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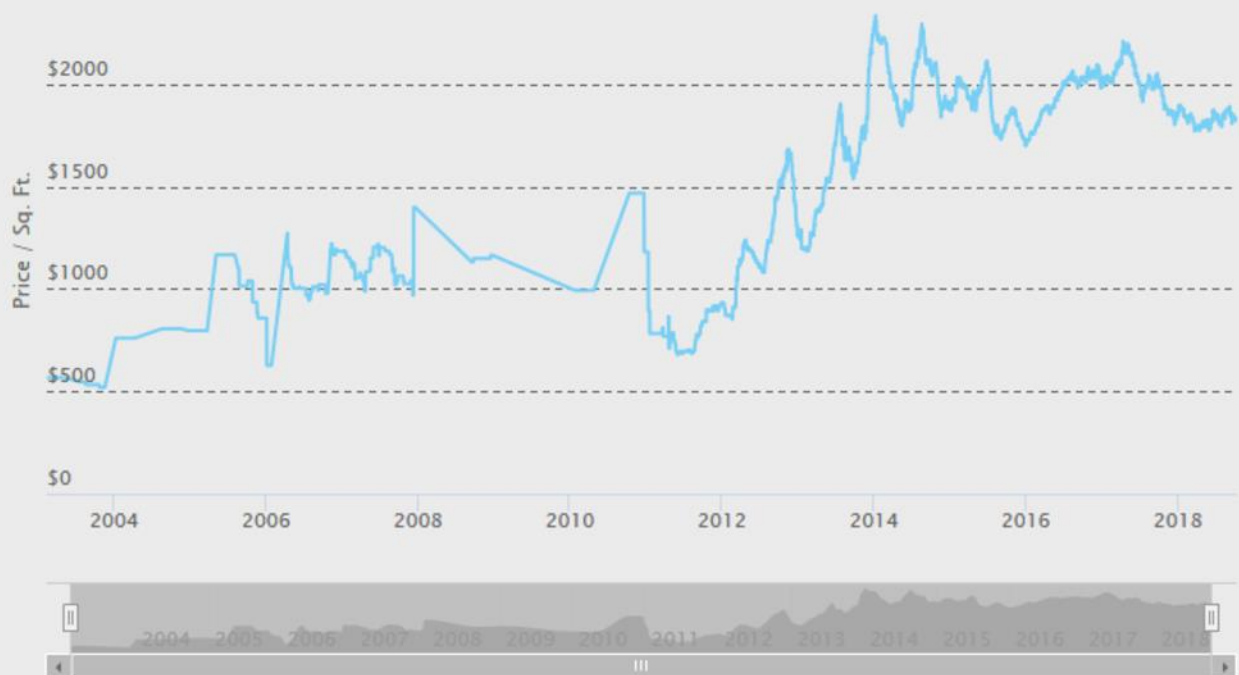
From [Future New York](#)

# NYC's Great New Condo Conversions and Listings Inside Them



As New York City's virgin buildable land gets gobbled up by new buildings built to their maximum zoning allowances, converting more antiquated structures into new uses has become a more popular options for developers looking to bring 'new' residential space to the market. For the most part, developers and designers have had the good sense to maintain attractive original historic details while adapting the buildings with modern updates and amenities. And as the market shows, a building with characterful elements works wonders to attract interest from buyers, history buffs, architecture aficionados, and real estate enthusiasts alike. Today, we take a look at availabilities in some of the city's most exciting condo conversions of recent times.

## CityRealty Indices: Condo Conversions



# \$1,841

Avg. Price / Ft<sup>2</sup>

*An index tracking prices in commercial and rental properties converted into condos in Manhattan since 2011*



**-1.3%**

3 Mo Change



**+2.4%**

6 Mo Change



**-8.3%**

12 Mo Change



**-10.8%**

24 Mo Change



## 88 & 90 Lex

88-90 Lexington Avenue, Gramercy



88 & 90 Lex via HFZ Capital

The Art Deco limestone rental at 88 Lexington Avenue and the postwar office at 90 Lexington Avenue were conceived as separate buildings in separate architectural eras, but acclaimed architecture firm Workshop/APD has brought them together into one highly coveted Gramercy condominium. The design distinctions are still on display, and both buildings are connected by a shared lobby. A 60-foot pool was put in formerly vacant basement space, and additional amenities include a fitness center and yoga studio, game room, screening room, and children's playroom.



Living room



Kitchen



Bedroom

↑ **#6A - \$2,295,000**

1 bed, 1 bath | 1,045 ft<sup>2</sup>

↑ **#4D - \$3,155,000**

2 beds, 2 baths | 1,539 ft<sup>2</sup>

↑ **#6C - \$4,225,000**

3 beds, 4 baths | 2,025 ft<sup>2</sup>

## The Woolworth Tower Residences

2 Park Place, Tribeca



88 & 90 Lex via HFZ Capital

When the Woolworth Tower was originally built in 1912, the 792-foot-high building was the tallest in the world. It may have lost this title, but it gained a designation as a city landmark both inside (the lobby spaces) and out and a place among the city's most prestigious condos. The 55-foot saltwater pool was originally the private pool of Mr. Woolworth, and additional building amenities include a 30th floor fitness center, a 29th floor residents' lounge, and a wine cellar with tasting room and lockers holding up to 185 bottles.



Great Room



Kitchen



Bedroom

↑ **#45A - \$8,900,000**

2 beds, 2.5 baths | 2,425 ft<sup>2</sup>

↑ **#33A - \$9,675,000**

3 beds, 3.5 baths | 3,282 ft<sup>2</sup>

↑ **#40A - \$21,325,000**

4 beds, 5 baths | 6,095 ft<sup>2</sup>



## 160 Imlay Street

Red Hook



*All images of 160 Imlay Street via Douglas Elliman*

History keeps being made at 160 Imlay Street: When it was constructed as a New York Dock Co. building in 1910, it was the first reinforced steel and concrete building in the United States. More than 100 years later, it became the largest condo offering in Red Hook. Three floors were added, though not at the expense of historic details. All residences have open layouts, soaring ceilings, and oversized windows looking out on beautiful Manhattan skyline views. Select units have private terraces, and all residents have access to a landscaped roof deck, fitness center, and steam room and sauna.



*Great Room*



*Master bedroom*

↑ **#3D2 - \$1,295,000**

1 bed, 2 baths | 1,372 ft<sup>2</sup>

↑ **#4D1 - \$1,675,000**

2 beds, 2 baths | 1,492 ft<sup>2</sup>



## The Park Mansion

320 East 82nd Street, Yorkville



*All images of The Park Mansion via Mitchell Holdings*

Originally erected in 1900, the neo-Georgian Park Mansion has a rich history as a community house and a home for pregnant teenagers before its most recent renovation to condos. Jeffrey Cole Architects converted it to six full-story condos while restoring its neo-Classical portico and keeping its steeped gable, arched windows, red brick work, and impressive columns intact. It is between Central Park and Carl Schurz Park, and a short walk from popular local restaurants and the Second Avenue subway.



*Great Room*



*Bedroom*



*Dining area and private garden*

↑ **#4 - \$5,350,000**

4 beds, 4.5 baths | 2,708 ft<sup>2</sup>

↑ **#PENTHOUSE - \$5,995,000**

3 beds, 3.5 baths | 2,343 ft<sup>2</sup>

↑ **#MAISONETTE - \$6,500,000**

3 beds, 3.5 baths | 3,530 ft<sup>2</sup>



## 11 Beach

[11 Beach Street, Tribeca](#)



*(CityRealty)*



To visit 11 Beach today, one would never know it started out as a commercial building when it went up in 1910. BSK Architects took pains to preserve the building's history while transforming it into highly desirable residences. All interiors by Thomas Juul-Hansen are rich in open entertaining spaces and high-end finishes, and select units have outdoor living rooms. Amenities at this doorman building include storage, a children's playroom, a landscaped roof deck, and a bespoke fitness center with a skylight looking up on the inner courtyard.



Great Room (All images of 11 Beach via HFZ Capital)



Master bedroom



Private terrace

↑ **#3A - \$6,995,000**

5 beds, 4.5 baths | 3,844 ft<sup>2</sup>

↑ **#PHC - \$8,950,000**

3 beds, 3.5 baths | 3,888 ft<sup>2</sup>

↑ **#PHB - \$22,500,000**

4 beds, 5.5 baths | 5,985 ft<sup>2</sup>

## Gramercy Square

[215 East 19th Street](#), [225 East 19th Street](#), [220 East 20th Street](#), [230 East 20th Street](#), Gramercy.



Gramercy Square via Chetrit Group



Just east of the ultra-exclusive Gramercy Park, the former Cabrini Medical Center has been transformed into Gramercy Square, a four-building complex on a half-acre of gardens. The indoor amenity space known as The Gramercy Club has a 75-foot pool, spa, fitness center, golf simulator, wine room, and guided meditation studio.



*Kitchen*



*Great Room*



*Living room*

↑ **The Tower, #4A -**  
**\$2,375,000**

1 bed, 2 baths | 1,325 ft<sup>2</sup>

↑ **The Prewar, #603 -**  
**\$2,680,000**

2 beds, 2 baths | 1,246 ft<sup>2</sup>

↑ **The Boutique, #MAIS1 -**  
**\$6,160,000**

3 beds, 3.5 baths | 3,289 ft<sup>2</sup>

## 49 Chambers Street

Tribeca



*All images of 49 Chambers Street via The Chetrit Group*



Built in 1912, 49 Chambers Street was originally home to Emigrant Industrial Savings Bank. Following a conversion with The Chetrit Group at the helm and Woods Bagot and Gabellini Sheppard Associates on design, this landmarked Beaux Arts building is now home to some of the richest people in Tribeca. The historic Banker's Hall is now home to a residents-only pool, and additional amenities include a modern hammam, fitness center and yoga studio, game room, and multiple business and entertainment lounges.



*Great Room*



*Kitchen*



*Bedroom*

↑ **#7G - \$2,025,000**

1 bed, 2 baths | 1,149 ft<sup>2</sup>

↑ **#5A - \$3,275,000**

2 beds, 2 baths | 1,839 ft<sup>2</sup>

↑ **#17D - \$4,500,000**

3 beds, 2.5 baths | 2,236 ft<sup>2</sup>

## **The Belnord**

225 West 86th Street, Upper West Side



*All images of The Belnord via HFZ Capital Group*



In any time, The Belnord has an esteemed architectural background: The Renaissance Revival-style masterpiece was originally built by Hiss & Weekes in 1908, and Robert A.M. Stern Architects led the conversion to condos. Its famous central courtyard with garden and marble fountain has been restored by Edmund Hollander Landscaped Architects, and 9,000 square feet of new amenities include a full-time doorman and concierge, live-in super, fitness center, and children's playroom.



*Kitchen*

↑ **#M11A - \$3,000,000**  
2 beds, 1 bath | 1,455 ft<sup>2</sup>



*Master bath*

↑ **#110 - \$5,495,000**  
3 beds, 3.5 baths | 2,442 ft<sup>2</sup>

## 90 Morton

90 Morton Street, West Village



*All images of 90 Morton via Brack Capital*

Originally built in 1912 as a printing factory, construction is winding down on the condo conversion of 90 Morton Street. The original façade has been preserved, but the fenestration has been reimagined and the top four floors have been revamped to allow for private outdoor space. Amenities include a private car drop-off, indoor pool, fitness center, children's playroom, and landscaped, furnished roof deck overlooking skyline and Hudson River views.



*Great Room*



*Master bath*



*Private terrace*

↑ **#3D - \$5,400,000**

2 beds, 2.5 baths | 1,811 ft<sup>2</sup>

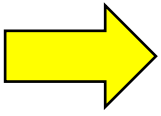
↑ **#6A - \$9,950,000**

4 beds, 4.5 baths | 3,249 ft<sup>2</sup>

↑ **#PH10B - \$17,700,000**

3 beds, 4.5 baths | 3,593 ft<sup>2</sup>





## 108 Leonard

108 Leonard Street, Tribeca



*All images of 108 Leonard via Elad Group*

Also known as the Clock Tower Building, 108 Leonard Street has been listed on the National Register of Historic Places and, more recently, been converted to luxurious condominiums. The Italian Renaissance Revival landmark designed by McKim Mead & White was masterfully restored, and the interiors by Jeffrey Beers International are rich in modern forms and contemporary design desires. Amenities include a 2,200-square-foot fitness center, lap pool, spa area, and wine cellar with private dining room and lounge.



*Great Room*



*Kitchen*



*Master bath*

↑ **#8J - \$1,715,000**

1 bed, 1.5 baths | 900 ft<sup>2</sup>

↑ **#9F - \$3,545,000**

2 beds, 2.5 baths | 1,524 ft<sup>2</sup>

↑ **#7N - \$5,825,000**

4 beds, 4 baths | 2,469 ft<sup>2</sup>

<https://bit.ly/2RZol9t>