



476 Broadway  
\$7,750,000

## Six Years Later.....

As New York City prepares to re-open to a 'new normal' that allows physical real estate showings, we have more to celebrate: This month marks our SIXTH Anniversary at COMPASS.

Yes, six short years ago, we joined a start-up called Urban Compass that had started out as a tech firm using algorithms to identify prospective properties shown by tech-enabled (human) neighborhood specialists. The business model floundered and co-founders Robert Reffkin and Ori Allon pivoted to a more traditional model that combined high-tech with high-touch. By 2014 we recognized how other industries had advanced technologically, yet real estate brokerage was lagging. We also felt that we could help build a culture that would help elevate brokerage to become a more respected profession. So we bet on this small company of about 50 people - mostly tech engineers, product creators, legal, managers, rental agents and a few resale agents - and joined in June, 2014.

Many were skeptical of our chances for success, justifiably so in a city that has had a small "Luxury Brokerage Establishment" for decades. Six years later - with closed sales in excess of \$2 billion for our team alone - Compass has grown into an internationally recognizable luxury brand that has inspired an entire industry, located in 100+ US cities and towns with around 20,000 people nationwide. Our \$90+ billion company-wide sales volume in 2019 earned us recognition as the largest independently owned brokerage in the USA. While figures still astound us, it's the consistency of improvement and culture that has made these years all the more rewarding. Some expected a revolution: instead we focused on consistent, multiple evolutionary steps over the years to improve the way real estate professionals operate. We have you - our clients and colleagues - to thank for helping us get here: THANK YOU!

Compass technology, tools and support are all designed to be Apple-easy, Google-fast and Tesla-simple-and-sleek-designed. We are far from having completed our mission, but we look forward to the next six years and feel certain the best is yet to come!



## Duplex Penthouse with Protected Sunset Views, 2 Terraces

**46 Mercer Street - Penthouse - Soho**  
**\$8,500,000**

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this penthouse condominium atop The Hohner Building is of collector quality, clearing all of Soho with impressive vistas that span from Downtown Manhattan all the way north past Hudson Yards to Midtown.

### DID YOU KNOW?

Rumor has it that the Neiman Marcus store at Hudson Yards was designed to be broken down into smaller stores should the need arise....



**260 West Broadway, Tribeca**  
**\$6,700,000**

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



**141 East 88Th Street. Upper East Side**  
**\$9,750,000**

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make this home extraordinarily quiet. This mint, meticulously detailed contemporary classic Carnegie Hill duplex is infused with light all day long through an abundance of large windows that captivate wide-open views over the most convenient and desirable neighborhood on the Upper East Side.



For more information or to schedule an appointment please call 646.780.7594



**40 East 67Th Street - Townhouse - Upper East Side**  
**\$13,995,000**

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side.



**315 East 18Th St - Townhouse - Gramercy**  
**\$11,000,000**

Coming Soon! Nestled on a picturesque block, moments from Gramercy Park, is a recently completed Greek revival style gut-renovated townhouse that has been superbly designed and re-constructed to the most exacting standards.



**77 Bleecker Street - Greenwich Village**  
**\$800,000**

COMING SOON! Quiet and pristine one-bedroom apartment perfectly perched in a full-service pre-war co-op in Greenwich Village, moments from Soho and Noho. This bright and cheerful home has been meticulously maintained and updated with custom window treatments, and Elfa closets



**261 West 25Th St, Chelsea**  
**\$15,000/month**

Perched high above Central Chelsea on the South-West corner of this remarkable, brand new, full-service building, this spacious home is bathed in light all day long with large expanses of casement-style windows facing North, South, and West.



**196 Orchard St, Lower East Side**  
**\$9,000/month**

Coming Soon! This is the best high-floor split two-bedroom, two-bathroom apartment with the tallest ceilings in the building, crafted by Incorporated Architecture & Design, boldly designed yet perfectly polished.



**115 Fourth Ave, 5C, Greenwich Village**  
**\$9,000/month**

In one of the prime condominium loft buildings in Greenwich Village, this beautiful two-bedroom/two-bathroom corner apartment defines luxury. Upon entry, the unique layout leads you to the dramatic living room with its massive 8' tall windows with southern and western sunny exposures.





## Enormous Duplex Penthouse with Private Terrace

**161 Hudson St, Tribeca**  
**\$13,950,000**

Located in the heart of Tribeca this exquisite 6,000+ sf Monique Gibson-designed, mint, move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality. Scaled akin to a large suburban home, with all the conveniences of City living.

### DID YOU KNOW?

\$8+ Trillion in government stimulus + super-low interest rates + 3 months pent-up demand + lowered inventory + renewed awareness of housing needs = The New 2020 Market



**560 West 24th Street, Chelsea**  
**\$25,000/month**

West Chelsea Contemporary Classic home designed by Architectural Digest architect Steven Harris: This full-floor 3,216SF residence is located in a brand new elegant limestone-clad building with bronze-framed windows...this exceptional home epitomizes grace and elegance. Gracious entertaining space with a terrace, 4 Bedrooms, 4.5 Bathrooms, a wood-burning fireplace, and full-time doorman!



**160 Wooster St, Soho**  
**\$12,500/month**

Located at the intersection of SOHO - just south of Greenwich Village - in a classic, full-service boutique-scaled condominium, this 2-bedroom/ 2-bathroom home is bathed in Northern light all day long through over-sized windows and soaring 10' 6" ceilings.





## Prime Tribeca Loft

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**408 Greenwich St, Tribeca**  
**\$8,500,000**

This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

## Gut Renovated , Triple Mint Loft

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**6 West 20Th Street, Flatiron**  
**Price Upon Request**

This triple-mint, recently completed, precisely gut-renovated private full-floor loft off Fifth Avenue is just moments from Madison Square Park. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.



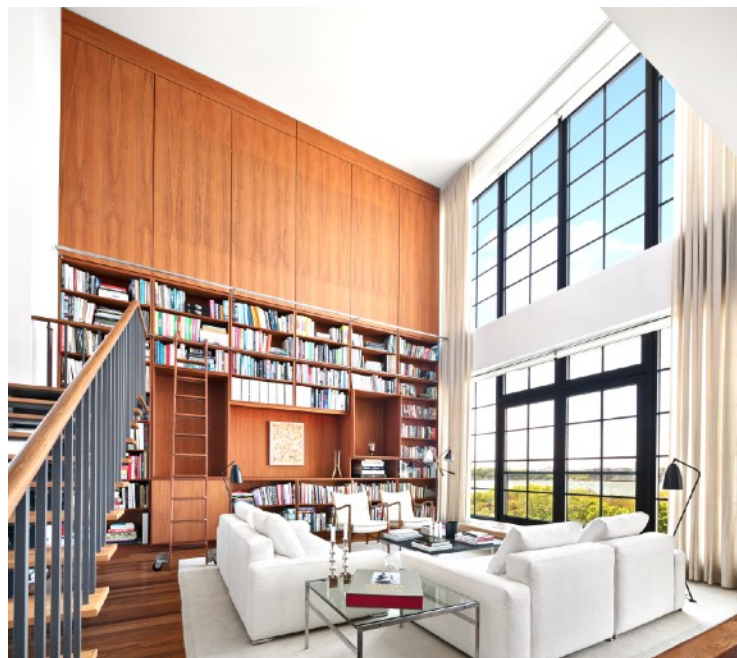
## Sun-Flooded Corner Home

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**252 Seventh Avenue - Chelsea**  
**\$5,000,000**

A light-filled, grandly scaled 3-bedroom loft apartment with low monthly carrying costs and 14 over-sized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with a full suite of amenities including parking.





### 200 Eleventh Ave, 5S

**\$20,000/month - 3 bedrooms, 3.5 bathrooms, garage.**

This Annabelle Selldorf-designed neighborhood landmark represents the ultimate escape from Manhattan within Manhattan: Nestled between two parks - The Highline and Hudson River Parks - and moments from the recently opened Hudson Yards in the West Chelsea Art's District, this impressive park- and river-front duplex has been designed for privacy and discretion.



### 456 West 19Th Street - Penthouse - Chelsea

**COMING SOON - Price Upon Request**

This published penthouse has been extraordinarily renovated and reimagined as the ultimate West Chelsea showstopper. With multiple exposures, a double height living area with nearly 20 foot ceilings, this 3 bedroom, 3.5 bath home gets an abundance of natural light all day. While the interior space is incredible, the rooftop terrace is truly a sight to behold with its own private heated swimming pool, outdoor shower & bathroom, a trellised dining area with full kitchen and an abundance of seating.



### 347 Bowery NoHo/East Village

**\$6,500,000**

347 BOWERY is located on a south-west, light-infused corner at the crossroads of NoHo and the East Village, across from the Bowery Hotel at the culmination of Great Jones Street. Comprised of a series of 5 stacked town-homes composed of 4 duplexes and one triplex penthouse with surprisingly impressive views both architecture and interiors are by world-acclaimed architect Annabelle Selldorf.

Immediate Occupancy.





### Coming Soon: 33 Park Row

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range in size from 1- to 4—bedrooms and penthouses. 2020 Occupancy.



**476 Broadway, Soho**  
**NEWLY PRICED: \$7,750,000**

With almost 50 feet of West facing frontage, this loft - almost 4,000sf in size - benefits by Southern and Eastern windows and light too through a total of 18 large windows. The seamlessness of the installation is impressive, with a flushness of installation that a true connoisseur of craftsmanship will appreciate. Boutique-scaled condo building.

## DID YOU KNOW?

The discounts off of asking prices on the very few sales over the past weeks seem to be fading: already multiple bidders are causing discounts to shrink, replicating almost exactly what the real estate markets did post 9/11. Three months after the event, markets rebounded.....and showings were never stopped.

### Compass

111 5th Avenue  
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## Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. With sales in excess of several billion and consistently amongst the USA's most respected Teams, our group represents developers, buyers, renters, and sellers in transactions ranging from \$500,000 to well over \$20 million. We can also connect you to the best agents around the country and the globe. Please let us know how we may be of assistance to you.

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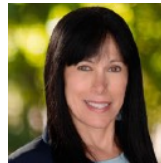
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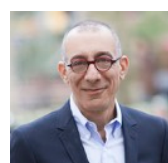
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