

The Suburban Buyer Re-discovers New York City



Park House Chelsea

As New York City begins to look more and more like NEW YORK CITY as each day passes, with the impact of mass vaccinations becoming visibly impactful, there is a new pool of buyers emerging in the city: the SUBURBAN buyer. 2020 was a year of the GREAT UNLOCKING, a time when trends, natural shifts and evolution resumed after several years of being in a 'semi-freeze-mode'. Baby-boomers whose kids were grown up and moved on to college had virtually no audience for their large suburban homes after the devastating SALT tax deduction limit of 2017. But 2020 changed all that. Those who left the city a decade-plus ago, are now returning, or buying a pied-a-terre in the city as well as other places. The one common theme I hear from all these buyers from new Jersey, Connecticut and Westchester? "We want the excitement and hustle and bustle of the CITY!"

Yes, some are leaving the suburbs for good, some are returning to the city, and many will have BOTH. Imagine earning a Manhattan income with the savings of suburban living costs. Thats a lot of savings over the years, combined with super-hot equity markets.

New York has always been obsessed with foreign buyers.....some of our best foreign buyers have always been NATIONAL, not necessarily international. The hottest 'foreign buyer' right now isfrom the suburbs.



141 East 88Th Street. Upper East Side - Penthouse
NEW PRICE! \$8,9million

This bright, breathtaking 3-4 bedroom 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 FOUR landscaped terraces in total on both floors. All rooms face a terrace with views.

Coming Spring 2021: No.33 Park Row



City Hall Park - Where Tribeca, The South Street Seaport And Fidi Intersect

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 from 1- to 4—bedrooms and penthouses. 2021 Occupancy.



New! 160 East 22Nd Street, Gramercy
\$2,450,000 - NEW PRICE!

Located in arguably one of the most desirable parts of Downtown Manhattan on the charming treed streets of Gramercy, about 450ft from Gramercy Park, this mint 2-bedroom 2-bathroom home over 1,200 square feet in size, boasts northern and southern exposures and nearly 10ft-high ceilings, this home is bathed in light all day.



504 West 22nd Street, Chelsea
\$10,000,000

Nestled along The High Line Park, this unique almost-brand-new mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail/office space and it benefits from the almost-completed neighboring new condominium - PARK HOUSE CHELSEA - that offers doorman, super, and package services.



347 Bowery NoHo/E. Village 3-bedroom 2 Wrap Balconies. New!

This 3-bedroom, 2.5 bathroom duplex 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 features surprisingly impressive and humanly scaled views in three directions. Both architecture and interiors are by world-acclaimed architect Annabelle Selldorf. \$6 million Immediate Occupancy.

DID YOU KNOW?

New York is about to unveil a NEW ISLAND...the 'Little Island', an elevated park located to the west of the Meatpacking District IN the Hudson River!



Published Penthouse with Private Heated Pool West Chelsea

456 West 19th Street - \$12,000,000

A top-floor fully renovated penthouse with almost 3,000sf of interior plus approximately 2,000sf exterior living space that combines both City and 'Country' living in one. This pristine, published penthouse in the heart of the West Chelsea Gallery District has been extraordinarily renovated and re-imagined as the ultimate glamorous showstopper, an elegant sanctuary of sophistication wrapped in brick and true divided-light steel windows that offer superb light and panoramic views over West Chelsea, Hudson Yards and Midtown Manhattan.



30 Park Place, Tribeca, Four Seasons Penthouse

\$39,500,000

Impressive windows facing north frame breathtaking open panoramic views of Manhattan all day long from every room in this trophy penthouse designed by Architectural Digest 100 interior designer Monique Gibson, certainly one of the most exceptional real estate moments in all of Manhattan. While the finish-out of this home is of a standard rarely found anywhere after an extensive multi-year gut renovation, it is the bones - the things you cannot replicate anywhere - that are of collector value.



27 Wooster St, Soho - New!

\$7,000,000

This perfectly scaled three-bedroom, three-and-one-half-bathroom apartment is the first re-sale in this prized, impeccable Soho Modern Classic Condominium by esteemed architects, Kohn Pederson Fox Associates, discreetly located convenient to all things wonderful about Soho as well as Tribeca to the South and Hudson Square - or Google-Disney-ville - to the West.



31 Harrison Street, TriBeCa

\$6,000,000

Perfectly perched on one of the city's most charming historic townhouse rows this landmark house is a jewel of Tribeca. One block from Hudson River Park, a few streets from Whole Foods, close to stops for many of the city's subway lines, a short walk to the new Disney and Google headquarters at Hudson Square. This rare property, its interior designed by Steven Harris, is in move-in condition



New! 46 Mercer Street, 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. Equally unusual are the soaring ceilings (12'-9") and south-facing side windows that feature throughout, filling the space with light all day long.



832 Broadway, Greenwich Village
\$6,000,000

Highly appealing low monthly carrying costs entice you to this grandly scaled, immaculately maintained pre-war loft conveniently located moments from Union Square in Greenwich Village. This is the first time this home is being sold in over three decades in this imposing landmark 1896 co-op with condominium-style house rules. Bring Your Architect.

**DID YOU
KNOW?**

Interest rates are actually
DOWN a bit from their highs
a few weeks ago..... inflation
may nudge these higher
over time.



**High Floor, Bright Corner
Loft**

252 Seventh Avenue, Chelsea
NEW PRICE! \$4,500,000

This light-filled, grandly scaled 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



Gold Cost Duplex With Views

40 Fifth Avenue, Greenwich Village

\$14,000,000 - NEW PRICE

An extensive and thoughtful renovation has combined multiple units on the 14th and 15th floors to deliver a duplex home of grand scale combined with a sense of understatement and intimacy. Historic architecture with superbly proportioned rooms is seamlessly infused with every modern convenience. Three exposures - in an area known for low-lying buildings and townhouses - delivers exceptional protected light and views all day long

Steven Harrison Designed Penthouse With Large Private Terrace

560 West 24th Street

New Price! \$8,500,000

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex with 1,428sf private outdoor space has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood bracketed by 200 Eleventh Avenue and The Getty. Perched atop FIVE SIXTY West 24th Street, this recently completed Steven Harris designed limestone-clad landmark combines impressive grandeur with elegant restraint.



Perched Overlooking Park Avenue

650 Park Avenue, Upper East Side

\$2,750,000

Perfectly perched on a high floor, light-filled North-Easterly corner in this white-glove Park Avenue cooperative overlooking The Armory and Park Avenue, this move-in ready, renovated two-bedroom plus study or guest bedroom, two-and-a-half bathroom residence has impressive open views and delivers an elevated quality of life.

For more information or to schedule an appointment please call 646.780.7594



53 Downing Street West Village/Hudson Square

\$17,500,000

Nestled on a discreet, quiet, treed block where the West Village meets Soho and Hudson Square, 53 Downing Street is large, 20'-3 1/4" wide, recently completed, gut renovated single-family townhouse with a garage and multiple outdoor living spaces. The Landmarked Italianate house was originally built in 1857 and has undergone a complete redesign by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen. Every imaginable detail has been considered in the renovation of this mansion-scaled home renovation, including brand new individually zoned mechanical systems for year-round flexibility along with radiant floors in all bathrooms as well as a fully integrated Crestron AV system with ceiling speakers and connectivity for TV, Internet, and Security.

COMPASS

DID YOU KNOW?

Manhattan has averaged 300-plus signed contracts weekly since the start of 2021. Sales Volume is in record territory.



450 West 25Th Street, Chelsea - New!
\$35,000/month - 4-6 bedroom TOWNHOUSE RENTAL



53 North Moore St, Tribeca
\$6,000,000 - 4,000+ 4-5 bedroom condo loft



165 West 18Th Street, Chelsea
\$2,250,000 - 2 bedroom, 2 bathroom with balcony

DID YOU KNOW?

Outstanding Compass Agents are in every major center around the USA from North Carolina to Texas, Florida, Colorado, California, Massachusetts, DC, Delaware, Rhode Island, Hamptons, Washington, Virginia, New Jersey, The Hudson River Valley, Nashville, Connecticut, Atlanta, Martha's Vineyard, and beyond.... Please let us know how we may help you as it relates to any and all things real estate. We are here for you.

Compass

111 5th Avenue
New York, NY 10003

• •
• •

Team

We deliver exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester and Connecticut 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 \$400,000 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.

T 646.780.7594

C 917.385.0565

www.theleonardsteinbergteam.com

ls@compass.com



LEONARD



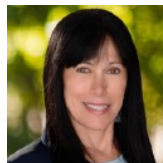
HERVE



AMY



CALLI



LOIS



AIMEE



MANNY



BRETT



ROBERT



HANNAH



NEIL



ALI



PINO



NIKLAS