



53 White Street, TriBeCa Gallery District A Collection of 5 Authentic Loft Homes

3-4 BEDROOMS

3 BATHROOMS, 1 HALF BATHROOM

STARTING AT: \$7,600,000



The Summer of Lots!

The Summer is traditionally a slower time in New York City real estate, and this year is no exception. YES, the volume of signed contracts - compared to the ultra-robust Spring months - has scaled back, yet the market is still super-active, especially on Summer standards. I would say this could be the busiest Summer in the past decade, especially in the \$5m-plus markets. The \$3m and under market never really stopped.

The volume of penthouses being snapped up is impressive. As impressive is the number of signed contracts in relatively 'new neighborhoods' such as the City Hall Park area, the Eastern side of Tribeca that has seen a wonderful gain of art galleries, and West Chelsea that has started to look more like the West Village, sandwiched between Hudson Yards and the Meatpacking District.

Did You Know?

01

The BIDDING WAR has returned, especially in the rental markets whose demise had been predicted 12 months ago....

02

In 2020 New York City's homicide rate-while up notably-was about 55% of Dallas County's, 48% of Miami-Dade County's, 59% of Palm Beach County's and 41% of Denver's.....

03

Westchester County - just to our north - recently initiated new laws for co-op boards around revealing turn-down reasoning and providing clear financial guidelines.

04

For Weekly signed contract market insights, follow us on Instagram:

@theleonardsteinbergteam



About City Hall Park

DID YOU KNOW?

An oasis of greenery - 42% larger than Madison Square Park - is located at the intersection of Tribeca, the Financial District and the South Street Seaport, where commercial towers, retail shops, and restaurants create a dynamic urban atmosphere. City Hall Park's history mirrors the evolution of lower Manhattan. Originally the site of a pasture in the seventeenth century City hall Park became a

gathering place in the 1800s, and a prized location for monuments to some of the city's and nation's greatest achievements through the nineteenth and twentieth centuries. Today, beautifully landscaped and designed with walking paths, and the site of seasonal events and art installations its neighbors include The Woolworth Tower, Four Seasons Hotel, The Beekman Hotel, 49 Chambers, 25 Park Row and No. 33 Park Row.





Unrivaled City Hall Park Views

Prices starting at \$1.875 to \$19.5M
No. 33 Park Row. Financial District / TriBeCa

Introducing the first residential property in New York City by **Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners**. This striking tower joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.

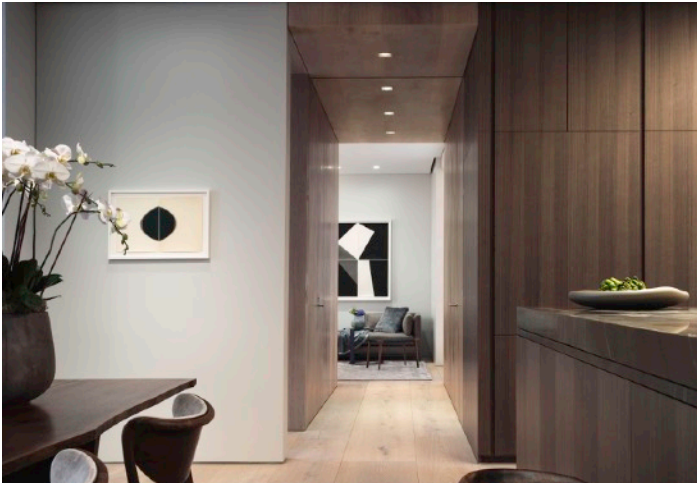


Chelsea Penthouse Designed by AD100 Architect, Steven Harris

\$14,000,000 - 4 bedrooms + study + 2 fireplaces
560 West 24th Street, Chelsea

West Chelsea Contemporary Classic Penthouse designed by Architectural Digest architect Steven Harris: Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse that epitomizes grace and elegance.





Final unit at Tadao Ando's 152 Elizabeth

The first. The only. The final. Brand new for immediate delivery, this sublime home can be bought fully furnished with exquisite, brand new DDC furnishings....and parking. \$5,000,000

152 Elizabeth Street, Nolita



Duplex Condo SOHO Penthouse with two private terraces + BIG views

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this 4-bedroom penthouse condominium is of collector quality, clearing all of Soho with impressive vistas North, South and West. \$8,500,000

46 Mercer Street, SoHo



Renovated Chelsea Penthouse by Jared Della Valle with HUGE open South-West light & views.

First time ever listed South-West facing 2-3 bedroom, 3-bathroom PENTHOUSE duplex in the famed Chelsea Mercantile with jaw-dropping, protected views, and a large 695SF terrace. Full services and Amenities including Garage. \$5,750,000

252 7th Avenue, Chelsea



Gut Renovated Mixed-Use
Townhouse

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



Winged 2-Bedroom Home
with a Private Balcony

165 West 18th Street
Chelsea
2 Bedrooms
\$2,250,000



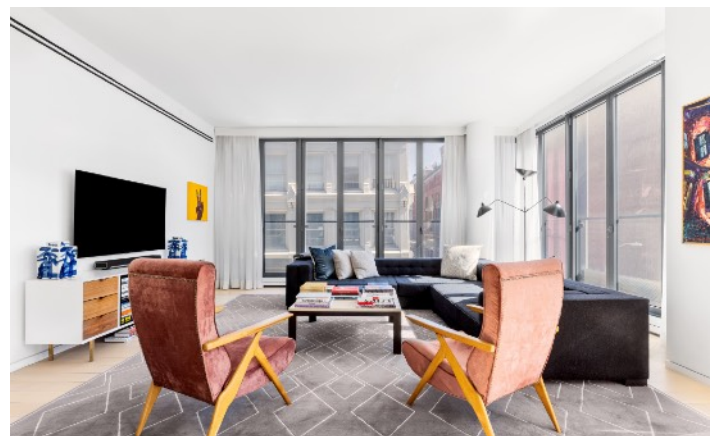
Pristine Penthouse with
Four Private Terraces

141 East 88th Street
Upper East Side
3-4 bedrooms
\$8,500,000



Light flooded duplex
designed by
Annabelle Selldorf

347 Bowery
NoHo
3 bedroom suites
\$6,000,000



Impeccable SoHo modern
classic condominium

27 Wooster Street
SoHo
3 bedroom suites
\$7,000,000



Authentic TriBeCa Lofts, Reimagined.

\$7,600,000
53 White Street, TriBeCa

53 White Street—The TriBeCa Heritage—exemplifies the storied pre-war cast-iron architecture of one of Manhattan's premier and most desired neighborhoods. And now, with the restoration of its glorious Italianate Tuckahoe Marble façade and a complete gut-renovation to create five magnificent, private full-floor condominium residences, the building stands as both a perfect tribute and addition to the city's architectural history.



Park House Chelsea

Pricing Starts at \$2.575,000
1-4 bedroom homes
500 West 22nd Street

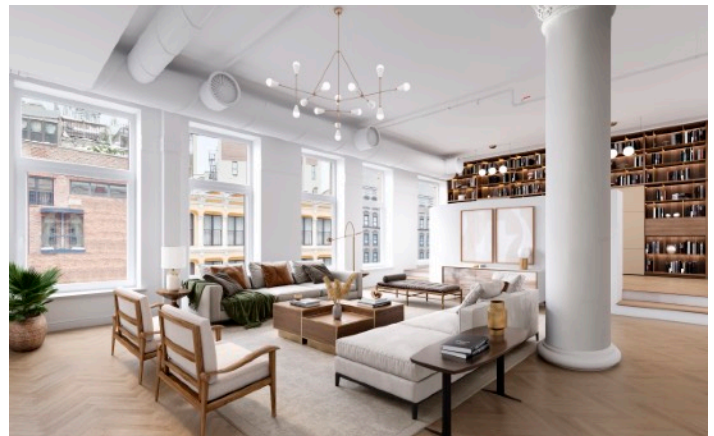
Perched at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park, Park House Chelsea along the Highline Park and equidistant between Hudson Yards and the Meatpacking District is a collection of ten meticulously designed park front residences by Selldorf Architects, recently awarded the re-design of the National Gallery in London.





Pin Drop Quiet, River-front Tribeca Home with Soaring Ceilings

250 West Street
TriBeCa
2-3 bedrooms
\$5,250,000



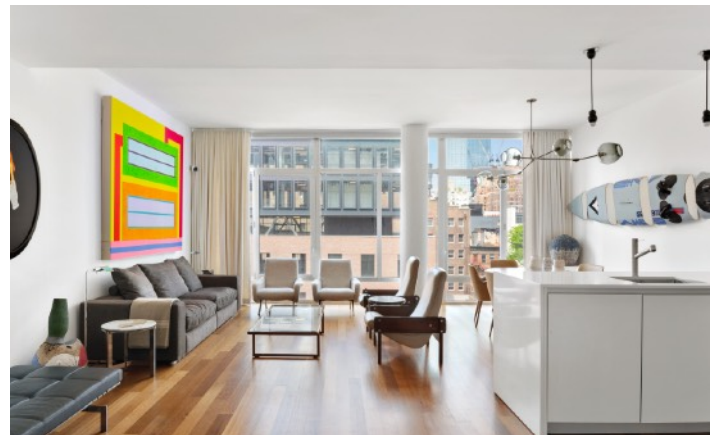
Grandly Scaled Pre-War Loft Awaits Your Touch

832 Broadway
Greenwich Village
3-4 bedrooms
\$5,750,000



Published West Chelsea Penthouse with private rooftop Pool

456 West 19th Street
West Chelsea
3 beds, 3.5 baths
\$12,000,000



Exquisitely Scaled and Renovated Home

520 West 19th Street
West Chelsea
Large 2-bedroom
\$3,500,000



Outstanding 4-5 bedroom home with Views & Light & Services & Garage

130 East 18th Street
Gramercy
\$4,750,000



Light-filled, Grandly Scaled Loft Apartment

252 7th Avenue
Chelsea
2-3 beds, 3 baths
\$4,000,000



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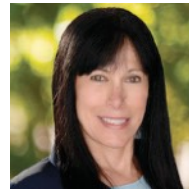
Herve



Amy



Callie



Lois



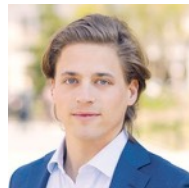
Aimee



Manny



Brett



Robert



Neil



Hannah



Ali



Pino



Niklas

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