



Exquisite Full Floor West Chelsea Loft With Large Terrace

The Epitome Of Chic International Modernist Design

3 BEDROOMS / 3.5 BATHS

WEST CHELSEA

Offered at: \$10,995,000



Did You Know?

01

The US economy is estimated to grow to over \$32 trillion by 2030!

02

72.1 million millennials are entering prime home-buying age and the US has under-built about 5.5 million homes.

03

In January 2020, the inventory of both existing and new US homes for sale stood at 1.6 million homes. By comparison, the peak in homes available for sale was 3.9 million homes in summer 2007. Since then, the U.S. population has grown by 31 million. Inventory currently totals 1.5 million.

04

2021 Luxury signed contract volume in Manhattan TRIPLED compared to 2020 and doubled compared to 2019. December was the busiest luxury market in history.

05

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

2022: What Should We Expect?

Peering into our crystal ball - noting how wrong we have been in the past - here are 8 trends we see emerging in 2022:

- The INVESTOR BUYER will be even more active, fueled by rising rental returns and extended tax benefits, not to mention hedging inflation and diversifying funds out of record equity markets.
- New York City may see the same sort of inventory shortages witnessed in other parts of the US...a delayed trend that has appeared already in many classifications of our markets, especially the trophy properties that appeal to the super-wealthy who have gained enormous wealth in the past 2 years.
- Prices will rise. They already have. The first half of 2021 was volume recovery; the second half was pricing recovery. As inventories shrink and replacement costs rise, expect home prices to rise too.
- Rising Interest rates are almost a certainty, but they won't rise too much and the markets will absorb this relatively minor pain quickly. Cash buyers are still in abundance.
- The wealthy keep getting wealthier. Expect even more wealth as the GREAT WEALTH TRANSFER from Baby boomers to Millennials and Gen-Z accelerates.
- Mayor Eric Adams promises to shift the divisive and counter-productive rhetoric of the past 8 years under Bill De Blasio's (Warren Wilhelm) leadership. A good Mayor could improve conditions in new York dramatically.
- New York City's economy will expand dramatically in the arena of tech, bio-tech, fin-tech, education and healthcare. Bi-coastal living will increase.
- Covid will become endemic hopefully and require new adjustments to the way we live and work. The office will return.

Happy, healthy 2022!

-Leonard + team

COMPASS



Remembering
**Richard
Rogers**

Today we celebrate the extraordinary life and work of Pritzker-Prize-Winning architect Baron Richard Rogers who passed away recently at his home in London. His impressive work includes iconic structures including the Pompidou Center in Paris and the Millennium Dome in London. His unique interpretation of the Modern Movement's fascination with the 'building as machine' revolutionized museums, transforming what had once been elite monuments into popular places of social and cultural exchange, woven into the

heart of the city. His impact on New York City was more recent with the completion of Three World Trade Center in Lower Manhattan. In collaboration with his firm Rogers, Stirk, Harbor & Partners' his most famous residential work was One Hyde Park in London. We feel extremely privileged to have been the beneficiaries of Sir Rogers' genius, working together on No. 33 Park Row, New York, his first and only residential condominium in the USA. Thank you for your invaluable contribution to the global architectural landscape.



Unrivalled 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. Located at the intersection of Tribeca, The SouthStreet Seaport and The Financial District at City Hall Park.



Single Family Village Townhouse With Garage

\$15,700,000

5 Beds, 5+ Baths, 8,260SF

53 Downing Street - Village/Hudson Square

53 Downing Street is a 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.



Park House

WEST CHELSEA



Duplex penthouse with a private terrace and roof deck

The elevator door opens directly into Penthouse A, which features a gracious entry gallery that leads you to a large living room anchored by a gas fireplace leading out directly to a private 252sf terrace - one of two terraces - overlooking the Highline Park, with impressive views West and North.

Penthouse A
3 Bed, 3.5 Bath, 3,005SF
\$9,985,000



Spacious 3 Bedroom Home with Unobstructed Park Views

The elevator door opens directly into Residence 4B that features a gracious entry gallery with a large coat closet that leads you to the generously scaled living/dining room directly fronting the Park.

Residence 3B
3 Bed, 3.5 Bath, 2,299SF
\$5,475,000



Grandly scaled One Bedroom Home

This exceptionally quiet one-bedroom, one-and-a-half bathroom home has generous proportions with 1,157SF in total size and about 35ft of frontage with oblique views towards a heavily treed section of the Highline Park that provides privacy.

Residence 4A
1 Bed, 1.5 Bath, 1,152SF
\$2,625,000





3-bedroom Townhouse
Triplex Living with Terrace
and Super/Doorman Services

504 West 22nd St
West Chelsea
\$6,975,000



Winged 2-Bedroom Mint
Condo with Doorman and a
Private Balcony

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



Pristine 3- 4 Bedroom
Penthouse with 4 Terraces

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



ABI Chelsea pairs thoughtful architecture with the finest
craftsmanship to create a true urban oasis. Private Full Floor. Huge
Terrace. 24hr DM

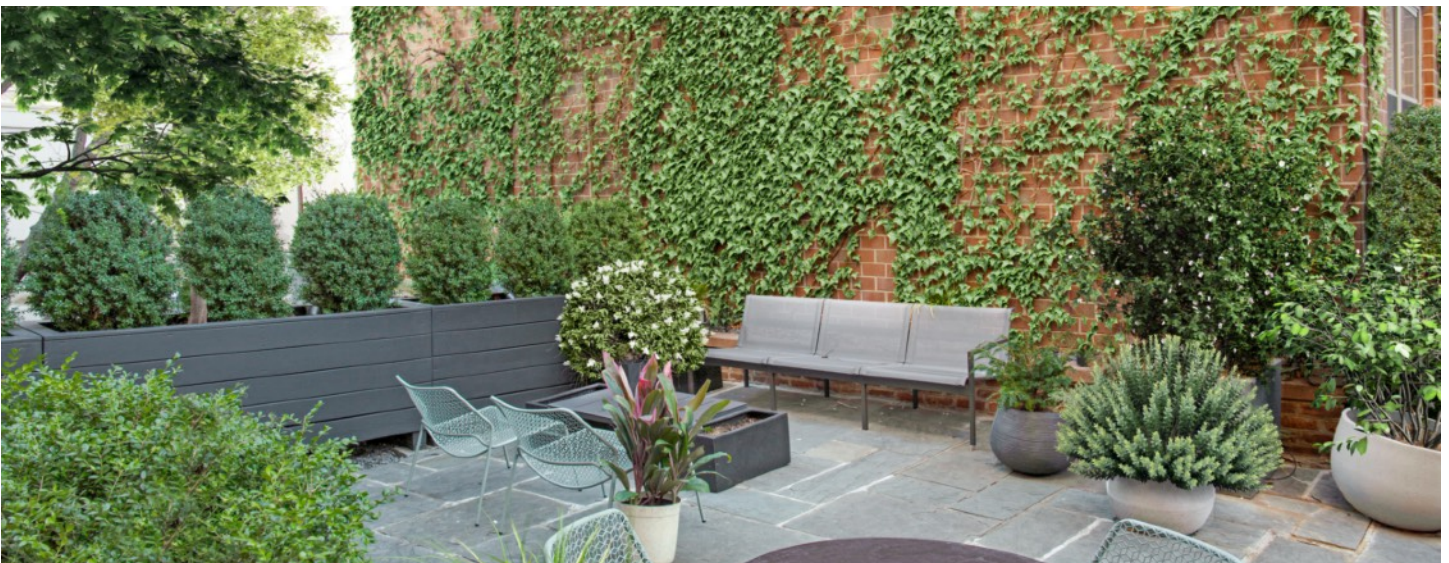
455 West 19th Street
West Chelsea
\$10,995,000





Off-Market TROPHY PENTHOUSES

Our team has three exceptional Downtown penthouse listings (\$40m-plus) that cannot be advertised yet: please contact us if you have any interest in knowing more.



25-Ft Wide Historic Townhouse

Price Upon Request

The iconic Federal-style, red-brick façade, peaked roof, and signature dormer windows, have a commanding yet subtle presence on a prized Tribeca Street with four-stories - approximately 4,000 square feet in size - featuring four bedrooms, four and a half bathrooms, four fireplaces, and a tranquil south-facing garden.





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

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



NEW PRICE! Grandly Scaled Pre-War Loft Awaits Your Touch

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



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 Fully Renovated Home

520 West 19th Street
West Chelsea
Large 2-bedroom
\$3,250,000



Fully renovated Billionaire's Row beauty

303 East 57th St
Midtown East
\$3,000,000



Pristine two bedroom in a boutique condo with a full suite of amenities

160 East 22nd St.
Gramercy
\$2,400,000



The Leonard Steinberg 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 - we represent developers, buyers, tenants and sellers in transactions ranging from \$400,000 to well over \$20 million. We also connect you to the best pre-screened agents around the USA 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

111 5th Avenue

New York, NY 10003



Leonard Steinberg



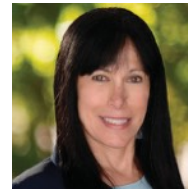
Herve Senequier



Amy Mendizabal



Calli Sarkesh



Lois Planco



Aimee Scher



Manny Gallegus



Brett Mitchell



Robert Halperin



Neil Levine



Hannah Stella



Ali Ebrahimi



Pino Fortunato



Niklas Hackstein



Leila Yusuf

Real estate agents affiliated with Compass are independent contractor sales associates and are not employees of Compass. Equal Housing Opportunity. Compass is a licensed real estate broker located at 90 Fifth Avenue, 3rd Fl. NY, NY 10011. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. To reach the Compass main office call 212 913 9058

COMPASS