



## Helicopter Views From A Hamptons-Worthy Pool (Without Hamptons Helicopter Traffic!)

NEW! 5-6 BEDROOMS. 5-6.5 BATHROOMS 6,659SF \$36,000,000



### Here Comes The Young!

May was a turbulent period in the markets. None of this turbulence fuels the calm, semi- certainty that wealthier (more mature) people seek when making big financial decisions - such as buying a home - while the world navigates the murky waters of high inflation, rising interest rates, fevered recession chatter, equity and crypto market roller-coaster rides, global geopolitical strife, growing political division, higher crime, rising Covid cases, etc. There is very little in our world now to fuel confidence....and real estate markets love confidence.

Now, along comes a new audience for housing: GEN Z....the YOUNG! There are 65 million of them in the USA alone. And many are graduating and leaving home to head out into the world with their first jobs in a jobs-rich economy. The young are different: their challenges differ to older

generations who have less time left on planet earth. They are optimistic, seeking friendships, careers, relationships, romance, and families. And they LOVE New York City. And they have parents and grandparents helping....

The massive spike in rents - also an area of shortages - is being further fueled by these Gen-Z-ers. They are OK sharing a small apartment, thereby removing even more inventory from the pool of more affordable options. Each day I'm more intimidated walking the streets of New York City by the large - and growing - volume of young, energized, fit, great-looking young people! It is inspiring too. While many complain about 'the youth of today!', In them we can see great hope for our city and our country. Combined with the 72 million household-forming Millennials and....

### Did You Know?

01

Home equity represents about 66% of the average American's wealth.

02

This month we celebrate 8 years at COMPASS. Starting out as a 50-person start-up, we are now listed on the FORTUNE 500, a publicly traded company with over 31,000 people in 1,000+ cities and towns around the US.

03

West Chelsea is the only Downtown neighborhood with 12 million square foot-plus of brand new office space within 10 minutes of most West Chelsea homes.

04

For weekly insights on market activity, please follow us on Instagram at: @theleonardsteinbergteam



## No. 33 Park Row, TriDi

Pricing starts at \$1.875M

1-4 bedrooms homes and penthouses

Unrivaled City Park Views from most homes

Designed by RSHP

Fitness Center, Roof Terrace, Screening Room, 24-hour Doorman, Hobbies Room, Lounge/kitchen

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.



## 500 West 22nd Street

PARK HOUSE CHELSEA

Pricing starts at \$2,725,000

Park front homes designed by Annabelle Selldorf

Perched on West Chelsea's prized Contemporary Art Gallery Block at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park and hovering above - yet removed from - The Highline Park, Park House Chelsea is a collection of ten meticulously designed park front residences by Annabelle Selldorf,



4-bedroom LOWER FIFTH AVE. Duplex  
Greenwich Village Gold Coast

40 Fifth Avenue    Greenwich Village    \$15,000,000  
4 Bedrooms + Study, 3 Fireplaces, Doorman. MINT!



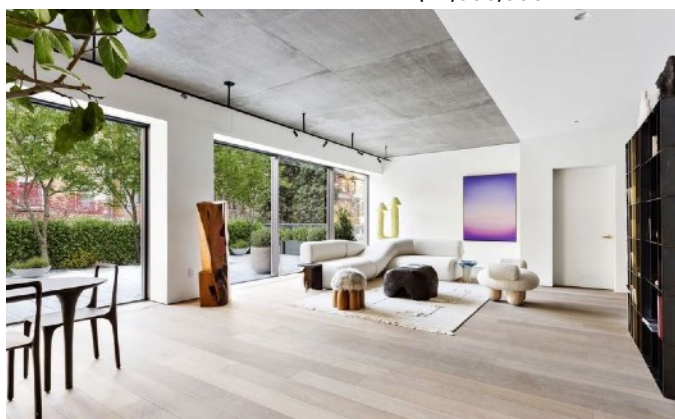
West Chelsea Penthouse  
3 Terraces

560 West 24th Street  
Doorman, Study, 2 FP, Garage  
next door, CONDO  
\$14,500,000



NEW! Duplex Penthouse  
with Expansive Private  
Terraces w/ Fireplace,  
Condo, Gym, MINT

53 White Street  
TriBeCa  
\$20million



Full Floor Designer Home with  
Private Terrace

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





Pristine, private, full-floor penthouse soaring atop Tribeca's limestone-clad, Robert A.M. Stern-designed Four Seasons Tower a true collector-quality home.

30 Park Place - TriBeCa  
4 Bedroom Suites  
\$45,000,000



This architecturally significant Penthouse Oasis features panoramic, protected views, a private rooftop featuring a full-sized pool & hot tub, and private parking.  
(As seen on the cover)

55 West 17th St, Flatiron  
5-6 Bedroom Suites  
\$36,000,000

New! Museum Quality Soho Duplex Penthouse with full-sized private pool and parking.

27 Wooster- TriBeCa  
4-5 Bedroom Suites  
\$45,000,000





Annabelle Selldorf Designed  
Home with En-Suite Sky  
Garage - West Chelsea

200 Eleventh Ave  
West Chelsea  
3 bedrooms/3.5 baths  
\$8,000,000



West Chelsea Townhouse  
Triplex with Terraces and  
doorman/super services

504 West 22nd St  
West Chelsea  
3 bedrooms, 3.5 baths  
\$6,975,000



NEW! 2-3 Bedroom Condo  
with a large private terrace.

163 West 17th Street  
Flatiron  
\$3,500,000



Exquisitely renovated by interior  
designer Alexander Doherty  
Design

150 Charles Street  
West Village  
\$15,000,000



**Union Square Classic 4,100sf Loft**  
**Bring Your Architect! - \$1,097/sf**

832 Broadway  
Greenwich Village  
3-4 Bedrooms  
\$4,500,000



**Classically Modern and**  
**Clean Proportions**  
**West Chelsea Gallery**

520 West 19th St  
2-bedroom  
Chelsea  
\$3,000,000



**Extra Large, South**  
**Facing Studio in the**  
**Heart of Murray Hill!**

150 East 37th Street  
Studio  
\$630,000



**Oversized Park Avenue One**  
**Bedroom Awaiting Your**  
**Touch**

650 Park Avenue  
Upper East Side  
\$1,375,000



**Rarely Available Duplex**  
**Penthouse with a Private**  
**Terrace.**

112 East 74th Street  
Upper East Side  
\$9,150,000



**COMING SOON: Trophy**  
**Park Avenue Duplex**  
**Home.**

895 Park Avenue  
Upper East Side  
\$12,000,000





## Light-filled Corner Home

This light-filled, grandly scaled loft apartment with low monthly carrying costs and 14 oversized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with full amenities. \$4,5 million

252 Seventh Avenue, Chelsea

## The Epitome of chic Modernist Design

Unique in every sense, Penthouse 2 at ABI Chelsea pairs thoughtful architecture with the finest craftsmanship to create a true urban oasis. Brand new, 24-hr doorman. \$18,300,000

455 West 19th Street, West Chelsea



## Full Floor Pre-War CONDO on 5th Avenue

Full-floor home fronting Fifth Avenue across from Central Park and the Metropolitan Museum of Art. Superb proportions, scale, volume and light feature throughout this immaculately renovated and maintained stylish, elegant home built by J.E.R Carpenter in 1925. \$22 million

988 Fifth Avenue, Upper East Side



## 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.

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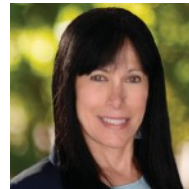
Herve



Amy



Callie



Lois



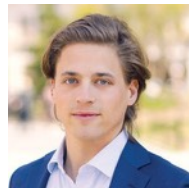
Aimee



Manny



Brett



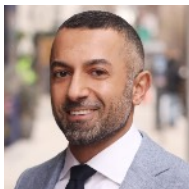
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Neil



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Aren



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Leila

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