



## WEST CHELSEA PENTHOUSE DESIGNED BY AD100 ANNABELLE SELLDORF

500 WEST 22nd STREET 3 BEDS/ 3.5 BATHS, 3,005SF - \$9,800,000



### Did You Know?

01

Soon you'll be able to walk from Penn Station all the way to Hudson Yards, to West Chelsea and the Meatpacking District without crossing the street on the new Highline Park Extension.

02

There are roughly 1.5 billion grandparents around the globe: most homes are not equipped to accommodate an aging population but can be retrofitted.

03

There are almost 13X the number of Centi-millionaires in the US, around 9,730.

04

30 Barnes and Noble book stores will open in the US. The demise of the bookstore was premature at best!

05

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

## Is The FED "Mission Accomplished"?

The Fed has risen rates more dramatically and quickly than at any other time in many decades, twice as fast as the rate hikes of 1988/1989, in its delayed attempts to reduce rising inflation. Inflation peaked in June, 2022 at 9.1%. Since then we are not only seeing signs of inflation coming down, but clear signs of DEFLATION:

1. Rent prices that had soared through Summer 2022, scaled back in the Fall/ Winter.
2. We have seen small to substantial price cuts in the sales markets, not everywhere, but in many parts, with lowered seller pricing and negotiation expectations.
3. We now have a chips surplus, after many months of under-supply and soaring prices.
4. Tesla and Ford are cutting prices.
5. Lumber that was trading over \$600 in June is now around \$500, down over 16%.
6. Crude oil is down from \$115 to about \$80, down 30%.
7. Retail is over-stocked and on sale.

8. Wage growth is slowing.

9. Even Whole Foods is asking its suppliers to cut prices as expenses have come down. US December inflation registered around 6.5%, down over 28.5% in just 6 months. Core PCE inflation, the Fed's preferred measure, rose 4.4% from a year ago, its smallest annual increase since October 2021. Consumer spending dipped 0.2%. Thousands have lost jobs. Wouldn't it be wiser for the FED to observe the full impact of its efforts before further raising rates?

Thankfully most deflating prices are things that surged in price during the Covid years, unlike New York City real estate prices. The FED was very slow to acknowledge and do something about rising inflation: now it appears they are being as slow in recognizing the impact of their extreme actions. High inflation caused damage..... hopefully the FED evaluates/looks at some real-time and forward-looking data to see its truly MISSION ACCOMPLISHED, before they botch this too?





## No. 33 Park Row, TriDi (Tribeca-Seaport-FiDi/ City Hall)

Pricing Starting at \$1,875,000 1-4 bedrooms and penthouses with notable terraces.  
Park front homes designed by Richard Rogers of RSHP, moments from The Tin Building,  
surrounded by 3 neighborhoods. Immediate occupancy.

[NO33PARKROW.COM](https://NO33PARKROW.COM)







22 Mercer Street  
SOHO  
\$4,500,000 - NEW PRICE  
2 Beds, 2.5 Baths

Grandly Scaled Loft with Fireplace  
and one-of-a-kind balcony.



360 Furman Street  
3 bedroom, 3.5 bath  
\$8,000,000

Stunning Brooklyn Heights waterfront  
penthouse with a wrap terrace and  
unobstructed views of Manhattan.



30 Park Place - TriBeCa  
3-4 Bedroom Suites  
\$45,000,000

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





## Classic Contemporary West Chelsea Penthouse with Multiple Terraces.

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.

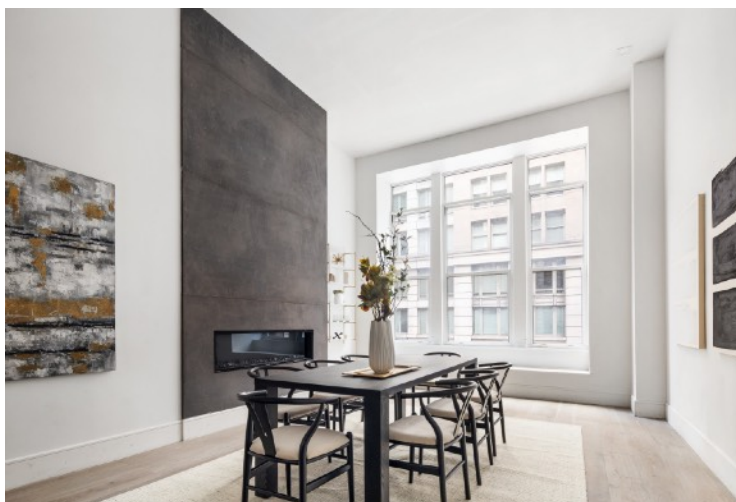
560 West 24th St, PH  
4 Bed, 4.5 Bath, 4,596  
\$14,500,000 or \$40,000/month



## NEW! Collector Quality Soho Penthouse

Over 5,350 sf of interior space with 20 over-sized windows and 13 sets of French Doors leading directly out to two large, separate terraces, this magnificent loft delivers voluminous space of the rarest kind with 11 foot ceilings throughout and roughly 120 feet of West-facing frontage onto Lafayette Street.

285 Lafayette, PH7AB  
6 Bed, 5+ Bath, 5,350SF  
\$18,500,000



## Flatiron LOFT HOUSE. Brand New!

Moments west of Fifth Avenue, enter via a discrete entry foyer or the adjoining garage, Manhattan's ultimate convenience. A commercial grade elevator whisks you from floor to floor, reminding you that this is not merely square footage: with 12-15 foot ceiling heights, the CUBIC footage is as impressive. Originally conceived and designed by architect Karl Fischer and interior designer Andres Escobar, this massive single-family, live/work residence has been built to the highest standards. ALSO AVAILABLE FOR RENT.

34 West 21st Street, 5 Bed, 5 Bath, 7,500SF. \$11,500,000





## Never Lived In 4-bedroom Chelsea Home with Unobstructed, Big Views.

A fabulously designed residence will exceed the expectations of the most discerning tastes. The soul of this home are the unmatched panoramic windows providing each room with iconic 360-degree views of the Hudson River and the Manhattan Skyline via north, south, east and west exposures

551 West 21st St, 14A  
4 Bed, 4.5 Bath, 4,271SF  
\$16,500,000 or \$50,000/month



## Duplex Tribeca Penthouse with Private Roof Deck and Terrace.

No attention to design and detail was spared in constructing this exceptional home atop this 1857 Landmark cast iron structure which has undergone a complete renovation and restoration conversion to seven immaculate residences, all spoken for, but for the proverbial crown jewel.

53 White St, PH  
4 Bed, 5.5 Bath, 5,088SF  
\$20,000,000 or \$75,000/month



## Gold Coast Greenwich Village Home with Big Protected Views.

This large apartment is located on a high floor of 40 Fifth Avenue. Built in 1929, this Neo-Georgian landmark is regarded by most to be the pre-eminent pre-war co-op building Downtown, perfectly perched on the South West corner of Fifth Avenue and 11th Street, one of the most desirable, serene blocks in all of Greenwich Village.

40 Fifth Ave, 15CD/14C  
4 Bed, 4.5 Bath  
\$15,000,000





West Chelsea Townhouse Triplex with Terraces, services AND income producing entity.

504 West 22nd St  
3 bedrooms, 3.5 baths | \$9,800,000



242 East 25th Street | Kips Bay  
2 Beds, 2 Bath | \$1,500,000







## 500 West 22nd Street - Park House Chelsea

Starting at \$2,600,000

1-3 bedroom Park front homes designed by Selldorf Architects

IMMEDIATE OCCUPANCY. BRAND NEW.

[PARKHOUSECHELSEA.COM](https://parkhousechelsea.com)





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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 \$7 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.

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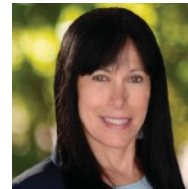
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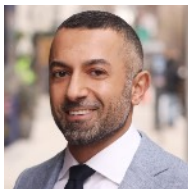
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