



**225 East 21<sup>st</sup> Street  
Manhattan, NYC 10013  
Gramercy Park**

**Stefania Cardinali**  
**Licensed Associate Real Estate Broker**  
**The Corcoran Group**  
**[stefania.cardinali@corcoran.com](mailto:stefania.cardinali@corcoran.com)**  
**516.443.0171**

**590 Madison Avenue, 8<sup>th</sup> Floor, New York, NY 10022**

## **About 225 East 21<sup>st</sup> Street**

*Location:* East 21<sup>st</sup> Street, between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues

With its convenient location, 225 East 21st Street is a particularly matchless offer.

**First Floor-Space One: 2500SF + Potential 1000 SF of storage in lower level/cellar [additional charge]**

**Frontage: 22 square feet on 21st Street.**

In 1882, this Gramercy Park structure, designed in Greek Revival style with red brick and penciled brownstone was constructed. Inspired by the rawness and rustication of stone and brickwork and the contrast between old and new, the layering of history are all important dimensions of the design.

A twenty-five hundred square foot space arrangement on the first floor offers various possibilities in terms of functionality and use. Adding 1000 square feet of basement space to the offering is an option. The industrial steel stairs lead to the mezzanine landing. In a loft filled with surprises, the modest second floor is perhaps the most particular. A skylight with retractable shading and platformed tiered space cantilever over the rear moat. There are many unique and special apertures that can be noticed throughout the loft. The two-story metal cone construction that hangs off the mezzanine which extends down to the living area, contains a suspended seat on the ground floor and open alcove on the mezzanine level. Installed on the floor are 4-foot by 8-foot mirrored acrylic sheets.

This Loft is the ultimate eccentric and adaptable space.

Flexible and permissible use of space and terms will be considered.

**Second Floor-Space Two: 1300SF (Interior) + 400SF (Exterior-Rooftop Terrace)**

One flight up on the second floor of 225 East 21<sup>st</sup> Street in Gramercy Park is a thirteen hundred square foot space arrangement that presents sundry possibilities in terms of functionality and use. The manufacturing building with three units, built in 19<sup>th</sup> century, features Flemish bond red brick and penciled brownstone and was once a dental assembly factory.

When paying a visit, you will undoubtedly appreciate the undeniably distinct details and enchanting highlights, such as exposed brickwork, working fireplace, vintage wide plank pine flooring, original moldings, trims, windows, and doors. There is a delightful four hundred square foot enclosed and decked roof top, as well as plenty of alluring appeal as you notice the nooks, crannies, and exposed brick all around. Exposures from both north and south ensure a well-balanced light. The Loft is different from the rest.

This charming and intriguing alternative is certain to be a likeable one.

Flexible and permissible use of space and terms will be considered.



**Contiguous Space consisting of Floor One and Floor Two: 3800 SF**  
**+ Potential 1000 SF of storage in lower level/cellar [additional charge]**  
**Frontage: 22 SF on 21st Street**

In 1882, this Gramercy Park structure, designed in Greek Revival style with red brick and penciled brownstone, was constructed. The Manufacturing building had a past role as a dental assembly factory.

A twenty-five hundred square foot space arrangement on the first floor offers various possibilities in terms of functionality and use. Adding 1000 square feet of basement space to the offering is an option. The industrial steel stairs lead to the mezzanine landing. In a loft filled with surprises, the modest second floor is perhaps the most particular. A skylight with retractable shading and platformed tiered space cantilever over the rear moat. There are many unique and special apertures that can be noticed throughout the loft. The two-story metal cone construction that hangs off the mezzanine which extends down to the living area, contains a suspended "throne" on the ground floor and open pod on the mezzanine level. Installed on the floor are 4-foot by 8-foot mirrored acrylic sheets.

This Loft is the ultimate eccentric and adaptable space.

One flight walk up on the second floor is a thirteen hundred square foot space arrangement that presents sundry possibilities in terms of functionality and use. When paying a visit, you will undoubtedly appreciate the undeniably distinct details and enchanting highlights, such as exposed brickwork, vintage wide plank pine flooring, original moldings, trims, windows, and doors. There is a delightful five hundred square foot enclosed and decked roof top, as well as plenty of alluring appeal as you notice the nooks, crannies, and exposed brick all around. Exposures from both north and south ensure a well-balanced light. The Loft is different from the rest. This charming and intriguing alternative is sure to be a likeable option.

Flexible and permissible use of space and terms will be considered.

**Annual Pricing:**

Asking \$75 per square foot for the contiguous space. If the space is divided, the first-floor space will be charged \$75 per square foot and the second-floor space will be charged \$65 per square foot.

Proposals for sales will also be taken into consideration by ownership.

**Possession and Term:**

Flexible/June 2024

**Neighborhood Information:**

- High foot traffic area.
- Within close proximity to the 6, R, and W subway lines, Gramercy Park, and Union Square.
- Several new residential buildings have been constructed in the neighborhood, adding over 500 units, with additional units expected to follow.
- Neighboring tenants include: Citizens Bank, Chase, Janovic, Craft + Carry, Think Coffee, Gramercy Ale House, 7-Eleven, Baruch College, USPS, School of Visual Arts, Taco Bell, Bluebell Cafe, Paddy Maguire's, Molly's, L'Angeletto, Grill 21, D'Agostino's, Club Pilates, Citizen's Cafe, Ralph's Ice

## Use of Space:

The Department of Buildings, NYC has established the 2022 Construction and Building Code for use and occupancy.

The 2023 Local Law 77 amended Chapter 3. This law had an effective date of June 10, 2023.

### CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

#### SECTION BC 301 GENERAL

##### 301.1 Scope.

The provisions of this chapter shall control the classification of all buildings and structures, and spaces therein, as to use and occupancy.

#### SECTION BC302 CLASSIFICATION

##### 302.1 General.

Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure, or portion thereof, is proposed for a purpose that is not specifically provided for in this code, such structure, or portion thereof, shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved, and as approved by the commissioner.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B.
3. Educational (see Section 305): Group E.
4. Factory and Industrial (see Section 306): Groups F-1 and F-2.
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4.
7. Mercantile (see Section 309): Group M.
8. Residential (see Section 310): Groups R-1, R-2 and R-3.
9. Storage (see Section 311): Groups S-1 and S-2.
10. Utility and Miscellaneous (see Section 312): Group U.

For a listing of occupancy group classifications that corresponds with uses listed in the New York City Zoning Resolution, refer to department rules.

SECTION BC 306  
FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, cleaning, laundering or processing operations that are not classified as a Group H hazardous occupancy. Factory Industrial Group F occupancy also includes certain mechanical and/or electrical equipment rooms in accordance with Section 306.3.

306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

Aircraft (manufacturing, not to include repair)

Aircraft repairs

Automobiles and other motor vehicles, manufacturing

Automobiles and other motor vehicles, repairs

Bakeries

Beverages; over 16-percent alcohol content

Boats

Boat repairs

Brooms or brushes

Canvas or similar fabric

Carpets and rugs

Carpets and rugs, cleaning, using or storing solvents having a flash point between 100°F (38°C) and 138.2°F (59°C) (Tag closed cup)

Clothing

USE AND OCCUPANCY CLASSIFICATION

Disinfectants Dry cleaning and dyeing using or storing solvents having a flash point between 100°F (38°C) and 138.2°F (59°C) (Tag closed cup)

Electric generation plants

Electrical substations

Engines (including rebuilding)

Food processing, except meat slaughtering or preparation of fish for packing

Food processing establishments and commercial kitchens not adjoining a restaurant, cafeteria or similar dining facilities

Furniture

Hemp products

Jute products

Laboratories; for production (moderate-hazard), that may involve the synthesis or storage of materials that constitute a physical or health hazard in quantities below those found in Tables 307.1(1) and 307.1(2)

Leather products

Metals; finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, heat treatment or similar processes  
Millwork (sash and door)  
Motion pictures filming (without spectators)  
Musical instruments  
Optical goods  
Paper mills or products  
Photographic film  
Plastic products  
Printing or publishing  
Recreational vehicles  
Refuse incineration  
Shoes  
Soaps and detergents  
Textiles  
Tobacco  
Trailers  
Upholstering  
Wood; distillation  
Woodworking (cabinet) using no more than 2 quarts (1.9 L) per day or storing no more than 20 gallons (75.7 L) of paint, varnish, lacquer or shellac

### 306.3 Low-hazard factory industrial, Group F-2.

Factory industrial uses that involve the cleaning, laundering, fabrication, or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

Appliances  
Athletic equipment  
Automobile  
Laundries  
Automobile wrecking establishments  
Beverages; up to and including 16-percent alcohol content; bottling works  
Beverages; nonalcoholic  
Bicycles  
Brick and masonry  
Business machines  
Cameras and photo equipment  
Carpets and rugs, cleaning, using or storing solvents having a flash point above 138.2°F (59°C) (Tag closed cup)

Ceramic products

Commercial kitchens adjoining restaurants, cafeterias (including those classified in Group A-3), or similar dining facilities

Construction and agricultural machinery

Dry cleaning and dyeing using or storing solvents having a flash point above 138.2°F (59°C) (Tag closed cup)

## USE AND OCCUPANCY CLASSIFICATION

Electronics

Food processing; meat slaughtering or preparation of fish for packing

Foundries

Glass products

Gypsum

Ice

Laboratories; for production (low-hazard), that may involve the synthesis or storage of materials that constitute a physical or health hazard in quantities below those found in Tables 307.1(1) and 307.1(2)

Laundries

Machinery

Mechanical and/or electrical equipment rooms that are neither identified as incidental uses in Table 509 nor classified as the occupancy within which they are located per Section 508.1

Metal products (fabrication and assembly), not including flammable metals and alloys listed in Section 307

Plastic products; nonflammable

Printing; incidental to primary use, area not exceeding 2,000 square feet (185.8 m<sup>2</sup>)

Television filming (without spectators)

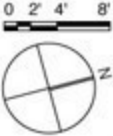
### 306.4 Location restrictions.

Locations of spaces classified in Factory Group F may be restricted within a building containing a Group R occupancy pursuant to Section 510.8



225 EAST 21ST STREET

LOT SIZE 2,178 SQ FT  
LOT DIMENSIONS 22.25' x 98.75'

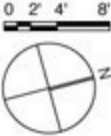


**TRIPLEX UNIT**  
MAIN FLOOR (1ST FLOOR): 2,047 SF  
LIBRARY LOWER LEVEL (CELLAR): 221 SF  
MEZZANINE LOFT (2ND FLOOR): 275 SF  
TOTAL HABITABLE SPACE: 2,543 SF

NOTE: ALL AREAS AND DIMENSIONS ARE APPROXIMATE. FOR EXACT DIMENSIONS AND SQUARE FOOTAGE OF APARTMENT, YOU MUST HIRE YOUR OWN ARCHITECT OR ENGINEER.

225 EAST 21ST STREET

LOT SIZE 2,178 SQ FT  
LOT DIMENSIONS 22.25' x 98.75'



FIRST FLOOR

**TRIPLEX UNIT**  
MAIN FLOOR (1ST FLOOR): 2,047 SF  
LIBRARY LOWER LEVEL (CELLAR): 221 SF  
MEZZANINE LOFT (2ND FLOOR): 275 SF  
TOTAL HABITABLE SPACE: 2,543 SF

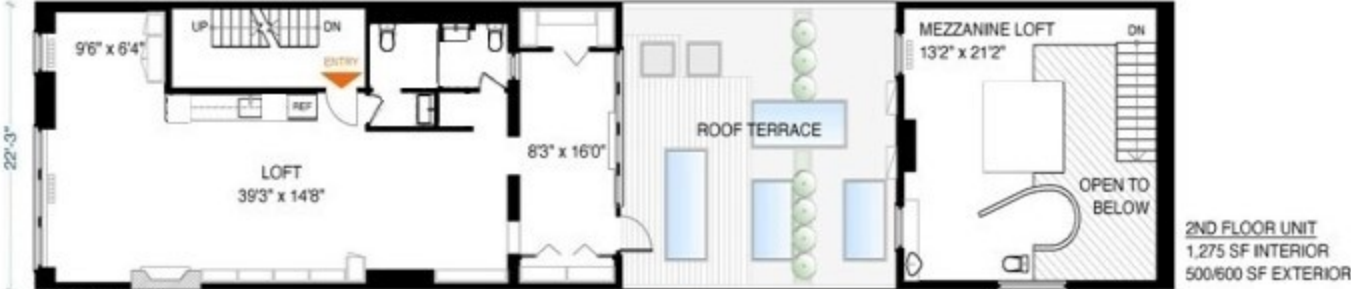
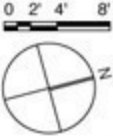


CELLAR

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225 EAST 21ST STREET

LOT SIZE 2,178 SQ FT  
LOT DIMENSIONS 22.25' x 98.75'



**2ND FLOOR UNIT**  
1,275 SF INTERIOR  
500/600 SF EXTERIOR

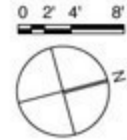


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225 EAST 21ST STREET

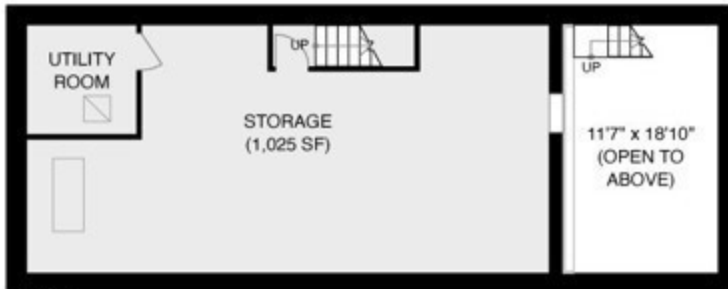
LOT SIZE 2,178 SQ FT  
 LOT DIMENSIONS 22.25' x 98.75'



**2ND FLOOR UNIT**  
 1,275 SF INTERIOR  
 500/600 SF EXTERIOR



**TRIPLEX UNIT**  
 MAIN FLOOR (1ST FLOOR): 2,047 SF  
 LIBRARY LOWER LEVEL (CELLAR): 221 SF  
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 TOTAL HABITABLE SPACE: 2,543 SF



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