

**225 East 21st Street
Manhattan, NYC 10013
Gramercy Park**

Stefania Cardinali
Licensed Associate Real Estate Broker
The Corcoran Group

Stefania.Cardinali@corcoran.com

516.443.0171

590 Madison Avenue, 8th Floor, New York, NY 10022

About 225 East 21st Street

Location: East 21st Street, between 2nd and 3rd Avenues

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

**First Floor-Space One: 2500SF or Space Two: 800SF+ Potential 1000 SF of storage in lower level/
[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.

This Loft is the ultimate eccentric and adaptable space.

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

Annual Pricing:

Asking \$73 per square foot for the contiguous full floor loft space. 2500SF.

Asking \$73 per square foot for the contiguous front Studio space. 800 SF.

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

Possession and Term:

Flexible/January 2026

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 m²)

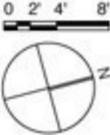
Television filming (without spectators)

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

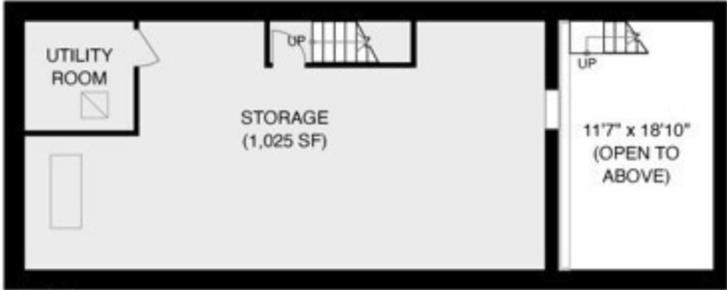
225 EAST 21ST STREET

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



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

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