

132-134 E24TH ST

PRIME GRAMERCY DEVELOPMENT SITE



CUSHMAN &
WAKEFIELD

132-134 E24TH ST

04	EXECUTIVE SUMMARY
06	PROPERTY OVERVIEW
08	INCOME & EXPENSE
10	ZONING INFORMATION
16	DEVELOPMENT MARKET
20	NEIGHBORHOOD INFORMATION

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ASKING PRICE: \$19,900,000

132-134
E24TH ST



EXECUTIVE SUMMARY

Cushman & Wakefield has been retained by ownership to arrange the sale of 132-34 East 24th Street, an exceptional covered land play offering 45 feet of frontage along East 24th Street. The property's true value lies in its future redevelopment potential, benefiting from excellent light exposure on all four sides. The site consists of two adjacent 5-story walk-up apartment buildings with a combined retail space on the ground floor. The existing structures total approximately 13,848 existing square feet, including the retail space and 14 free-market apartments above. With the retail currently vacant and all 14 apartments free-market, the buildings can be vacated promptly for redevelopment while generating in-place income during the project planning and approval phases. The current gross annual revenue from the apartments alone is \$608,100.

The combined properties sit on a lot of approximately 3,768 square feet in a C6-4A (R10A equivalent) zoning district, offering a Floor Area Ratio (FAR) of 10.0. This zoning allows for roughly 37,688 buildable square feet of residential or office space. Buyers are encouraged to independently verify all zoning and buildable square footage. The Gramercy/Flatiron area continues to be highly desirable, with average condominium prices exceeding \$1,980 per square foot over the past year and apartment rental rates surpassing \$100 per square foot. Additionally, there is strong demand for residential units in this sub-market, which currently has a vacancy rate of less than 1%. With a robust income stream providing a safety net and strong neighborhood fundamentals, this property represents a rare opportunity for a covered land play with significant development potential in the highly sought-after Gramercy area.

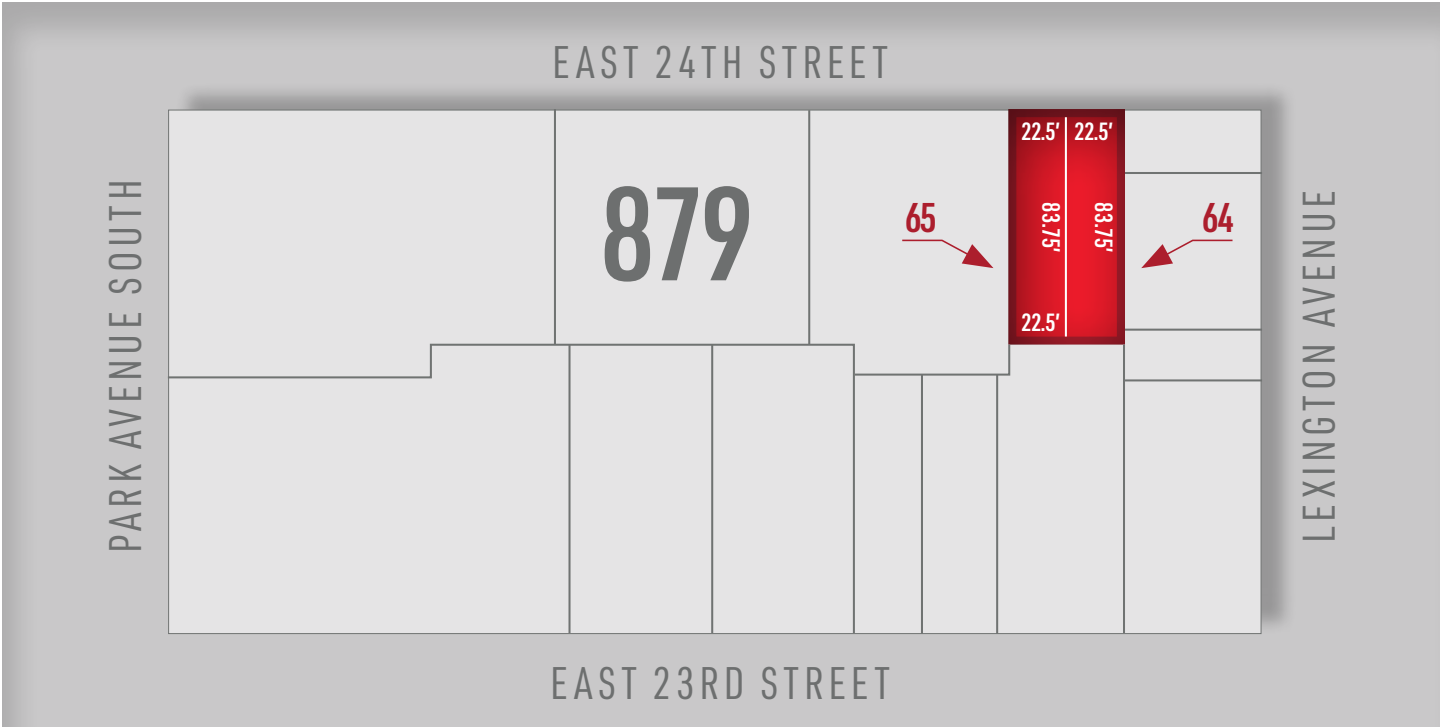


PROPERTY INFORMATION

Location:	South side of East 24th Street between Park Avenue South and Lexington Avenue
Block / Lot:	879 – 64, 65
Lot Dimensions:	45' × 83.75' (approx.)
Lot Size:	3,798 SF SF (approx.)
Zoning:	C6-4A (R10 Equivalent)
FAR:	10.0 Residential / Commercial
Buildable SF:	37,688
Building Dimensions:	45' × 83.75', 56', 56', 56', 56' (approx.)
Stories:	5
Gross Square Feet:	13,848 SF (approx.)
Units:	1 Commercial 14 Residential
Assessment (25/26):	\$1,937,179
Taxes: (25/26):	\$242,147

Note: All square footages are approximate.

TAX MAP



45 feet of frontage on East 24th Street



Exceptional covered land play opportunity with ability to vacate in a timely manner



Flexible Zoning allows for Residential, Office, Hotel, Retail and Student Housing



Maximum 37,688 SF of Zoning Floor Area



Strong In-Place Cash Flow



Desirable Location in Gramercy/Flatiron just off Lexington Avenue just off Lexington Avenue

RETAIL REVENUE

Unit	Tenant	Size	Lease Exp.	Monthly Rent	Pro Forma Monthly Rent”
Ground Fl East	Vacant	3,800	Vacant	\$15,000	\$15,000
Monthly Totals				\$15,000	\$15,000
Annual Totals				\$180,000	\$180,000

RESIDENTIAL REVENUE

Unit	Status	Layout	Lease Exp.	Monthly Rent	Pro Forma Monthly Rent”
132 - Parlor	FM	2 BR	Vacant	\$5,985	\$5,985
132 - 2F	FM	1 BR	Vacant	\$3,792	\$3,792
132 - 2R	FM	1 BR	Apr-26	\$3,350	\$3,428
132 - 3F	FM	1 BR	Dec-25	\$3,295	\$3,586
132 - 3R	FM	1 BR	Vacant	\$3,645	\$3,645
132 - 4F	FM	1 BR	Mar-26	\$3,350	\$3,460
132 - 4R	FM	1 BR	Vacant	\$3,499	\$3,499
134 - Parlor	FM	2 BR	Aug-25	\$5,500	\$5,500
134 - 2F	FM	1 BR	Vacant	\$3,370	\$3,700
134 - 2R	FM	1 BR	May-26	\$3,415	\$3,700
134 - 3F	FM	1 BR	Aug-26	\$3,525	\$3,700
134 - 3R	FM	1 BR	May-26	\$3,315	\$3,700
134 - 4F	FM	1 BR	Vacant	\$3,700	\$3,700
134 - 4R	FM	1 BR	May-26	\$3,415	\$3,700
Monthly Totals				\$53,156	\$55,095
Annual Totals				\$637,872	\$661,140
TOTAL COMBINED REVENUE				\$817,872	\$841,140

REVENUE

	Annual Income	Pro Forma Annual Income
Commercial Gross Income:	\$180,000	\$180,000
Residential Gross Income:	\$637,872	\$661,140
Vacancy & Credit Loss:	3.0% (\$24,536)	(\$25,234)
Effective Gross Income:	\$793,336	\$815,906

EXPENSES

	Projection	\$ / Unit	\$ / SF	Projected	Projected
Real Estate Taxes:	Full Taxes	\$13,222	\$14.32	\$198,334	\$203,976
Insurance:	\$1.25 / GSF	\$1,154	\$1.25	\$17,310	\$17,310
Water & Sewer:	\$175 / Unit	\$198	\$0.21	\$2,975	\$2,975
Fuel:	\$1.50 / GSF	\$1,385	\$1.50	\$20,772	\$20,772
Electric (Common):	\$0.25 / Unit	\$231	\$0.25	\$3,462	\$3,462
Repairs & Maintenance:	\$500 / Unit	\$500	\$0.54	\$7,500	\$7,500
Cleaning & Housekeeping:	\$200 / Mo	\$249	\$0.27	\$3,740	\$3,740
Management:	5.0% of EGI	\$2,644	\$2.86	\$39,667	\$40,795
Annual Totals		\$19,584	\$21.21	\$293,760	\$300,531

NOI

Effective Gross Income:	\$793,336	\$815,906
Less Expenses:	\$293,760	\$300,531
NET OPERATING INCOME:	\$499,576	\$515,375



C6

C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan and Downtown Brooklyn and permit corporate headquarters, large hotels, entertainment facilities, retail stores and high-rise residences in **mixed buildings**. Because C6 districts are well served by mass transit, off-street parking is generally not required, except within the Special Hudson Yards District.

C6-1 through C6-3 districts allow a commercial **floor area ratio (FAR)** of 6.0, and are generally mapped outside of the central business cores, in areas such as the Lower East Side or Chelsea.

C6-4 through C6-7 districts, mapped mostly within the city's major business districts, permit a maximum FAR of 10.0 or 15.0 (exclusive of any applicable bonus). In these districts, a **tower** occupied by commercial, residential and/or community facility uses may penetrate the **sky exposure plane**.

C6 districts with a G or M suffix (C6-1G, C6-2G, C6-2M and C6-4M), mapped in the Garment Center, Chinatown and Chelsea, have special regulations governing conversion of non-residential space to residential use.

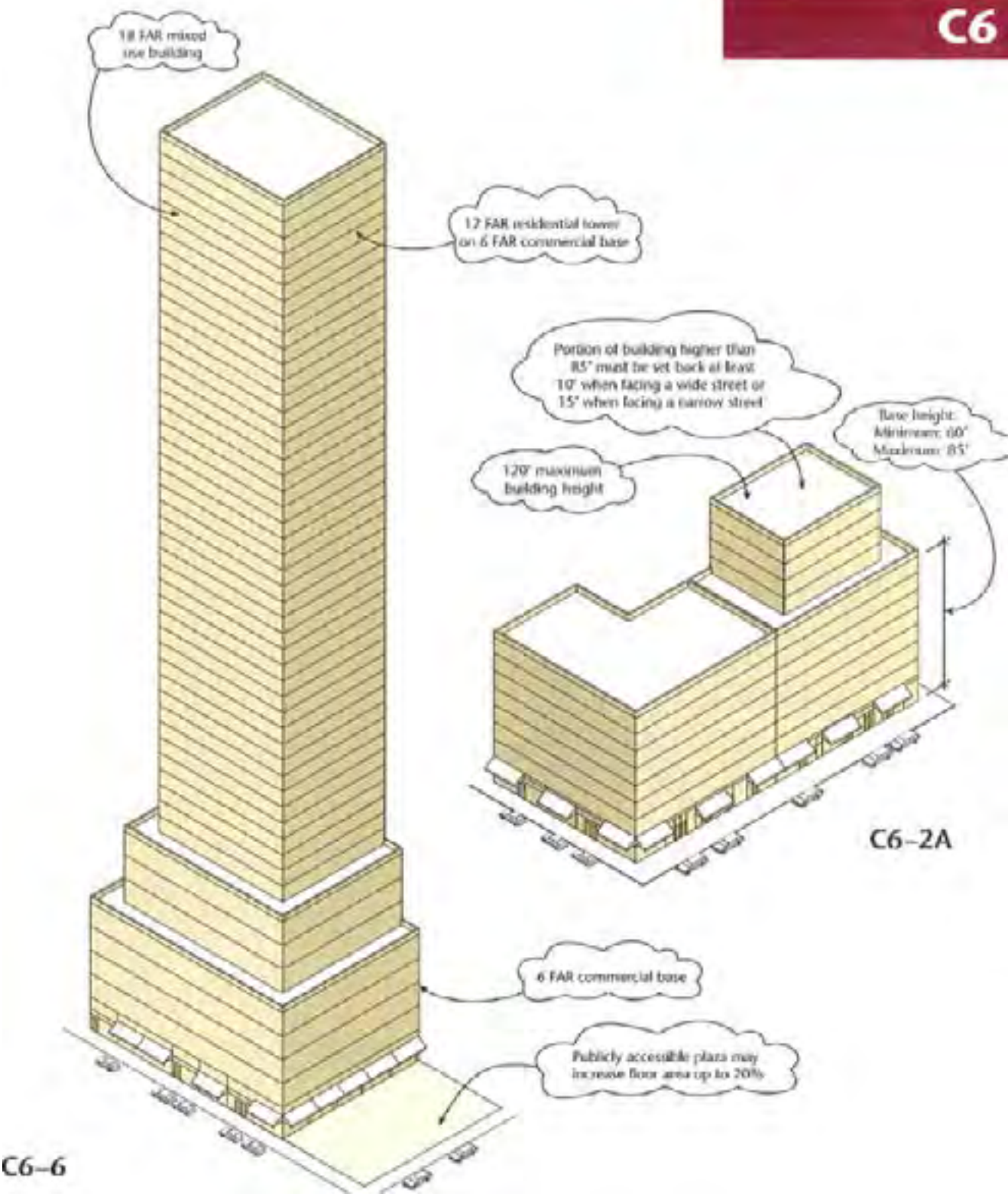
C6 districts are widely mapped within special districts. Some, such as the C6-4.5, C6-5.5, C6-6.5 and C6-7T districts mapped only within the Special Midtown District, have unique floor area ratios and bonus rules.



C6 Commercial Districts															
	C6-1	C6-1A	C6-2	C6-2A	C6-3	C6-3A	C6-3X	C6-4	C6-4A	C6-4X	C6-5	C6-6	C6-7	C6-8	C6-9
Commercial FAR	6.0 ^a	6.0 ^a	6.0 ^a	6.0	6.0 ^a	6.0	6.0	10.0 ^b	10.0	10.0 ^c	10.0 ^d	15.0 ^e	15.0 ^e	10.0 ^f	15.0 ^f
Residential FAR	0.87-3.44 ^g	0.78-2.43 ^g	0.94-6.02 ^h	6.02	0.99-7.52	7.52	9.0	10.0 ⁱ	10.0 ^j	10.0 ^k	10.0 ^l	10.0 ^l	10.0 ^l	10.0 ^l	10.0 ^l
Residential Equivalent District	R7	R6	R8	R8A	R9	R9A	R9X	R10	R10A	R10X	R10	R10	R10	R10	R10

^a FAR bonus of up to 20% for a plaza
^b 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program
^c 3.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program
^d 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program
^e 12 FAR with Inclusionary Housing

C6

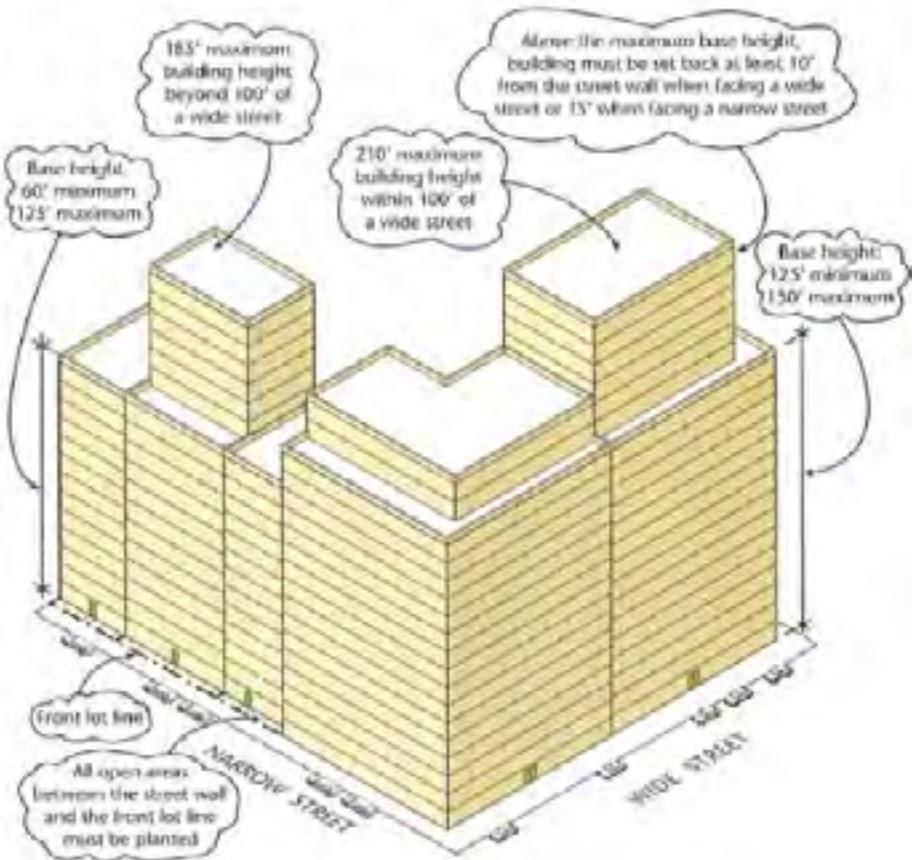


R10A

The **Quality Housing** regulations that are mandatory in R10A districts typically produce the large apartment buildings set on the avenues and wide cross streets of Manhattan, such as West End Avenue, Broadway and Central Park West. Certain commercial districts also allow residential development at densities equivalent to R10A. For example, some blockfronts on East 96th Street, lined with large apartment houses with ground floor stores, are zoned C2-8A which has an R10A **residential district equivalent**.

Typical buildings are 22-story apartment buildings with high **lot coverage** and **street walls** set at the **street line**. Towers are not permitted in R10A districts. The **floor area ratio (FAR)** is 10.0 which can be increased to 12.0 if **lower income housing (Inclusionary Housing)** is provided. The maximum **base height** before **setback**, which is 150 feet within 100 feet of a **wide street** and 125 feet on a **narrow street**, is designed to match the height of many older apartment buildings. Above the base height, the required minimum setback is 10 feet from a wide street and 15 feet from a narrow street. The maximum height of a building is 210 feet within 100 feet of a wide street and 185 feet beyond 100 feet of a wide street.

Parking is generally not required in the **Manhattan Core**. Elsewhere, it is required for 40% of the dwelling units.



R10A - Central Residence District						
R10A is equivalent districts ¹	FAR	Lot coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking (min)
		Corner Lot	Interior/Through Lot			
		Wide Street	Narrow Street			
	10.0 ²	100%	70%	125 ft-150 ft	210 ft	40% ³
				60 ft-125 ft	185 ft	

¹ Commercial districts with an R10A residential equivalent are C1-5A, C1-6A, C4-6A, C4-7A, C1-1A, C1-7A and C6-8A.
² 12 FAR with Inclusionary Housing bonus.
³ Waived in Manhattan Core, except for the Special Hudson Yards District.

121 EAST 22ND STREET

Built in 2019, Toll Brothers City Living located at 121 East 22nd Street was the first residential building in NYC designed by world-renowned architectural firm OMA. Located at the crossing of the Gramercy Park and Flatiron neighborhoods, the 18-story building offers 140 residences with diverse layouts, a contemporary aesthetic, and a wide array of amenities. The thoughtfully designed homes, which range in size from studio to 5-bedroom, feature high ceilings, oversized windows, and wide plank, white oak floors. Select residences have private outdoor space. The elegant kitchens are equipped with Gaggenau appliances, polished quartz counter tops, and acid-etched, back-painted glass cabinetry with custom millwork interiors. Residents enjoy amenities that include an indoor pool, a landscaped courtyard, an indoor/outdoor residents’ lounge, a rooftop terrace with fire pit and grill, a private dining room and catering kitchen, a fitness center, a screening room, and a children’s playroom. The building also offers an automated indoor parking system, bike storage, private storage, a 24/7 attended lobby, and full concierge services.

Unit	Date	SF	Price	PPSF
N202	Dec-24	812	\$1,525,000	\$1,878
N1005	Jul-24	788	\$1,800,000	\$2,284
N1505	Jan-24	1,678	\$3,530,000	\$2,104
SPH	Aug-23	3,248	\$6,500,000	\$2,001
S801	Jun-23	1,651	\$3,110,000	\$1,884
S1101	May-23	2,422	\$4,995,000	\$2,062
N1406	Mar-23	1,678	\$3,075,000	\$1,833
N902	Mar-23	1,674	\$2,999,500	\$1,792
Averages:		1,744	\$3,441,813	\$1,980



139 EAST 23RD STREET

Built in 2019, The Gramercy North is a newly constructed boutique condominium offering a limited collection of 14 full-floor residences designed by Italian architect Stefano Pasqualetti. Now Offering Immediate Occupancy. Gramercy North full floor layouts allow for beautifully proportioned rooms and optimal floor plans. With a flexible floorplan, there is an opportunity for additional designated spaces such as a windowed den or home office. Additional features include in-unit Miele washer/dryer, multiple closets.

Unit	Date	SF	Price	PPSF
14	Feb-25	1,535	\$2,432,500	\$1,585
12	Jan-25	1,535	\$2,375,000	\$1,547
15	Dec-24	1,535	\$2,615,000	\$1,704
9	Mar-24	1,535	\$2,250,000	\$1,466
2	Feb-24	1,531	\$2,325,000	\$1,519
7	Oct-23	1,535	\$2,400,000	\$1,564
3	Sep-23	1,535	\$2,200,000	\$1,433
Averages:		1,534	\$2,371,071	\$1,545



368 3RD AVENUE – VU NEW YORK

Built in 2021, featuring 36-stories and 100 residences, Vu New York is a graceful tower rising at the center of four of Manhattan’s most dynamic neighborhoods - NoMad, Flatiron, Gramercy, and Kips Bay - offers a fresh perspective in a supremely convenient setting. VU’s light and airy interiors have been carefully crafted by renowned interior designer Paris Forino to complement soaring ceilings and panoramic New York City views. With a full floor of wellness and vitality amenities, VU exudes a sense of understated elegance and service from the outside in.

Unit	Date	SF	Price	PPSF
12C	Nov-24	926	\$1,920,000	\$2,073
14C	Oct-24	926	\$1,950,000	\$2,106
22B	Sep-24	941	\$2,225,000	\$2,365
24B	Sep-24	941	\$2,275,000	\$2,418
20C	Sep-24	939	\$2,233,379	\$2,378
30A	Aug-24	1,490	\$3,575,000	\$2,399
18C	Aug-24	939	\$2,192,292	\$2,335
19C	Jul-24	939	\$2,187,850	\$2,330
29A	May-24	1,490	\$3,500,000	\$2,349
11A	Apr-24	1,471	\$2,805,000	\$1,907
Averages:		1,100	\$2,486,352	\$2,266



30 EAST 31ST STREET

Built in 2020, 30 E 31 features 42 floor-through residences across 40 stories. One Bedroom, Two Bedroom & Penthouse residences with sophisticated interiors, expansive floor-to ceiling windows and breathtaking views. Expertly designed by Morris Adjmi from the inside out, this visionary tower paints an atmosphere beyond the façade. This masterwork of innovative materials, warm finishes, flowing lines and bright spaces is poised to enrich the lives of those who will call it home.

Unit	Date	SF	Price	PPSF
36	Jan-25	1,677	\$2,525,000	\$1,506
8A	Sep-24	968	\$1,435,500	\$1,483
34	Jul-24	1,677	\$2,765,755	\$1,649
33	May-24	1,677	\$2,678,838	\$1,597
15	Mar-23	1,677	\$2,340,000	\$1,395
Averages:		1,535	\$2,349,019	\$1,526



30 EAST 29TH STREET – ROSE HILL

Built in 2020, Rockefeller Group furthers its legacy of pioneering excellence in New York City with Rose Hill, a new residential building. CetraRuddy, Manhattan's premier architecture studio, brings the project to life both inside and out, combining the elegance and glamour of a classically Gotham aesthetic interpreted in a modern vocabulary for contemporary New York living. Located at 30 East 29th Street, in the charming and historic Rose Hill neighborhood of NoMad, for which it is named, this iconic and timeless building will rise 605 feet, feature 123 condominium residences and three full floors of sophisticated amenities. The thoughtfully crafted residential living spaces are a study in flexibility—accommodating a growing book collection or a growing family alike— and inviting residents to make their personal imprint on the place they call home. Panoramic views bring the city's monumental architecture, lush parks, and vibrant sunrises and sunsets into everyday perspective. From the highly curated, fine details to the grand gesture of the architecture itself, every aspect of the Rose Hill experience has been carefully considered.

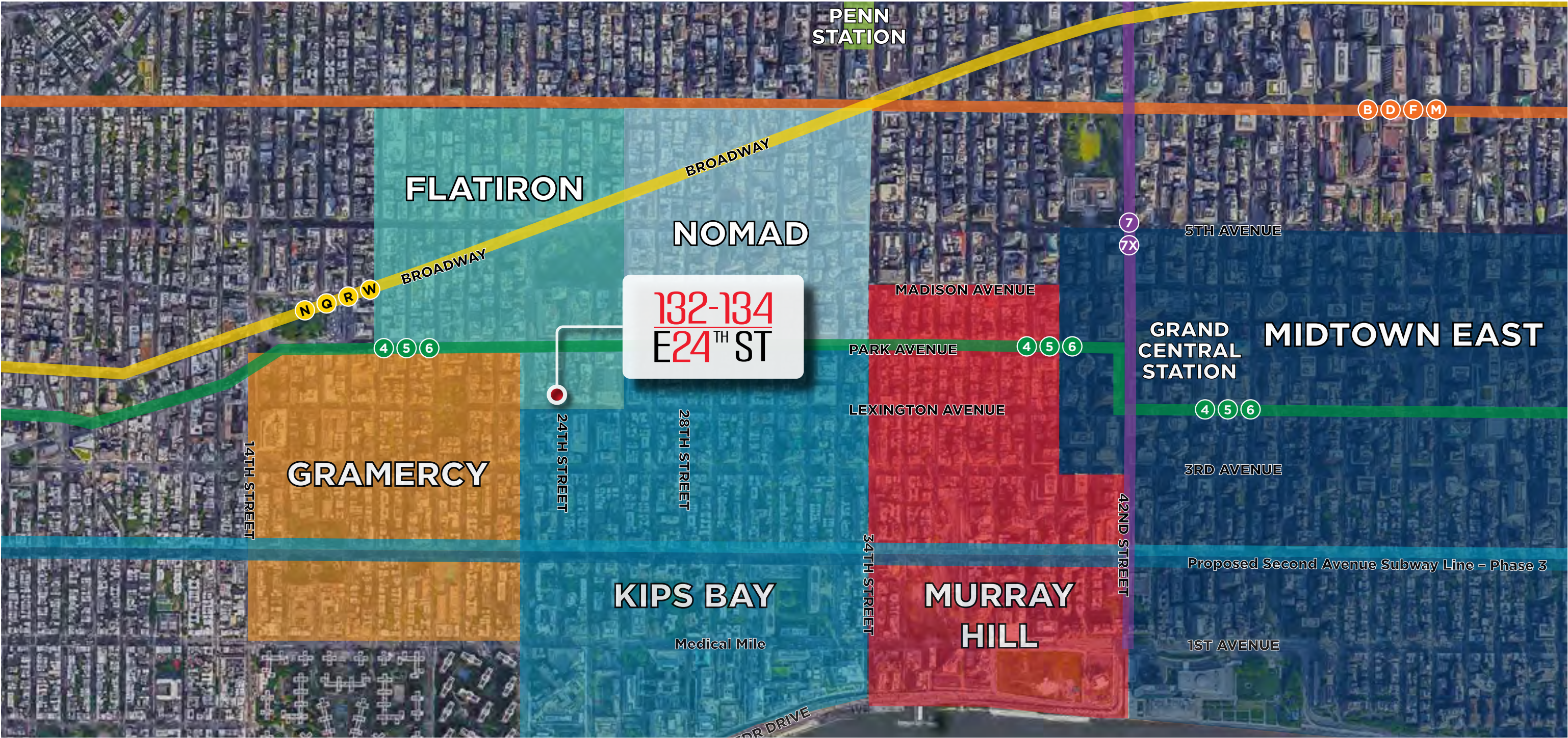
Unit	Date	SF	Price	PPSF
38C	Dec-24	1,394	\$4,350,000	\$3,121
16B	Oct-24	929	\$1,995,000	\$2,147
41C	Sep-24	1,394	\$4,200,000	\$3,013
5A	Sep-24	1,778	\$3,917,000	\$2,203
5C	Sep-24	1,707	\$3,889,944	\$2,279
34A	Aug-24	1,500	\$4,125,000	\$2,750
39C	Aug-24	1,394	\$4,295,000	\$3,081
17B	Apr-24	929	\$1,995,000	\$2,147
38A	Apr-24	1,656	\$5,966,264	\$3,603
6C	Feb-24	1,328	\$3,344,341	\$2,518
8C	Feb-24	1,355	\$2,719,592	\$2,007
Averages:		1,397	\$3,708,831	\$2,625

181 EAST 28TH STREET – HILLROSE28

Introducing Hillrose28, a new (2020) ground-up 20-story residential tower in Manhattan's historic Rose Hill neighborhood, designed by global architectural design firm Lemay + Escobar and executed by Forkosh Development. Located between Lexington and Third Avenues, 181 East 28th Street offers the tranquility of a tree-lined streetscape with central, walkable access to the city's destinations and transit options. Each of the 43 homes interprets the iconic tradition of New York condominium living through a modern lens, from the building's stately Portuguese limestone facade to each home's thoughtfully designed spaces. Many of the residences offer expansive outdoor space, an ideal amenity for those looking to make a home in the city, and the city their home.

Unit	Date	SF	Price	PPSF
PH1	Mar-24	2,458	\$7,655,625	\$3,114
1502	Mar-24	2,289	\$2,900,000	\$1,267
504	Aug-23	1,886	\$1,374,637	\$729
Averages:		2,211	\$3,976,754	\$1,703





132-134 EAST 24TH STREET: A COMMUTER’S DREAM

The area is serviced by two of Manhattan’s busiest transportation hubs including Grand Central Terminal and Penn Station – both of which have a combined 1,350,000 visitors per day. The 23rd Street subway station is only two blocks away and is serviced by the **6 R W** trains providing easy access to points north and south. In addition, alternative transportation options include the 23rd Street crosstown, uptown/downtown bus and the Stuyvesant Town Ferry terminal. Together, these transportation options make travelling near and far incredibly convenient.

UNION SQUARE 8 Min Walk 	GRAND CENTRAL 8 Min Subway Ride 	PENN STATION 12 Min Subway Ride 	WORLD TRADE CENTER 18 Min Subway Ride 	DOWNTOWN BROOKLYN 30 Min Walk & Subway Ride 	LAGUARDIA INT. AIRPORT 30 Min Drive
MADISON SQUARE PARK 5 Min Walk 	TIMES SQUARE 10 Min Subway Ride 	PORT AUTHORITY 15 Min Subway Ride 	HUDSON YARDS 15 Min Walk & Bus Ride 	JFK INT. AIRPORT 25 Min Drive 	NEWARK INT. AIRPORT 40 Min Drive

FOOD & DRINK

- 1 Eataly NYC Flatiron
- 2 Il Pesce
- 3 Shake Shack
- 4 Union Square Greenmarket
- 5 230 Fifth
- 6 Scarpetta
- 7 Upland
- 8 Hillstone
- 9 Wolfgang's Steakhouse
- 10 Street Taco
- 11 Tara Rose
- 12 Bella Union
- 13 Trader Joe's
- 14 Ruby's Café
- 15 Banc Café
- 16 Patrizia's
- 17 Rolf's
- 18 Starbuck's - 23rd Street
- 19 Dunkin' - Union Square
- 20 Chipotle
- 21 Eleni's

ARTS & CULTURE

- 1 Fotografiska Museum
- 2 Theodore Roosevelt Birthplace National Historic Site
- 3 Flatiron Building
- 4 National Museum of Mathematics
- 5 Irving Plaza
- 6 Empire State Building
- 7 The New York Life Building
- 8 The National Arts Club
- 9 New York Comedy Club
- 10 Gramercy Theatre
- 11 The Stand NYC
- 12 Folds Jane
- 13 Studio Arts NYC
- 14 Marino Studio
- 15 SVA Gramercy Gallery
- 16 Drawing New York

HOTELS

- 1 Freehand New York
- 2 SpringHill Suites by Marriott
- 3 The New York EDITION
- 4 W New York - Union Square
- 5 Park South Hotel
- 6 Hotel Giraffe by Library Hotel Collection
- 7 The Evelyn
- 8 The James New York
- 9 The Ned NoMad
- 10 Broadway Plaza Hotel
- 11 The Ritz-Carlton NoMad
- 12 Ace Hotel New York
- 13 Arlo NoMad
- 14 The Marmara Park Avenue
- 15 Royalton Park Avenue

SHOPPING

- 1 Target
- 2 CVS
- 3 Walgreens Pharmacy
- 4 Dover Street Market
- 5 Bed Bath & Beyond
- 6 Lululemon
- 7 Athleta
- 8 Madewell
- 9 SEPHORA
- 10 TUMI Store
- 11 Nike
- 12 New Balance
- 13 Theory Flatiron
- 14 The Chilewich Store
- 15 Farrow & Ball New York
- 16 Harry Potter New York
- 17 Alo Yoga

LUXURY RESIDENTIAL

- 1 Eileen Fisher
- 2 Park 23
- 3 Celeste Gramercy
- 4 INSTRATA Gramercy Apartments
- 5 Gramercy Row
- 6 Gramercy House
- 7 160 East 22nd Street
- 8 60 Gramercy Park North
- 9 8 Gramercy Park
- 10 36 Gramercy Park East
- 11 The Tower at Gramercy Square
- 12 Gramercy Park Towers
- 13 Rutherford Place
- 14 Parc East Apartments
- 15 The Grayson
- 16 The Habitat
- 17 Biltmore Plaza
- 18 The Anthem
- 19 Stonehenge 33
- 20 Prism at Park Avenue South
- 21 66 Madison Avenue
- 22 The Whitman
- 23 277 Fifth Avenue
- 24 One Sixty Madison
- 25 EOS

PARKS & RECREATION

- 1 Madison Square Park
- 2 Gramercy Park
- 3 Union Square Park
- 4 Swingers Crazy Golf - NoMad
- 5 Bellevue South Park
- 6 Peter's Field
- 7 Stuyvesant Square Park
- 8 The FRIENDS Experience New York
- 9 Equinox Gramercy
- 10 SoulCycle
- 11 AMC Kips Bay
- 12 Escape the Room NYC
- 13 Barry's Park Avenue South





MADISON SQUARE PARK

Madison Square is a public square formed by the intersection of Fifth Avenue and Broadway at 23rd Street in the New York City borough of Manhattan. For everyday visits, the spacious dog run, colorful playground, and large grassy area make for a happy escape from the busy midtown area in which Madison Square Park is located. On sunny summer days, Madison Square Park becomes one of the city’s hottest destinations. Lines of hungry visitors craving a taste of the Shake Shack’s milkshakes and hamburgers, some of the best in the city, wrap around the block. Inside the park, children bop their way through summer vacation at the Mad. Sq. Kids concert series, and big kids enjoy a series all their own, Mad. Sq. Music, spanning an eclectic mix of genres. With its varied activities and its landscaped grounds, Madison Square Park offers attractions for everyone.



GRAMERCY PARK

Gramercy Park is one of New York’s most historic, high-end real estate, and exclusive luxury neighborhoods. Centrally located on the East Side of Manhattan, the neighborhood’s boundaries are roughly 14th Street to the south, First Avenue to the east, 23rd Street to the north, and Park Avenue South to the west. As the city’s oldest residential neighborhood, it has been home to some of the world’s most influential people, including Edith Wharton, Theodore Roosevelt and Eugene O’Neill. The neighborhood is a rich urban mixture of townhouses, apartments and commercial buildings that live happily alongside a very famous private garden. Now a popular place for young professionals, designers and artists, it offers 19th century townhouses, luxury high-rise living and renovated warehouse loft apartments for the more adventurous.



UNION SQUARE PARK

The lively Union Square neighborhood is anchored by its namesake pedestrian plaza and bustling park, which attracts a mix of professionals, street artists and students. The surrounding streets are lined with high-rise apartments and big-name chain stores, as well as casual eateries and cafes. The stalls of the long-running Union Square Greenmarket draw crowds for local produce and artisanal food. The current Union Square Park is bounded by 14th Street on the south, 17th Street on the north, and Union Square West and Union Square East to the west and east respectively. 17th Street links together Broadway and Park Avenue South on the north end of the park, while Union Square East connects Park Avenue South to Fourth Avenue and the continuation of Broadway on the park’s south side.



BELLEVUE SOUTH PARK

Bellevue South Park was mapped in 1966, a welcome green space for the increasingly residential neighborhood but was undeveloped for several years, a victim of the city’s fiscal crisis in the mid-1970s. In the late 1970s, the city agreed to pay for the construction of the park after Community Board Six and residents of the neighborhood promised to cover the expenses needed for its maintenance. Nestled among its namesake hospital, a large apartment complex, and the Public Health hospital, Bellevue South Park serves a different purpose for each of the communities it serves. Health fanatics rely on its exercise stations and volleyball & basketball courts, hospital employees recharge while gazing at its decorative floral and animal sculptures, and children stretch and conquer its playgrounds.



STUYVESANT SQUARE PARK

Located between East 15th and East 17th Streets, this four-acre square has been the centerpiece of the surrounding neighborhood since its completion. Once a part of the former 120-acre farm and estate of Peter Stuyvesant, the last Dutch Director-General of the colony of New Netherlands, the site was sold by the Stuyvesant family to the City of New York for use as a public park in 1836. By the time the park was opened to the public in 1850, it featured a cast iron fence (1847) and two central fountains (1848), which were replaced by smaller fountains in 1884. The current passive park is a result of Parks Commissioner Robert Moses’ 1930s campaign to rehabilitate New York’s public parks, and was redesigned by Gilmore Clarke in 1935.

AMENDED

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: SEP 12 1985

NO. 8-034

This certificate is issued under C.O. No. 20854

ZONING DISTRICT C 5-2

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building - premises located at

132-134 East 24th Street

Block 879 Lot 64, 65

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING CARRYING CAPACITY UNITS	BUILDING CODE FLOOR AREA FEET	CONVING VIA GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.0.						Boiler Room, Storage
Basement	75	151			6	C	One Comm. Store
1st	40		2	6	2		2 Class "A" apartments
2nd	40		4	8	2		4 Class "A" apartments
3rd	40		4	8	2		4 Class "A" apartments
4th	40		4	8	2		4 Class "A" apartments

Class "A" Multiple Dwelling

Old Code

This is an amended certificate of occupancy.

OPEN SPACE USES

(SPECIFY: PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

George Christina

BOROUGH SUPERINTENDENT

Commissioner

COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

24 | CUSHMAN & WAKEFIELD

132-134 EAST 24TH STREET | 25

NOTES

NOTES

132-134 E24TH ST

PRIME GRAMERCY DEVELOPMENT SITE



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