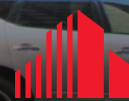


# 281-283

LEXINGTON AVENUE

NEW YORK, NY

COMMUNITY FACILITY  
BUILDING FOR SALE



**CUSHMAN &  
WAKEFIELD**



# 281-283

LEXINGTON AVENUE  
NEW YORK, NY

**CUSHMAN &  
WAKEFIELD**

ASKING PRICE:  
**\$8,250,000**

**FORMER Soldiers', Sailors', Marines', Coast Guard and Airmen's Club**

## PROPERTY DESCRIPTION

Cushman & Wakefield has been exclusively retained to sell 281-283 Lexington Avenue, a/k/a The Soldiers', Sailors', Marines', Coast Guard and Airmen's Club, a historic private social club in New York's Murray Hill neighborhood of Manhattan, NYC. This charming building was built in 1882 as two of six townhomes (279-289 Lexington Avenue) for the upper middle class of that period. Since 1927, serving returning veterans of World War I, the clubhouse has operated as accommodations for U.S. servicemen and women, military veterans, and their families at discounted rates. The beaux-arts, bay-windowed building at West 37th Street is not an official landmark.

The property is configured with 36 dormitory style bedrooms with marble shower baths on every floor, a library, several large event rooms, and a dining room with lounge. The building sold its air rights to the adjacent co-op known as the Carlton Regency when it was built in 1979 and straddles the club on both sides. The building benefits from its soaring ceiling heights ranging from 9' - 12' 6" throughout, vented kitchen with in-place equipment, and flag branding rights. The building remains an outstanding visual asset to the Murray Hill community. Although the widening of Lexington Avenue meant the loss of the original

brownstone stoops and the stone facades have been painted, the last two surviving houses of Charles Buek & Co.'s 1882 row are otherwise little changed.

Delivered vacant for immediate possession, this historically significant community center/clubhouse building is located at the confluence of New York's Midtown East, Kips Bay, NoMad, and Murray Hill submarkets, just a few blocks from Madison Square Park and Bryant Park. The proximity to major transportation hubs Penn Station, Grand Central Terminal, Port Authority Bus Terminal and the 4 6 subway trains is unmatched. One of the more affluent neighborhoods, Murray Hill also benefits from its proximity to the United Nations HQ, Alexandria Center for the Life Sciences and most all the major hospitals. This offering represents an outstanding opportunity for a government mission, embassy, consulate, family office HQ, nonprofit, doctor's office, social or private club, alumni association center, art gallery or any wide array of community facility occupiers to own one of the most remarkable and historic buildings in Manhattan. This will be the first sale since 1907, over 117 years.

## PROPERTY INFORMATION

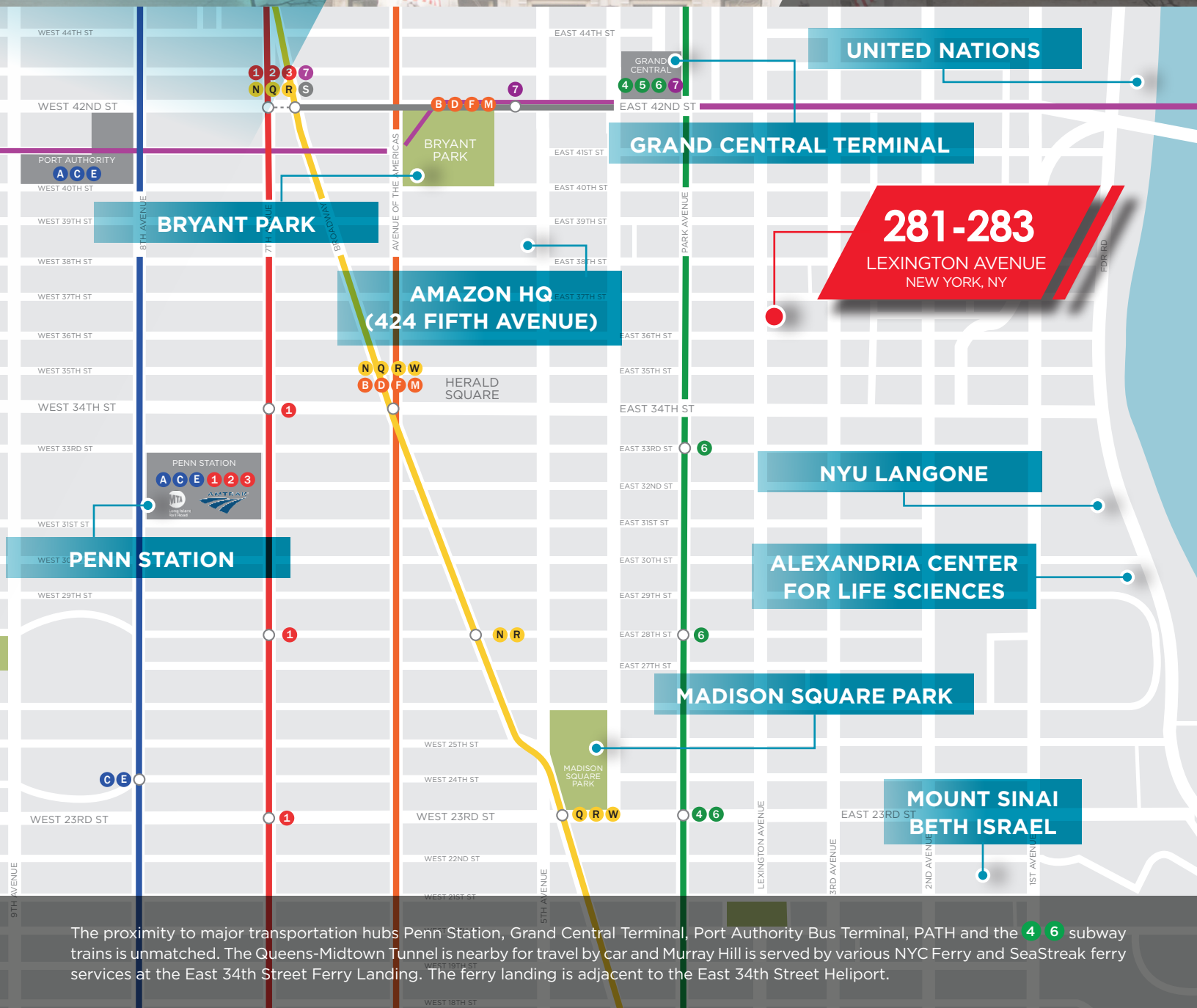
|                            |                                                             |
|----------------------------|-------------------------------------------------------------|
| Location:                  | East side of Lexington Avenue between 36th and 37th Streets |
| Block/Lot:                 | 892 / 63                                                    |
| Lot Dimensions:            | 51' x 80'                                                   |
| Lot Area:                  | 4,080 SF                                                    |
| Building Dimensions:       | 51' x 67' (with a 30' x 15' extension)                      |
| Stories:                   | 5 plus Cellar                                               |
| Gross SF:                  | 19,440 (above grade)                                        |
| Total SF:                  | 22,857 (including cellar)                                   |
| Zoning:                    | R10                                                         |
| Air Rights:                | None; Sold                                                  |
| Landmarked:                | No                                                          |
| Historic District:         | No                                                          |
| Year Built / Last Altered: | 1882 / 1927                                                 |
| Real Estate Taxes:         | \$199,054 (Tax Class 4)                                     |

*\*All square footages are approximate and should be independently verified*



# 281-283

## LEXINGTON AVENUE



The proximity to major transportation hubs Penn Station, Grand Central Terminal, Port Authority Bus Terminal, PATH and the 4 6 subway trains is unmatched. The Queens-Midtown Tunnel is nearby for travel by car and Murray Hill is served by various NYC Ferry and SeaStreak ferry services at the East 34th Street Ferry Landing. The ferry landing is adjacent to the East 34th Street Heliport.

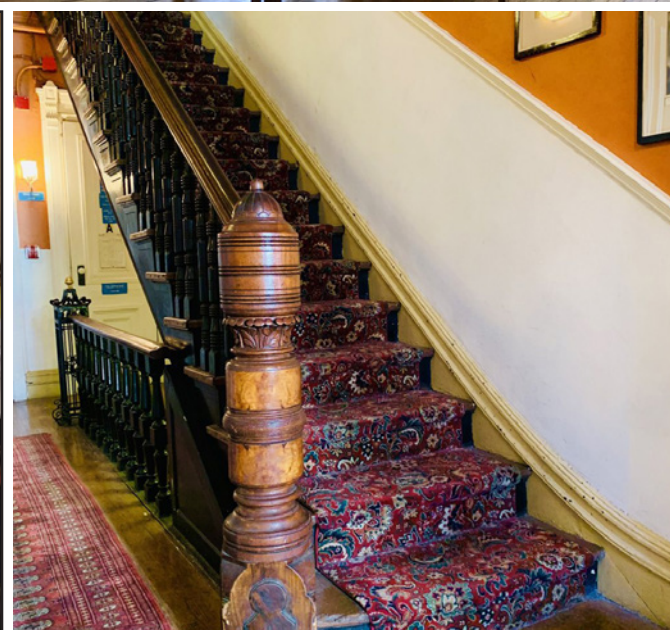
### HISTORY OF THE TOWNHOUSE

- Built in 1882 by Charles Buek & Co. as two of six (279-289 Lexington Avenue) separate townhouses for the upper middle class of that period.
- The Soldiers', Sailors', Marines', Coast Guard and Airmen's Club was a private social club founded in 1919 by Cornelia Barnes Rogers and Eleanor Butler Alexander-Roosevelt, wife of Theodore Roosevelt Jr., along with General John J. Pershing to accommodate servicemen returning from overseas duty in World War I.
- With no U.S. government funding, supported solely by guest proceeds and the donations of private citizens, it has accommodated over 2.5 million men and women of the US military and their families.
- Since it the new clubhouse formally opened on November 17, 1927, the SSMAC Club has occupied the two adjacent 19th century townhouses.
- During 1939-1940, the years of the World's Fair, SSMAC was asked by the Navy to be the center of hospitality for the visiting sailors of the ships which brought over the High Commissioners from the different participating countries.
- In 1996 the USO of Metropolitan New York asked SSMAC to accommodate them at the Club, which they did. Since August 1996 the USO had been a tenant of the Club.
- In 1998 - 12,367 military affiliated Guests were accommodated.
- The club closed in 2018 two months before its 100-year anniversary and its last residents vacated shortly after the onset of the Covid-19 pandemic.



281-283  
LEXINGTON AVENUE

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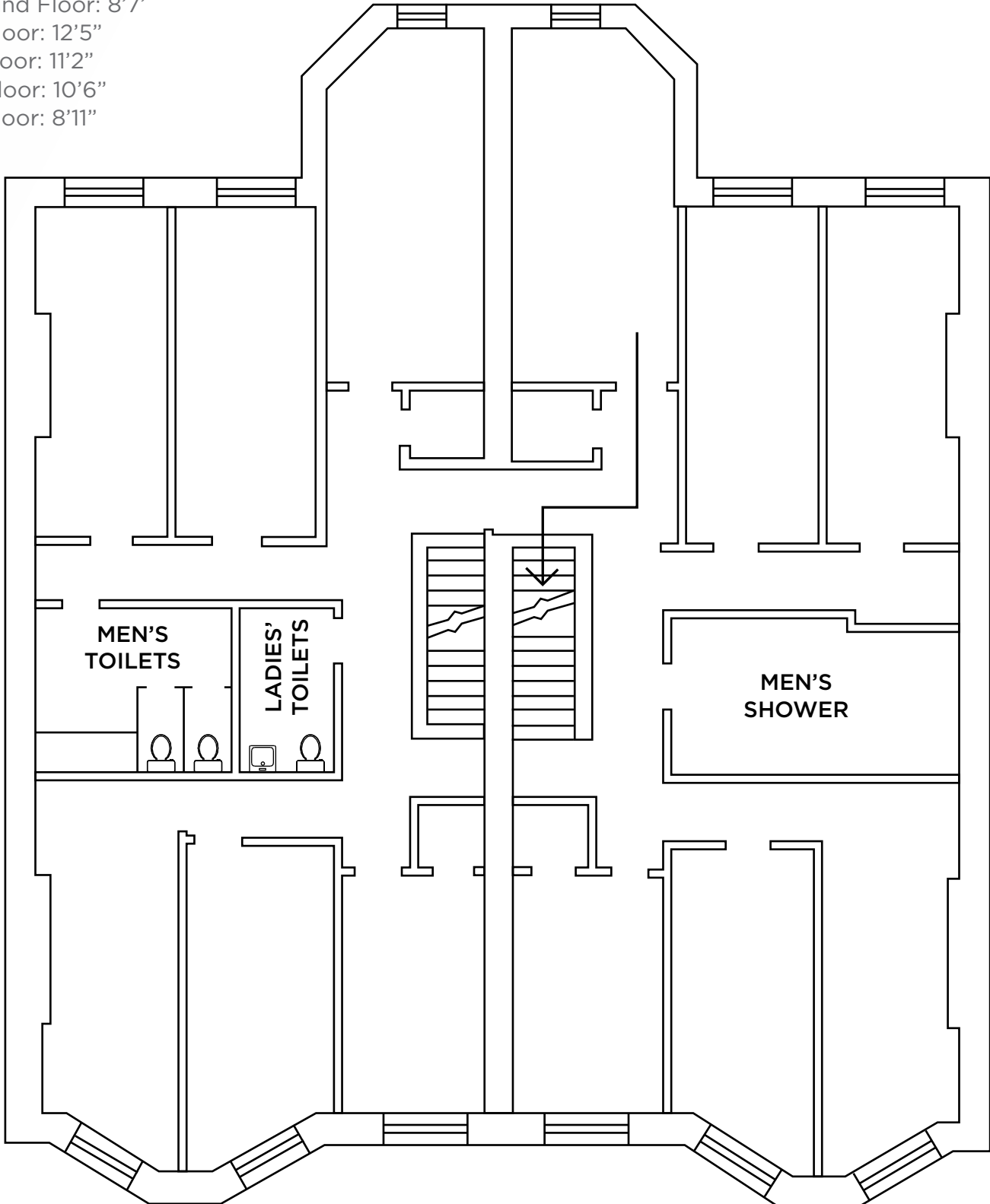
LEXINGTON AVENUE



## TYPICAL FLOOR LAYOUT (Floors 3-5)

### CEILING HEIGHTS

- Ground Floor: 8'7"
- 2<sup>nd</sup> Floor: 12'5"
- 3<sup>rd</sup> Floor: 11'2"
- 4<sup>th</sup> Floor: 10'6"
- 5<sup>th</sup> Floor: 8'11"



**CERTIFICATE OF OCCUPANCY**

**DEPARTMENT OF BUILDINGS**

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date July 2, 1974

No. 74727

**CERTIFICATE OF OCCUPANCY**

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

**AMENDS**  
This certificate amends C. O. No. 29962

THIS CERTIFIES that the ~~new~~ altered existing building ~~is~~ located at

281-283 Lexington Avenue Block 892 Lots 61, 62, 63

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the east side of Lexington Avenue distant 0 feet from the corner formed by the intersection of

East 37th Street and Lexington Avenue  
 running thence south 98'9" feet; thence east 100 feet;  
 thence north 98'9" feet; thence west 100 feet;  
 running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

to the point of place of beginning, conforming substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Occupancy classification— ~~Heretofore~~ **Class 3** nonfireproof

or Alt. No.— ~~147-73~~ Construction classification— **Class 3** stories, 60 feet.

Date of completion— **Class "D" Mult. Dwelling.** Located in R 10 Zoning District.

at time of issuance of permit. **June 24, 1974**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: } (Calendar numbers to be inserted here.)  
 and The City Planning Commission:

**PERMISSIBLE USE AND OCCUPANCY**

Off-Street Parking Spaces \_\_\_\_\_

Off-Street Loading Berths \_\_\_\_\_

| STORY            | LIVE LOADS<br>Lbs. per Sq. Ft. | PERSONS<br>ACCOMMODATED | USE                                                                                                 |
|------------------|--------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------|
| Cellar on ground |                                |                         | Tenants' laundry, storage, electric meter room, locker room, toilets and Con-Ed steam service room. |
| Bsmt.            | 40                             | 25                      | Kitchen, dining rooms and office.                                                                   |
| 1st              | 40                             |                         | Lounge rooms.                                                                                       |
| 2nd              | 40                             |                         | Nine (9) furnished rooms, library and office.                                                       |
| 3rd              | 40                             |                         | Twelve (12) furnished rooms.                                                                        |
| 4th              | 40                             |                         | Nine (9) furnished rooms.                                                                           |

NOTE: This is an AMENDED Certificate of Occupancy for cellar and furnished room count.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF BUILDINGS, SECTION 26-208.1, EFCR, 1967.

Sewage Disposal: Sainitary Drainage \_\_\_\_\_ Discharge Into Either Sanitary or Combined Sewer (DOES) (DOES NOT)

Storm Drainage \_\_\_\_\_ Discharge Into Either Storm or Combined Sewer (DOES) (DOES NOT)

*Richard L. Dennis*  
Borough Superintendent



# 281-283

## LEXINGTON AVENUE

NEW YORK, NY

All inquiries should be directed to Cushman & Wakefield. No inspections of the Property are permitted unless accompanied by a representative from Cushman & Wakefield.

### For More Information, Please Contact:

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**CUSHMAN &  
WAKEFIELD**