

## 240 Park Avenue South

Residential Condominiums  
New York, New York



Located on the Northwest corner of Park Avenue South and 19th Street, 240 Park Avenue South is designed as a new 104,000-square foot, 17-story, mixed-use commercial and residential condominium. The project contains 54 luxury residential units with 6,000 square feet of street level retail space. The typical unit area equals 1,800 square feet—ranging from a 2,700 square foot, three bedroom penthouse to a 805 square foot, one bedroom apartment

The lower Park Avenue South location, just north of Union Square and west of Gramercy Park, has become one of New York City's most sought after residential neighborhoods. With views along Park Avenue South towards the east and southern views along 19th Street, the unit layouts for the building take advantage of this important corner location. All apartments have their major living spaces oriented towards these views. Additionally, several of the upper floors have unobstructed views to the north and west.

Zoning requirements limited the street wall height to 150 feet, requiring a facade setback that advantageously allows for the creation of private terraces for the 14th floor units. The 17th floor penthouse, occupying the entire floor, has exclusive access to the building roof where a private terrace and swimming pool has been provided.

The exterior of the building is designed to compliment the existing neighborhood context. The facade is composed of limestone clad, precast concrete panels that create large scale, two-story openings in-filled with windows and metal panel floor spandrels. The articulation of column and spandrel panels recalls the detailing and materials of adjacent neighboring buildings.

Additional residential amenities provided for owners include both a spa and exercise room, along with a group function room and library with access to an outdoor terrace.

1 Existing site

2 Axonometric



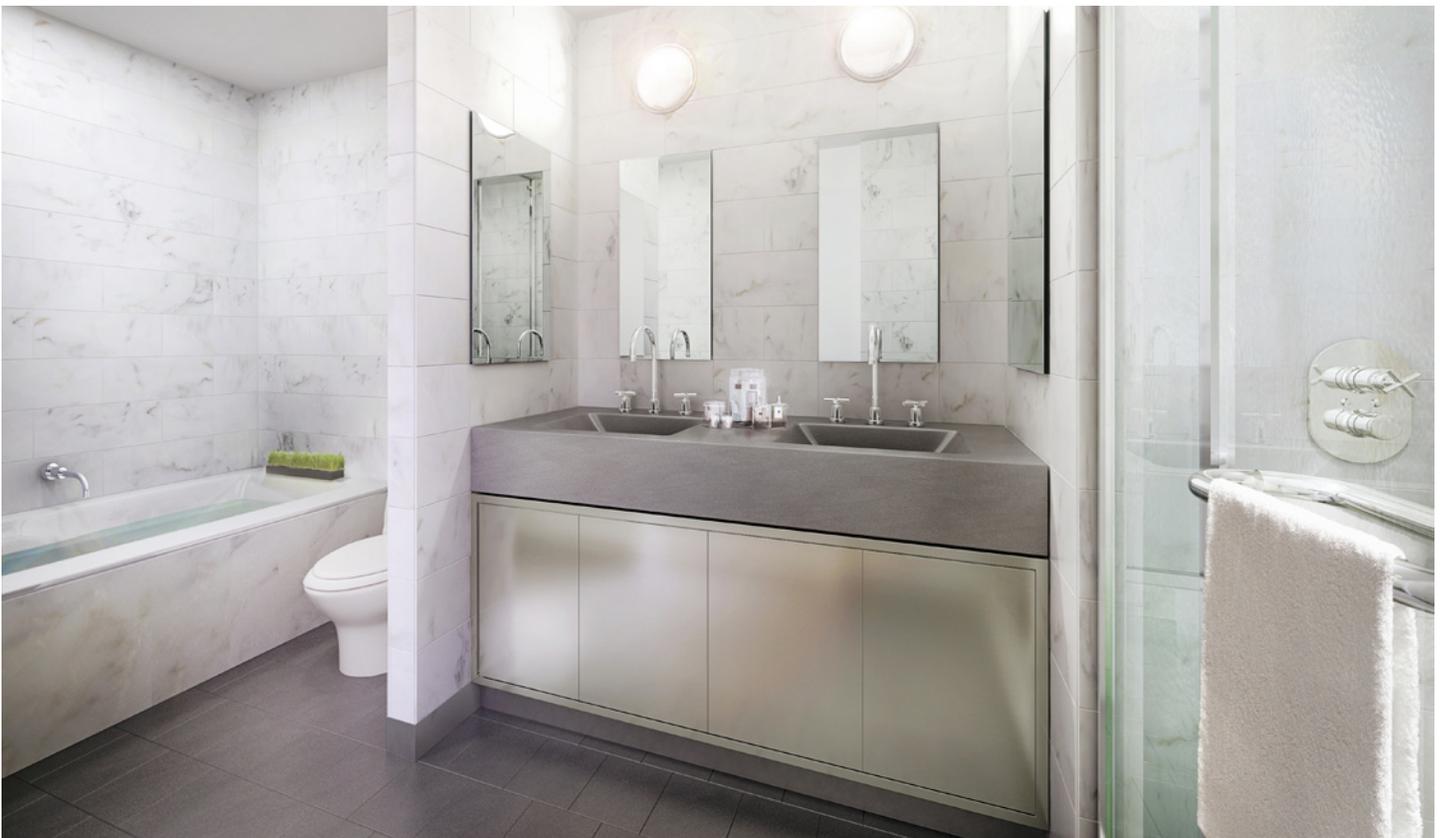
Lobby

**240 Park Avenue South**

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*Kitchen*



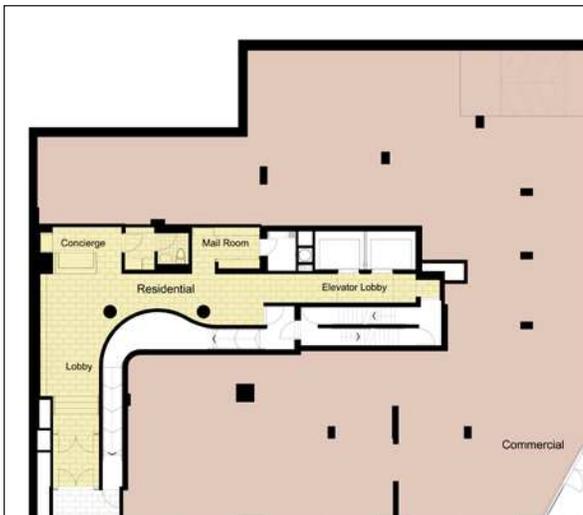
*Bathroom*

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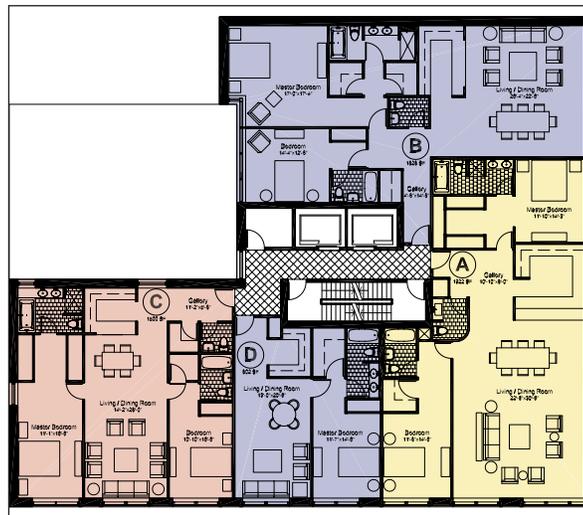
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### Key Project Information

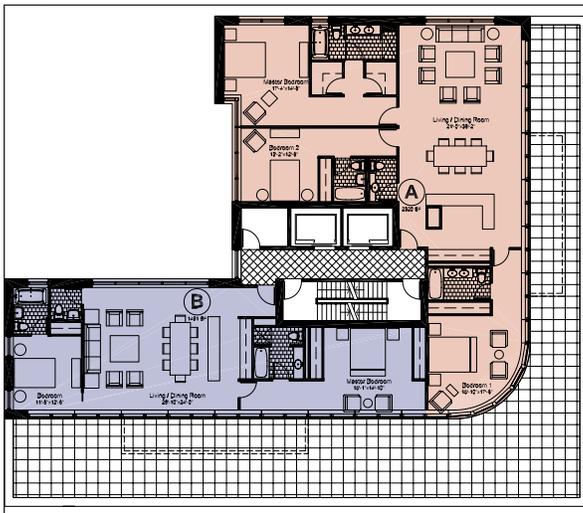
- New 104,000-square foot, mixed-use commercial and residential condominium
  - 54 luxury residential units
  - 6,000 square feet of street level retail space
  - Lower Park Avenue South corner location with views to the east and south
  - Private terraces for units on the 14th floor
  - Building's facade of limestone clad, precast concrete panels compliment the existing neighborhood context
  - Additional amenities include a spa, exercise room, group function room and library
- completion 2008
  - gsf 110,000



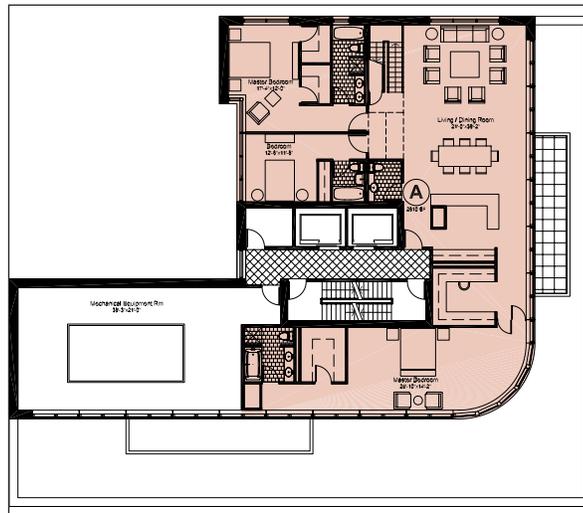
Lobby



Floors 3-13



Floors 14-16



Floor 17