

35 EAST

62ND STREET

41 EAST

62ND STREET



SERHANT.
SIGNATURE

BKREA

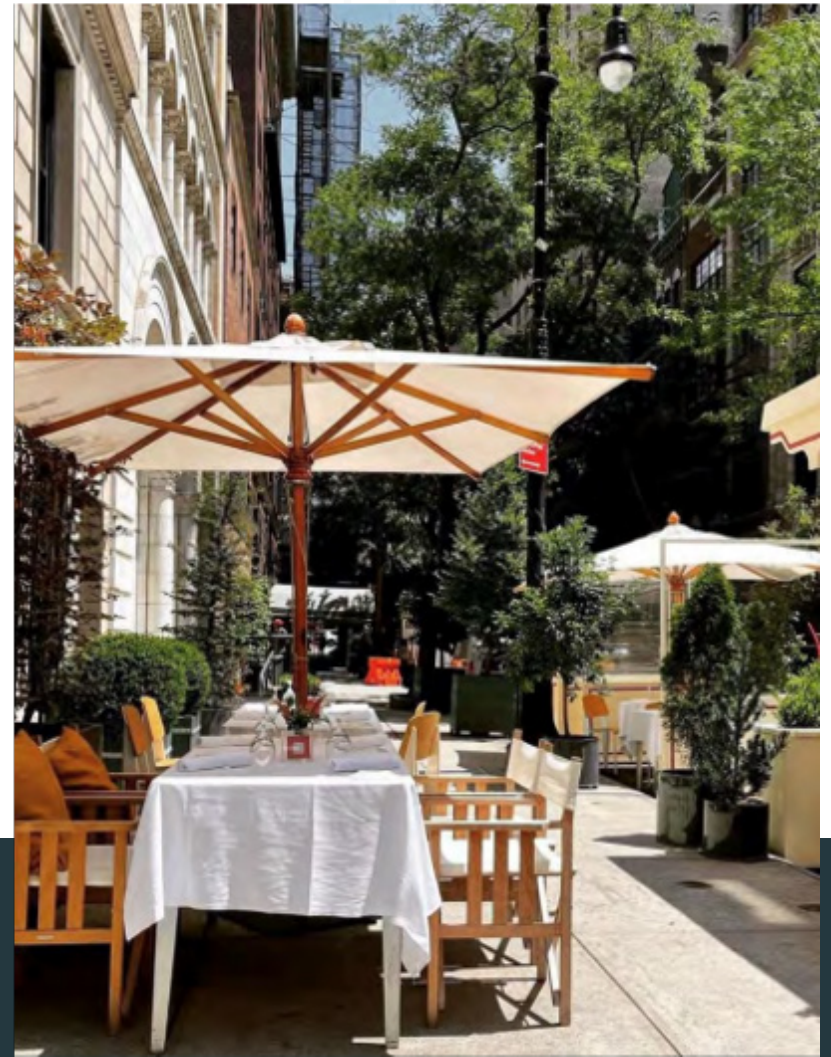


35 EAST

62ND STREET

WORK AND LIVE IN COMPLETE PRIVACY AND SECURITY

Approximate Square Footage:	25,000
Number of floors above grade:	5
Basement:	Full
Frontage:	40 feet
Lot Size:	4,017
Current Use:	Office
Block / Lot:	1377 / 26
Zoning:	R8B / LH-1A



A ONCE IN A LIFETIME
UPPER EAST SIDE
TROPHY PROPERTY



MASSIVE WOODEN DOORS
LEAD THROUGH A SECURE
VESTIBULE INTO A DOUBLE
HEIGHT LOBBY



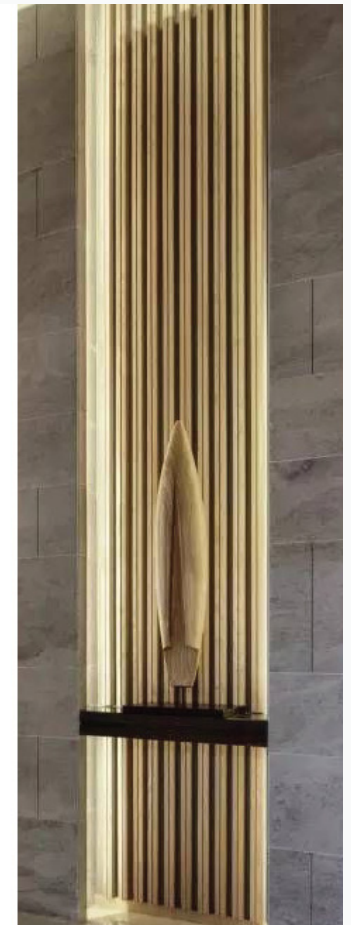
ENDLESS OPPORTUNITY FOR AN EXCLUSIVE DESIGN

FEATURES

Elevator Access
Finished basement
5 floors above grade
Rooftop Garden and Loggia

GROUND FLOOR SPACES

Lobby
Board Room
Fully enclosed garden with a glass roof
Bathrooms, storage and support space





A GLOBAL HEADQUARTERS

Oversized Board Room with enormous ceiling height and seating for 25+ people.



DIRECT GARDEN ACCESS
FOR ENTERTAINING OFF
THE BOARD ROOM



GARDENS GALORE!

- Private, intimate, glass-enclosed rear yard
- 20 foot ceiling heights
- Climate Controlled
- Wood Burning Fireplace
- Doorway to 41 E. 62nd
- Achieve 75 feet of width by combining 35 with 41 East 62nd Street.
- A 7,500 square foot floor plate

A BLANK SLATE TO
ACCOMMODATE
YOUR EVERY DESIRE

GLASS
HOUSE

FLOORS 3-5 OFFICE OR RESIDENCE

EXECUTIVE SUITE

WORLD
HEADQUARTERS

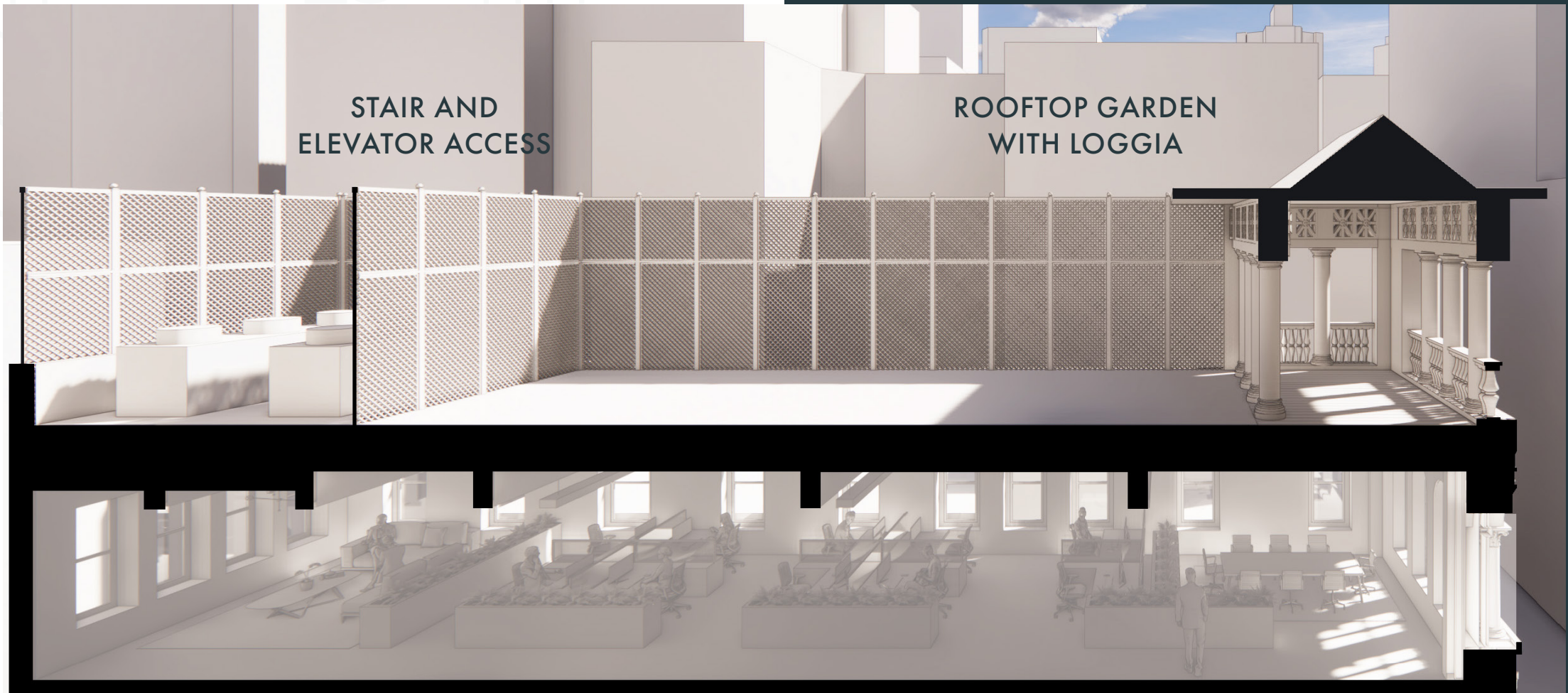
SECURE
ENTRANCE &
LOBBY

4,000 SQ. FT. FOR ENDLESS
AMENITY SPACE

ROOFTOP GARDEN WITH HISTORIC LOGGIA

STAIR AND
ELEVATOR ACCESS

ROOFTOP GARDEN
WITH LOGGIA





ACTUAL

INSPIRATIONAL



- Tenting and heating or cooling is available
- Ample sunlight
- The loggia provides shade to escape direct sunlight

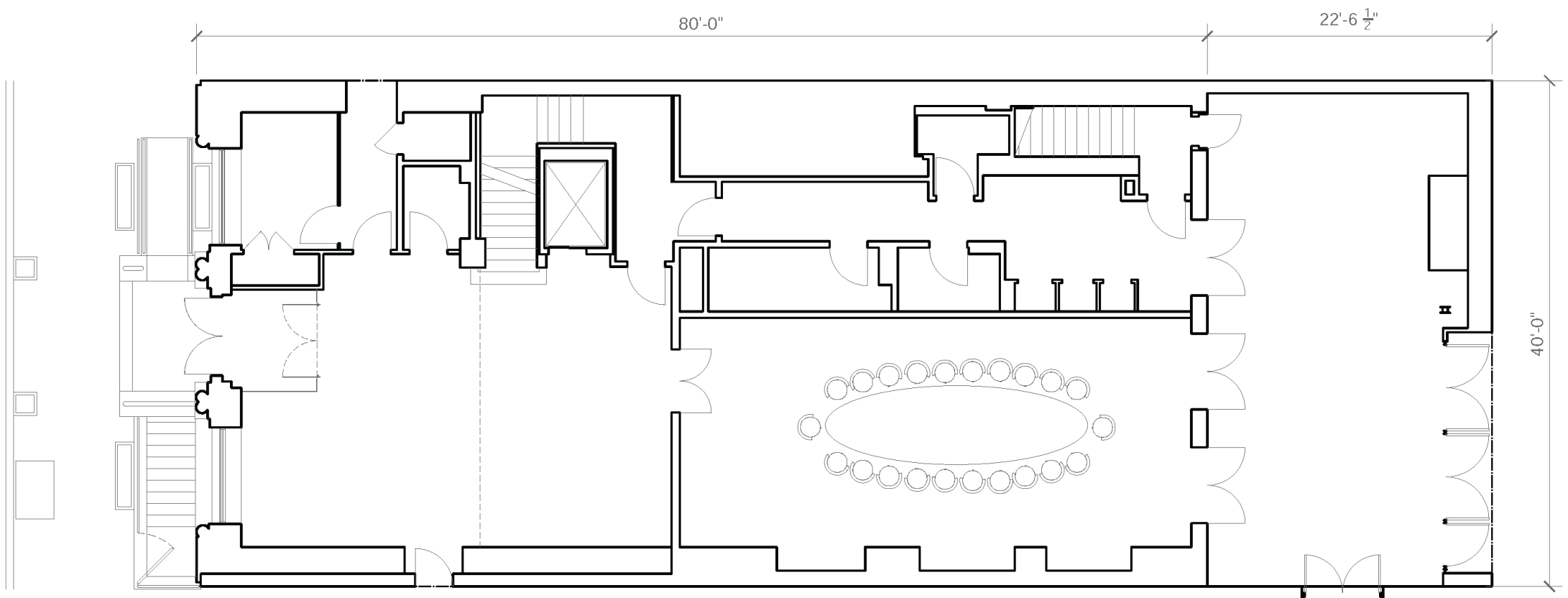
GROUND FLOOR PLAN

Endless opportunity to display artwork and other collectibles.

4,000 Square Feet

APPROXIMATE CEILING HEIGHTS

Lobby: 17 feet
Board Room: 15 feet
Garden: 20 feet

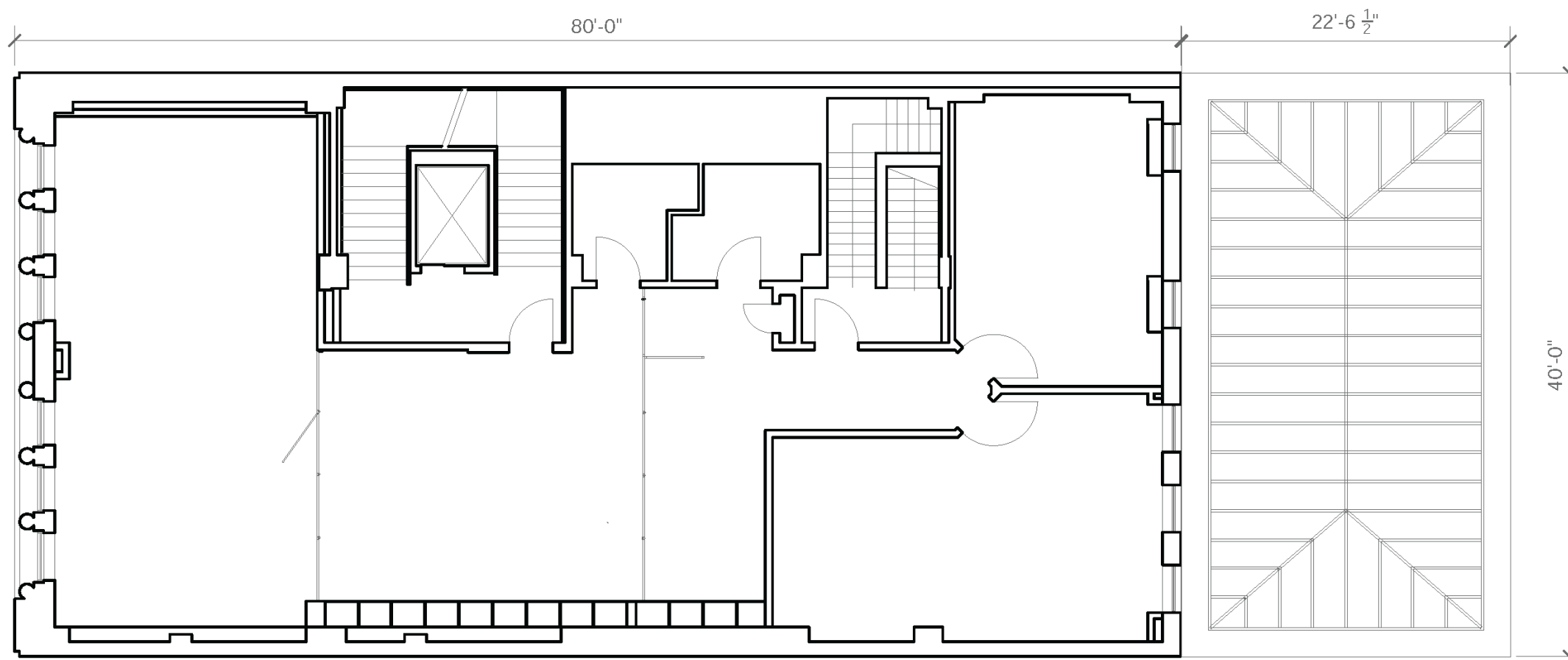


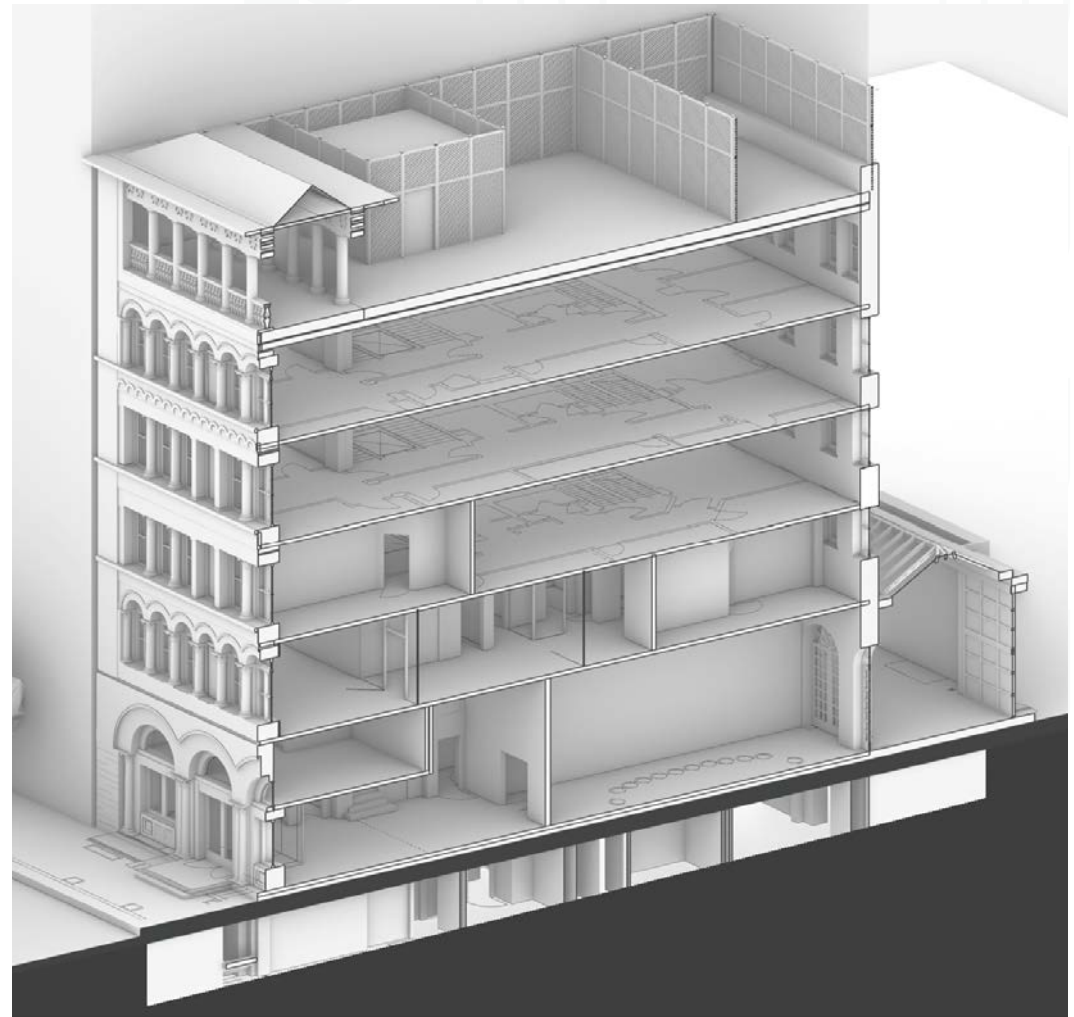
TYPICAL FLOOR (2ND-5TH)

- 3,200 Square Feet
- Venetian plastered elevator lobby
- Picturesque views of the tree lined street

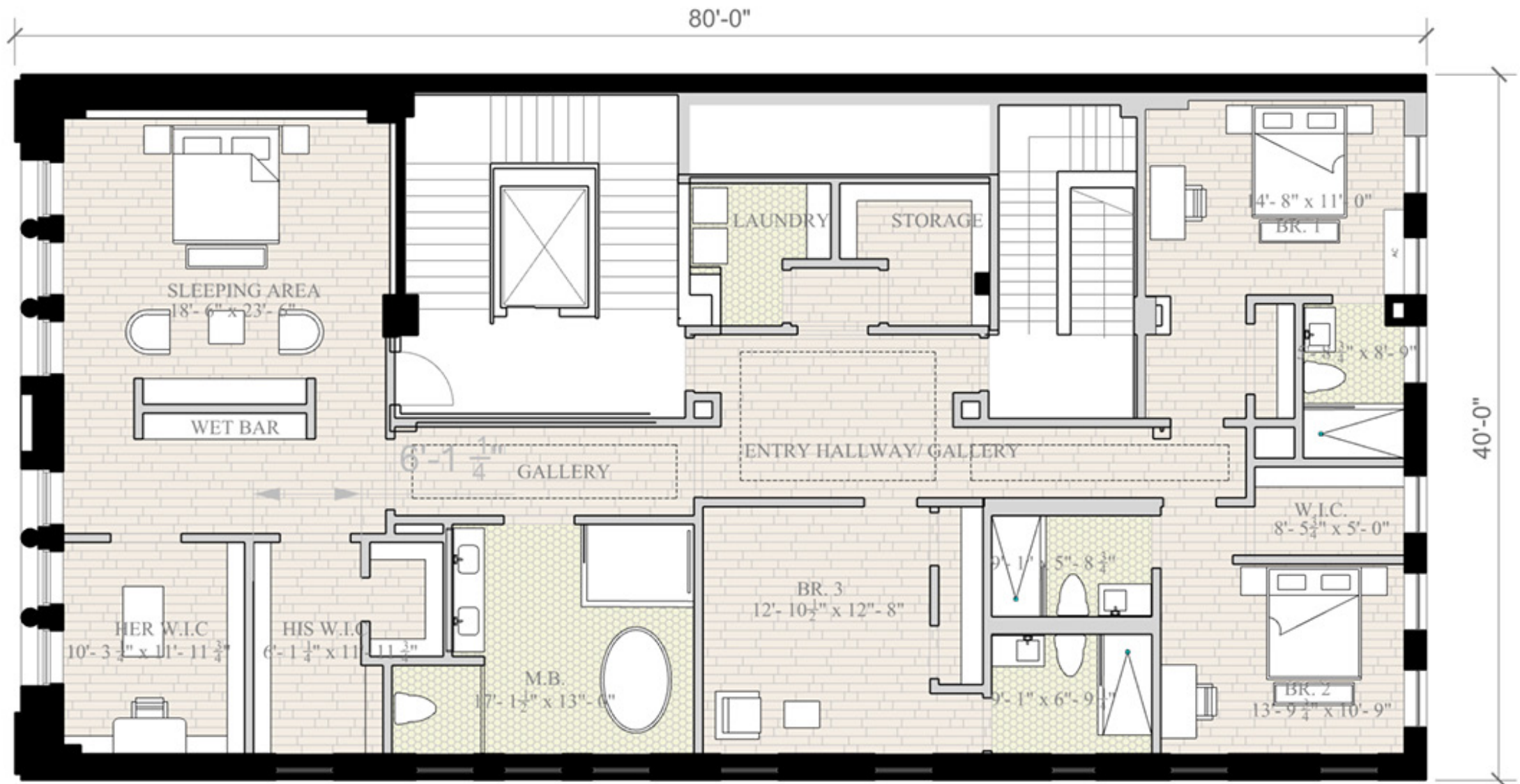
APPROXIMATE CEILING HEIGHTS

11 Feet throughout

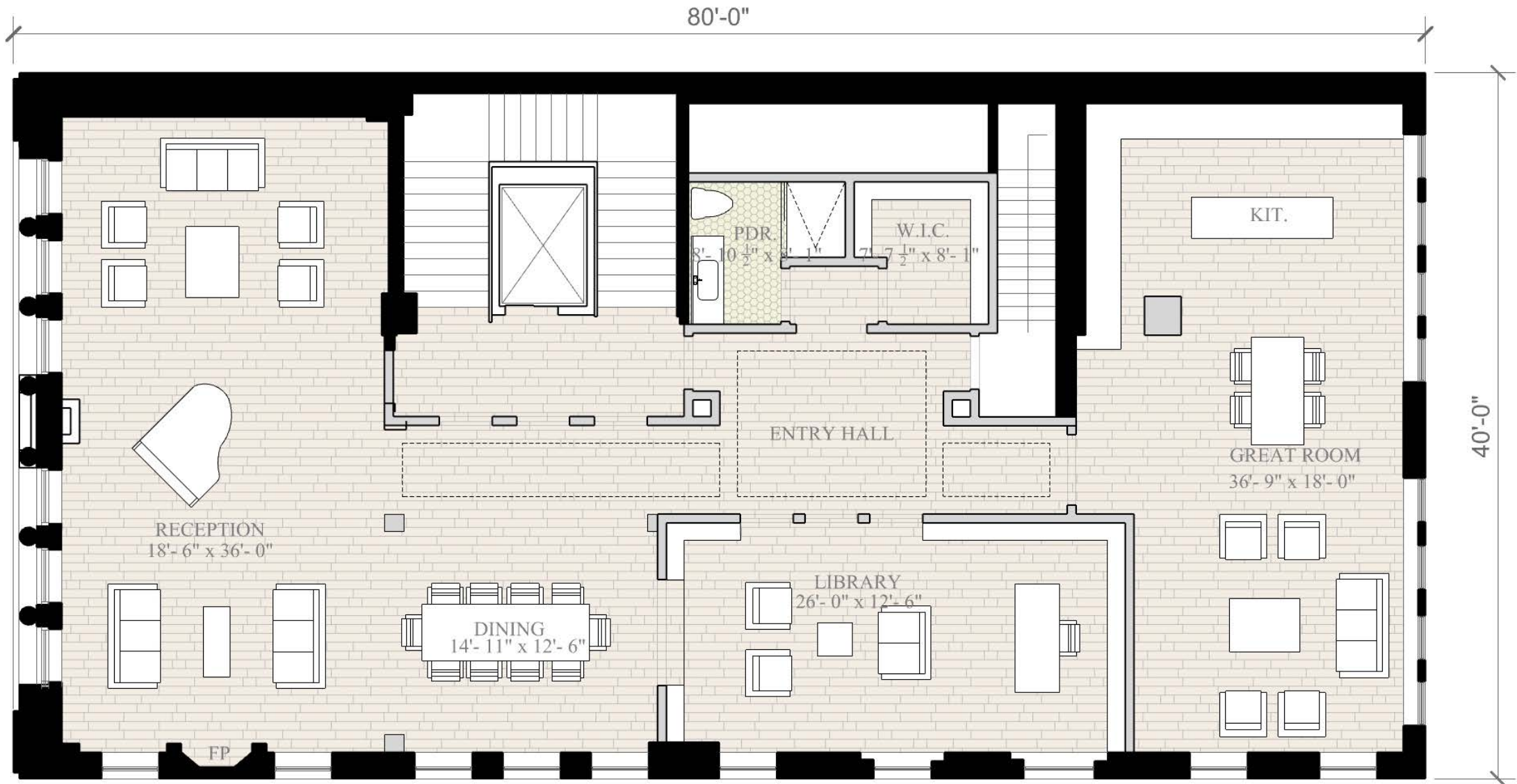




POTENTIAL BEDROOM FLOOR PLAN



POTENTIAL LIVING FLOOR





- Gas Service available in the building
- Separate air cooled chiller to control the 2nd floor (executive suite)
- 75 ton cooling tower on the roof provides water to the Daikin and McQuay heat pumps throughout the building.
- (2) 5 ton fluid coolers used to heat/cool the roof deck when tented for events.
- Basement kitchen exhaust can be reconnected to resurrect the former café for building occupants
- CAD drawings available upon request.
- Estimated Operating Costs:
Utilities \$400k. Repairs and Maintenance \$400k
- Annual Real Estate Taxes \$435k

41 EAST
62ND STREET

UPTOWN LIVING WITH A DOWNTOWN FEEL

Approximate Square Footage:	16,000
Number of floors above grade:	5
Basement:	Full
Frontage:	35 feet
Lot Size:	3,515
Use:	Office/Residential
Block / Lot	1377 / 27
Zoning:	R8B / LH-1A





PROPERTY DESCRIPTION

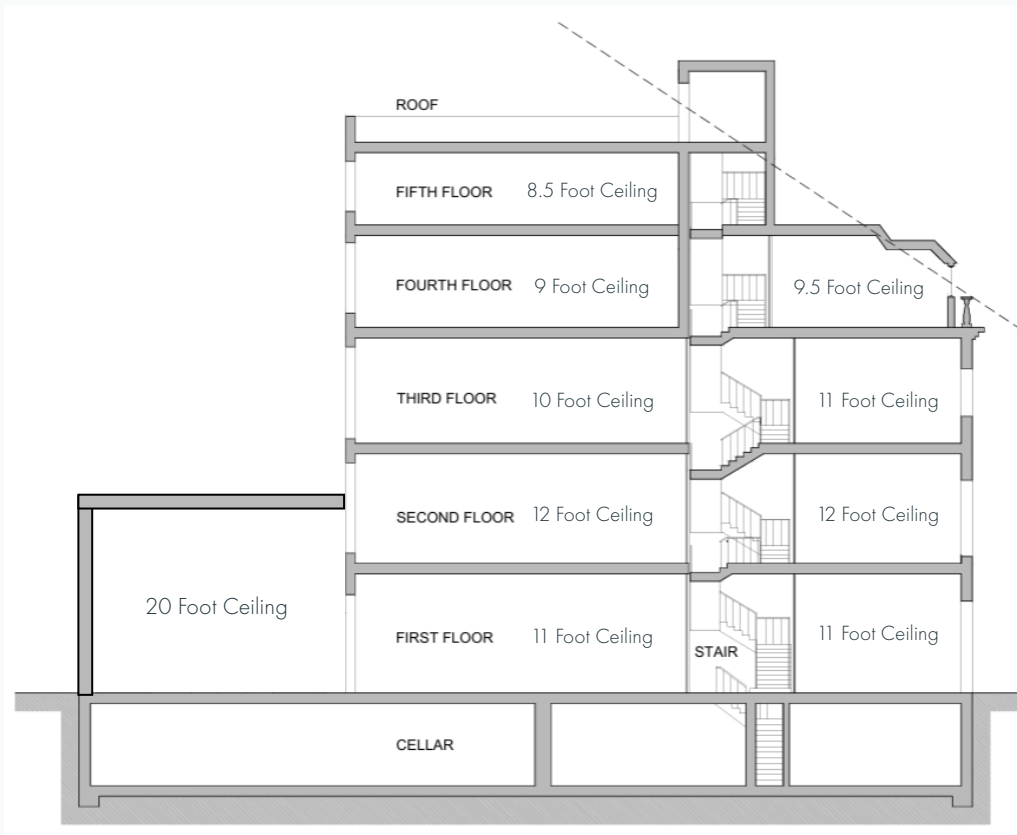
The Property is adjacent to 35 East 62nd Street and comprised of approximately 16,000 square feet across 5 floors plus a full basement. The floors can be accessed by a single elevator or the staircase that circulates through the building. There is ample space to create an exquisite roof top garden.

Elbridge T. Gerry was the original owner.

Style: neo-Federal

Red brick facade laid in English bond; recessed doorway at the east end of the property, iron railings and stone lintels at the second-floor windows, balustrade in front of a slate mansard roof at the fourth floor where skylight windows have been installed and a setback 5th floor.

PLANS PREVIOUSLY APPROVED FOR A SINGLE-FAMILY RESIDENCE



PROPOSED GROUND FLOOR CONFIGURATION INCLUDING GLASS ENCLOSED GARDEN





RENDERING OF THE GROUND FLOOR GREAT ROOM

Including Library, Wine Cave and Easy Access to
the Enclosed Garden and Kitchen

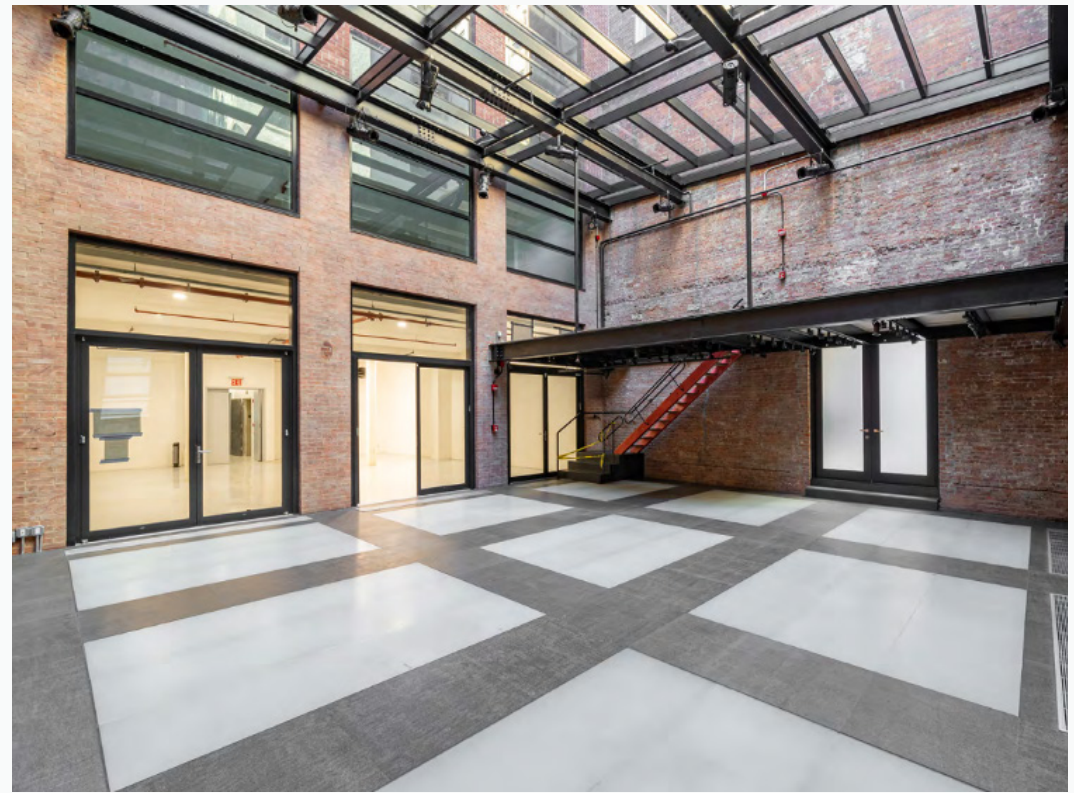


**FULLY ENCLOSED GARDEN
WITH A GLASS CEILING**



EXISTING INTERIOR PHOTOS





ENORMOUS REAR
GARDEN DRENCHED IN
NATURAL LIGHT



Floor to ceiling windows on the second floor provide a picturesque living space with ample light and views of the tree lined street and of the Links Club and Browning School across the street.





RENDERING OF THE 5TH FLOOR WITH ACCESS TO A POTENTIAL ROOF TOP GARDEN



A PACKAGE OF TROPHY PROPERTIES...

41 East 62nd Street offers more than 16,000 sq. ft. of interior space that could include commercial office space on the lower floors and residential use on the top two floors.

35 East 62nd Street may also be purchased with 41 East 62nd Street. It is a 40-ft wide, 25,000 sq. ft. commercial office building, which may be used “as is” or converted to residential or mixed use.

When combined the two offer the impossible to find opportunities to create:

Option 1: A grand residence with an adjoining amenity building that includes a basketball court, spa, fitness room, swimming pool, guest suites, and separate staff and security residences.

Option 2: A grand residence with an adjoining family office or foundation, gallery, guest suites plus staff and security quarters.

Option 3: Multiple-unit family compound with adjoining family office/ foundation/ gallery and amenity building.

Option 4: Modern fully immersive luxury office “experience” building complete with private spa and wholeness floor, fitness and sports facilities, lounge areas, private bar, private ballrooms for special events, theater for launches and presentations, and residences that can be used by executives and staff.

The once in a lifetime opportunity to combine two buildings of this prominence would result in an unprecedented 75’ on East 62nd Street, a 7,500 sq. ft. lot and approximately 40,000 of useable square footage set on 100’ deep lots with South-facing facades. The possibilities are simply endless.



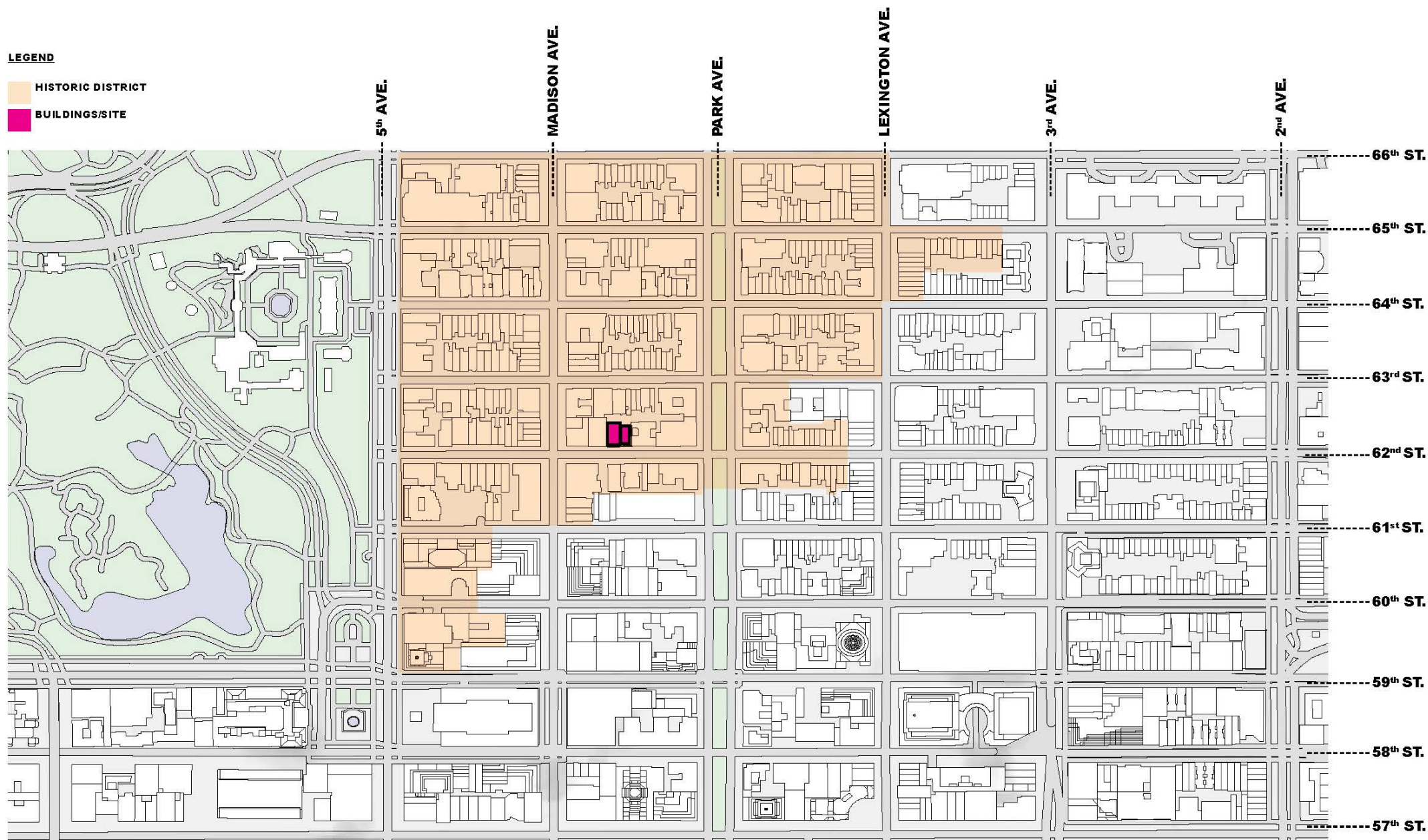
LOCATION. LOCATION. LOCATION.

PROXIMATE TO MULTIPLE TRANSPORTATION OPTIONS & ELITE MANHATTAN SHOPS & RESTAURANTS.

The Property is located at the core of one of the most world-renowned and exclusive commercial, residential, and retail corridors in the world: The Plaza District – a submarket synonymous with wealth and luxury.

LEGEND

- HISTORIC DISTRICT
- BUILDINGS/SITE



**STEPS FROM CENTRAL PARK &
ENDLESS LUXURY SHOPPING**



STEPS FROM MADISON AVE. LUXURY SHOPPING



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SIGNATURE

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