

THE GUIDE TO LUXURY LIFESTYLES IN THE TRISTATE AREA

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RENTALS Never Looked So Good



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Redefining Luxury and Design in a Rental

Collaborations between some of the great developers and architects in the city produced buildings in 2008 which redefined luxury and design in a rental building.

Some of the most important were Joe Moinian's Dwell, at 95 Wall Street, designed by Philippe Starck; Glenwood's Barclay Tower at 10 Barclay Street, designed by Costas Kondylis with interiors by John Saladino; and The Caledonia, on the High Line, developed by Related Companies and designed by Handel Architects with interiors by Clodagh.

"The Caledonia really embodied Related's newest vision of the lifestyle rental," said Related vice chairman David Wine. "The building was built to a very, very high level of sophistication," incorporating an Equinox health club and spa and Assouline culture lounge.

Glenwood's Barclay Tower features a dramatic three-story colonnade and main entrance with limestone columns and walls. But their newest rental building, due to start renting this summer, said Glenwood vice president Gary Jacob, "will probably be the most expensive lobby installation we've ever done."

"We have basically two lobbies," said Jacob, "plus a garden. And since we're in the Garment Center, some of the lobby design is industrial, with stainless steel, so it's a little more contemporary than some of the other lobbies we've done."

The building, now under construction at 320 West 38th Street, will have two 24-story towers containing 569 studio, one-, and two-bedroom apartments. Its site on the western edge of the Garment District has been incorporated into the zoning for the Hudson Yards, which will be a massive redevelopment of the last of the great vacant parcels of land in Manhattan, full of residential and commercial towers amid sprawling parks.

By the time the Hudson Yards takes shape, the neighborhood surrounding it, primarily the upper West 20s and West 30s along Tenth and Eleventh Avenues, will have already been transformed into an active residential destination, thanks to a variety of new buildings, mostly rentals, now under construction.



One Carnegie Hill

Rent Stabilized, 36 stories, 272 units, built: 1995
Studios, One Bedrooms,
Two Bedrooms, Three Bedrooms
Building-wide Water Filtration System, Garage,
Pool & Fitness Center, Children's Playground
212.535.0500 www.glenwoodnyc.com

Carnegie Park

200 East 94th Street, New York 10128
Rent Stabilized, 31 stories, 370 units, built: 1986
Studios: n/a, One Bedrooms, Two Bedrooms,
Three Bedrooms
Doorman, Concierge, Garage, Health Club &
Pool, Sun Deck, Bicycle Room, Private Park
212.722.0666 www.carnegiepark.com

The Chesapeake

345 East 94th Street, New York 10128
30 stories, 108 units, built: 1999
Studios, One Bedrooms, Two Bedrooms,
Three Bedrooms. Duplexes & Health Club
Doorman, Garage, Sundeck
212.360.1783 www.chesapeake-nyc.com

The Highgate

182 East 95th Street, New York 10128
30 stories, 279 units, built: 1977
One Bedrooms, Two Bedrooms,
Concierge, Garage, Sun Deck,
Bicycle Room
212.722.9242 www.milfordmgmt.com

Normandie Court

205-235 East 95th Street, New York 10128
34 stories, 1200 units, built: 1986
Studios, Junior One Bedrooms, One Bedrooms,
Concierge, Garage, Health Club & Pool,

Sun Deck, Meeting Room
212.289.5000 www.ogdenapproperties.com

The Monterey

175 East 96th Street, New York 10128
Rent Stabilized, 32 stories, 522 units, built: 1992
Studio, One Bedrooms, Two Bedrooms,
Three Bedrooms
Doorman, Concierge, Garage, Health Club & Pool,
Sun Deck, Meeting Room, Bicycle Room
212.996.8400 www.themonterey.com

One Carnegie Hill

215 East 96th Street, New York 10128
Studio, One Bedrooms, Two Bedrooms,
Three Bedrooms
Club w/ a 50-foot skylit Pool, Fitness Center,
Outdoor Barbecue Terrace, Children's Playground,
Pet spa, Business Center, Concierge.
212.410.9600 www.onecarnegiehill.com

Carnegie Hill Place

1500 Lexington Avenue, New York, 10029
Rent Stabilized, 24 stories, 211 units, built: 2003
Studios, Alcove Studios, Alcove Studios w/Den,
One Bedrooms, One Bedrooms with Den, Flexible
Two Bedrooms, Two Bedrooms, Flexible Three
Bedroom, Concierge, Garage, Valet, TechnoGym
Fitness Center, Bicycle & Other Storage, Rooftop
Garden & Sundeck
212-348-0500 www.carnegiehillplace.com

Carnegie Hill Place

1501 Lexington Avenue, New York, 10029
Rent Stabilized, 12 stories, 160 units, built: 2001
Studios, Alcove Studios, One Bedrooms,
Flexible Two Bedrooms, Two Bedrooms, Flexible

Three Bedrooms, Concierge, Garage, Valet,
TechnoGym Fitness Center, Bicycle & Other
Storage, Rooftop Garden & Sundeck
212-348-0500 www.carnegiehillplace.com

Hampton Court

333 East 102nd Street, New York 10129
8 stories, 229 units, built: 2004
One Bedrooms, Two Bedrooms, Three Bedrooms,
24- hour White Glove Doorman, In-house Valet,
Attended Garage, Fitness Center w/ 50-foot Lap Pool,
Children's Playground
212.535.0500 www.glenwoodnyc.com

The Aspen

1955 First Avenue @ 100th Street, New York
Rent Stabilized
One Bedrooms, One Bedrooms w/terrace,
Two Bedrooms
Elegant Lobby with 24-hour Concierge, Clubroom,
Fitness Center, Attended Garage,
Hi-speed Internet, Bicycle Storage
212.876.1955 www.AspenNewYork.com

Upper West Side

One Columbus Place

100 West 59th Street, New York 10023
50 stories, 729 units, built: 1997
Studios, One Bedrooms, Two Bedrooms
Fitness Center, Children's Playground
212.863.3000 brodskyorg.com