

# **FIFTY-NINE**

## **Manhattan New Residential Construction 2005**

# 601 W. 57th St.

**The Helena**  
New York, NY 10019

## Location

Clinton; NWC(Eleventh Ave./W. 57th St.)

## Building Description

**Plot:** 200x800; **Floors:** 38

**Elevs:** 5 elev 119 apts/elev

**Apts:** 595 apts, 189-Studio, 331-1BR, 75-2BR

**New Bldg:** Reinforced concrete construction. Glass curtain wall facade. Note: The Helena is a "green" building, practicing environmental conservation. It is also an "80/20" building with 20% of the units reserved for low-income tenants.

## History

**Const Began:** Sep 2003

**Mktg Began:** Jan 2005

**Occupancy:** Apr 2005



Rents as of  
March 1 2005

## Rental

APT	\$MO RENT	\$YR RENT	\$PSF	BRS	SQ FT	DIN ALC	BTHS	EAT IN KIT	OTHER
<b>STUDIOS</b>									
20A	1,935	23,220	38	S	600	No	1.0	No	Alc
20B	1,910	22,920	41	S	550	No	1.0	No	Alc
20D	1,825	21,900	49	S	440	No	1.0	No	
<b>1-BEDROOMS</b>									
14P	2,390	28,680	46	1	621	No	1.0	No	
15S	2,620	31,440	46	1	675	No	1.0	No	
25C	2,750	33,000	45	1	724	No	1.0	No	
<b>2-BEDROOMS</b>									
10R	3,995	47,940	38	2	1,252	No	2.0	No	2WIC
20E	3,695	44,340	48	2	921	No	2.0	No	Balc

## Apartment Features

	All	Some	None
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer/Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Whirlpool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Terrace/Balc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Video Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Maint Includes

	Yes	No
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elec	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Floors

Kitchen	Ceramic Tile
Bath	Ceramic Tile
General	Bamboo

## Building Amenities

	Yes	No
Concierge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doormen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health Club	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sundeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laundry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Children's Playroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lounge.

## Developer

Durst Organization  
Douglas Durst

## Architect

Fox & Fowle Architects

## Marketing

Rose Associates

## Contractor

Kreisler Borg Florman



Plan of 12th - 33rd Floors

601 W 57th St.

# 210 Lafayette St.

**Kenmare Square**  
**59 Crosby St.**  
**New York, NY 10012**

## Location

SoHo; WS(Spring St./Broome St.)

## Building Description

**Plot:** 88x200j; **Floors:** 11

**Elevs:** 3 elev 17 apts/elev

**Apts:** 52 apts, 5-Studio, 16-1BR, 29-2BR, 2-3BR

**New Bldg:** Poured reinforced concrete. Brick & glass facade.

Note: Two bldgs are joined together at cellar & 1st floor:  
 Kenmare Square(210 Lafayette--11 flrs, 47 units) and Crosby  
 House (59 Crosby St.--6 flrs, 5 units).



## History

**Const Began:** Sep 2004 **Initial Offering:** Dec 2004 **No:** CD  
 04-0262

**Mktg Began:** Feb 2005 **Amend:** Feb 2005 **No:** 11th

**Occupancy:** Oct 2005

Prices as of  
 March 1 2005

## Condominium

APT	CHGS	RE TX	PRICE	SPSF	BRS	SQ FT	DIN		EAT IN		OTHER
							ALC	BTHS	KIT		
5	1,462	60	2,250,000	1,558	2	1,444	No	2.0	No	Balc,WIC	
5A	1,174	48	1,525,000	1,307	2	1,166	No	2.0	No		
5B	778	32	1,200,000	1,554	1	772	No	1.0	No		
5C	729	30	985,000	1,360	1	724	No	1.0	No		
5D	1,194	49	1,750,000	1,476	2	1,185	No	2.0	No		
5E	449	19	575,000	1,289	S	446	No	1.0	No		
5F	672	28	825,000	1,236	1	667	No	1.0	No		

RETax assumes 421a tax benefits.

## Apartment Features

	All	Some	None
Hi-Tech Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer/Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whirlpool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Terrace/Balc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Maint Includes

	Yes	No
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elec	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Floors**

Kitchen	Ash
Bath	Ceramic Tile
General	Ash

## Building Amenities

	Yes	No
Concierge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doormen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exercise room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sundeck	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Laundry	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Storage lockers.

## Developer

Kenmare Square Associates  
 Curtis Bashaw

## Architect

H. Thomas O'Hara Architect

## Marketing

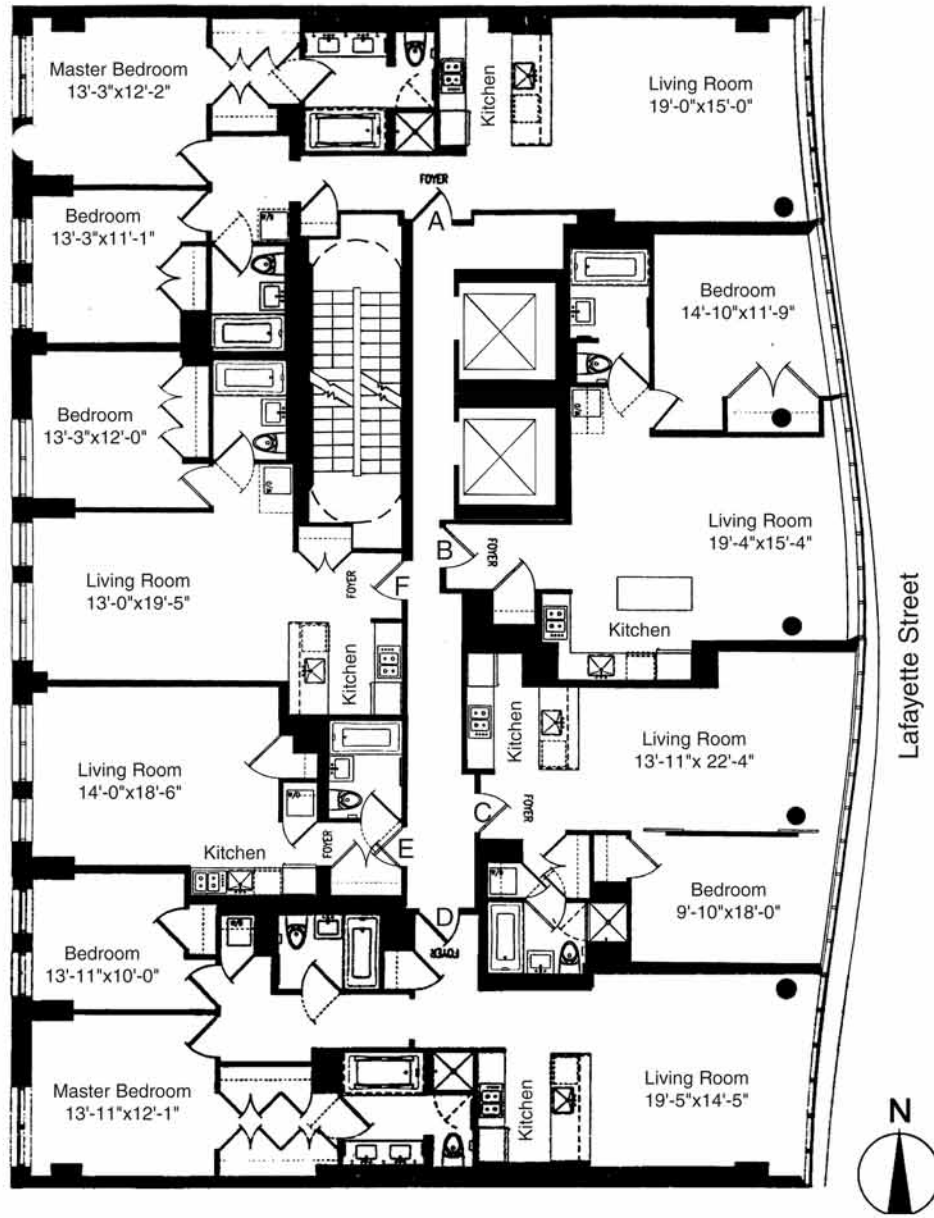
Douglas Elliman

## Contractor

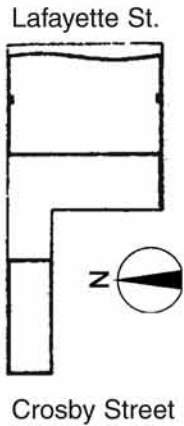
Gotham Construction Co.

Dimensions, walls, elevators, stairs, etc. are approximate & may vary from the actual.

# Kenmare Square (210 Lafayette Street)

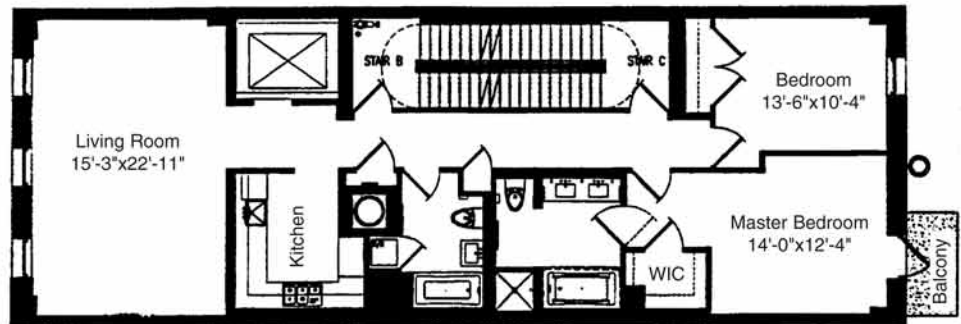


## Site Plan



# Crosby House (59 Crosby Street)

Crosby Street



Plan of 3rd - 5th Floors

# 210 Lafayette St.