



35 East 62nd St.

Mixed-Use Townhouse | Lenox Hill | Web ID #5207360

24

Rooms

7.5

Baths

25000

Area (SQFT)

Floor Plan

\$70,000,000  
Monthly Taxes: \$34,285

Contact Agent

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Culinary

Starred

Caffeine

Scene

Al fresco

Market

The Property

Are you finding it impossible to find a special property where you can build a sultry residence above your own family office or foundation? Do you wish you can find a building that you can design to house your elegant New York residence above your own global lifestyle headquarters and atelier?

THIS ONCE IN A LIFETIME UPPER EAST SIDE TROPHY PROPERTY OFFERS THE ABILITY TO BE USED AS MIXED-USE, FULLY RESIDENTIAL, OR FULLY COMMERCIAL.

Unlike many of the other significant mansions that have been placed previously on the market, the story of number 35 East 62nd Street is not one of ballrooms hosting elaborate cotillions and fancy dinners of the Gilded Age. It's not nostalgic of a bygone era, nor is it a precious relic whose interior has been stripped of all its character. For the soul of #35, since its creation, never rested on its glidings. It was conceived from a dream. Its karmic beauty draws from the historical fact that it has always been used for good. Its mission: to provide opportunity to those who seek it.

40-feet wide and comprising nearly 25,000 square feet, 35-37 East 62nd Street was commissioned by Eleanor L. Keller to house her trailblazing "Miss Keller's School for Girls (and Boys)." Her uncle, architect George Keller, thus constructed in 1904 a glorious seven-story neo-Renaissance edifice that features a two-story limestone façade with triple arcade and Corinthian columns. The upper floors were finished in yellow brick laid in Flemish bond, highlighted with grey brick and terra cotta. The arched motif and terra cotta corbel table alternate the various floors. Perched atop and tucked just below the overhanging cornice is the handsome Doric-supported loggia, providing both a sense of privacy and serenity to the almost 3,000 square foot roof terrace.

The building has had many chapters since Miss Keller's School. For many years, it housed a private club for the arts and artists. Exhibitions, recitals, and workshops were held in the space, but education and opportunity seemed to be a recurring theme. In 1960, it was purchased by the Fleming School. It wasn't until 1990 when commercial use was approved for new owner Revlon, which painstakingly restored the property's resplendent façade at a time when the City's other notable buildings were in tragic disrepair.

Today 35-37 East 62nd Street offers an impossible to find property located in a prime residential setting that allows for full-commercial use of the entire building.

The lot is approximately 40 feet by 100 feet with the building built 80-feet deep. The street-level entrance showcases an expansive, double height lobby that leads to a gigantic, impressive board room. The board room in turn opens onto a captivating conservatory with a wood burning fireplace. The commercial-sized elevator services all floors including the cellar and the roof. There are two staircases: the main staircase, which wraps around the elevator is finished with venetian plaster walls, leaving ample space for art. The secondary egress toward the rear is along the west side of the building.

Currently the various the floors are white boxes with open floor plan layouts ready for use as commercial/office space. It is eminently suitable as headquarters for a high-tech company, global fashion brands, tech/new media offices, hedge fund, foundation or family office. But, of course, mixed commercial and residential use is also a possibility.

For those interested in strictly residential conversions, it can be subdivided into multiple grand apartments--in a manner reminiscent of classic European-style family compounds--or into a majestic single-family mansion with space to house all the requisite modern luxuries and amenities.

35 East 62nd Street may purchased individually or with adjacent #41 East 62nd Street, a 35-ft wide mixed-use property to create a multi-use building, which is impossible to replicate anywhere in the prime areas of Manhattan. 41 East 62nd Street offers in excess of 16,000 sq. ft. of interior space that includes commercial office space on the lower floors and residential use on the top two floors.

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 legal family office or foundation, atelier/gallery, guest suites plus staff and security quarters.

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

Option 4:  
Modern fully immersive office "experience" building complete with spa, 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 and approximately 40,000 of interior square footage set on lots 100' deep with South-facing facades.

Features

Monthly cost

Price: \$70,000,000

- Common Charges: \$0
- Mortgage: \$368,816
- Taxes: \$34,285

\$403,101  
Monthly Cost

Mortgage Calculator

Interest Rate: 6.9%

Sale Price: \$70,000,000

Down Payment: 20%

Term: 30 Years

The Building

S.

35 EAST 62ND STREET

1904  
Year Built

6  
Stories

SERHANT. WINDOW®

Upper East Side



The Neighborhood

Upper East Side

An upscale residential haven renowned for its elegance and glamour, the Upper East Side is marked by a pretty blend of luxurious townhouses and historic apartment buildings. The neighborhood is synonymous with fine dining and high-end shopping, and the presences of Museum Mile and Central Park add world-class culture and lush greenspace.

Eat & Drink Shopping Schools Transportation

- The Lowell Hotel

28 East 63rd Street,  
New York
- Daniel

60 East 65th Street,  
New York
- Nobu Fifty Seven

40 West 57th Street,  
New York
- The Russian Tea Room

150 West 57th Street,  
New York
- Michael's

24 West 55th Street,  
New York
- TAO Uptown

42 East 58th Street,  
New York
- Quality Meats

57 West 58th Street,  
New York
- LAVO Italian Restaurant

39 East 58th Street,  
New York
- FIC & OLIVE

10 East 52nd Street,  
New York
- The Regency Bar & Grill

540 Park Avenue, New  
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