

On a quiet stretch in Gramercy Park, 67 Irving Place is a rare alignment of place, pedigree, and design. Originally built in 1910, the building has been reimaged by Morris Adjmi Architects with a balance of historic character and contemporary craftsmanship. The result is an exclusive collection of eleven residences, each on their own floor and shaped for privacy, proportion, and natural light. Enduring materials, meticulous detailing, and thoughtfully curated amenities support a residential experience defined by calm and purpose. The return of Danny Meyer's Maialino at street level adds cultural richness to this storied property.

Lobby & Arrival

- New glass entry door framed by a custom curved canopy with architectural sconces
- Custom leather-wrapped reception desk featuring Botticelli marble
- Taj Mahal stone flooring
- Hand-applied artisanal plaster walls
- Curved interior walls with stone-trimmed arched openings
- Curated decorative lighting throughout

Service & Amenities

- 24-hour Lobby Concierge
- Full-time Building Manager
- Mailroom and Package Room with dedicated cold storage
- Fitness Studio outfitted for cardio and strength training
- Media Room offering a relaxed setting for movie watching and casual gatherings
- Children's Playroom designed for active play and creative engagement
- Rooftop Terrace, a private garden retreat above the city, with lounge seating, dining, outdoor kitchen, and views toward Union Square
- Retail space featuring the return of Danny Meyer's celebrated Roman trattoria, Maialino, offering exclusive resident perks
- Bike storage available
- Accessory storage units available for purchase

Residences

- Eleven graciously proportioned residences ranging from three to four bedrooms
- Direct elevator entry in most apartments
- Jewel Box Entry Foyers with custom oak wall panels, herringbone oak flooring, and bespoke millwork doors
- Ceiling heights approximately 10'0" to 10'6" in primary living areas
- Thoughtful architectural detailing throughout, including 5" European white oak herringbone flooring with brass inlay in primary living areas, solid-core wood doors with reveal detailing and custom trim, casework, and moldings with a flush wood base and reveal new tilt-and-turn aluminum windows
- Custom arched millwork bar featuring Sequoia Brown stone countertop and integrated Sub-Zero wine refrigerator
- State of the art ceiling hung ducted VRF HVAC system with multiple zones, offering year-round climate control
- Pre-wired for home automation with advanced control of lighting, shades, and climate
- LG Signature washer and dryer with SmartThinQ technology
- Mudroom directly off the entry foyer in select residences

Kitchens

- Thoughtful layout, easily accommodating an optional future expansion to create a secondary dining or media room
- Custom arched steel pocket doors with ribbed glass panels
- Custom cabinetry with slim-profile detailing in matte lacquer; central upper cabinets feature ribbed mirrored glass
- Honed Madreperola quartzite slab countertops and full-height backsplash; islands feature waterfall edges with a soft bullnose detail
- Concealed under-cabinet lighting
- Built-in Gaggenau refrigerator, freezer, and dishwasher concealed behind custom millwork panels
- 36" Gaggenau gas cooktop with concealed Bosch hood and Dornbracht pot filler
- 30" Gaggenau convection oven and steam oven
- Kohler undermount stainless-steel sinks
- Dornbracht fixtures
- Hot and cold-water dispenser with integrated filtration
- Insinkerator garbage disposal

Primary Bathrooms

- Bianco HX marble-tiled walls with textured stone accents and metal reveals
- Oversized Bianco HX radiant heated marble floor tiles
- Custom white oak vanity with integrated recessed pulls, Bianco HX marble countertop, and a double bullnose apron detail
- Kohler undermounted porcelain sinks
- Custom mirror with fully recessed medicine cabinets
- Kohler freestanding soaking tub
- Wall-mounted Waterworks towel warmer
- Walk-in shower with ribbed glass door, dual-function showerhead, linear drain, and cove lighting
- TOTO water closet with custom ribbed-glass enclosure in select residences
- Dornbracht and Kohler fixtures

Secondary Bathrooms

- Silver Wood Classico stone-tiled walls, floors, and countertop
- Custom mirror with fully recessed medicine cabinet
- Kohler undermounted porcelain sink
- Kohler alcove bathtub with Silver Wood Classico slab deck
- TOTO toilet
- Dornbracht fixtures and accessories
- Radiant heated floors

Powder Rooms

- Via Veneto marble throughout
- Custom fluted oak vanity
- Kohler undermounted porcelain sink
- Backlit frameless mirror
- Dornbracht faucet

TEAM

Morris Adjmi Architects ARCHITECTURE & INTERIORS

Morris Adjmi, FAIA established Morris Adjmi Architects in 1997 following a 13-year collaboration with Pritzker Prize winning architect Aldo Rossi. On that strong foundation, Morris built a design practice known for its thoughtful engagement with history, distinct interpretation of industrial forms, and creative expression of materials.

Each design decision Morris Adjmi makes is guided by a deep appreciation for and understanding of the integral architectural, artistic, cultural, civic, environmental, and economic forces that shape a project. This rigorous, research-based approach has helped to establish Morris Adjmi Architects as a leader in the revitalization of post-industrial neighborhoods and historic districts with projects that are imbued with a distinct sense of place and purpose.

"For the revitalization of 67 Irving, our intent was to reveal the beauty that was already there. Through thoughtful intervention, inside and out, we allowed the building's original character to shine more clearly, creating bespoke residences that merge past and present in an effortless way. Our ambition was to elevate everyday experiences while honoring more than a century of architectural heritage." - Morris Adjmi, FAIA

CIM GROUP DEVELOPER

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Since 1994, CIM has sought to create value in projects and positively impact the lives of people in communities across the Americas by delivering more than \$60 billion of essential real estate and infrastructure projects. CIM's diverse team of experts applies its broad knowledge and disciplined approach through hands-on management of real assets from development to operations through disposition. CIM strives to make a meaningful difference in the world by executing key environmental, social and governance (ESG) initiatives and enhancing each community in which it invests.

Reuveni SALES & MARKETING

Reuveni Development Marketing is a privately owned brokerage firm specializing in the sales and marketing of conversion and ground-up new development projects. Founded by industry expert Shlomi Reuveni, the firm is recognized for its hands-on approach and long-standing relationships within New York City's brokerage and development communities. Reuveni has led the design, planning, marketing, and sales of more than \$6.5 billion in new development projects.

All dimensions, measurements, and square footages are approximate and Artist and computer renderings reflect the planned scale and spirit of the building. All dimensions, measurements, and square footages are approximate and subject to normal construction variances and tolerances. Plans, layouts, and dimensions may contain minor variations from floor-to-floor. Any depictions of personal or condominium property, architectural or design details, or other elements (including, without limitation, any furniture, closet fittings, decorations, furnishings, fixtures, appliances, pavers, drains, or landscaping) are for illustrative purposes only, and may not represent the item actually being delivered or the precise location of such item or element. Square footages exceed usable floor area. In the event of any inconsistency between the information contained herein and the offering plan, as amended ("Plan"), the Plan shall prevail and control. Units are delivered unfurnished. Certain finishes, fixtures, appliances, and/or other features or details described herein are included in select residences only. Sponsor reserves the right to make changes in accordance with the terms of the Plan. Sponsor makes no representations, warranties, or guarantees, except as set forth in the Plan.

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