

MAP 1

1) 120th St and Eighth Ave
Harriet Tubman condos being built.

2) 100 West 119th St (Normandie)
Four-unit condo; marketing by Halstead.

3) 279 West 117th St
138-unit mixed-income apartment building opened, partly completed with the participation of the city's Department of Housing Preservation and Development. (Sept.)

4) West 117th St between Morningside and Manhattan avenues (Morningside Court)
49-unit condominium completed by Morningside Builders. The Community Preservation Corporation and MetLife provided construction financing for the two five-story buildings. Marketing by the Harlem Community Development Corporation. (Nov.)

5) 257 West 117th St (The Clayton)
Seven-story townhouse built in 1890s converted to 16 apartments, completed in fall. Marketing by Corcoran.

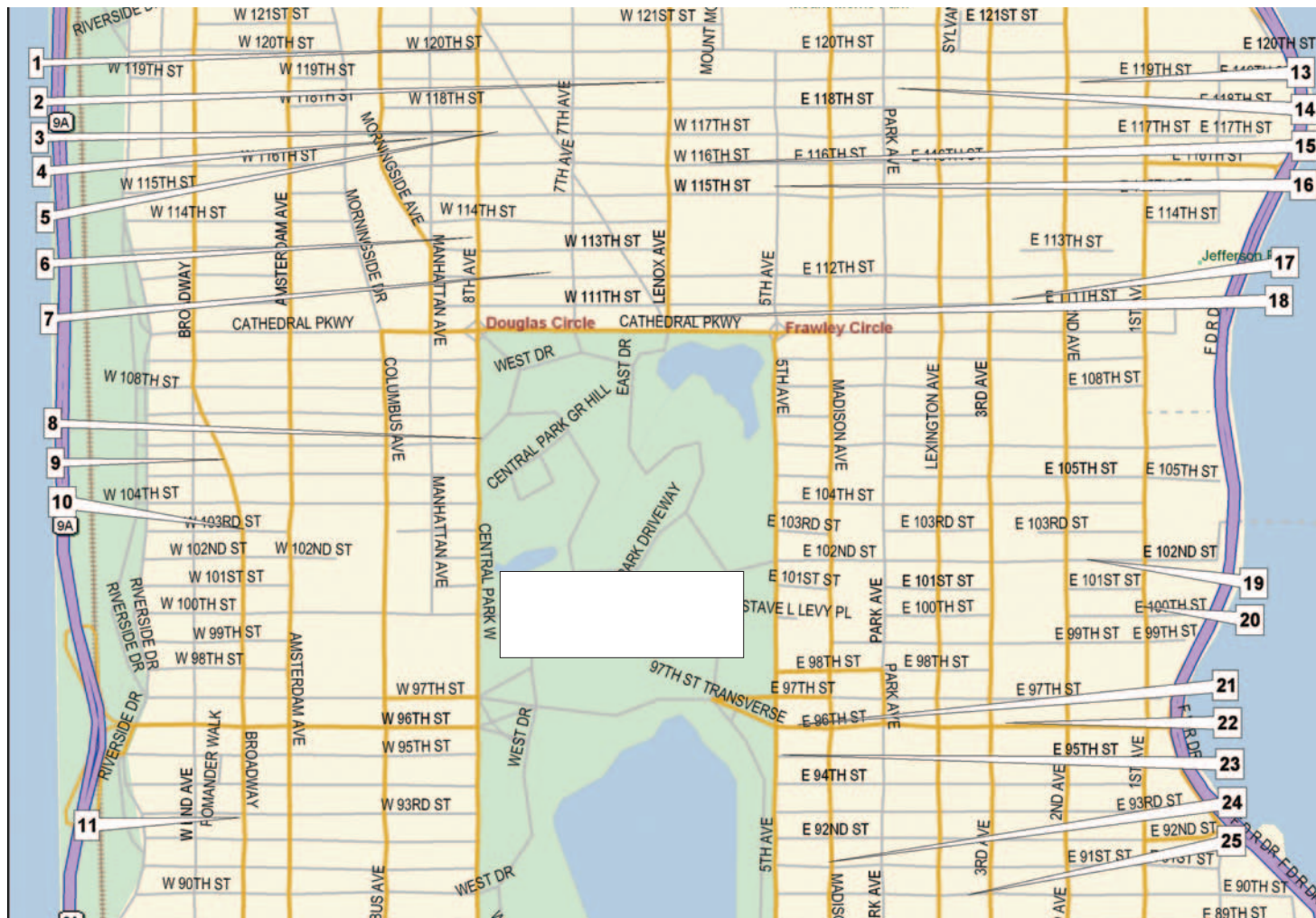
6) 2098 Frederick Douglass Blvd (Gateway Condominiums)
Sales began on second phase of condo project, with 42 studio to three-bedroom units; marketing by Halstead. An earlier phase included 33 units. (Dec.)

7) 203 West 112th St (Washington Irving mansion)
Mansion, converted in 13 high-end condos, placed on market, handled by Halstead.

8) 455 Central Park West
26-story, 53-unit condo tower was two-thirds sold as of July; renovated landmark French Renaissance chateau on the site to be sold later. Marketing by The Marketing Directors.

9) 2770 Broadway (The Opus)
Sales began on 64-unit condo building developed by The Clarett Group. (Feb.)

10) 103rd St and Broadway
Columbia University building 13-story dormitory.



11) 250 West 93rd St
Friedland family plans first residential project, a rental apartment high-rise to replace dry cleaning business. Architect Costas Kondylis was reportedly reworking the design after it was rejected by the city. (Dec.)

12) 2000 Fifth Ave
Construction started on nine-story co-op with 23 units by East Harlem Development Corp. (Spring)

13) 333 and 342 East 119th St (The Palm)
111-unit project under construction with completion slated for fall 2005.

14) 1825 Madison Ave
93 units; construction was scheduled to be completed in 2004.

15) 116th St between Fifth and Lenox avenues (The Kalahari)

250-unit condo planned by Full Spectrum Building and L&M Equity Participants, with construction scheduled to begin in June 2005.

16) 1400 Fifth Ave
128-unit condo marketed by The Marketing Directors; city-run lottery for middle-class housing units held in 2003.

17) 227 East 111th St (Roosevelt Lane Condos)
22-unit building; marketing by Warburg Realty.

18) Central Park North and Lenox Ave
Upscale 20-story, 80-unit doorman building planned by The Athena Group. Demolition on the site is scheduled for spring 2005.

19) 333 East 102nd St (Hampton Court)
Glenwood Management began leasing eight-story, 229-unit rental building. (Oct.)

20)) 1955 First Ave (The Aspen)

231-unit project developed by 100 Street Triverture opened. The city's first project to mix middle-income units with the traditional low-income/market-rate split.

21)) 21 East 96th St
Sales began on eleven-story condo with nine units; marketing by Corcoran. (Oct.)

22) 215 East 96th St (One Carnegie Hill)
40-story, 400-unit project, to consist of both condo and rental units, broke ground. Developed by The Related Companies. Expected to open in late 2005. (Aug.)

23) 3 East 95th St (The Carhart Mansion)
Project to convert Upper East Side townhouse formerly belonging to the Lycée Français de New York into four condo units was announced. Marketing by Carrie Chiang of Corcoran. (Oct.)

Continued on the following page

24) 47 East 91st St

Sales at eight-story, seven-unit condo building developed by Cary Tamarkin began in the middle of the year. Marketing by Stribling.

25) 181 East 90th St (The Metropolitan)

94-unit building by Sherwood Properties went on the market. Seventy percent sold as of June; marketed by Brown Harris Stevens.

MAP 2

26) 223 West 80th St

12 full-floor residences; marketing by Douglas Elliman.

27) 2112 Broadway

Developer plans to convert building, which houses the offices of several residential brokerages, to condominiums; Corcoran Group to move in May 2005.

28) West 74th St

NYMC Capital Corp. arranged \$2.28 million in financing for acquisition of partially vacant building to be converted to condos. (Oct.)

29) 43 West 64 St

32-unit building by the Athena Group, 90 percent sold as of February.

30) West 70th St and West End Ave

American Continental Properties plans 26-story residential tower on site of single-story retail building. (Dec.)

31) 1930 Broadway (Grand Tier)

Glenwood Management opened 30-story, 227-unit rental building in former warehouse. (June)

32) 240 Riverside Boulevard (The Heritage)

Construction on Donald Trump's 31-story residential tower was 75 percent complete as of November and scheduled to be finished by June 2005. Another three buildings are expected to rise over the next two years as part of the Trump Place project.

33) 44 West 63rd St (Empire Hotel)

Chetrit Group bought Empire Hotel for \$80 million, to become 125 condos. (Feb.)

34) 15 Central Park West (Mayflower Hotel)

Joint venture of Zeckendorfs, Goldman Sachs and others bought 15-story Mayflower Hotel and vacant lot for \$401 million, or \$690 per buildable square foot. (May)

35) Time Warner Center

The Related Companies project was 90 percent sold as of December.

36) 6 Columbus Circle

The Pomeranc Group plans to convert the West Park Hotel, which it purchased in 2000. It will reopen as "Six Columbus" in 2005.

37) West 60th St east of West End Ave

Developer Stan Listokin started on 18-story apartment tower, with the base of the building to serve as a new campus for Lander College for Women, part of Touro College. (Dec.)

38) 245 West 60th St

Developer Larry Ginzberg plans 380,000 square feet apartment project, consisting of 29-story tower and shorter additional buildings. (Dec.)

39) West End Ave and West 59th St

Work began on 31-story condo tower. (Dec.)

40) 426 West 58th St (West 58)

Sales began on 16-unit building, with six-floor addition, in the middle of the year. The developer is Elad Properties; marketing by Douglas Elliman.

41) 601 West 57th St (The Helena)

Sales office was scheduled to open in early 2005 for 600,000 square foot, 597-unit "green" rental building developed by the Durst Organization.

42) 100 West 58th St (Windsor Park by Gwathmey Siegel)

Converted Helmsley Windsor Hotel, developed Yitzchak Tessler and the Chetrit Group and designed by Gwathmey Siegel, began sales. The Sunshine Group is marketing the 103 condo units. (Nov.)

43) 419 West 55th St (Loft 55)

24-unit co-op building by Anbau Enterprises was scheduled to open near start of 2004.

44) West 51st to West 53rd streets near 10th Ave (Clinton Green)

Dermot Company plans 634-unit project over railroad tracks.

45) 350 West 53rd St (Lumiere)

66-unit condo topped off; expected to begin selling in Jan. 2005; marketing by the Shvo Group.

46) 170 East End Ave

NJ's Garden Homes Development bought Beth Israel's Singer Division building and two adjacent buildings for \$185 million, or a record \$770 per buildable square foot. (Aug.)

47) 86th St and Third Ave

Developer Philip Pilevsky moved ahead with 12-story tower designed by Costas Kondylis. (March)

48) Lexington Ave between 85th and 86th streets

Developer Intell Management and Goldman Properties reportedly plan new luxury tower on Goldman-owned land assemblage along Lexington Avenue; currently a group of small, mixed-use properties. Part of a package deal including Stanhope Hotel expected to close Jan. 2005.

49) 83rd St and York Ave (Cielo)

The J.D. Carlisle Development Corp. announced it is developing a new 28-story building with 128 condominium units. Occupancy is expected in early 2006; marketing by The Marketing Directors. (Nov.)

50) 995 Fifth Ave (Stanhope Hotel)

Developer Intell Management bought operating lease on hotel; deal expected to close in Jan. 2005; hotel luxury co-op with condo rules likely for site.

51) 1510 Second Ave

Manhattan developer bought five-story mixed-use building for \$4.65 million. (Dec.)

52) 177 East 77th St

16-unit condo, marketing by Classic Marketing.

53) 980 Madison Ave

RFR Holdings' Aby Rosen and Michael Fuchs bought old-Sotheby Parke Bernet Building and rest of block-front from 76th to 77th Street for \$126 million; possible redevelopment opportunities for residential. (Nov.)

54) 823 Park Ave

Developer Property Markets Group paid \$1,050 per square foot for 12-story prewar building, which included buying out remaining tenants. (Nov.)

55) 330 East 72nd St

11-unit condo had nine units sold as of November; marketed by Douglas Elliman.

56) East 67th St and First Ave

Collegiate Church sold land to developers Izak Senbahar and Simon Elias for 130,000 square foot project; price reported around \$300 to \$400 a square foot. (Dec.)

57) 219 East 67th St

Five loft-style apartments at former 36,000 square foot Christie's East auction house went on market, developed by Shahab Karmely and RFR Realty. Marketing by Corcoran. (Nov.)

58) 360 East 65th St (The Easton)

Co-op with more than 30 units on the market as of late December; marketing by Halstead.

59) 502 Park Ave (Trump Park Avenue)

Sales began for 32-story, 120-unit conversion of Delmonico Hotel by Donald Trump.



60) 205 East 59th St

Construction continued on 27-floor, 64-unit condo building across the street from Bloomingdale's, expected to be finished in early 2005. Marketing by The Sunshine Group.

61) 151 East 58th St (One Beacon Court)

105 units in Bloomberg Tower project, scheduled for completion in early 2005. Marketing by The Sunshine Group.

62) 205-209 East 57th St

The Claret Group bought site of Sutton Theater for \$13 million in February for new development; sales office expected to open in January 2005.

63) Fifth Ave and Central Park South (Plaza Hotel)

Elad closed on \$675 million purchase of the Plaza Hotel, with 75% of the rooms to become condo. (Oct.)

64) 110 Central Park South

Conversion underway of 208-room, 27-floor former InterContinental hotel by Anbau Enterprises, to be 65 co-op units.

65) 60 East 55th St (Park Avenue Place)

45-story, 76-unit condo development by Davis/RFR, around 30 percent sold as of December. Marketing by The Marketing Directors.

66) 2 East 55th St (The St. Regis hotel)

33 units on floors eight through 10 are scheduled to become condos ranging from studios to two-bedrooms; part of a trend towards hotel-to-condo.

MAP 3

67) 310 West 52nd St

Elad Properties bought former SIR Studios site and announced plans to build a 42-story apartment tower, the company's biggest ground-up project in the city so far. (Nov.)

68) 48th St between 10th and 11th avenues

Pitcairn Properties filed plans with city to build two seven-story condos with 110 apartments.

69) 1600 Broadway

Owner Sherwood Equities applied to the city Buildings Department to demolish the 102-year-old Studebaker Building at 48th St and Broadway and construct a 25-story, 136-unit apartment tower. (Nov.)

70) 511 West 46th St and 516 West 47th St (Clinton Mews)

Two seven-story buildings with 151 rental units by SDS/Procida Venture, scheduled for completion in early 2005.

71) 517-521 West 42nd St

Development site for 75,000 square foot building bought for \$10.25 million, or \$177 per buildable square foot. (July)

72) 440 West 42nd St

Twining Properties, The Related Companies and MacFarlane Parters bought site with plans to construct tower with rental apartments and condos.

73) 350 West 42nd St (Orion Condominiums)

Sales center scheduled to open in January 2005

for condo project; marketing by Corcoran.

74) 1450 Broadway

Joseph Chetrit, Joe Moinian and others bought 42-story building for \$124 million; could be converted to residential. (May)

75) Ninth Ave between West 35th and 36th streets

Mendel Mendlowitz bought entire eastern block between West 35 and 36th streets for \$22 million. (Dec.)

76) 125-135 West 31st St

58-story project by Franciscans of the Holy Name Province, the Durst Organization and Sidney Fetner Associates announced. (Oct.)

77) 406 West 31st St

The Fashion Institute of Technology acquired the 320,000 square foot building to convert to a dorm with 493 apartments. (Aug.)

78 and 79) 805-807 Sixth Ave and 106 West 28th St

New Jersey investor bought three townhouses for \$10.85 million to make way for apartment tower. (May)

80) 200 West 24th St (Chelsea Royale)

Sales began on 12-story, 18-unit building in October, with the building nearly 70 percent sold out at the end of November. Marketing by Douglas Elliman.

81) 263 Ninth Ave (The Heywood)

10-story, 50-unit condo opened for sales; conversion developed by Henry Justin of H.J. Development Corp. (Nov.)

82) 420 West 25th St

Conversion of a 100,000 square foot printing plant which could be completed in fall 2005. Marketing by Stribling.

83) 231 Tenth Ave (Vesta 24)

Apartments in 14-story, 22-unit condo building reportedly sold out in a day and a half in October. Marketing by Corcoran.

84) 555 West 23rd St

Topping out ceremony held for 14-story, 337-

unit luxury rental project developed by Douglaston Development of Queens; to be opened in spring 2005. Marketing by Halstead. (Oct.)

85) 23rd St between Seventh and Eighth avenues

Conversion underway of upper floors of former McBurney Y.M.C.A. to 10 to 15 condos, after building was purchased by First New York Realty in late 2003.

86) 146-148 West 22nd St (The Paradigm Building)

12 full-floor loft residences by developer Alchemy Properties with 10 units sold as of June.

87) 1033 Ave of the Americas

MG Hotel obtained \$70 million construction loan to build 43-story Marriott Residence Inn with 357 suites and 96 rental units. (Feb.)

88) Sixth Ave between 38th and 39th streets

Developer purchased 16,000 square foot site for 43-story mixed-use property. (Nov.)

89) 425 Fifth Ave

67-floor, 176-unit building by architect Michael Graves opened in summer. Marketing by The Marketing Directors.

90) 45 Park Ave (Sheraton Russell Hotel)

SJP Residential Properties bought hotel for more than \$40 million from Starwood Hotels and Resorts Worldwide; eventually will be converted to residential use. (Dec.)

91) 554 Third Ave (The Aurora)

32-story mixed-use housing building completed by Townhouse Management Company and Pine Equity for Marriott/ExecuStay location. (Jan.)

92) 325 Fifth Ave

Construction scheduled to begin shortly on newly announced 250-unit condo project, a joint venture between Continental Properties and Douglaston Development. (Oct.)

93) 1 East 29th St

Church of Transfiguration reportedly sold auxiliary structure to be demolished and combined

with other properties for 50-story residential tower. (Dec.)

94) 45 East 30th St

American Development Group converting office building into 40 condo units, expected to be ready for occupancy in April 2005. Marketing by Douglas Elliman.

95) 13 East 30th St (Empire Lofts)

Landstorm Development began selling units in prewar building converted to six full-floor condos; marketing by Manhattan Apartments Inc. (Dec.)

96) 225 Fifth Ave (New York Gift Building)

Elad Properties purchased 12-story, 380,000 square foot building, which it plans to convert to condos.

97) 120 East 29th St (120 Gramercy Hill)

25-unit project, a restoration of five continuous brownstones by Alchemy Properties, was approaching 60 percent sold as of July.

98) 50 Madison Ave

Sales began for nine-unit project, consisting of a five-story mansion with a new eight-story tower on top. Marketing by Halstead. (April)

99) 244 East 25th St

54-unit project expected to be completed in May 2005. Building owned by Arthur Leeds Associates; The Stephen B. Jacobs Group is the designer.

100) 119 East 23rd St

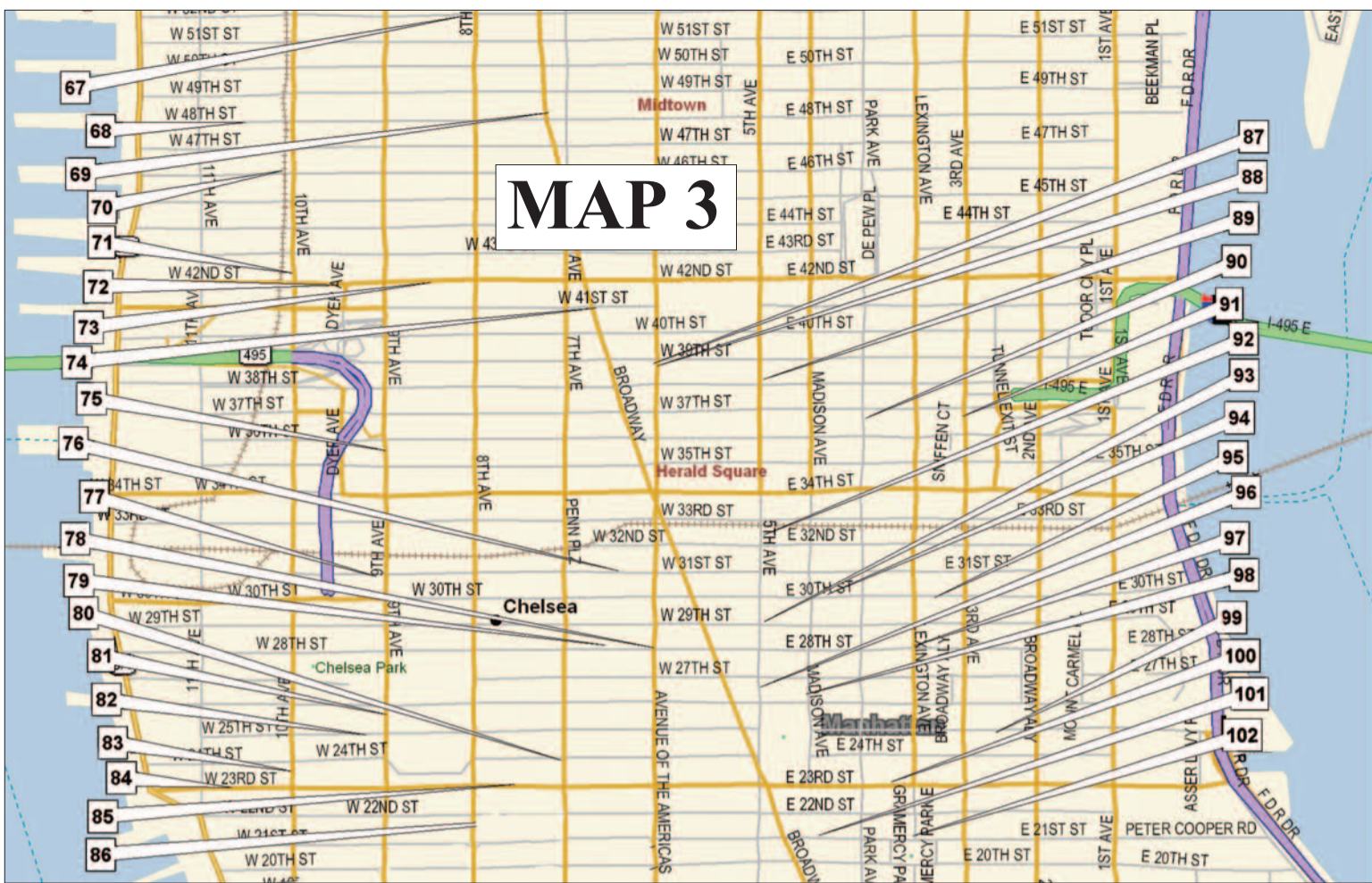
Slated for construction in 2005, with Andres Escobar to design lobbies, common areas and interiors.

101) 49 East 21st St

Former United Federation of Teachers office building converted to 43 units by Elad Properties opened.

102) 2 Lexington Ave (Gramercy Park Hotel)

Hotel to reportedly begin selling condos early



in 2005; developers Ian Schrager and Aby Rosen reportedly will offer 30 condo units.

Pritzker Prize-winning architect Zaha Hadid; construction possibly beginning in early 2005.

MAP 4

103) 678-680 Sixth Ave

Five-story warehouse converted into seven rental apartments by Rudd Realty opened for occupancy. (July)

104) 444 West 19th St (Chelsea Club)

Sales began on 12-story, 42-unit condominium developed by MoeJoe Developers. Slated for completion in fall 2005. (Oct.)

105) 655 Sixth Ave

Elad Properties plans to convert former Hugh O'Neill department store to condos.

106) 650 Sixth Ave

Elad Properties paid \$47 million for seven-story brick building vacant except for stores; to be converted into apartments.

107) 211 West 18th St

Eight-unit building; marketing by Douglas Elliman.

108) 136 West 17th St

Seven-unit condo; marketing by Douglas Elliman.

109) 44 West 14th St

Alchemy Properties bought 65,000 square foot lot for future residential development. (Dec.)

110) 383 and 387 West 12th St

Diane von Furstenberg townhouses sold to Russian heiress Anna Anismova for \$23 million, reportedly for conversion to condos.

111) 70 Bethune St

Architects Gwathmey Siegel and Robert Siegel designing conversion for the former Superior Ink building purchased by The Related Companies in 2003.

112) 423 West St (Hudson Blue)

Developer Michael Yanko plans 10-story tower with eight condo units consisting of two- and three-bedrooms; offering plan to be available in early 2005. Marketing by Corcoran.

113) 163 Charles St

Developer Kenny Schachter plans nine-story building with six condo units designed by

114) 165 Charles St

Work began on architect Richard Meier's 31-story tower just south of two previous towers he designed at 173-176 Perry St. Developed by Izak Senbahar and Simon Elias. It will be finished space rather than the raw space seen in Meier's previous project.

115) One Morton Square

147 lofts, townhouses and family size residences by developer JD Carlisle Development Corp., which opened for occupancy in fall.

116) 445 Lafayette St (Astor Place)

21-story luxury residential tower with 39 loft residences began construction by The Related Companies, designed by Gwathmey Siegel and Associates.

117) 25 Bond St

Carlton Advisory Services arranged financing for acquisition and development of a parking garage to be demolished and redeveloped into a 72,000 square foot building with 23 condo units. (Oct.)

118) 25 West Houston St (Soho 25)

Nine-story, 32-unit condo building opened in spring. Marketing by The Marketing Directors.

119) 137 Wooster St

Group led by developer Arun Bhatia bought building for \$9.8 million, to be converted to 15 condos. (March)

120) 66 Charlton St

Ground broken on 20-story, 150-room Four Points by Sheraton SoHo Village, slated to open in 2006. (Nov.)

121) 505 Greenwich St

14-story condo, developed by Metropolitan Housing Partners, saw 100 of its 104 units sold out by the end of the year. Marketed by Corcoran. A second phase of the project, consisting of 65 units in another building, was announced by developers Apollo Real Estate Advisors and Metropolitan Housing Partners in November.

122) 497 Greenwich St (The Greenwich Street Project)

Six-story, 22-unit condo conversion of 1908 warehouse building hits the market. Designed by Dutch architect Winka Dubbeldam.

123) 126 University Pl (The Claremont at Union Square)

Six-units; marketing by Douglas Elliman.

124) 5 East 13th St and 10 East 14th St

Construction took place on seven-unit loft building by developer Josh Guberman and Core Development Group; expected occupancy in April 2005; marketing by Douglas Elliman.

125) 60 East 13th St

Seven-unit condo; marketing by Douglas Elliman.

126) 525 East 11th St

26-unit condo building with studios, one-bedrooms and two-bedrooms; marketing began in December by Douglas Elliman.

127) Ave B between 9th and 10th streets (University House at Tompkins Square)

Developer Gregg Singer filed plans for 19-story speculative dorm building, scaled down from previous 23-story version; Beyer Blinder Belle to design building. (Nov.)

128) 52 Cooper Square

Four-story, three-unit condo; marketing by Stribling.

129) Bond St

Ian Schrager and Aby Rosen plan condo tower, to be designed by partners Jacques Herzog and Pierre de Meuron.

130) 57 Bond St

Alchemy Properties sold out all ten apartments in what it said was the first new residential condo development in that section of the Bowery in more than 50 years. (June)

131) Bowery and East Houston St (Avalon Chrystie Place)

361-unit rental building by developer AvalonBay Communities, the first of a four-building project, was topped off in November. Construction expected to be done by December 2005.

132) 235 East Second St

Condo building; marketing by Halstead.

133) 171 Ludlow St

Developer Morris Platt bought the one-story home of comedy club Luna Lounge for \$2 million with plans for a new building that will likely house condos. (Dec.)

134) Allen St

Demolition scheduled to begin in January 2005 for 22-story hotel built by NJ-based developer Pomeranc Group. Will likely include condo-hotel units.

135) 107 Rivington St (Rivington Hotel)

The 20-story, 110-room Rivington Hotel, formerly known as the Surface Hotel, opened its doors. (Oct.)

136) 195 Bowery

Sales underway on 16-story condominium. Project is scheduled to be completed by spring 2005, according to published reports; marketing by Douglas Elliman.

137) 115 Allen St

Four-unit condo under construction; William B. May marketing the project. Occupancy slated for March 2005.

138) 100 Orchard St (Blue Moon Hotel)

Developer Randy Settenbrino added three stories to five-story tenement for 22-room boutique hotel; to open in 2005.

139) 153 Bowery

New condo building by developer David Cohen.

MAP 5

140) 471 Washington St

Developer and architect Peter Moore seeks zoning approval for nine-story, 13-unit condo building. (July)

141) 48 Laight St

Sales began on six-story, nine-unit condo building. Marketing by Citi Habitats. (Jan.)

142) 44 Laight St (The Grabler)

18-unit building in converted warehouse opened this summer. Marketing by Corcoran.

143) 415 Greenwich St

Financing arranged for conversion to condos of eight-story, 175,000 square foot building by developer Heritage Partners. (March)

144) 45 Walker St

Six-unit loft building; marketing by Douglas Elliman.

145) 116 Hudson St

Five-unit project by actor Robert DeNiro and AFC Realty Capital announced; marketed by Stribling & Associates. (Feb.)

146) 88 Leonard St

A.I. & Boymelgreen plans 19-story, 300-unit rental project, scheduled for completion in 2006. (June)

147) 161 Duane St (Mohawk Atelier)

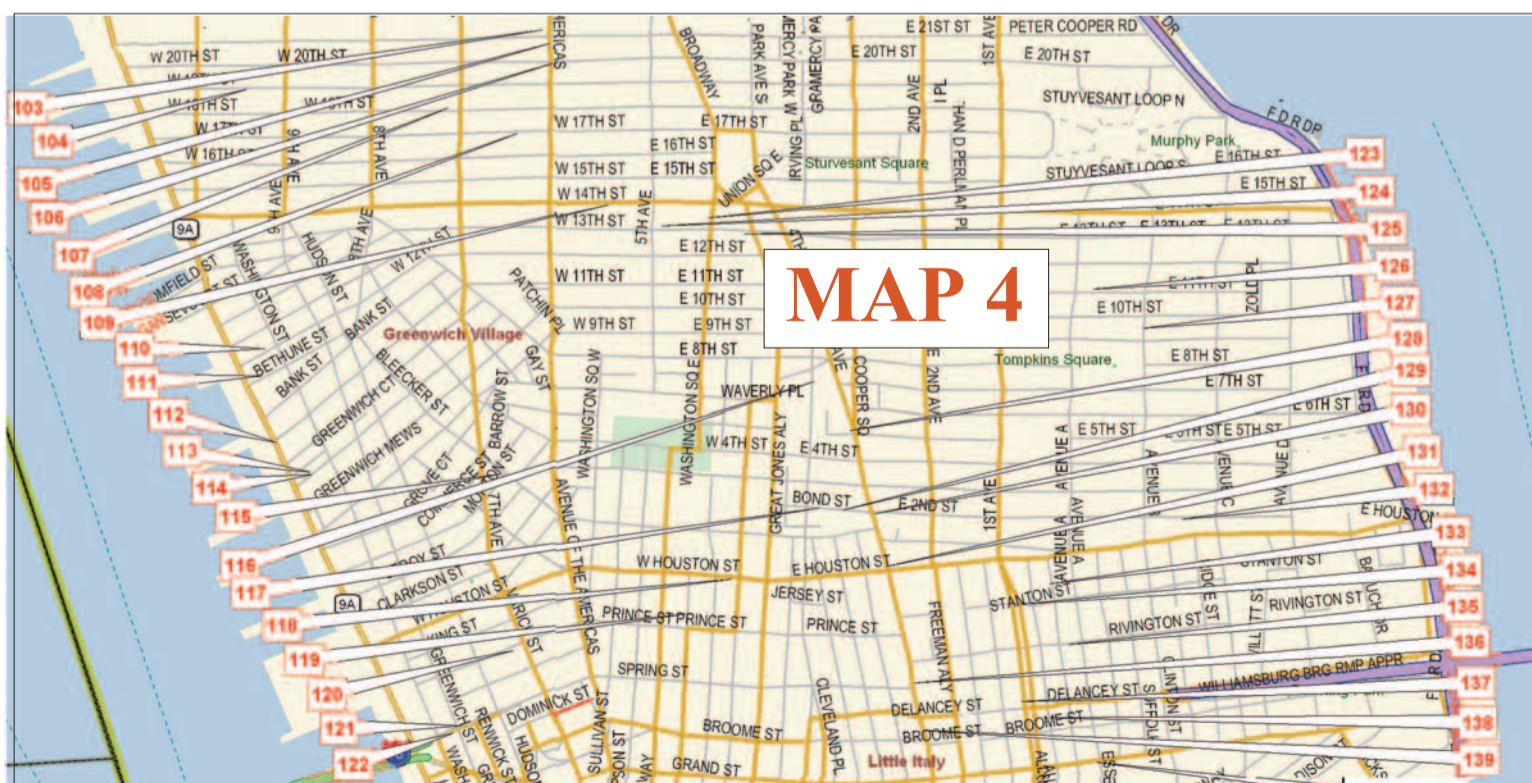
Seven-story, 12-unit condo building developed and designed by Joseph Pell began sales near end of 2004. Marketing by Corcoran.

148) 200 Chambers St

400-unit tower planned by a Resnick family partnership, with the city signing off on the sale of the land in November. Construction on either rentals or condos expected to begin in January 2005.

149) 270 Greenwich St

Officials signed a deal giving



Minskoff Equities the go-ahead to build on underdeveloped city-owned site; Minskoff planning one million square feet of residential buildings; Whole Foods may be tenant. (Sept.)

150) 233 Broadway
145-unit project planned, according to report by Newmark & Co.

151) 10 Barclay St
56-story, 381-unit rental building developed by Glenwood Management and designed by Costas Kondylis & Partners under construction, expected to be completed in early 2006.

152) 90 West St
410-unit rental conversion of 1902 Cass Gilbert office building by developers Richard Born and Ira Drukier, scheduled for completion in 2005.

153) 5 Beekman St
127-unit project planned, according to report by Newmark & Co.

154) 130 Fulton St
20-unit condo; marketing by The Marketing Directors.

155) 130 Cedar St
12-story office building leased for 49 years to a group that plans to turn it into corporate-style membership hotel. (March)

156) 133-135 Greenwich St
Thames Greenwich LLC bought the development site for \$24 million; planning a 30-story condo tower. (Dec.)

157) 4 Albany St
Developer Joseph Moinian bought 130,000 square foot building that will be torn down and turned into a 217,000 square foot development site. (Nov.)

158) 18 West St
386-unit rental project scheduled to open in August 2005.

159) 90 Washington St (90W)
400-unit, 27-story rental building developed by the Moinian Group, placed on market near beginning of 2004.

160) 29 John St
Conversion planned for 80,000 square foot office building into 50 luxury condos by developer YL Real Estate Developers. Marketed by Douglas Elliman.

161) Battery Park City, Site 16/17
The Sheldrake Organization, Plaza Construction Corporation and RW Consultants were selected to erect a "green" residential tower on the last waterfront site in Battery Park City. (July)

162) Battery Park City, Site 18B
Albanese Organization breaks ground on 253-unit "green" building. (June)

163) Battery Park City, Site 19B
The Related Companies announced it had begun work on 24-story, 274-unit project. (May)

165) 21-23 South William St
Kennelly Development Company bought 25,000 square foot building for \$4.5 million, to be converted into 25 apartments. (Jan.)

166) 15 William St
373-unit project planned, according to report by Newmark & Co.



167) 10 Hanover Square
500-unit project planned, according to report by Newmark & Co.

168) 20 Exchange Pl
Nathan Berman, Yaron Bruckner and Eastbridge NV bought 800,000 square foot building with plans to convert floors 16 through 57 to residential. (June)

169) 67 Wall St
Joint venture of Nathan Berman, Ronnie Bruckner and Eastbridge NV bought 303,175 square foot office building with plans to convert it to residential. BMW took the ground floor for a showroom. (March)

170) 63 Wall St (The Crest)
Former headquarters of bankers Brown Brothers Harriman & Co. opened in April as a rental building with a total of 476 units. Around 300 units were leased as of November. Marketing by Citi Habitats.

171) 100 Maiden Lane
Developer Frank Lalezarian bought 290,000 square foot office building and headquarters of law firm Cadwalader, Wickersham & Taft for \$57 million, to be converted to 400 rental apartments. (April)

172) 80 South St
Plans for an 835-foot tall residential tower designed by Spanish architect Santiago Calatrava were announced. The project, with "cubes" stacked atop one another, could be completed in 2007. (March)

173) 2 Gold St
Rockrose Development Corp. started building 52-story, 650-unit project scheduled for completion in 2005.

174) 10 Liberty St (Liberty Plaza)
Glenwood Management opened 287-unit rental, which it said was the first major new ground-up luxury residential building to be built in the heart of the Financial District in 25 years. (June)

175) 59 John St
Slated for construction in 2005, with Andres Escobar to design lobbies, common areas and interiors.

176) 250 Water St
The Milstein family appeals court decision that would limit the height of planned 23-story, 450-unit rental building on South Street Seaport's largest vacant lot. (Dec.)

177) 119 Fulton St
Preliminary construction began on 19 lofts; sales expected to begin Feb. 2005; marketing by the Shvo Group.

178) 170 William St
Pace University withdraws from an enormous building project near its downtown campus, claiming developer Forest City Ratner Companies changed the terms of the lease it offered the university. (Nov.)

179) 111 Worth St
287-unit project planned, according to report by Newmark & Co.

180) 129 Lafayette St
11-story, 27-unit condo; marketing by Stribling.

181) 123 Baxter St
25-unit project being built by developer ADG Organization, with a 67-car garage that retrieves cars for owners automatically. Scheduled for completion in 2005.

182) 142 Henry St (The Garfield Building)
Seven apartments in former manufacturing

building built in 1912, with prices announced in November. Marketing by Corcoran.

183) 10 Rutgers St
New rental building.

184) 50 Orchard St
Condo building; marketing by Douglas Elliman.

185) 35 Essex St (Delancey Crossing)
Construction started on site of Gus's Pickles store, with new 31-unit rental building to open in early 2005. Marketing by Halstead.

(not mapped) 233 Front St
14-building, 96-unit rental project by Sciamé Development, Zuberry Associates and the Durst Organization, scheduled to go on the market in March 2005. Marketing by Citi Habitats.

(not mapped) 254 Front St
Developer Barry Akrongold announced plans to build seven- or eight-story condo building on lot previously occupied by Jeremy's Ale House.

188) 345 Grand St
Six-story, six-unit new building.

The Real Deal



The resilient real estate market