

MANN REPORT RESIDENTIAL

February 2014

Tavivian Sporn Team And Cushman & Wakefield Co-Market Townhouse >



Home to the Rhinelander Children's Center, a four-story property located at 350 East 88th Street is coming to market and accepting bids on Manhattan's Upper East Side. The townhouse, located between First and Second Avenues, is being exclusively co-marketed by The Tavivian Sporn Team and Sabrina Saltiel of Douglas Elliman and the New York Capital Markets Group of Cushman & Wakefield. Totaling 15,405 square feet, 350 East 88th Street features four exposures and 50 feet of frontage on East 88th Street, both extremely rare attributes for a Manhattan townhome. Once officially listed, the penthouse is expected to be priced at over \$20 million.

The property also offers abundant light and air, well-preserved westerly views and striking volume, in addition to soaring 11 - to 22 - foot vaulted ceilings, massive bay and punched windows with graceful curves, three separate entrances, two outdoor terraces totaling 830 square feet, a dedicated elevator and peaceful views of the neighboring Church of the Holy Trinity and surroundings gardens. Built in 1891, the property is located in an R8B zone that permits residential and community facility uses. The property's double-height fourth floor, boasting over 20-foot ceilings, has the potential to be a prime penthouse condo unto itself and the building's multiple entrances afford versatility for mixed uses.