

# Art deco garage set to morph into medical condominiums

BY JEFFREY MURPHY, PARTNER  
MURPHY BURNHAM & BUTTRICK

A new medical office condominium building on the Upper East Side will provide needed space for physicians from area teaching and research hospitals, including Memorial Sloan-Kettering Cancer Center, the New York Presbyterian Hospital, Lenox Hill Hospital, and Rockefeller University.

Located at 429 East 75th Street, the condos are the latest of several new medical buildings, including offices, clinics, and surgery centers, erected within the past year to support the area's hospitals and research facilities.

The condos are within walking distance of what may be "the world's foremost concentration of distinguished medical institutions," says Charles Bendit, a founder of Taconic Investment Partners.

Taconic, together with joint venture partners ABR Partners, LLC, are spending more than \$11 million to develop the project. The property was acquired in 2006 from Keefe & Keefe Holding, Ltd. Corcoran Wexler Healthcare Properties is exclusive sales agent for the property.

The project is unique; the building is a former carriage garage built in 1900 and renovated to an art deco style 1931.

The architects, Murphy Burnham & Buttrick, preserved the façade and added three floors atop the building and a full lower level. The upper floor addition is clad in standing seam zinc and has large, windows that take advantage of expansive views. In keeping with sound preservation practices, the new addition clearly distinguishes itself from the historical fabric of the Art Deco building. The compact core situated to one side of the building allows for open, highly adaptable floors.

An all-medical condominium building in Manhattan is an unusual opportunity. Most medical offices here are in ground-floor units, in conformance with city zoning laws that dictate where doctors' offices may be located. Additionally, the few buildings that cater exclusively to doctors are owned by hospitals. Because 429 East 75th Street was previously a garage—a nonconforming use for the neighborhood—condos were possible here.

The floors, which range from 3000 to 5000 square feet can support up to four individual office condos, though full-floor suites are available. The architects have provided "fit-factor" studies to reflect how multiple medical suites can be laid out on a floor-by-floor basis.

The building is being renovated

to meet the Leadership in Energy and Environmental Design (LEED) green design standards and is the first medical office building in New York City to be LEED pre-registered. In addition to recycling an existing building, Murphy Burnham & Buttrick specified a range of sustainable high performance exterior and interior materials and exceeded water use, heating, and ventilation code requirements to meet LEED Core and Shell standards.

The building will accommodate high-technology imaging and lab facilities. A back-up generator will provide an uninterrupted power supply in the event of an outage.

There are elevators sized for gurneys, as well as passengers. ■



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