

**145
E76**

145 E. 76th Street – Macklowe Properties owned, operated and developed this 20-unit boutique condominium in 1999. The site had been assembled over a period of several years prior to construction through the purchase of 6 walkup buildings at the northeast corner of East 76th Street and Lexington Avenue. The project was characterized by expansive, family-style luxury apartments which offered an alternative to the neighborhood’s pre-war cooperatives, but with a myriad of benefits including modern building systems, amenities and the flexibility of condominium ownership. The building drew architectural inspiration from the grand buildings on Fifth and Park Avenues, with design elements including rusticated stone cornices, wrought-iron balcony railings, large windows and limestone orbs accenting the various setbacks. The aggregate sales for the development were approximately \$60 million, which represented a profit of approximately \$23 million on a total development cost of \$37 million.

