



# 281 PARK AVENUE SOUTH

NEW YORK







EXECUTIVE SUMMARY

# Iconic Beaux-Arts Landmark Building

Avison Young and SERHANT., as the exclusive agents, are proud to present 281 Park Avenue South, an iconic 42,500± square foot Beaux-Arts landmark building situated at the vibrant southeast corner of Park Avenue South and East 22nd Street in the heart of Gramercy Park. The Property features 80 feet of frontage on Park Avenue South and 70 feet of frontage on East 22nd Street.

Originally constructed in 1894 and known as the Church Missions House, this stunning six-story commercial property showcases the quintessential architectural style of the turn of the 20th century. Designed by renowned architects Robert W. Gibson and Edward J. Neville Stent—who combined Gibson’s formal training at the Royal Academy of Arts in London with Stent’s artistic vision—the building was commissioned by prominent donors including Cornelius Vanderbilt and J. Pierpont Morgan. In recognition of its historical significance, 281 Park Avenue South was designated a New York City landmark in 1979 and added to the National Register of Historic Places in 1982.

The existing structure is comprised of six-stories, each boasting impressive ceiling heights ranging from 10 to 20 feet. The sixth floor features vaulted ceilings, and each floor offers expansive views up and down Park Avenue South. There are two full kitchens, one on the ground level and the other in the expansive below-grade space. Additionally, the Property is equipped with 2 passenger elevators, 1 freight elevator, and 1 elevator which directly serves the 2nd floor restaurant space. Formerly home to Stephen Starr’s critically acclaimed Verōnika, the restaurant space features breathtaking arched stained-glass windows, hand-painted murals, and soaring ceilings just shy of 20 feet.

In addition, the owner currently has a temporary retail permit for the sale of liquor (“Liquor License”) as the space has been licensed since 2019. A new permanent license application is currently pending with the SLA. The prior tenant’s license and

the owner’s current temporary permit allow for sale of liquor throughout the entirety of 281 PAS until 2am and 277 PAS (“Chapel”) until 3am. The prior and current Liquor License allow for use of the building as a restaurant, bar, private event space, and photography exhibition space. Owner can participate in a sale of assets to assist a transfer application by the new owner for a new Liquor License from the New York State Liquor Authority pending approval from the SLA and Community Board.

This unique property offers a rare opportunity to acquire one of Manhattan’s most recognizable assets in an irreplaceable location. Delivered vacant, it serves as a blank canvas for an owner/occupant to craft their vision. The exceptionally built-out restaurant and event spaces are ideally suited for hospitality use, allowing the owner to potentially occupy the upper floors while generating income from ground and second-floor operations.

**Inquire for Pricing.**

**281 Park Avenue South—  
where illustrious architecture  
meets limitless potential.**



SPECIFICATIONS

# Property Details

**Address**

281 Park Avenue South  
New York, NY 10010

**Cross Street**

Southeast Corner of East 22nd

**Block / Lot**

877 / 89

**Historic Status**

Individual Landmark

**Submarket**

Gramercy Park

**Interest**

Fee Simple

**Additional Optional Interest**

Leasehold in 277 Park Ave South  
(2,500 SF Gothic Revival Structure)

**Year Built**

1894

**Architects**

Robert W. Gibson & Edward J.  
Neville Stent

**Year Renovated and Restored**

2019

**Architect**

CetraRuddy Architecture

**Lot Dimensions**

80' x 69'

**Lot Size**

5,600 SF

**Stories**

6 Stories

**Gross SF**

42,500 SF

**Building Frontage**

150' of wrap around frontage  
along Park Avenue and East  
22nd Street

**Gross SF Above-Grade**

39,800 SF

**Zoning**

C6-4A (R10 Equivalent)

**Tax Class**

4

**Tax Assessment (24/25)**

\$7,685,370

**Tax Rate (24/25)**

10.592%

**Actual Taxes**

\$814,034





SPECIFICATIONS

Property Details



6<sup>th</sup> Floor  
18'7" Ceiling

5<sup>th</sup> Floor  
12'5" Ceiling

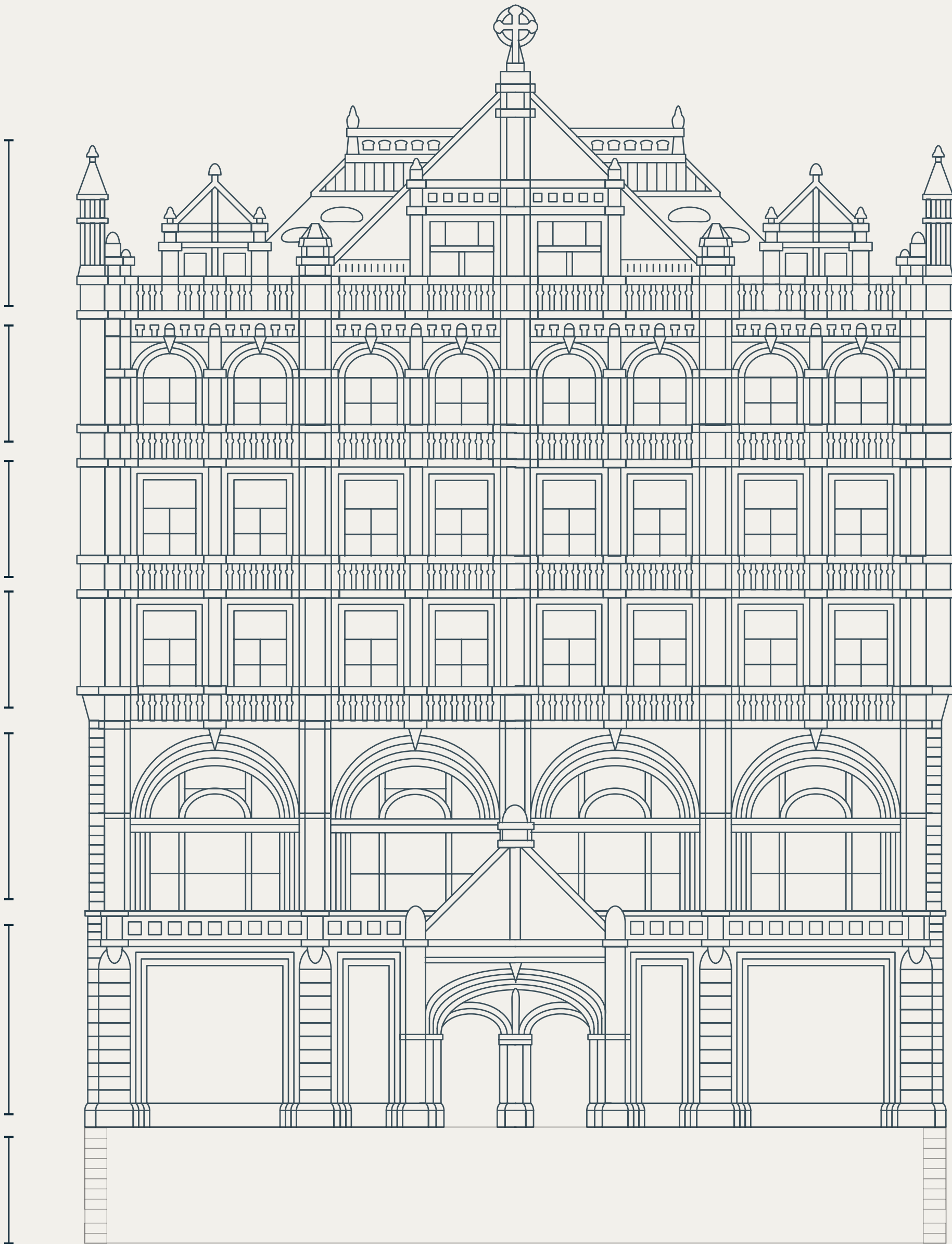
4<sup>th</sup> Floor  
11'3" Ceiling

3<sup>th</sup> Floor  
10'4" Ceiling

2<sup>nd</sup> Floor  
19'10" Ceiling

Ground  
19'11" Ceiling

Cellar  
14'11" Ceiling

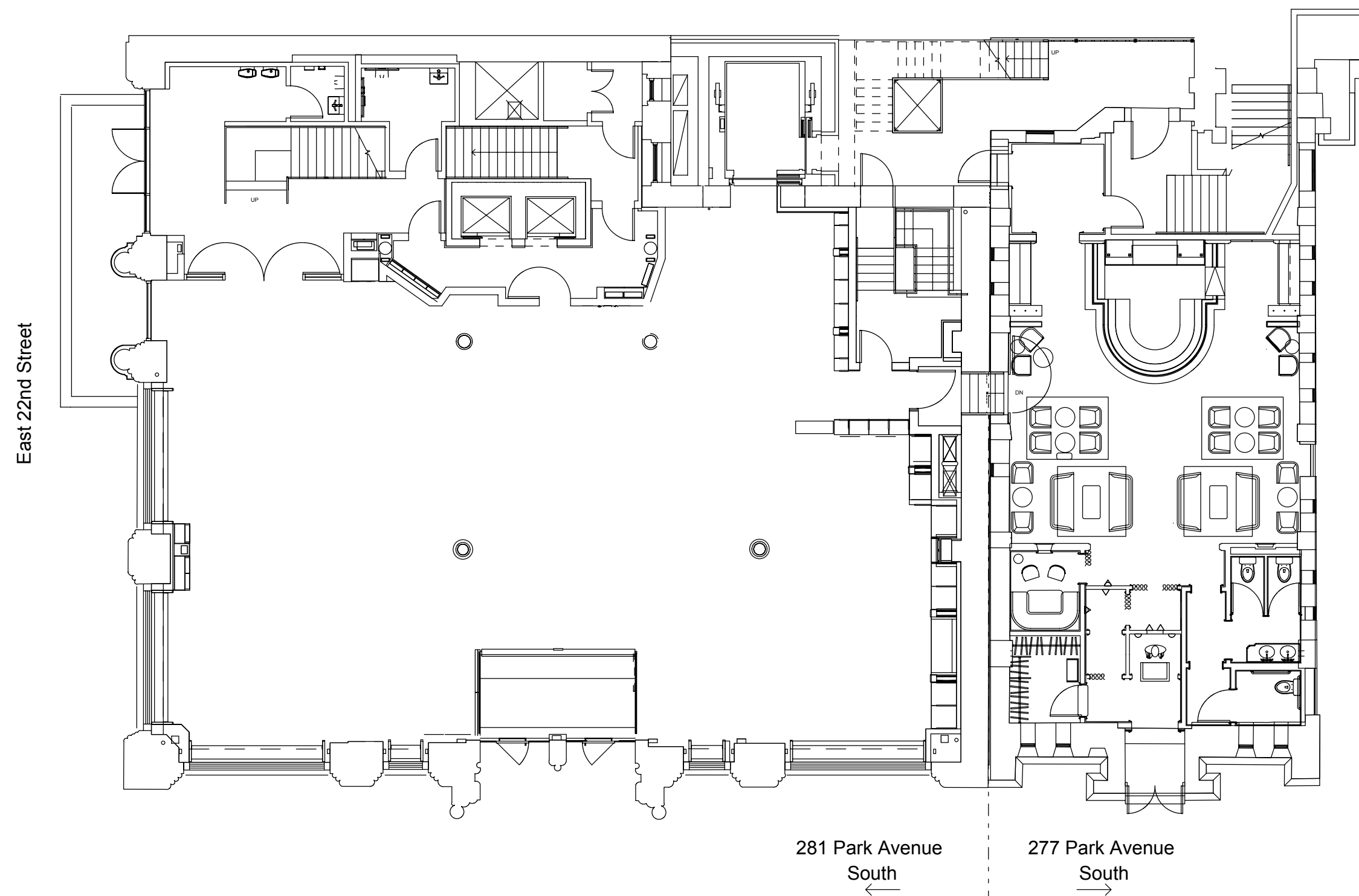






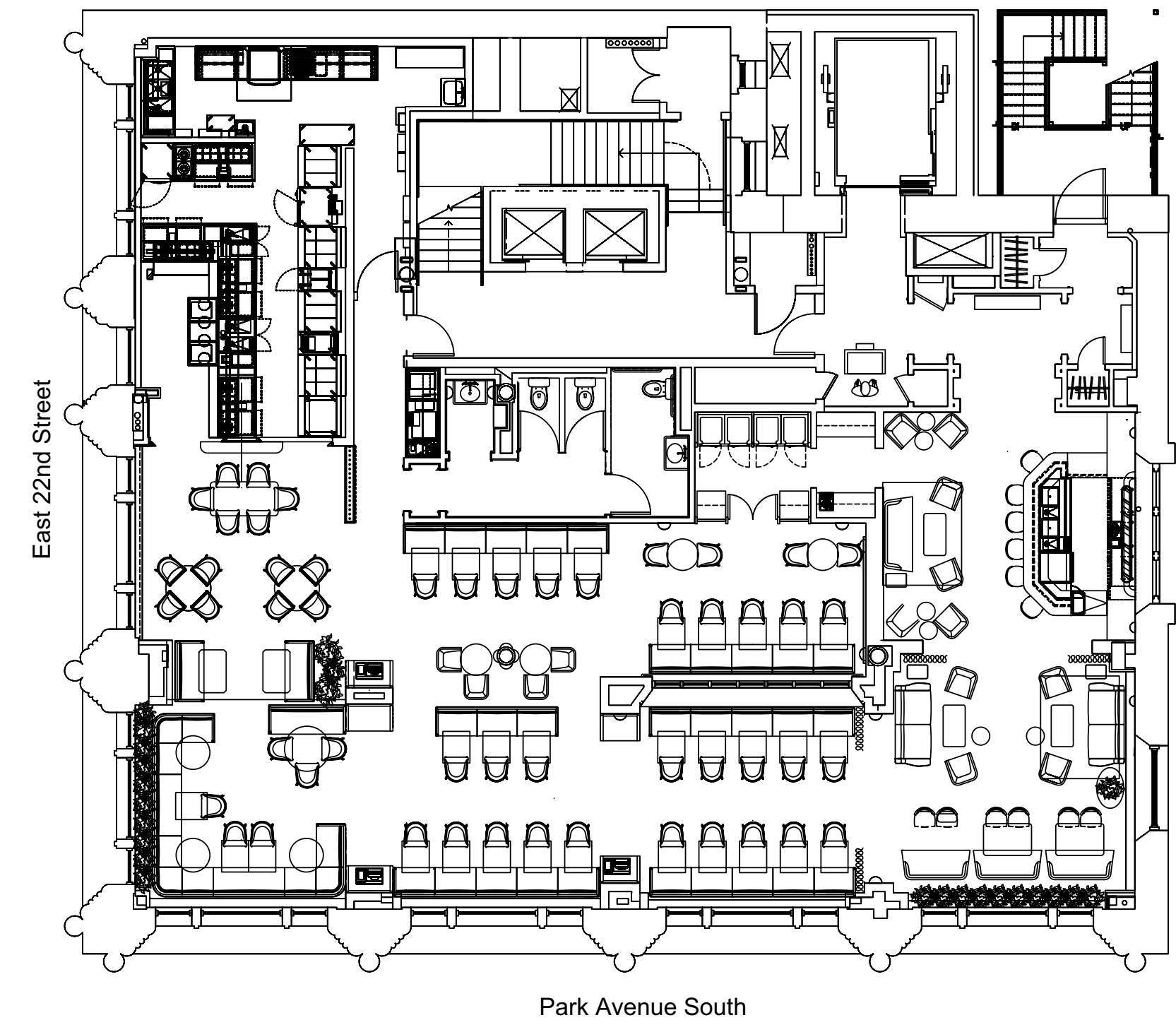
# Ground Floor

8,880 SF



# 2<sup>nd</sup> Floor

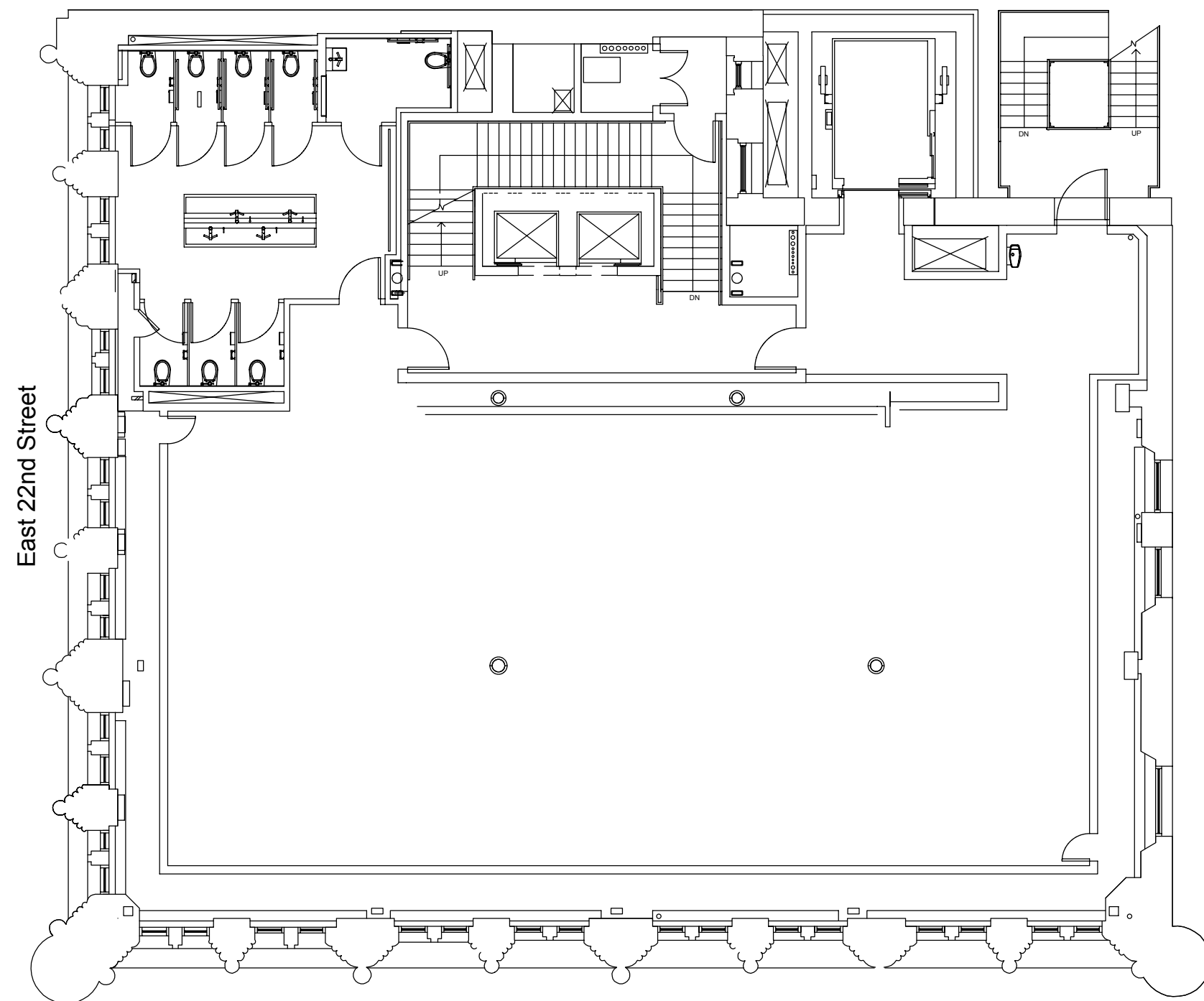
6,600 SF





# 3<sup>rd</sup> Floor

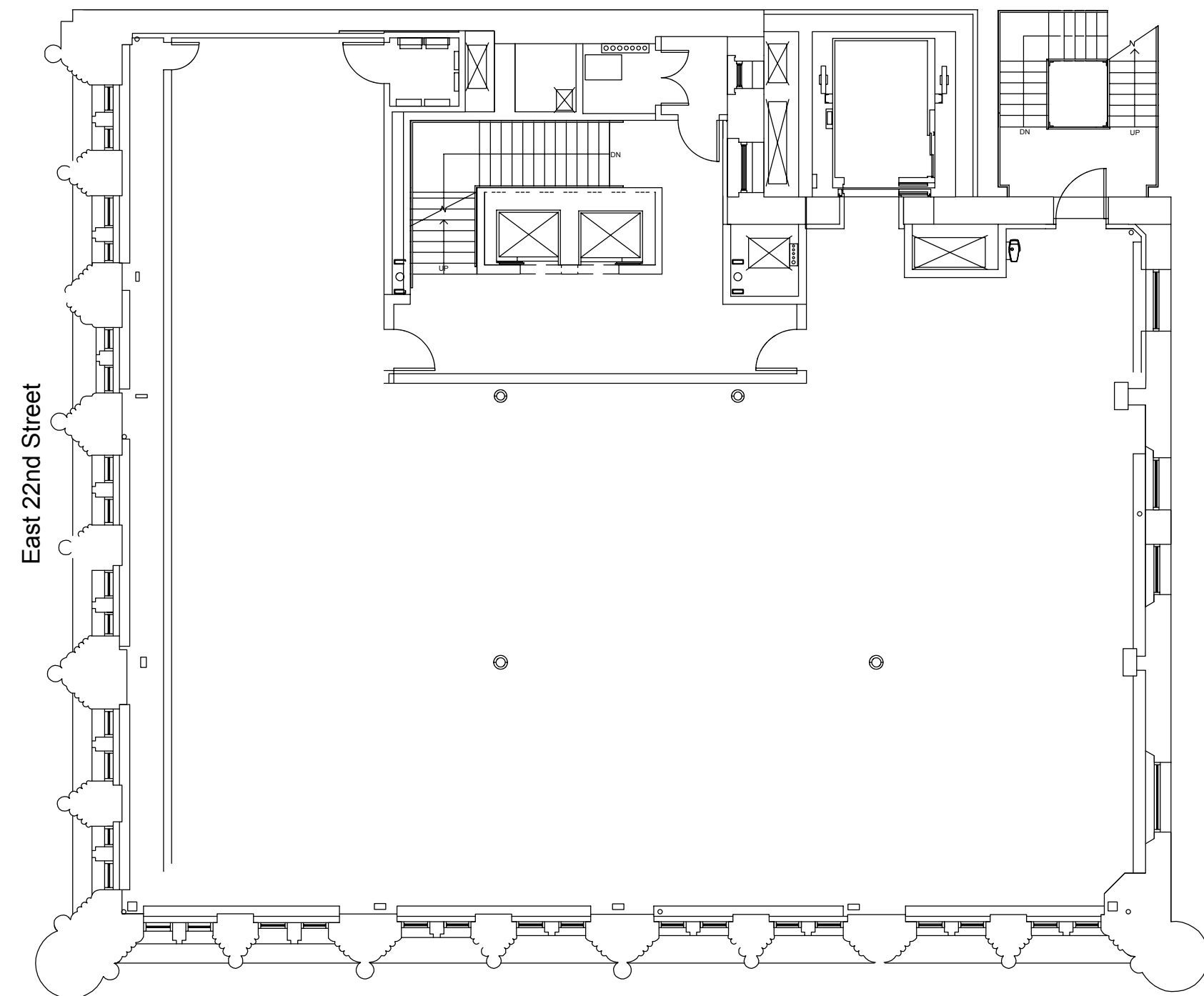
6,600 SF



Park Avenue South

# 4<sup>th</sup> Floor

6,700 SF

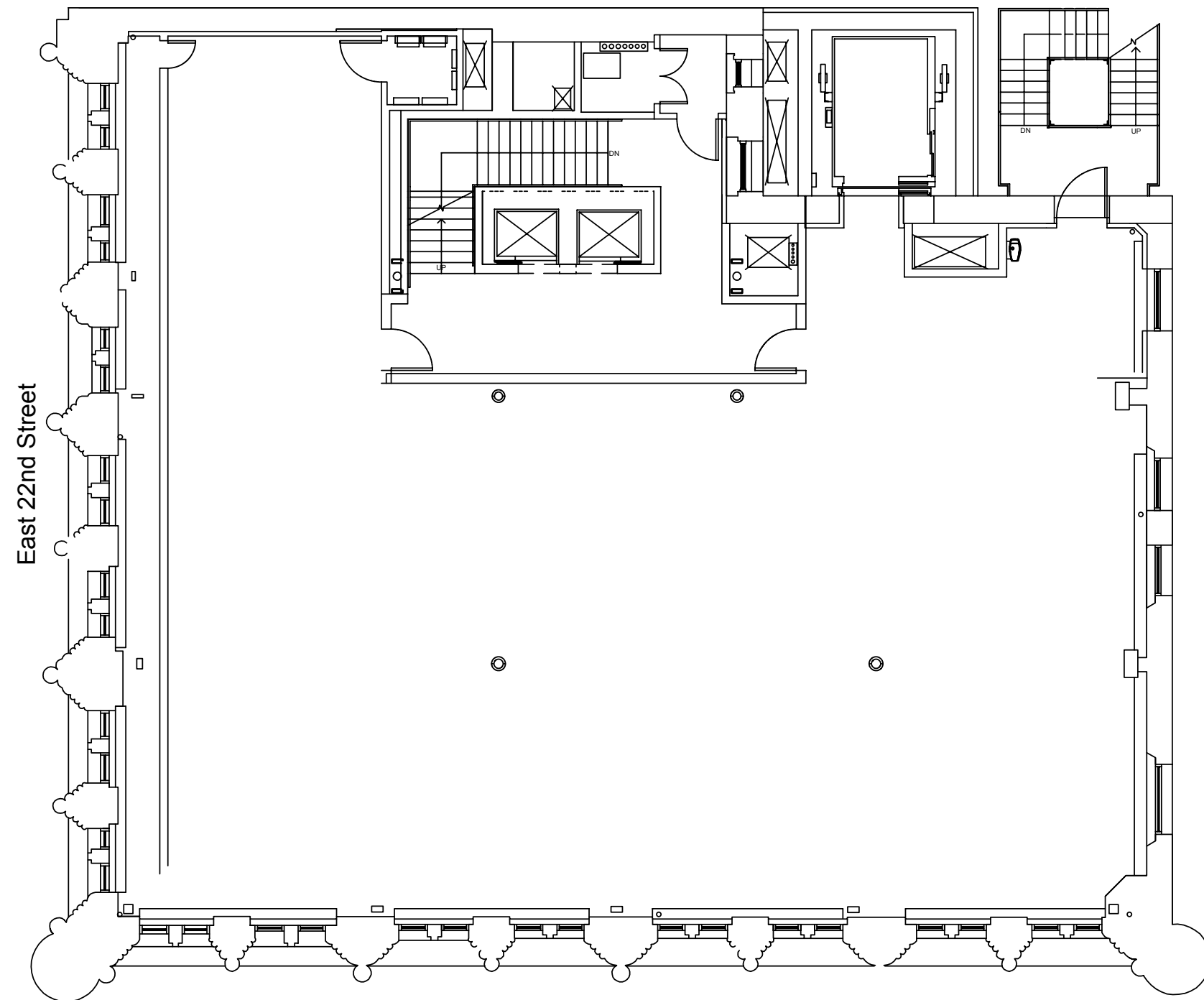


Park Avenue South



# 5<sup>th</sup> Floor

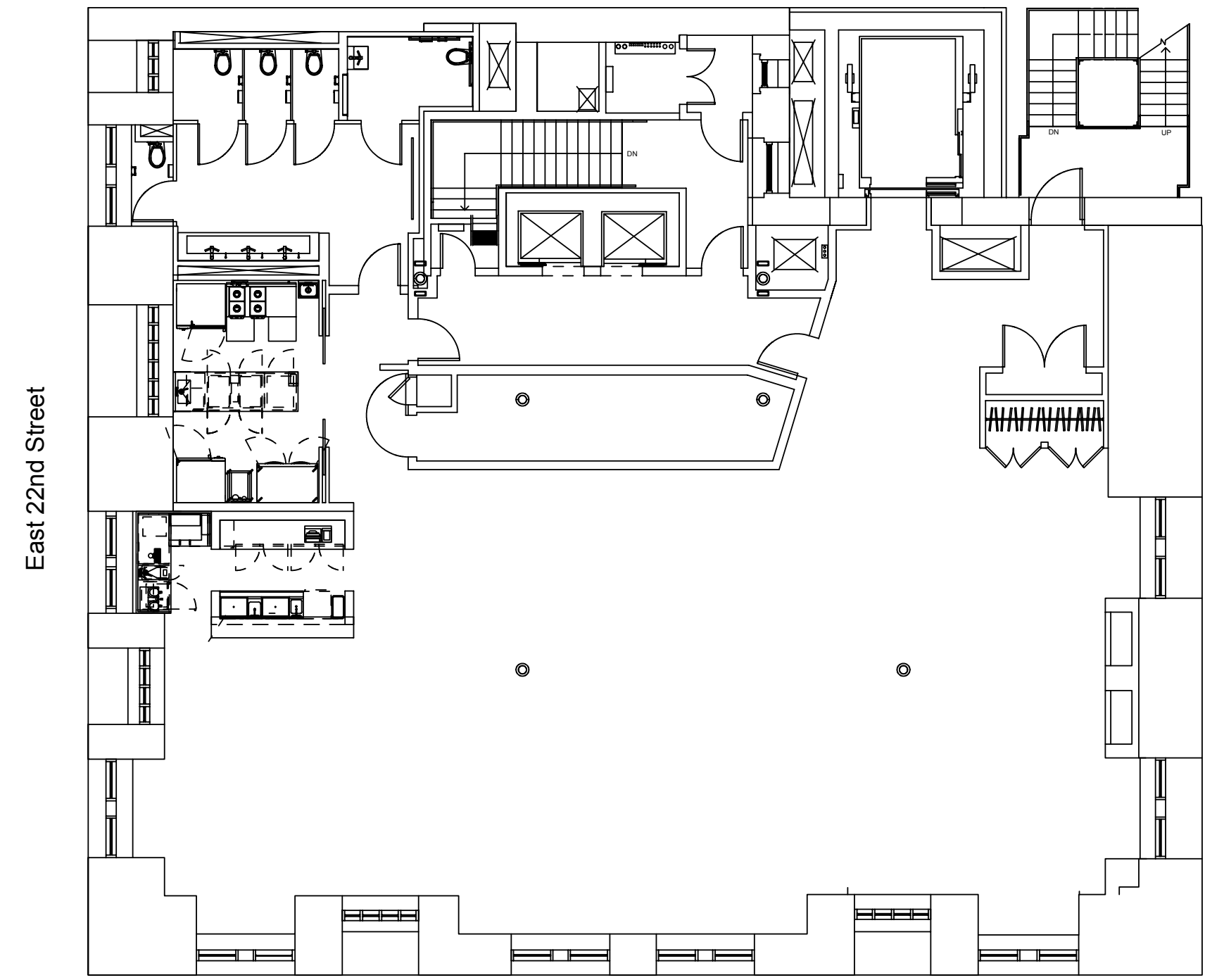
6,700 SF



Park Avenue South

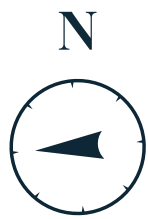
# 6<sup>th</sup> Floor

6,600 SF



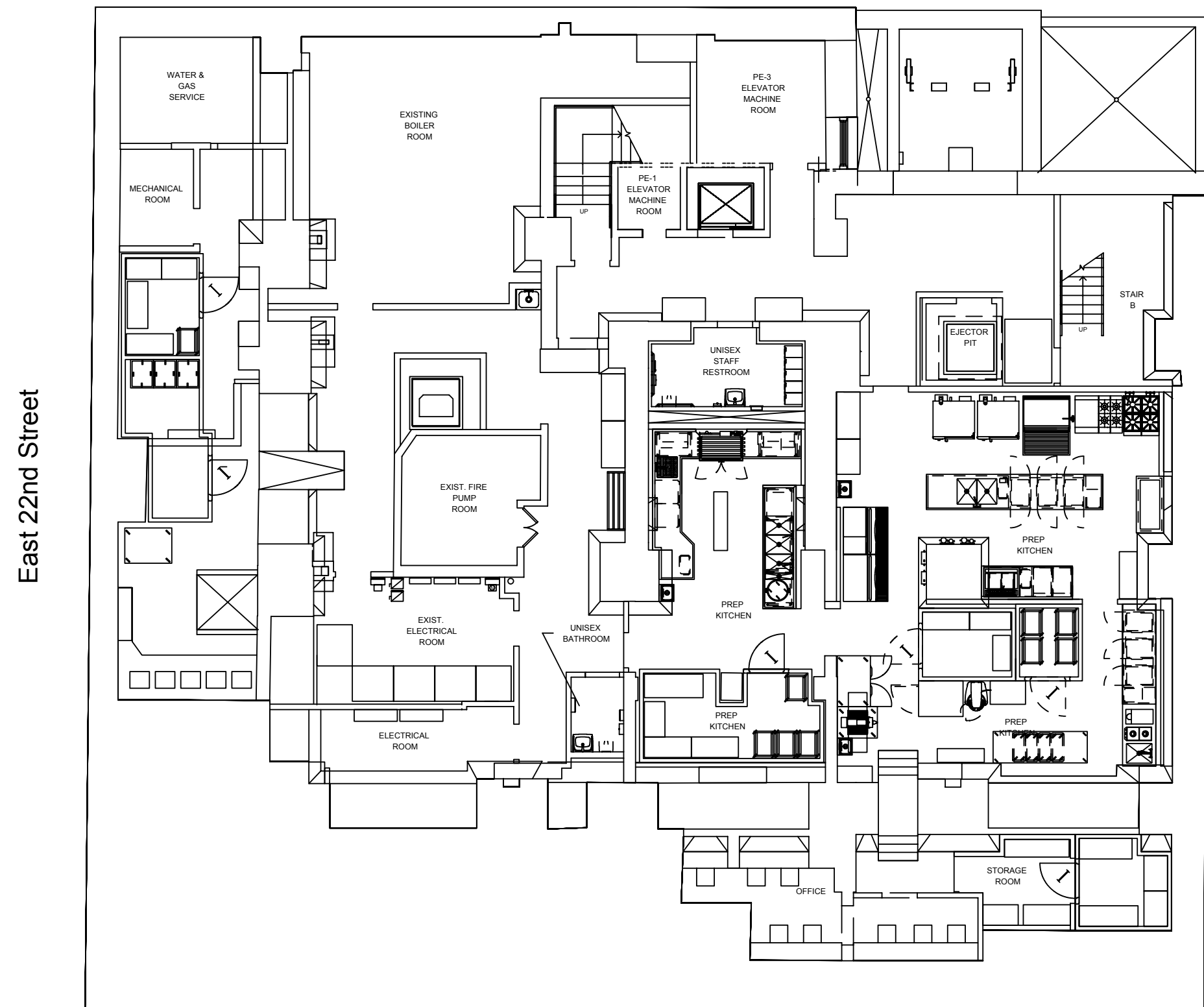
Park Avenue South





# Cellar

2,700 SF

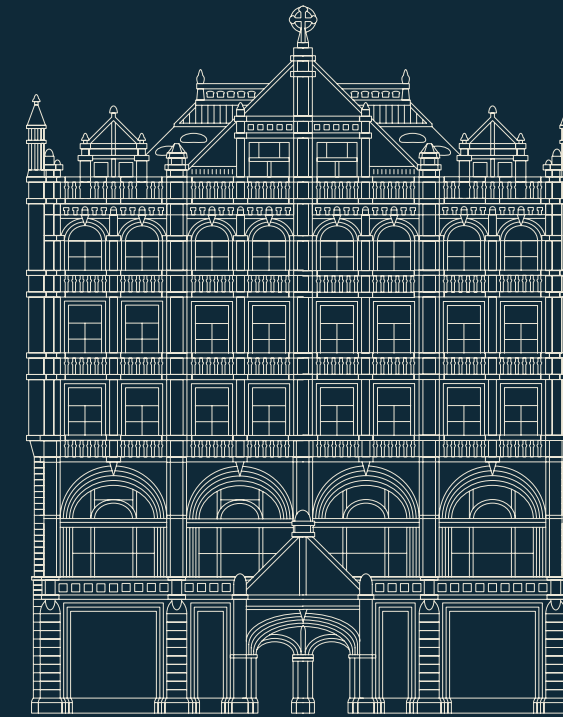


Park Avenue South

\* Floor plan measurements are approximate and are for illustrative purposes only. Serhant LLC is a licensed real estate broker, licensed to do business in New York. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), which should be independently verified, and Serhant LLC expressly disclaims any liability in connection therewith. No financial or legal advice provided. Equal Housing Opportunity.







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## NEW YORK

281ParkAveSouth.com

281 Park Avenue South  
New York, NY 10010

James Nelson  
Principal  
Head of Tri-State Investment Sales  
212.729.6585  
james.nelson@avisonyoung.com

Alexandra Marolda  
Director  
Tri-State Investment Sales  
212.277.5558  
alexandra.marolda@avisonyoung.com

Brent Glodowski  
Director  
Tri-State Investment Sales  
212.230.5996  
brent.glodowski@avisonyoung.com

Eric Karmitz  
Director  
Tri-State Investment Sales  
212.729.6239  
eric.karmitz@avisonyoung.com

Joseph Gervino  
Principal  
Office Leasing & Advisory Services  
212.858.0798  
joseph.gervino@avisonyoung.com

Lea Voytovich  
Associate  
Tri-State Investment Sales  
212.729.3019  
lea.voytovich@avisonyoung.com

Ryan Serhant  
Licensed RE Broker  
646.480.7665  
ryan@serhant.com

