AIR RIGHTS PACKAGE

RESIDENTIAL DEVELOPMENT RIGHTS | ±20,000 SQUARE FEET
TRANSFERABLE WITHIN COMMUNITY DISTRICT 11 OR HALF MILE RADIUS

2211 THIRD AVENUE

HALF MILE RADIUS

ESRI

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Eastern Consolidated has been retained as exclusive agent for the sale of the development rights generated by New York City’s Inclusionary Housing Program at 2211 Third Avenue, a newly constructed residential building.

- **Generating Site:** 2211 Third Avenue
- **Receiving Sites:** Manhattan Community District 11 or one half-mile radius
- **Total Available Development Rights:** ±20,000 SQFT

The bonus square footage totals approximately 20,000 square feet to be transferred in its entirety. The square footage is transferable within Community District 11 or within one half mile of the Third Avenue site.

2211 Third Avenue is situated in the trending East Harlem neighborhood of Manhattan with close proximity to 125th Street Corridor, Marcus Garvey Park, La Marqueta Crossroad and East River Plaza. Community District 11 is bound by 96th Street to the south, East 142nd Street to the north, Fifth Avenue to the west and the East River and Harlem River to the east.

The development rights can be purchased and added to the base floor area of a potential receiving site, typically limited to a maximum of 20% of the base FAR for a residential development. Please see the maps for the boundaries of Community District 11 and the half-mile radius for the approximate location of eligible receiving sites.

**PRICE:** $275 PER SQUARE FOOT

**CONTACTS**

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