



# 26 E 78th St

(Between Fifth & Madison Avenues)

As Exclusive Agents, we are pleased to present the following for Lease:

## **Commercial Townhouse**

*Comprehensively  
Restored & Reimagined*

 **DouglasElliman**

Commercial

575 MADISON AVENUE, NEW YORK, NEW YORK 10022

# 26 E 78<sup>th</sup> Street

26 E 78<sup>th</sup> Street offers a fully renovated commercial townhouse thoughtfully redesigned for gallery or nonprofit / foundation use.

The property blends historic Upper East Side character with modern architectural execution.

The dramatic entry lobby features 20-foot double-height ceilings, creating a museum-quality arrival experience. A newly constructed internal staircase and full-width glass elevator provide seamless vertical circulation throughout.

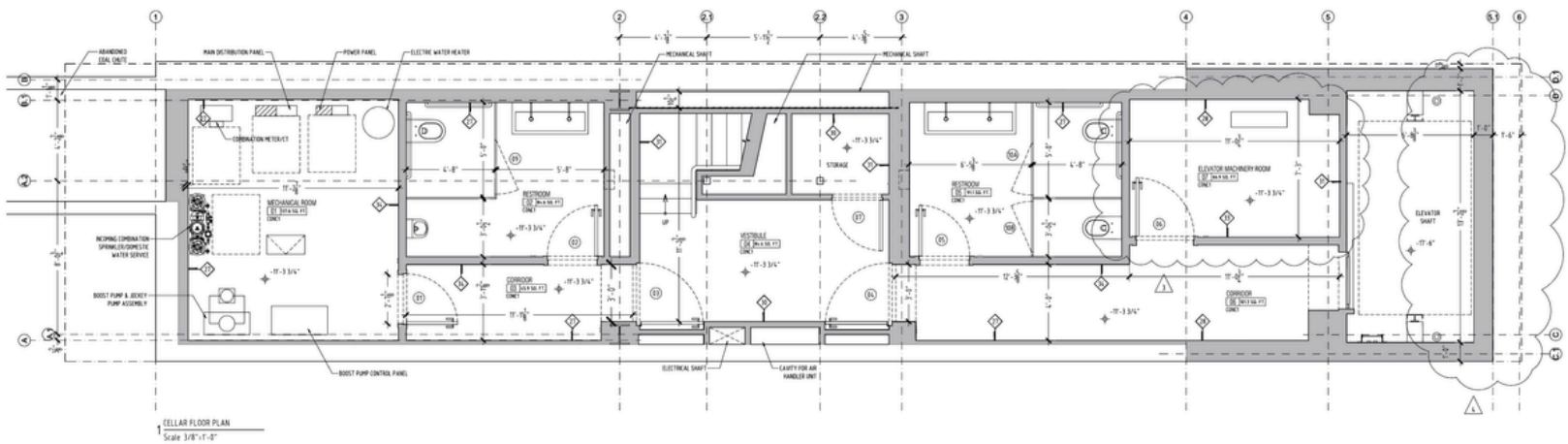
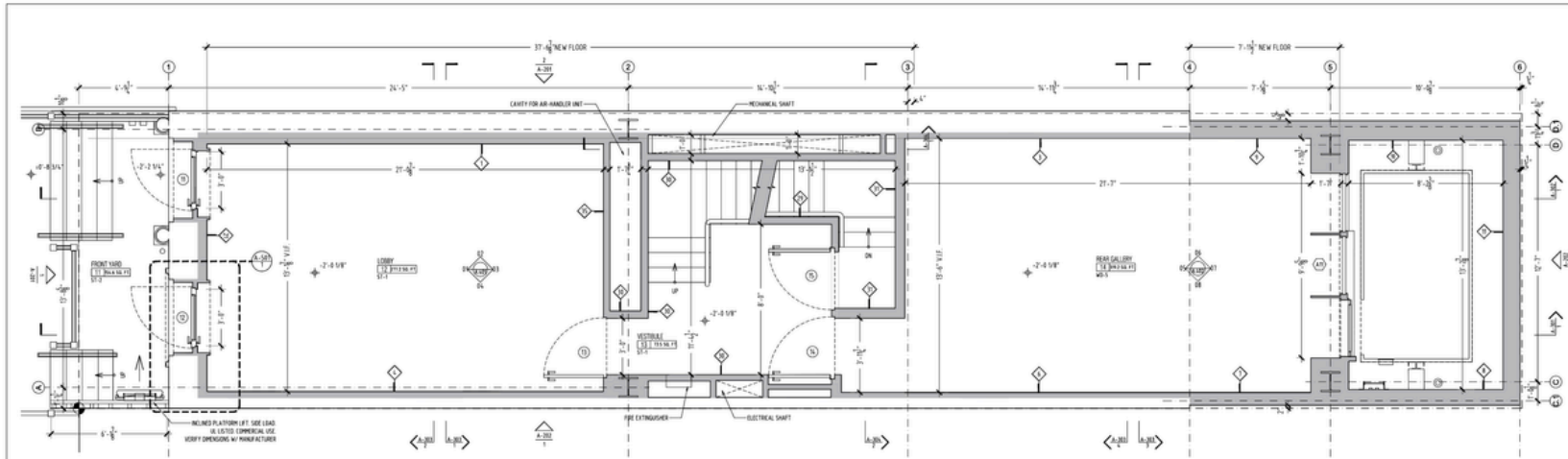
Located moments from Madison Avenue and Museum Mile, this turnkey townhouse offers a rare opportunity to establish a presence within one of Manhattan's premier cultural corridors.

<b>Location</b>	Upper East Side between Fifth & Madison Avenues
<b>Space</b>	Approx. 6,650 RSF 5 Floors & Lower Level
<b>Frontage</b>	15'7"
<b>Rent</b>	Upon Request
<b>Possession</b>	Immediate
<b>Landmark</b>	Yes
<b>Features</b>	Façade renovation New stair 20' double-height lobby Full-width glass elevator Roof Security Monitors



# 26 E 78<sup>th</sup> St, Commercial Townhouse

## FLOOR PLANS



### LANG

285 West Broadway  
Suite 200  
New York City, NY 10013  
212.233.9187  
212.688.9227  
www.langarchitect.com

EXP. J. CALLAHAN CONSULTING  
298 BROADWAY SUITE 1420  
NEW YORK, NY 10007  
TEL: (212) 786-2115

STRU. SILMAN STRUCTURAL ENGINEERS, D.P.C.  
32 OLD SLIP, 16TH FLOOR  
NEW YORK, NY 10005  
TEL: (212) 630-7910

G.E.A. 104 W 28TH STREET  
NEW YORK, NY 10001  
TEL: (212) 584-8145

TALMEER ENG. STUDIO D.P.C.  
FACADE ENGINEERS  
217 WANDERLIT ST #3  
BROOKLYN, NY 11224  
TEL: (917) 788-7772

L.D. KUGLER LIGHTING  
247 W 37TH ST. SUITE 1502  
NEW YORK, NY 10018  
TEL: (212) 362-3100

M.E.P. RUD ENGINEERING  
580 FRANKLIN AVE. SUITE 4  
ROSELAND, NJ 07068  
TEL: (973) 881-5185

ELV. OMEGA INDUSTRIES  
ELEVATOR CONSULTING  
225 NORTH MAIN STREET  
NEW CITY, NY 10956  
TEL: (845) 634-9000

PROGRESS SET  
NOT FOR CONSTRUCTION

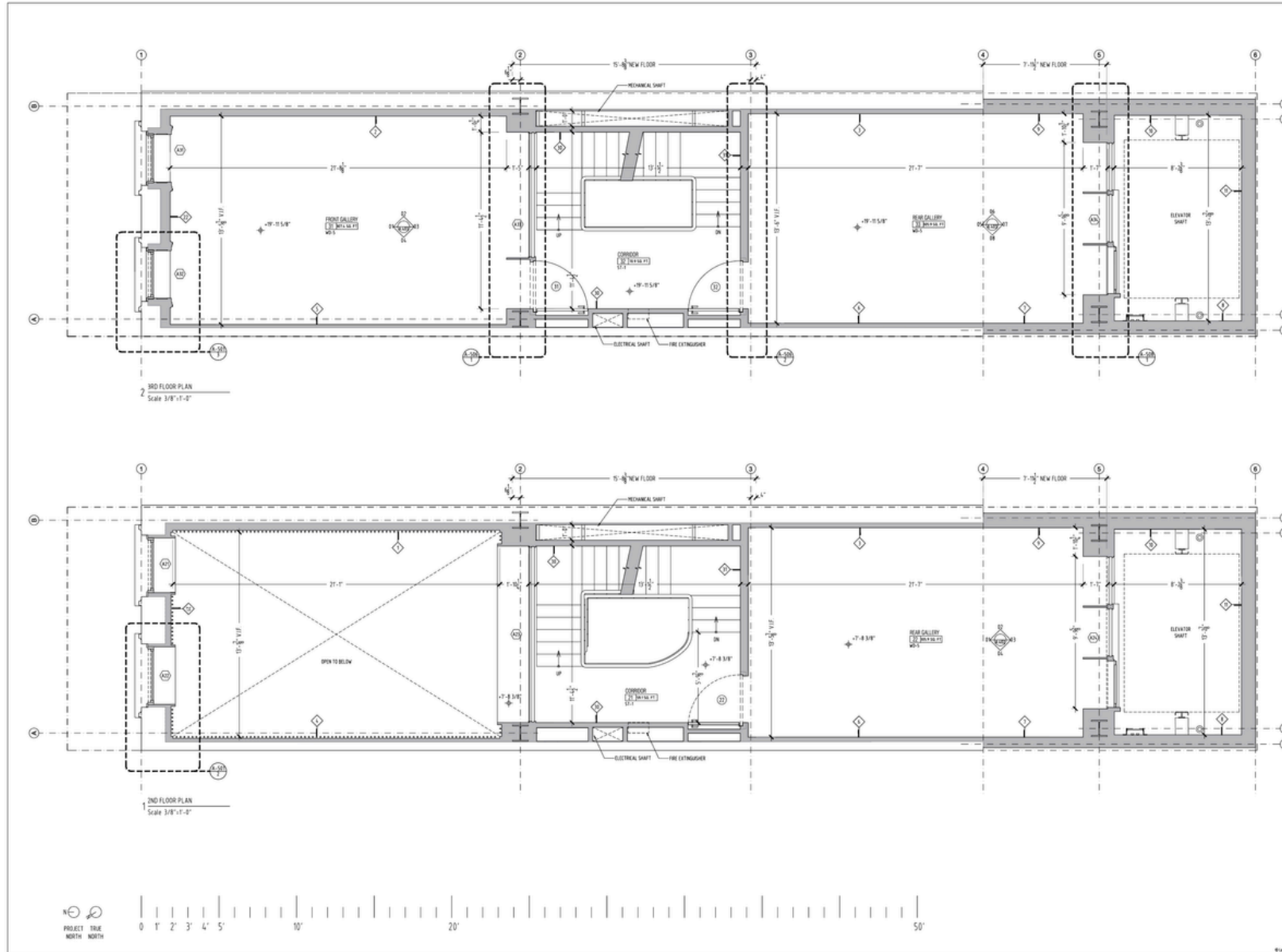
26 EAST 78TH STREET, NEW YORK, NY  
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Scale: 3/8" = 1'-0"  
Drawn by: LT

Rev.	05/29/2020
Rev.	02/19/2021
Rev.	05/04/2021
Rev.	
Rev.	

# A.101

# 26 E 78<sup>th</sup> St, Commercial Townhouse

## FLOOR PLANS (CONTINUED)



### LANG

285 West Broadway,  
Suite 300  
New York City, NY 10013  
212 233 9937 F  
212 658 9633 P  
www.langarchitecture.com

EXP.	J CALLEHAN CONSULTING 299 BROADWAY SUITE 1425 NEW YORK, NY 10007 TEL: (212) 786 2115
STRU.	SILMAN STRUCTURAL ENGINEERS, D.P.C. 32 OLD SLIP, 10TH FLOOR, NEW YORK, NY 10005 TEL: (212) 630 7870
GEO.	G.Z.A. 100 W 20TH STREET NEW YORK, NY 10011 TEL: (212) 554 8140
FAC.	TALMENG ENG. STUDIO D.P.C. INDUSTRIAL ENGINEERING 217 HANOVER ST #3 BROOKLYN, NY 11218 TEL: (877) 769 7772
L.D.	KUGLER NING LIGHTING 247 W. 37TH ST. SUITE 1502 NEW YORK, NY 10018 TEL: (212) 362 2100
M.E.P.	A.L.D. ENGINEERING 590 FRANKLIN AVE. SUITE 4 BULFONTS, NY 07110 TEL: (973) 861 0185
ELV.	OMEGA INDUSTRIES ELEVATOR CONSULTING 321 NORTH MAIN STREET NEW CITY, NY 10854 TEL: (845) 634 9600

PROGRESS SET

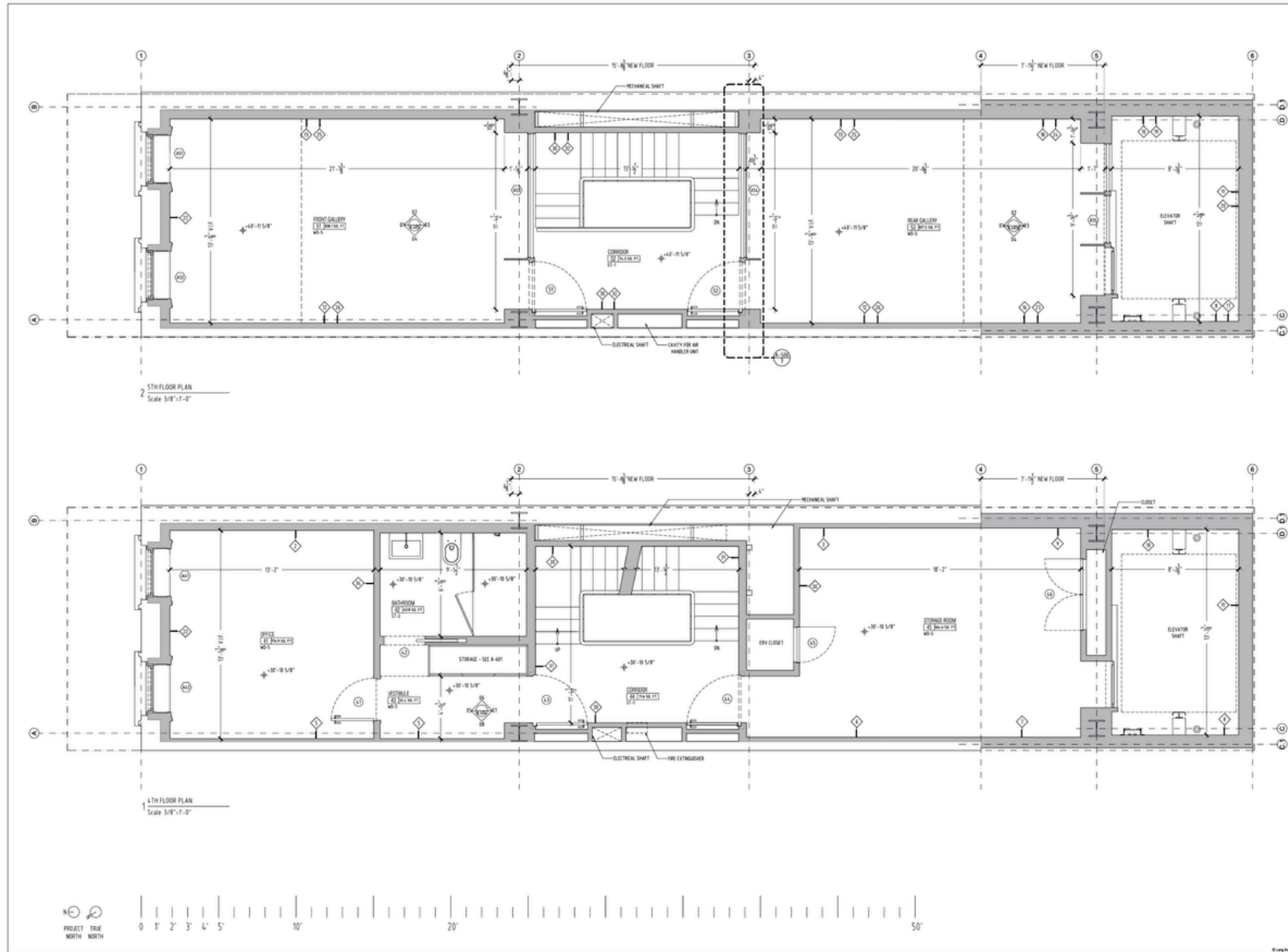
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CONSTRUCTION

DATE	09/29/2020
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# A.102

# 26 E 78<sup>th</sup> St, Commercial Townhouse

## FLOOR PLANS (CONTINUED)



**LANG**

285 West Broadway,  
Suite 202  
New York City, NY 10013  
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212 688 8024 F  
www.langarchitect.com

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STRU.	SILMAN STRUCTURAL ENGINEER, D.P.C. 25 OLD SLIP, 10TH FLOOR, NEW YORK, NY 10005 TEL: (212) 620-7970
GEO.	G.Z.A. 124 W 20TH STREET NEW YORK, NY 10011 TEL: (212) 584-8142
FAC.	TALMENG ENGINEERING, D.P.C. MECHANICAL ENGINEER 217 WANDERBILT ST. #3 ROCKAWAY, NY 11766 TEL: (815) 760-2722
L.D.	HUGLERNING LIGHTING 240 W. 37TH ST. SUITE 1002 NEW YORK, NY 10018 TEL: (212) 962-2100
M.E.P.	RAO ENGINEERING 310 FRANKLIN AVE. SUITE 4 MURRY, NJ 07756 TEL: (201) 861-5185
ELEV.	OMEGA INDUSTRIES ELEVATOR CONSULTING 321 NORTH MAIN STREET NEW CITY, NY 10808 TEL: (845) 634-8600

PROGRESS SET

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CONSTRUCTION

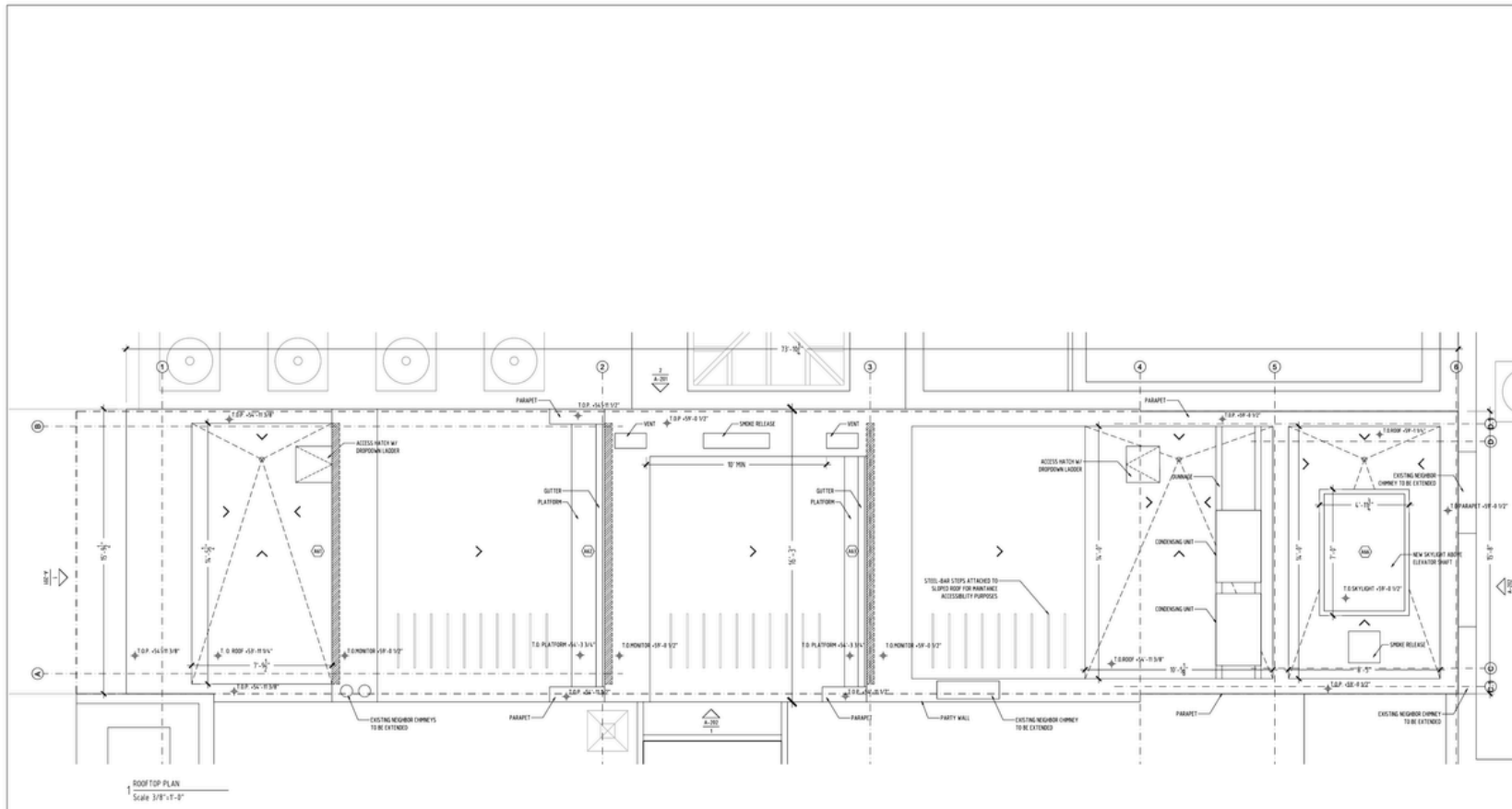
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Rev.	01/21/2020
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**A.103**

# 26 E 78<sup>th</sup> St, Commercial Townhouse

## FLOOR PLANS (CONTINUED)



ROOF TOP PLAN  
Scale 3/8"=1'-0"



PROJECT TRUE NORTH



### LANG

285 West Broadway,  
Suite 300  
New York City, NY 10013  
212 668 9827  
212 668 9831  
www.langarchitecture.com

EXP.	J CALLAHAN CONSULTING 209 BROADWAY SUITE 1400 NEW YORK, NY 10002 TEL: (212) 768 2115
STRU.	SILMAN STRUCTURAL ENGINEERING, S.P.C. 32 OLD SLIP, 10TH FLOOR, NEW YORK, NY 10005 TEL: (212) 620-7870
GEO.	G.Z.A. 100 W 20TH STREET NEW YORK, NY 10011 TEL: (212) 554-8140
FAC.	TALMAGE ENG. STUDIO D.P.C. MECHANICAL ENGINEERING 217 ANDERSON ST #3 BROOKLYN, NY 11218 TEL: (811) 769-7772
L.D.	KUGLER NING LIGHTING 247 W. 37TH ST. SUITE 1502 NEW YORK, NY 10018 TEL: (212) 360-2100
M.E.P.	ALD ENGINEERING 190 FRANKLIN AVE. SUITE 4 NEW YORK, NY 10011 TEL: (212) 661-5185
ELEV.	OMEGA INDUSTRIES ELEVATOR CONSULTING 261 NORTH MAIN STREET NEW YORK, NY 10006 TEL: (845) 834-9000

PROGRESS SET

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26 EAST 78<sup>TH</sup> STREET, NEW YORK, NY  
REV. DATE  
Rev. 09/29/2020  
Rev.  
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Rev.  
Rev.  
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ISS: ROOF PLAN  
Scale: 3/8" = 1'-0"  
Drawing: L1

# A.104

# 26 E 78<sup>th</sup> St, Commercial Townhouse

ADDITIONAL PHOTOS





For further information and inspection, please contact:

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