

THE CONDO BOOK PROJECT · BUILDING REPORT

# The Florian

350 East 18th Street · Gramercy Park · Manhattan

Prepared Oct 26, 2026 from the offering plan filed with the New York Attorney General and sales recorded in ACRIS. Plan CD240326.  
<https://www.condobooknyc.com/buildings/350-east-18th-street-manhattan-cd240326.html>

Overview · Units & Prices · Closings · Budget · Compare · Closing Costs · The Building · Amendments · Fine Print · FAQ · Team · Zoning · Nearby

## Overview

The Florian is a new 13-story, 54-unit condo at 350 East 18th Street, also known as 305 First Avenue. Its offering plan details Sub-Zero and Wolf induction kitchens, a 24-hour front desk run by an outside contractor instead of building staff, 11 parking spaces for owners, and a first-year budget of about \$736,000.

- **What it is:** a new 13-story building with a roof and bulkhead. The plan named the building "The 350 East 18th Street Condominium" and expected the first closing by January 1, 2026.
- **Size:** 54 apartments on floors 3 through the penthouse, plus 11 parking spaces. No commercial units.
- **Layouts:** 31 one-bedrooms (about 660 to 765 sq ft), 19 two-bedrooms (about 1,020 to 1,325 sq ft) and 4 three-bedrooms (about 1,565 to 2,130 sq ft). Floors 4 to 10 have six homes each.
- **Outdoor space:** a few one-bedrooms have small 86 sq ft balconies or terraces. Floors 11, 12 and the two penthouses get larger terraces and balconies.
- **Offering prices:** in the plan's original price list, homes ran from about \$1.3 million to \$6.1 million, and parking spaces were \$275,000 each. These are asking prices, not sales. Four amendments have been filed since, so check them for current prices.
- **Common charges:** roughly \$780 to \$2,630 a month, depending on the unit, under the sponsor's first-year projection.

## Units & Prices

Every unit in Schedule A, pp. 44–45 · common charges and taxes for JANUARY 1, 2026 TO DECEMBER 31, 2026.

| Unit | Type        | Beds | Baths | SF    | Price       | Charges / mo | Taxes / mo |
|------|-------------|------|-------|-------|-------------|--------------|------------|
| 3A   | residential | 2    | 2     | 1,230 | \$2,500,000 | \$1,405      | \$1,584    |
| 3B   | residential | 1    | 1     | 695   | \$1,325,000 | \$810        | \$913      |
| 3C   | residential | 1    | 1     | 666   | \$1,275,000 | \$773        | \$872      |
| 3F   | residential | 1    | 1     | 765   | \$1,575,000 | \$883        | \$996      |
| 4A   | residential | 2    | 2     | 1,230 | \$2,600,000 | \$1,399      | \$1,577    |
| 4B   | residential | 1    | 1     | 695   | \$1,425,000 | \$822        | \$927      |
| 4C   | residential | 1    | 1     | 660   | \$1,375,000 | \$779        | \$879      |
| 4D   | residential | 2    | 2     | 1,020 | \$1,770,000 | \$1,227      | \$1,384    |
| 4E   | residential | 1    | 1     | 727   | \$1,275,000 | \$834        | \$941      |
| 4F   | residential | 1    | 1     | 749   | \$1,600,000 | \$896        | \$1,010    |
| 5A   | residential | 2    | 2     | 1,230 | \$2,650,000 | \$1,399      | \$1,577    |
| 5B   | residential | 1    | 1     | 695   | \$1,525,000 | \$822        | \$927      |
| 5C   | residential | 1    | 1     | 660   | \$1,475,000 | \$779        | \$879      |
| 5D   | residential | 2    | 2     | 1,020 | \$1,850,000 | \$1,227      | \$1,384    |
| 5E   | residential | 1    | 1     | 727   | \$1,300,000 | \$834        | \$941      |
| 5F   | residential | 1    | 1     | 749   | \$1,625,000 | \$896        | \$1,010    |
| 6A   | residential | 2    | 2     | 1,230 | \$2,700,000 | \$1,399      | \$1,577    |
| 6B   | residential | 1    | 1     | 695   | \$1,500,000 | \$822        | \$927      |
| 6C   | residential | 1    | 1     | 660   | \$1,450,000 | \$779        | \$879      |
| 6D   | residential | 2    | 2     | 1,020 | \$1,925,000 | \$1,067      | \$1,204    |

| Unit | Type        | Beds | Baths | SF    | Price       | Charges / mo | Taxes / mo |
|------|-------------|------|-------|-------|-------------|--------------|------------|
| 6E   | residential | 1    | 1     | 727   | \$1,325,000 | \$834        | \$941      |
| 6F   | residential | 1    | 1     | 749   | \$1,650,000 | \$896        | \$1,010    |
| 7A   | residential | 2    | 2     | 1,230 | \$2,750,000 | \$1,399      | \$1,577    |
| 7B   | residential | 1    | 1     | 695   | \$1,550,000 | \$822        | \$927      |
| 7C   | residential | 1    | 1     | 660   | \$1,500,000 | \$779        | \$879      |
| 7D   | residential | 2    | 2     | 1,020 | \$2,050,000 | \$1,227      | \$1,384    |
| 7E   | residential | 1    | 1     | 727   | \$1,350,000 | \$834        | \$941      |
| 7F   | residential | 1    | 1     | 749   | \$1,675,000 | \$896        | \$1,010    |
| 8A   | residential | 2    | 2     | 1,230 | \$2,800,000 | \$1,399      | \$1,577    |
| 8B   | residential | 1    | 1     | 695   | \$1,525,000 | \$822        | \$927      |
| 8C   | residential | 1    | 1     | 660   | \$1,475,000 | \$779        | \$879      |
| 8D   | residential | 2    | 2     | 1,020 | \$2,200,000 | \$1,227      | \$1,384    |
| 8E   | residential | 1    | 1     | 727   | \$1,500,000 | \$834        | \$941      |
| 8F   | residential | 1    | 1     | 749   | \$1,750,000 | \$896        | \$1,010    |
| 9A   | residential | 2    | 2     | 1,230 | \$2,850,000 | \$1,460      | \$1,647    |
| 9B   | residential | 1    | 1     | 695   | \$1,575,000 | \$822        | \$927      |
| 9C   | residential | 1    | 1     | 660   | \$1,525,000 | \$779        | \$879      |
| 9D   | residential | 2    | 2     | 1,020 | \$2,250,000 | \$1,227      | \$1,384    |
| 9E   | residential | 1    | 1     | 727   | \$1,525,000 | \$834        | \$941      |
| 9F   | residential | 1    | 1     | 749   | \$1,775,000 | \$896        | \$1,010    |
| 10A  | residential | 2    | 2     | 1,230 | \$3,150,000 | \$1,399      | \$1,577    |
| 10B  | residential | 1    | 1     | 695   | \$1,550,000 | \$822        | \$927      |
| 10C  | residential | 1    | 1     | 660   | \$1,500,000 | \$779        | \$879      |
| 10D  | residential | 2    | 2     | 1,020 | \$2,300,000 | \$1,227      | \$1,384    |
| 10E  | residential | 1    | 1     | 727   | \$1,550,000 | \$834        | \$941      |
| 10F  | residential | 1    | 1     | 749   | \$1,800,000 | \$896        | \$1,010    |
| 11A  | residential | 3    | 3     | 1,699 | \$4,500,000 | \$2,031      | \$2,290    |
| 11B  | residential | 2    | 2     | 1,324 | \$3,450,000 | \$1,528      | \$1,723    |
| 11C  | residential | 2    | 2     | 1,276 | \$3,350,000 | \$1,515      | \$1,709    |
| 12A  | residential | 3    | 2     | 1,565 | \$3,995,000 | \$1,890      | \$2,131    |
| 12B  | residential | 2    | 2     | 1,324 | \$3,350,000 | \$1,534      | \$1,730    |
| 12C  | residential | 2    | 2     | 1,275 | \$3,250,000 | \$1,497      | \$1,688    |
| PHA  | residential | 3    | 3     | 2,129 | \$5,995,000 | \$2,632      | \$2,968    |
| PHB  | residential | 3    | 3     | 1,768 | \$4,995,000 | \$2,239      | \$2,525    |

## Closings

41 of 54 homes closed, Feb 27, 2026 to Aug 26, 2026. Closing prices -0.4% against Schedule A across 41 homes. Average \$2,222 / SF across 41 homes. Recorded through Sep 30, 2026.

Each home's first recorded closing (deed, or transfer tax filing). \$/SF uses the home's Schedule A square feet as filed, for a deed of one home. The Schedule A price is the list price the plan or its latest amendment gives for that home.

| Home | Recorded     | Closing price | \$/SF                      | Schedule A price                        | Difference | ACRIS doc        |
|------|--------------|---------------|----------------------------|-----------------------------------------|------------|------------------|
| 5D   | Feb 27, 2026 | \$2,073,000   | \$2,032<br><i>1,020 SF</i> | \$1,850,000<br><i>Amendment 3, p. 5</i> | +12.1%     | 2026030400089001 |
| 3C   | Mar 3, 2026  | \$1,286,634   | \$1,932<br><i>666 SF</i>   | \$1,275,000<br><i>Amendment 3, p. 5</i> | +0.9%      | 2026031100269001 |
| 6F   | Mar 5, 2026  | \$1,650,000   | \$2,203<br><i>749 SF</i>   | \$1,650,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026031200908001 |
| 7B   | Mar 6, 2026  | \$1,550,000   | \$2,230<br><i>695 SF</i>   | \$1,550,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026031700592001 |

| Home | Recorded     | Closing price | \$/SF                      | Schedule A price                        | Difference | ACRIS doc        |
|------|--------------|---------------|----------------------------|-----------------------------------------|------------|------------------|
| 8D   | Mar 6, 2026  | \$2,100,000   | \$2,059<br><i>1,020 SF</i> | \$2,200,000<br><i>Amendment 3, p. 5</i> | -4.5%      | 2026031600052004 |
| 3B   | Mar 10, 2026 | \$1,325,000   | \$1,906<br><i>695 SF</i>   | \$1,325,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026031300816001 |
| 4A   | Mar 10, 2026 | \$2,875,000   | \$2,337<br><i>1,230 SF</i> | \$2,600,000<br><i>Amendment 3, p. 5</i> | +10.6%     | 2026031300559001 |
| 10A  | Mar 10, 2026 | \$3,150,000   | \$2,561<br><i>1,230 SF</i> | \$3,150,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026040800904001 |
| 3A   | Mar 11, 2026 | \$2,500,000   | \$2,033<br><i>1,230 SF</i> | \$2,500,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026031300388001 |
| 4C   | Mar 16, 2026 | \$1,375,000   | \$2,083<br><i>660 SF</i>   | \$1,375,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026032700458001 |
| 5B   | Mar 16, 2026 | \$1,552,831   | \$2,234<br><i>695 SF</i>   | \$1,525,000<br><i>Amendment 3, p. 5</i> | +1.8%      | 2026032000066003 |
| 7D   | Mar 19, 2026 | \$2,050,000   | \$2,010<br><i>1,020 SF</i> | \$2,050,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026032300609001 |
| 3F   | Mar 20, 2026 | \$1,525,000   | \$1,993<br><i>765 SF</i>   | \$1,575,000<br><i>Amendment 3, p. 5</i> | -3.2%      | 2026033000394004 |
| 4D   | Mar 20, 2026 | \$1,770,000   | \$1,735<br><i>1,020 SF</i> | \$1,770,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026032700435002 |
| 6D   | Mar 30, 2026 | \$1,925,000   | \$1,887<br><i>1,020 SF</i> | \$1,925,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026040700620001 |
| PHA  | Mar 31, 2026 | \$5,614,125   | \$2,637<br><i>2,129 SF</i> | \$6,050,000<br><i>Schedule A, p. 45</i> | -7.2%      | 2026041500484001 |
| 7A   | Apr 10, 2026 | \$2,750,000   | \$2,236<br><i>1,230 SF</i> | \$2,750,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026042400772003 |
| 7C   | Apr 16, 2026 | \$1,500,000   | \$2,273<br><i>660 SF</i>   | \$1,500,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026042200485001 |
| 10D  | Apr 17, 2026 | \$2,300,000   | \$2,255<br><i>1,020 SF</i> | \$2,300,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026042300789003 |
| 11A  | Apr 20, 2026 | \$4,500,000   | \$2,649<br><i>1,699 SF</i> | \$4,500,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026050500055001 |
| 7F   | Apr 23, 2026 | \$1,656,600   | \$2,212<br><i>749 SF</i>   | \$1,675,000<br><i>Amendment 3, p. 5</i> | -1.1%      | 2026042900462001 |
| 7E   | May 1, 2026  | \$1,275,000   | \$1,754<br><i>727 SF</i>   | \$1,350,000<br><i>Amendment 3, p. 5</i> | -5.6%      | 2026050500885001 |
| 9D   | May 1, 2026  | \$2,205,000   | \$2,162<br><i>1,020 SF</i> | \$2,250,000<br><i>Amendment 3, p. 6</i> | -2%        | 2026050701120002 |
| 8F   | May 15, 2026 | \$1,750,000   | \$2,336<br><i>749 SF</i>   | \$1,750,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026052100594003 |
| 11C  | May 15, 2026 | \$3,350,000   | \$2,625<br><i>1,276 SF</i> | \$3,350,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026052000327003 |
| 12C  | May 21, 2026 | \$3,250,000   | \$2,549<br><i>1,275 SF</i> | \$3,250,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026060101004001 |
| 4B   | May 22, 2026 | \$1,400,000   | \$2,014<br><i>695 SF</i>   | \$1,425,000<br><i>Amendment 3, p. 5</i> | -1.8%      | 2026060301026001 |
| 6B   | May 28, 2026 | \$1,475,000   | \$2,122<br><i>695 SF</i>   | \$1,500,000<br><i>Amendment 3, p. 5</i> | -1.7%      | 2026060900184001 |
| 4E   | Jun 18, 2026 | \$1,247,356   | \$1,716<br><i>727 SF</i>   | \$1,275,000<br><i>Amendment 3, p. 5</i> | -2.2%      | 2026062600157001 |
| 5E   | Jun 29, 2026 | \$1,272,813   | \$1,751<br><i>727 SF</i>   | \$1,300,000<br><i>Amendment 3, p. 5</i> | -2.1%      | 2026070900156001 |
| 12A  | Jul 1, 2026  | \$3,995,000   | \$2,553<br><i>1,565 SF</i> | \$3,995,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026071601196007 |
| 9F   | Jul 7, 2026  | \$1,775,000   | \$2,370<br><i>749 SF</i>   | \$1,775,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026071000181001 |
| 5F   | Jul 15, 2026 | \$1,625,000   | \$2,170<br><i>749 SF</i>   | \$1,625,000<br><i>Amendment 3, p. 5</i> | 0%         | 2026072700882001 |
| 10B  | Jul 16, 2026 | \$1,550,000   | \$2,230<br><i>695 SF</i>   | \$1,550,000<br><i>Amendment 3, p. 6</i> | 0%         | 2026072400535001 |

| Home | Recorded     | Closing price | \$/SF               | Schedule A price                 | Difference | ACRIS doc        |
|------|--------------|---------------|---------------------|----------------------------------|------------|------------------|
| 8E   | Jul 20, 2026 | \$1,500,000   | \$2,063<br>727 SF   | \$1,500,000<br>Amendment 3, p. 5 | 0%         | 2026073100405003 |
| 10F  | Jul 20, 2026 | \$1,800,000   | \$2,403<br>749 SF   | \$1,800,000<br>Amendment 3, p. 6 | 0%         | 2026072400437001 |
| 4F   | Jul 30, 2026 | \$1,590,000   | \$2,123<br>749 SF   | \$1,600,000<br>Amendment 3, p. 5 | -0.6%      | 2026081100442001 |
| 8B   | Aug 10, 2026 | \$1,501,919   | \$2,161<br>695 SF   | \$1,525,000<br>Amendment 3, p. 5 | -1.5%      | 2026081900275001 |
| 9A   | Aug 19, 2026 | \$2,850,000   | \$2,317<br>1,230 SF | \$2,850,000<br>Amendment 3, p. 6 | 0%         | 2026082400183001 |
| 8A   | Aug 20, 2026 | \$2,800,000   | \$2,276<br>1,230 SF | \$2,800,000<br>Amendment 3, p. 5 | 0%         | 2026091500764001 |
| 6E   | Aug 26, 2026 | \$1,325,000   | \$1,823<br>727 SF   | \$1,325,000<br>Amendment 3, p. 5 | 0%         | 2026090301028002 |

## Budget

The sponsor's projected first-year budget, Schedule B, pp. 52–55 · January 1, 2026 - December 31, 2026.

| Line                             | Section  | Amount    |
|----------------------------------|----------|-----------|
| Common Charges                   | Income   | \$736,192 |
| Labor                            | Expenses | \$0       |
| Gas                              | Expenses | \$1,200   |
| Electric                         | Expenses | \$130,500 |
| Water Charges and Sewer Rents    | Expenses | \$55,050  |
| Repair, Maintenance and Supplies | Expenses | \$4,700   |
| Service Contracts                | Expenses | \$366,592 |
| Insurance                        | Expenses | \$48,000  |
| Management Fees                  | Expenses | \$48,600  |
| Office Expenses                  | Expenses | \$50      |
| Legal Fees and Audit Fees        | Expenses | \$5,500   |
| Contingency Fund                 | Expenses | \$2,000   |
| Reserve Fund                     | Expenses | \$74,000  |
| Total                            | Expenses | \$736,192 |
| Total income                     | —        | \$736,192 |
| Total expenses                   | —        | \$736,192 |

## Compare: against 517 West 29th and The Village West

### Headline figures

From each plan's Schedule A (prices, square feet, taxes, common charges) and Schedule B (budget), as first offered.

|                             | The Florian (this building)                 | 517 West 29th                               | The Village West                            |
|-----------------------------|---------------------------------------------|---------------------------------------------|---------------------------------------------|
| Common charges / SF / month | \$1.18<br><i>Schedule A, pp. 44–45</i>      | \$1.40<br><i>Schedule A, pp. 38–39</i>      | \$1.72<br><i>Schedule A, pp. 55–57</i>      |
| Average price / home        | \$2,149,352<br><i>Schedule A, pp. 44–45</i> | \$1,732,310<br><i>Schedule A, pp. 38–39</i> | \$3,040,956<br><i>Schedule A, pp. 55–57</i> |
| Average price / SF          | \$2,263<br><i>Schedule A, pp. 44–45</i>     | \$2,102<br><i>Schedule A, pp. 38–39</i>     | \$2,489<br><i>Schedule A, pp. 55–57</i>     |
| Property taxes / SF / month | \$1.33<br><i>Schedule A, pp. 44–45</i>      | \$2.36<br><i>Schedule A, pp. 38–39</i>      | \$1.78<br><i>Schedule A, pp. 55–57</i>      |
| Average home size           | 950 SF<br><i>Schedule A, pp. 44–45</i>      | 824 SF<br><i>Schedule A, pp. 38–39</i>      | 1,222 SF<br><i>Schedule A, pp. 55–57</i>    |

## The plan

|                   | The Florian (this building)                          | 517 West 29th                                                    | The Village West                                                       |
|-------------------|------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------|
| Residential units | 54<br><i>NY AG plan record</i>                       | 60<br><i>NY AG plan record</i>                                   | 68<br><i>NY AG plan record</i>                                         |
| Commercial units  | 0<br><i>NY AG plan record</i>                        | 0<br><i>NY AG plan record</i>                                    | 2<br><i>NY AG plan record</i>                                          |
| Parking           | 17<br><i>NY AG plan record</i>                       | 0<br><i>NY AG plan record</i>                                    | 0<br><i>NY AG plan record</i>                                          |
| Storage           | 0<br><i>NY AG plan record</i>                        | 0<br><i>NY AG plan record</i>                                    | 0<br><i>NY AG plan record</i>                                          |
| Construction      | New<br><i>NY AG plan record</i>                      | New<br><i>NY AG plan record</i>                                  | New<br><i>NY AG plan record</i>                                        |
| Plan accepted     | Jun 3, 2025<br><i>NY AG plan record</i>              | Oct 23, 2024<br><i>NY AG plan record</i>                         | Nov 22, 2024<br><i>NY AG plan record</i>                               |
| Sponsor           | 305 First Ave Owners LLC<br><i>NY AG plan record</i> | Project 29 West Chelsea LLC<br><i>NY AG plan record</i>          | 525 6th Ave LLC<br><i>NY AG plan record</i>                            |
| Sponsor's counsel | Eial Girtz, Pc<br><i>NY AG plan record</i>           | Kramer Levin Naftalis & Frankel, LLP<br><i>NY AG plan record</i> | Certilman Balin Adler & Hyman, LLP<br><i>NY AG plan record</i>         |
| Offering price    | \$119.25M<br><i>NY AG plan record</i>                | \$108.44M<br><i>NY AG plan record</i>                            | \$229.65M<br><i>NY AG plan record</i>                                  |
| Nearest subway    | 1 Av (L), 4 min walk<br><i>NY AG plan record</i>     | 34 St-Hudson Yards (7), 7 min walk<br><i>NY AG plan record</i>   | W 4 St-Wash Sq (A B C D E F M), 1 min walk<br><i>NY AG plan record</i> |

## Unit mix

Homes in Schedule A by bedrooms: how many, their average size and their average price as first offered.

|             | The Florian (this building)                                        | 517 West 29th                                                      | The Village West                                                   |
|-------------|--------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|
| Studios     | None<br><i>Schedule A, pp. 44–45</i>                               | 18 (30%) · 492 SF · \$967K avg.<br><i>Schedule A, pp. 38–39</i>    | None<br><i>Schedule A, pp. 55–57</i>                               |
| 1 bedroom   | 31 (57%) · 708 SF · \$1.51M avg.<br><i>Schedule A, pp. 44–45</i>   | 20 (33%) · 812 SF · \$1.66M avg.<br><i>Schedule A, pp. 38–39</i>   | 27 (40%) · 746 SF · \$1.74M avg.<br><i>Schedule A, pp. 55–57</i>   |
| 2 bedrooms  | 19 (35%) · 1,167 SF · \$2.62M avg.<br><i>Schedule A, pp. 44–45</i> | 22 (37%) · 1,107 SF · \$2.42M avg.<br><i>Schedule A, pp. 38–39</i> | 32 (47%) · 1,357 SF · \$3.36M avg.<br><i>Schedule A, pp. 55–57</i> |
| 3 bedrooms  | 4 (7%) · 1,790 SF · \$4.87M avg.<br><i>Schedule A, pp. 44–45</i>   | None<br><i>Schedule A, pp. 38–39</i>                               | 7 (10%) · 1,939 SF · \$4.92M avg.<br><i>Schedule A, pp. 55–57</i>  |
| 4+ bedrooms | None<br><i>Schedule A, pp. 44–45</i>                               | None<br><i>Schedule A, pp. 38–39</i>                               | 2 (3%) · 2,972 SF · \$8.88M avg.<br><i>Schedule A, pp. 55–57</i>   |

## First-year budget, per residential unit per year

Schedule B's first-year expenses by category, per residential unit per year (as operating-expenses.html compares them).

|                         | The Florian (this building)   | 517 West 29th                 | The Village West              |
|-------------------------|-------------------------------|-------------------------------|-------------------------------|
| Total expenses          | \$13,633<br><i>Schedule B</i> | \$13,862<br><i>Schedule B</i> | \$25,241<br><i>Schedule B</i> |
| Staffing                | —                             | \$1,498<br><i>Schedule B</i>  | \$12,144<br><i>Schedule B</i> |
| Management fee          | \$900<br><i>Schedule B</i>    | \$1,000<br><i>Schedule B</i>  | \$777<br><i>Schedule B</i>    |
| Insurance               | \$889<br><i>Schedule B</i>    | \$1,065<br><i>Schedule B</i>  | \$2,422<br><i>Schedule B</i>  |
| Repairs & supplies      | \$87<br><i>Schedule B</i>     | \$663<br><i>Schedule B</i>    | —                             |
| Elevator                | —                             | —                             | \$2,303<br><i>Schedule B</i>  |
| Electricity, gas & heat | \$2,439<br><i>Schedule B</i>  | \$1,910<br><i>Schedule B</i>  | \$2,887<br><i>Schedule B</i>  |

|                                  | The Florian (this building)  | 517 West 29th                | The Village West             |
|----------------------------------|------------------------------|------------------------------|------------------------------|
| Water & sewer                    | \$1,019<br><i>Schedule B</i> | \$1,484<br><i>Schedule B</i> | \$1,139<br><i>Schedule B</i> |
| Service contracts (not itemized) | \$6,789<br><i>Schedule B</i> | \$5,331<br><i>Schedule B</i> | —                            |
| Legal & audit                    | \$102<br><i>Schedule B</i>   | \$383<br><i>Schedule B</i>   | \$316<br><i>Schedule B</i>   |
| Admin, phone & office            | \$1<br><i>Schedule B</i>     | \$333<br><i>Schedule B</i>   | \$291<br><i>Schedule B</i>   |
| Reserve fund                     | \$1,370<br><i>Schedule B</i> | —                            | \$2,295<br><i>Schedule B</i> |
| Contingency                      | \$37<br><i>Schedule B</i>    | \$193<br><i>Schedule B</i>   | \$668<br><i>Schedule B</i>   |

## Building

|                 | The Florian (this building)                                                                                                                                                  | 517 West 29th                                                                                | The Village West                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking         | Sold<br><i>Offering plan, p. 21</i>                                                                                                                                          | Licensed<br><i>Offering plan, p. 1</i>                                                       | —                                                                                                                                   |
| Reserve fund    | For the first year of operation, \$74,000 budgeted towards the reserve account; thereafter funded via Common Charges at 10% of yearly budget<br><i>Offering plan, p. 124</i> | No reserve fund<br><i>Offering plan, p. 138</i>                                              | Reserves for major capital improvements estimated at approximately 10% of estimated operating budget<br><i>Offering plan, p. 73</i> |
| Working capital | 2 months' common charges as initial working capital contribution at closing<br><i>Offering plan, p. 84</i>                                                                   | 2 months' Common Charges contribution to Working Capital Fund<br><i>Offering plan, p. 86</i> | 2 months' Common Charges collected as initial Working Capital at Closing<br><i>Offering plan, p. 207</i>                            |

## Staffing

|                  | The Florian (this building)            | 517 West 29th                               | The Village West                                                                              |
|------------------|----------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------|
| Front desk       | 24-hour<br><i>Offering plan, p. 54</i> | 24-hour<br><i>Offering plan, p. 12</i>      | 24-hour<br><i>Offering plan, p. 67</i>                                                        |
| Front desk staff | —                                      | —                                           | concierge, doorman<br><i>Offering plan, p. 67</i>                                             |
| Front desk hours | —                                      | —                                           | 5 full-time × 40 h = 200 h/week (24 h/day, more than one post)<br><i>Offering plan, p. 67</i> |
| Super            | —                                      | Non-resident<br><i>Offering plan, p. 12</i> | Live-in<br><i>Offering plan, p. 39</i>                                                        |

## Amenities

|                 | The Florian (this building)         | 517 West 29th                       | The Village West                    |
|-----------------|-------------------------------------|-------------------------------------|-------------------------------------|
| In-unit laundry | Yes<br><i>Offering plan, p. 38</i>  | Yes<br><i>Offering plan, p. 33</i>  | —                                   |
| Elevator        | Yes<br><i>Offering plan, p. 190</i> | Yes<br><i>Offering plan, p. 223</i> | Yes<br><i>Offering plan, p. 331</i> |
| Gym             | Yes<br><i>Offering plan, p. 23</i>  | Yes<br><i>Offering plan, p. 234</i> | Yes<br><i>Offering plan, p. 340</i> |
| Pool            | No<br><i>Offering plan, p. 197</i>  | No<br><i>Offering plan, p. 234</i>  | No<br><i>Offering plan, p. 340</i>  |
| Laundry room    | —                                   | —                                   | Yes<br><i>Offering plan, p. 50</i>  |
| Kids' room      | —                                   | —                                   | Yes<br><i>Offering plan, p. 340</i> |
| Screening room  | —                                   | —                                   | Yes<br><i>Offering plan, p. 50</i>  |

|                | The Florian (this building)         | 517 West 29th                       | The Village West                    |
|----------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Golf simulator | —                                   | —                                   | Yes<br><i>Offering plan, p. 50</i>  |
| Roof deck      | —                                   | Yes<br><i>Offering plan, p. 234</i> | Yes<br><i>Offering plan, p. 419</i> |
| Lounge         | —                                   | —                                   | Yes<br><i>Offering plan, p. 335</i> |
| Spa or sauna   | —                                   | —                                   | Yes<br><i>Offering plan, p. 335</i> |
| Co-working     | —                                   | —                                   | Yes<br><i>Offering plan, p. 335</i> |
| Playground     | —                                   | No<br><i>Offering plan, p. 234</i>  | —                                   |
| Garden         | —                                   | Yes<br><i>Offering plan, p. 222</i> | Yes<br><i>Offering plan, p. 419</i> |
| Bike room      | Yes<br><i>Offering plan, p. 191</i> | Yes<br><i>Offering plan, p. 225</i> | Yes<br><i>Offering plan, p. 419</i> |
| Package room   | —                                   | Yes<br><i>Offering plan, p. 225</i> | Yes<br><i>Offering plan, p. 419</i> |
| Storage units  | —                                   | No<br><i>Offering plan, p. 225</i>  | Yes<br><i>Offering plan, p. 419</i> |
| Pet spa        | —                                   | —                                   | Yes<br><i>Offering plan, p. 335</i> |
| EV charging    | Yes<br><i>Offering plan, p. 196</i> | No<br><i>Offering plan, p. 233</i>  | —                                   |

## Finishes

|                     | The Florian (this building)                            | 517 West 29th                                | The Village West                                |
|---------------------|--------------------------------------------------------|----------------------------------------------|-------------------------------------------------|
| Cooktop             | Wolf · IR30450/S/T<br><i>Offering plan, p. 200</i>     | —                                            | Gaggenau<br><i>Offering plan, p. 342</i>        |
| Oven                | Wolf · IR30450/S/T<br><i>Offering plan, p. 200</i>     | —                                            | Gaggenau<br><i>Offering plan, p. 342</i>        |
| Refrigerator        | Sub-Zero · DET3050CI/L<br><i>Offering plan, p. 200</i> | —                                            | Gaggenau<br><i>Offering plan, p. 342</i>        |
| Microwave           | Wolf · MD24TE/S<br><i>Offering plan, p. 200</i>        | —                                            | Gaggenau<br><i>Offering plan, p. 343</i>        |
| Dishwasher          | Cove · DW2450<br><i>Offering plan, p. 200</i>          | —                                            | Bosch<br><i>Offering plan, p. 343</i>           |
| Wine fridge         | Sub-Zero · DEU1150W/L<br><i>Offering plan, p. 200</i>  | —                                            | Gaggenau<br><i>Offering plan, p. 343</i>        |
| Washer              | Bosch<br><i>Offering plan, p. 38</i>                   | —                                            | —                                               |
| Dryer               | Bosch<br><i>Offering plan, p. 38</i>                   | —                                            | —                                               |
| Kitchen sink        | —                                                      | —                                            | Undermount<br><i>Offering plan, p. 343</i>      |
| Garbage disposal    | —                                                      | —                                            | Yes<br><i>Offering plan, p. 343</i>             |
| Kitchen countertops | Quartz<br><i>Offering plan, p. 200</i>                 | Stone<br><i>Offering plan, p. 236</i>        | Stone<br><i>Offering plan, p. 343</i>           |
| Cabinets            | —                                                      | UNO Contract<br><i>Offering plan, p. 236</i> | —                                               |
| Floors              | Wood<br><i>Offering plan, p. 200</i>                   | Wood<br><i>Offering plan, p. 235</i>         | Engineered wood<br><i>Offering plan, p. 342</i> |
| Bathroom floors     | Tile<br><i>Offering plan, p. 200</i>                   | —                                            | Stone<br><i>Offering plan, p. 342</i>           |
| Bathroom fittings   | —                                                      | —                                            | Watermark<br><i>Offering plan, p. 342</i>       |
| Toilets             | Swiss Madison<br><i>Offering plan, p. 200</i>          | —                                            | Kohler<br><i>Offering plan, p. 342</i>          |

|               | The Florian (this building)                   | 517 West 29th | The Village West |
|---------------|-----------------------------------------------|---------------|------------------|
| Bathtub maker | Fine Fixtures<br><i>Offering plan, p. 200</i> | —             | —                |

## Systems & utilities

|                     | The Florian (this building)                    | 517 West 29th                                       | The Village West                                      |
|---------------------|------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------|
| Heating & cooling   | —                                              | VRF<br><i>Offering plan, p. 227</i>                 | VRF<br><i>Offering plan, p. 334</i>                   |
| Hot water           | —                                              | Central boiler<br><i>Offering plan, p. 216</i>      | —                                                     |
| Cooktop fuel        | Induction<br><i>Offering plan, p. 200</i>      | Gas<br><i>Offering plan, p. 33</i>                  | Induction<br><i>Offering plan, p. 342</i>             |
| Gas paid by         | —                                              | Common charges<br><i>Offering plan, p. 33</i>       | —                                                     |
| Heat paid by        | —                                              | —                                                   | Submetered<br><i>Offering plan, p. 336</i>            |
| Electricity paid by | Owner<br><i>Offering plan, p. 183</i>          | Owner<br><i>Offering plan, p. 51</i>                | —                                                     |
| Water paid by       | Common charges<br><i>Offering plan, p. 183</i> | —                                                   | —                                                     |
| Fresh air           | —                                              | Central make-up air<br><i>Offering plan, p. 229</i> | ERV (energy recovery)<br><i>Offering plan, p. 337</i> |
| Range hood          | —                                              | Central exhaust<br><i>Offering plan, p. 230</i>     | —                                                     |
| Dryer vent          | Ventless<br><i>Offering plan, p. 191</i>       | Vents outside<br><i>Offering plan, p. 230</i>       | —                                                     |

## Apartments

|              | The Florian (this building)            | 517 West 29th | The Village West                            |
|--------------|----------------------------------------|---------------|---------------------------------------------|
| Window glass | —                                      | —             | Double-pane<br><i>Offering plan, p. 326</i> |
| Intercom     | Akuvox<br><i>Offering plan, p. 196</i> | —             | —                                           |

## Team

|                     | The Florian (this building)                                 | 517 West 29th                                                        | The Village West                                                                              |
|---------------------|-------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Architect           | SLCE Architects, LLP<br><i>Offering plan, p. 130</i>        | RAND Engineering & Architecture, DPC<br><i>Offering plan, p. 142</i> | BKSK Architects LLP<br><i>Offering plan, p. 317</i>                                           |
| Managing agent      | MRE Property Management LLC<br><i>Offering plan, p. 127</i> | Livingston Management Services Corp.<br><i>Offering plan, p. 48</i>  | Metro Management and Development (not affiliated with Sponsor)<br><i>Offering plan, p. 72</i> |
| Sales team          | Douglas Elliman<br><i>Offering plan, p. 130</i>             | LIVING LLC<br><i>Offering plan, p. 1</i>                             | CORE Group Marketing LLC<br><i>Offering plan, p. 1</i>                                        |
| Tax consultant      | MGNY Consulting Corp.<br><i>Offering plan, p. 49</i>        | KRAMER LEVIN NAFTALIS & FRANKEL, LLP<br><i>Offering plan, p. 133</i> | Marcus and Pollack LLP<br><i>Offering plan, p. 59</i>                                         |
| Construction lender | NW 18th Street Lender LLC<br><i>Offering plan, p. 5</i>     | —                                                                    | —                                                                                             |

## Closings

Sales recorded with the Department of Finance (ACRIS), each home's first closing.

|              | The Florian (this building)                    | 517 West 29th                                  | The Village West |
|--------------|------------------------------------------------|------------------------------------------------|------------------|
| Homes closed | 41 of 54<br><i>ACRIS, through Sep 30, 2026</i> | 44 of 60<br><i>ACRIS, through Sep 30, 2026</i> | —                |

|                               | The Florian (this building)                                       | 517 West 29th                                                    | The Village West |
|-------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|------------------|
| Closing prices vs. Schedule A | -0.4% (41 homes)<br><i>ACRIS, through Sep 30, 2026</i>            | -13.8% (44 homes)<br><i>ACRIS, through Sep 30, 2026</i>          | —                |
| Average closing price / SF    | \$2,222 (41 homes)<br><i>ACRIS, through Sep 30, 2026</i>          | \$1,822 (44 homes)<br><i>ACRIS, through Sep 30, 2026</i>         | —                |
| First and latest closing      | Feb 27, 2026 – Aug 26, 2026<br><i>ACRIS, through Sep 30, 2026</i> | Jan 24, 2025 – Sep 9, 2026<br><i>ACRIS, through Sep 30, 2026</i> | —                |

## Closing Costs

|                                                        |                                                                                                                                                                                   |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sponsor's counsel fee                                  | \$3,500.00 — Paid by the purchaser to the sponsor's attorneys for the closing; offering plan, p. 10                                                                               |
| Counsel's extra charges                                | \$500.00: closing outside counsel's office — p. 10 \$250.00: closing held remotely — p. 10 \$250.00: adjourned closing — p. 10 \$500.00: assignment agreement preparation — p. 11 |
| Transfer taxes                                         | Paid by the purchaser — New York City and State transfer taxes, by law the seller's, shift to the buyer in a sponsor sale; offering plan, p. 11                                   |
| Working capital                                        | Two months of Common Charges — Contribution to the condominium's working capital fund; offering plan, p. 13                                                                       |
| Creation Costs reimbursement to Sponsor                | \$2,000.00 — Paid to Sponsor; offering plan, p. 10                                                                                                                                |
| Mortgage recording tax credit reimbursement to Sponsor | partial mortgage tax credit pursuant to Section 339-ee(2) — Paid to Sponsor; offering plan, p. 12                                                                                 |

What the offering plan says a purchaser pays at closing on top of the price and their own lawyer, as first filed; amendments can change these. Title insurance, mortgage recording tax, lender fees and the mansion tax aren't listed.

## The Building

### Finishes

#### Kitchens

Every apartment gets a Sub-Zero refrigerator, a Wolf induction range, a Wolf microwave and a Cove dishwasher. Two- and three-bedroom homes get a larger refrigerator, may get a 36-inch range, and add Sub-Zero wine storage. Cabinets are lacquered wood, counters are quartz and sinks are stainless steel. See kitchen appliance brands in NYC condos and gas vs. induction stoves.

#### Bathrooms

Floors are tiled and walls are partly tiled. Fixtures are mid-range: a Fine Fixtures tub, Swiss Madison toilet, Glacier Bay sink and Delta shower.

#### Floors and Windows

- **Floors:** European white oak from Terra Legno (Alabaster), 9/16 inch thick, with a three-year manufacturer warranty.
- **Windows:** fixed and casement aluminum windows by Basam, double glazed with a thermal break, with a 10-year warranty on material.
- **Ceilings:** the plan promises at least 8 feet floor to ceiling.

#### Laundry, Heating and Cooling

- **Laundry:** every home has a Bosch 500 series washer and ventless electric dryer, stacked or side by side.
- **Hot water:** four Mitsubishi heat pump water heaters in the first-floor mechanical room serve the building.
- **Electricity:** each apartment is metered separately. The sponsor estimates about \$260 to \$380 a month for a typical unit's power, covering heating, cooling, cooking and laundry.

### Amenities, Staffing & Transportation

For 54 homes, the list is short:

- **Third floor:** a gym of about 890 sq ft with rubber floors, and a recreation room of about 620 sq ft. The sponsor won't supply gym equipment.
- **Roof:** a common roof terrace.
- **Bike storage:** 6 spaces on the first floor and 21 on the second. No racks are provided.

- **Lobby:** a mail room. There's no separate package room or storage lockers.

**Good to know:** the plan says no other recreational facilities will be provided. Pets are allowed if they don't bother neighbors, and dogs and cats must be carried or leashed in common areas. Compare with amenities by building size.

### Staffing and Services

The condo won't employ anyone directly. Instead the plan projects:

- A 24/7 front desk from BSM Facility Solutions, in three shifts, covering doorman, concierge and access control, at about \$266,000 a year
- Porter and maintenance work from the managing agent, full time on weekdays, at about \$72,000 a year
- Kone elevator maintenance and a fire alarm monitoring contract

The front desk contract carries no union payroll taxes or benefits. See what a doorman costs in an NYC condo for context.

### Transportation

- **Subway:** 4 min walk to 1 Av L; 3 Av L, 8 min
- **Parking:** 17 parking units in the plan

## Amendments

### Amendment 4

Amendment extends the plan 6 months, updates occupancy status and financial accounts after first closings in February 2026.

- Plan extended for 6 months
- Declaration of Condominium recorded February 5, 2026
- Temporary Certificate of Occupancy obtained February 20, 2026; Permanent Certificate expected in approximately 45 days with \$15,000.00 held in escrow
- First Unit Closing occurred February 27, 2026 for Units 5D and P1; 20 additional units have closed; 9 units in contract; remaining units unsold
- Working capital account balance \$28,370.86; reserve account balance \$11,236.86
- Construction financing of \$63,000,000.00 obtained from NW 18th Street Lender LLC; 22 units released from pledge
- Board of Managers controlled by Sponsor principals Einav Gelberg and Tomer Erlich; first unit owners meeting within 30 days of first anniversary of closing or when 75% of units sold

### Amendment 3

Offering prices increased for 13 units; PHB common interest percentage corrected for clerical error.

- P2, P3, P5, P6, P9, P10 prices raised from \$275,000.00 to \$350,000.00
- 4E price raised from \$1,200,000.00 to \$1,275,000.00
- 5E price raised from \$1,225,000.00 to \$1,300,000.00
- 6E price raised from \$1,250,000.00 to \$1,325,000.00
- 7E price raised from \$1,275,000.00 to \$1,350,000.00
- 8D price raised from \$2,100,000.00 to \$2,200,000.00
- 9D price raised from \$2,150,000.00 to \$2,250,000.00
- 10D price raised from \$2,200,000.00 to \$2,300,000.00

### Amendment 2 November 5, 2025

Plan declared effective after 9 units sold; square footage and prices adjusted; parking spaces reduced from 11 to 10; common interest percentages recalculated.

- Plan declared effective November 5, 2025 based on 9 residential units sold (16% of 54 units)
- Plan extended for 6 months
- 12 residential units had prices reduced; Unit 10A increased from \$2,900,000.00 to \$3,150,000.00
- Multiple units' square footage adjusted; common interest percentages changed
- Parking spaces reduced from 11 to 10; now 9 standard spaces plus 1 ADA space with 10 electric charging stations
- Lot line windows added to Third Floor and select upper floors; approximate infill cost \$4,000.00 each
- First Year Budget revised for Electric, Repairs/Services/Supplies, Service Contracts, and Legal/Audit Fees
- Five LG hot water heaters (model #ARNH763K3A4, 430,000 BTU/H) with one-year warranty

## Amendment 1

All unit offering prices have been changed, and the plan is extended for 6 months.

- Plan extended for 6 months
- All unit offering prices revised in new Schedule A
- No units in contract; no units leased

Summarized from the amendments' text (scanned ones read with OCR); the filings themselves are on the Attorney General's site.

# Fine Print

## What's Specific to It

- **No building staff on payroll.** The budget has \$0 for labor. A contractor, BSM Facility Solutions, runs a 24/7 front desk with no union, and the managing agent supplies porter service on weekdays.
- **Parking in the building.** Eleven enclosed, unattended spaces on the first and second floors, sold only to unit owners, with two EV charging stations.
- **Electric apartments.** Units use no gas. Cooking, heating, cooling and the dryer all run on electricity you pay for. The only gas in the building feeds the emergency generator.
- **A real reserve fund.** The first-year budget sets aside \$74,000 for capital repairs, about 10% of the budget, and the plan says reserves continue at that rate.
- **No tax abatement.** The sponsor says it won't apply for a tax abatement or exemption.

Listing photos of The Florian show you the finishes. The offering plan, the document the developer filed with the New York Attorney General, tells you how the building will be run and what you agree to when you buy. New to these documents? Start with what a condo offering plan is.

## Fine Print Worth Knowing

- **Sponsor control.** The sponsor controls the board for up to five years or until it closes 75% of units, whichever comes first.
- **No statutory warranty.** Because the building is over five stories, New York's housing merchant implied warranty doesn't apply. The sponsor doesn't warrant workmanship or appliances but must build to code and the filed plans, and it will pass along manufacturer warranties.
- **Financing risk.** The plan warns that lenders may hesitate if too few units have sold, which could make getting or reselling with a mortgage harder.
- **Taxes could rise.** First-year taxes blend a partial and a completed assessment. Once the building is fully assessed, the sponsor's expert estimates the tax bill rises to about \$1.19 million a year, well above the first-year \$830,000.
- **Facade costs.** The first facade inspection is due five years after the certificate of occupancy, and owners pay for any repairs.
- **Easy resale.** The board can't approve or reject buyers and has no right of first refusal.

# FAQ

## Does The Florian have a doorman?

Yes. The plan projects a 24-hour front desk, seven days a week, but it's run by an outside contractor, not union building staff.

## How much are common charges at The Florian?

Under the sponsor's first-year projection, roughly \$780 to \$2,630 a month depending on the unit, with estimated property taxes of a similar size on top.

## Does The Florian have parking?

Yes. There are 11 enclosed parking spaces, priced at \$275,000 each in the original plan, sold only to unit owners. Two have EV charging. See deeded parking vs. a license.

Where this comes from: the building's offering plan (CD240326), filed with the New York Attorney General, including its Schedule A price list and Schedule B first-year budget. Prices are the sponsor's offering prices, not sales. Four amendments have been filed and may change prices or terms. Updated October 2026.

# Team

- **Sponsor:** 305 First Ave Owners LLC, of Brooklyn
- **Architect:** SLCE Architects
- **Managing agent:** MRE Property Management
- **Selling agent:** Douglas Elliman
- **Sponsor's counsel:** Eial Girtz PC
- **Construction lender:** an entity tied to Northwind Group, with a \$63 million loan

The plan doesn't name an interior designer.

|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| Sponsor             | 305 First Ave Owners LLC                                                   |
| Developer           | Minrav Development — Reported by commercialobserver.com                    |
| Counsel             | Eial Girtz, PC                                                             |
| Tax estimate        | MGNV Consulting Corp. — Prepared the first-year real estate tax projection |
| Construction lender | NW 18th Street Lender — \$63 million loan stated in the plan               |

# Zoning

|                 |       |
|-----------------|-------|
| Zoning district | C1-8A |
|-----------------|-------|

Today's zoning of the building's tax lot, from the City's PLUTO 26v2 tax lot data. A rezoning since the plan was filed shows the new districts. See the lot on ZoLa

# Nearby

- 359 Second Avenue Condominium 0.2 mi · 53 units · 2021
- Gramercy Square Condominium 0.2 mi · 223 units · 2015
- Gramercy 1860 Condominium 0.2 mi · 11 units · 2021
- 385 First Avenue Condominium 0.2 mi · 138 units · 2015
- Gramercy Condo 0.2 mi · 207 units · 2006
- 200 East 20th Street Condominium 0.3 mi · 52 units · 2023