



**NewYork-Presbyterian**

The University Hospital of Columbia and Cornell

## ROYAL CHARTER PROPERTIES | REAL ESTATE

EAST CAMPUS HOUSING



COLEMAN TOWER



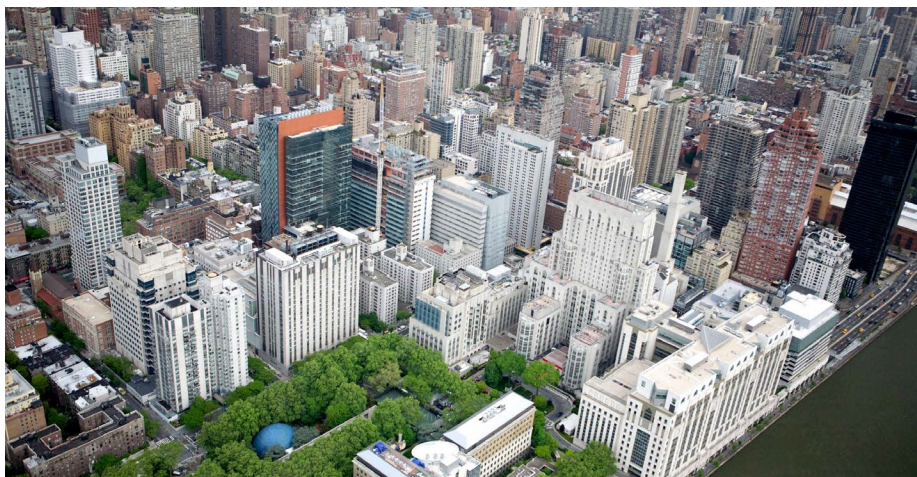
HELMSLEY TOWER



PAYSON HOUSE

## 2025 EAST CAMPUS HOUSING OVERVIEW

Incoming Resident House Staff & Clinical Fellows



## Housing Overview

East Campus apartment assignment priority will be based on the need for that employee to be housed near NYP/Weill Cornell due to their work responsibilities.

As presently organized under the umbrella of **Royal Charter Properties (RCP)**, each campus has its own management staff responsible for day-to-day housing. The New York Presbyterian East Campus Real Estate Department oversees the residential and commercial properties for the New York-Presbyterian/Weill-Cornell Medicine (68th Street & York Ave.)

**Cushman & Wakefield** is the property management agency for all Royal Charter Property housing.

The East Campus has 11 residential apartment buildings on the Upper East Side of Manhattan located from East 70<sup>th</sup> Street and York Avenue to 76<sup>th</sup> Street, between First Avenue and York Avenues. There are 8 mid-rise Pre-War Walk-up buildings, and 3 elevator high rise buildings.

East Campus apartment sizes range from studios to three bedrooms units.

Eligibility for NYP Graduate Staff Housing is contingent upon being a full-time non-Faculty NYP/WC, NYP/CU, WCMC or CUIMC Resident Physician or Clinical Fellow.

Employees with Faculty/Instructor privileges are not eligible for Graduate Staff Housing with New York Presbyterian Hospital.

## Contents

|                            |         |
|----------------------------|---------|
| Leasing FAQs               | 3       |
| Payroll Deduction FAQs     | 4       |
| 2025 Housing Tour Schedule | 5       |
| Virtual Tours              | 6       |
| East Campus Housing Map    | 7       |
| Building Summaries         | 8 – 10  |
| Apartment Square Footage   | 11      |
| Sample Floor Plans         | 12 – 15 |
| Local Resources            | 16 – 21 |
| Change of Preference Form  | 22      |

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# INCOMING GRADUATE STAFF FREQUENTLY ASKED QUESTIONS:

## 1. Who is eligible for New York Presbyterian Hospital Housing?

- Eligibility for NYP Real Estate housing is dependent on being a full-time, paid employee of New York Presbyterian (Cornell or Columbia), Weill Cornell College or Columbia University Irving Medical Center.
- NYP/Weill Cornell (East Campus) apartment assignment priority is based on the need for that employee to be housed near NYP/Weill Cornell in furtherance of its core mission to provide high quality health care services.
- Currently, NYP/Queens, NYP/Brooklyn Methodist, NYP/Westchester, MSKCC, HSS and other hospital affiliate employees are not eligible for NYP Housing.

## 2. Is housing guaranteed?

- Inventory of apartments is limited. All Housing is subject to apartment availability and cannot be guaranteed.
- If we see that we cannot accommodate your request, you will be notified as soon as possible.

## 3. Is employee housing subsidized?

- NYP offers no-hassle housing accommodations to eligible employees at a competitive rate to outside market. Rates are subject to change annually and are not subsidized.

## 4. Are rental rates negotiable?

- Rental rates are set by the Hospital each year and apartment prices cannot be negotiated.

## 5. What is the lease term?

- All License Agreements are for a 12 months term, with the option to renew annually for an additional 12 months.
- When accepting employee housing, it is expected that you be eligible to retain the apartment for a minimum of 12 months.
- All License Agreements reflect one Lessee and cannot be transferred between employees.

## 6. Can I share my apartment with a non-Hospital employee?

- Yes. Nevertheless, only the Hospital Employee can be on the rental agreement and recognized as the legal tenant of record.
- NYP Housing does not coordinate shared living arrangements.

## 7. Where are the Hospital Housing locations?

- All NYP residential buildings are within walking distance to both NYP/East and NYP/West Campuses.

## 8. Describe the residential buildings?

- We have several types of residences within our housing portfolio.
- Our East Campus portfolio is composed of 3 residential High-Rise concierge buildings, as well as several 5 – 6 story Pre-War walk-up buildings.
- The West Campus portfolio is comprised of 20 Pre-War buildings, including both elevator and walk-ups.

## 9. What size apartments do you have within your portfolio?

- Apartment sizes vary from studio up to three bedrooms on the East Campus, and studio up to five bedrooms on the West Campus. Prices will vary based on apartment size and features.

## 10. Are the apartments furnished?

- All apartments are unfurnished. However, kitchen appliances are provided.

## 11. Do all the buildings have laundry facilities?

- The East Campus High-Rise buildings have laundry facilities; however, many Pre-War Walk-up buildings do not.
- All buildings on the West Campus have laundry facilities.

## 12. Are pets permitted?

- Pets under 40lbs are permitted, unless they infringe upon the quality of life of other occupants.

## 13. Can I schedule an appointment to view an apartment?

- Applicants will be given the opportunity to sign up for group tours on select dates in March - April 2025. Please see page 6 for available tour dates.
- Applicants unable to attend may visit the following link for samples of some of our East Campus housing options:  
[NYP/Weill Cornell Housing Tour](#)

## 14. When should I apply for housing?

- Incoming non-Faculty Resident Physicians and Clinical Fellows seeking move in dates in May through August 2025, can submit an application anytime between March 1, 2025 and April 15, 2025.
- Qualifying future employees who submit their application by the deadline of April 15, 2025, will have equal opportunity to obtain employee housing via lottery selection.

## 15. How do I apply for housing?

- Please visit the following link: [NYP 2025 Graduate Staff Housing Application](#)
- All applications must be submitted with a copy of your Match Notice or official, signed hire letter as proof of your future employment.

## 16. When will I be notified of my housing assignment and move in date?

- The Leasing Office communicates apartment assignments on a rolling basis starting late April and anticipates completion by mid-June. Applicants will be contacted by email as soon as their apartment assignment has been determined. All applicants selected by lottery, will be provided one housing offer based on apartment availability.

## 17. When do I have to notify you of my decision?

- Upon receipt of your housing assignment you are provided a window of 48 hours to accept or decline the apartment offered.
- If you fail to respond within the provided 48 hour window, we will assume that you have declined NYP Housing, and your application will be withdrawn.
- Should you choose to decline your employee housing assignment, you may apply again at a later time during your employment.

## 18. What funds do I need to provide prior to move in?

- Pro-Rated Rent: Prior to possession of your unit, you are required to submit payment for (1) the pro-rated rent due for the days remaining within the calendar month of move-in and (2) the monthly rent for the next full calendar month.
- Security Deposit: A security deposit equal to \$100 is required of Graduate Staff employees who are assigned Payson House, Helmsley Medical Tower or Coleman Tower apartments.

## 19. How do I arrange my move in?

- Move ins are scheduled based on building:
  - Payson and Helmsley: Monday – Sunday, 8AM – 8PM
  - Coleman: Monday – Friday, 9AM – 5PM
  - Walkups: Monday – Sunday, 9AM – 6PM
  - You must schedule an elevator reservation if you will be moving into Payson, Helmsley or Coleman.
- Moving Companies **MUST** be approved and provide a compliant certificate of insurance.
- Self-Movers must provide a move in/out waiver.

## 20. Can I move to another NYP apartment?

- Currently, Royal Charter Properties allows tenants to apply for a transfer within employee housing once completing a 12-month License Agreement term in their current apartment.

## 21. Is there parking available?

- Tenants of Coleman Tower, Helmsley Tower, and Payson House have access to monthly storage parking in the Hospital's on-site parking garages for a monthly storage fee.
- Please direct all inquiries regarding parking prices and availability to the NYP Parking Office at: [parkingnyp-east@nyp.org](mailto:parkingnyp-east@nyp.org).

# PAYROLL DEDUCTION FAQs:

## 1. Does my rent have to be paid via Payroll Deduction?

- a. No. However, all NYP/Weill Cornell Hospital employees are eligible to enroll in payroll deduction at the time of renting an apartment from Royal Charter Properties.
- b. Columbia University Irving Medical Center paid employees **must** be on direct billing due to system incompatibility.
- c. Occupants residing in employee housing who have opted out of payroll deductions must submit monthly rent and utility payments by personal check or money orders.

## 2. If I elect Payroll Deduction, how frequently will my payroll be deducted?

- a. Your monthly rent will be deducted on a weekly or biweekly payroll schedule depending upon your employer:
  - i. NYP East Campus: Biweekly rental payroll deductions
  - ii. NYP West Campus: Weekly or Biweekly rental payroll deductions
  - iii. Weill Cornell: Biweekly rental payroll deductions
- b. Residents on biweekly payroll deduction will have installments of 50% of your monthly rent deducted from 24 of 26 pay periods per year.
- c. Residents on weekly payroll deduction will have installments of 25% of your monthly rent deducted from 48 pay periods per year.
- d. There will be suppressed payroll deductions throughout the year, please check your payroll schedule for details. Your payroll schedule can be found on the NYP Infonet.

## 3. Why hasn't my Payroll Deduction started as of yet?

- a. Payroll deduction commences during the succeeding month following your move in date. If you have any further questions, please contact the Leasing Office at (212) 746-9096.

## 4. Will I receive a rental statement?

- a. Occupants of Coleman Tower, Helmsley Tower, and Payson House who elect payroll deduction will receive a monthly statement reflecting all electric utility charges.
- b. Utility charges are **not** payroll deducted. Please remit monthly utility payments by personal check or money order accordingly by mail to the P.O. Box Address provided with your statement.
- c. Occupants of Pre-War buildings who elect payroll deduction will not receive rental statements because your rent will automatically be paid in full providing there are sufficient funds available.

## 5. Can my electricity charges be paid via Payroll Deduction?

- a. Unfortunately, due to fluctuating usage your electricity charges **cannot** be paid via payroll deduction.
- b. Occupants of Coleman Tower, Helmsley Tower, and Payson House must remit payment for utility charges by check or money order, mailed directly to the bank's P.O. Box address each month.
- c. Occupants of Pre-War buildings will be able to pay their electricity and cooking gas charges online, directly with Con Edison.

## 6. Why was there a shortfall in my scheduled payroll deduction?

- a. Rent is the last deduction to be made from the resident's payroll. Prior to deducting rent, all other charges or benefits that the resident is obligated to pay are deducted. Since these non-rent charges may fluctuate in amount, the payroll deduction amount may vary.

## 7. What happens if the full amount of monthly rent is not deducted in any given month?

- a. Residents are responsible to review their payroll statement to ensure that the rental deduction has been deducted in full.
- b. If there is a rental shortfall, the resident is responsible to immediately remit payment via check or money order to the Finance Office, located at 435 East 70th Street, Suite 7K, NY, NY 10021. The contact number is: (212) 746-0059.

## 8. What happens if there is a change in my employment status?

- a. Residents must notify the Leasing Office promptly upon any employment status change. (I.e.: You need to take a leave of absence due to personal reasons, you must provide the Leasing Office with documentation of your leave of absence from your department.)

## 9. What rental period is the recent Payroll Deduction covering?

- a. Your payroll schedule reflects which pay period your monthly rental deduction is applied to. To find your payroll schedule, you can visit the Employee's page on the Infonet.
- b. Your Year to Date rental deduction amount reflected on your latest payroll statement shows the total amount of rent deducted.

## 10. Is my payroll deduction pre-tax or post-tax?

- a. All payroll rental deductions are post-tax.



## HOW TO ATTEND A HOUSING TOUR:

Royal Charter Properties would like to provide the 2025 incoming Graduate Staff class with an opportunity to tour samples of our apartment sizes and finishes so that applicants understand our housing portfolio.

Attendance will be granted by appointment only. We will start scheduling tour appointments as March 1, 2025. After your housing application has been submitted, please contact our leasing office via email at [NYPHOUSING@NYP.ORG](mailto:NYPHOUSING@NYP.ORG) to schedule an appointment to attend one of the below tour dates and times:

| TOUR MONTH | TOUR DATE                         | TOUR TIMES |
|------------|-----------------------------------|------------|
| MARCH 2025 | Wednesday, March 12 <sup>th</sup> | 11AM & 3PM |
|            | Friday, March 14 <sup>th</sup>    | 11AM & 3PM |
|            | Tuesday, March 25 <sup>th</sup>   | 11AM & 3PM |
|            | Thursday, March 27 <sup>th</sup>  | 11AM & 3PM |
| APRIL 2025 | Wednesday, April 2 <sup>nd</sup>  | 11AM & 3PM |
|            | Friday, April 4 <sup>th</sup>     | 11AM & 3PM |
|            | Tuesday, April 8 <sup>th</sup>    | 11AM & 3PM |
|            | Wednesday, April 9 <sup>th</sup>  | 11AM & 3PM |

**MEETING LOCATION: 435 EAST 70<sup>TH</sup> STREET, LOBBY, NY, NY 10021 (OFF YORK AVENUE)**

Individual tour appointments cannot be accommodated, so please schedule time for one of the above available dates if you would like to attend an apartment tour.

Due to space limitations in our elevators and hallways, attendees will be allowed no more than one guest to accompany them during the tour. Additional guests will be asked to wait in the Payson House lounge area until the conclusion of the tour. If a tour date exceeds the threshold of attendees, only applicants (not additional guests), will be given priority to participate in the tour. Tours are scheduled to leave promptly at the indicated start time and are not to exceed 60 minutes, so please ensure enough travel time so that you may arrive prior to departure time.





**Weill Cornell Medicine**  
**NewYork-Presbyterian**



### **PAYSON HOUSE** **435 EAST 70<sup>TH</sup> STREET**

- **PAYSON HOUSE LOBBY**
- **STUDIO APT. 25M: \$2,429/MO.\***
- **1 BEDROOM APT. 25L: \$3,348/MO.\***
- **1 BEDROOM APT. 24B: \$3,485/MO.\***
- **2 BEDROOM APT. 22E: \$4,200/MO.\***
- **3 BEDROOM APT. 21K: \$4,909/MO.\***
- **APARTMENT FINISHES WILL VARY**



### **HELMSLEY MEDICAL TOWER** **1320 YORK AVENUE**

- **HMT LOBBY**
- **STUDIO APT. 27S: \$2,738/MO.\***
- **STUDIO APT. 30P: \$2,689/MO.\***
- **STUDIO APT. 21F: \$2,695/MO.\***
- **1 BEDROOM APT. 29M: \$3,811/MO.\***
- **2 BEDROOM APT. 35E: \$5,686/MO.\***
- **HMT FITNESS ROOM**
- **INDOOR LOUNGE**
- **ROOFTOP LOUNGE**
- **APARTMENT FINISHES WILL VARY**



### **COLEMAN TOWER** **1330 1<sup>ST</sup> AVENUE**

- **COLEMAN LOBBY**
- **STUDIO APT. 614: \$2,624/MO.\***
- **1 BEDROOM APT. 523: \$3,744/MO.\***
- **2 BEDROOM APT. 1219: \$7,296/MO.\***
- **COLEMAN FITNESS ROOM**
- **COLEMAN LOUNGE**
- **KIDS PLAYROOM**
- **COLEMAN PRIVATE COURTYARD**

## **ROYAL CHARTER PROPERTIES**

The East Campus (NYP-Weill Cornell), has 11 residential apartment buildings on the Upper East Side of Manhattan located from East 70th Street and York Avenue to 76th Street, between First Avenue and York Avenues. There are 8 mid-rise Pre-War Walk-up buildings, and 3 elevator high-rise buildings. Please refer to our Housing Overview for detailed building summaries.

All buildings are within walking distance of NYP-Weill Cornell, area parks, shops, and public transportation.

- All options are subject to availability.
- Apartment layouts will differ by square footage.
- Prices will range depending on square footage, apartment features, and building amenities.
- All high-rise apartments have central air and heat.
- All high-rise buildings have fitness rooms and onsite laundry facilities.
- \*Rental rates are subject to change annually.



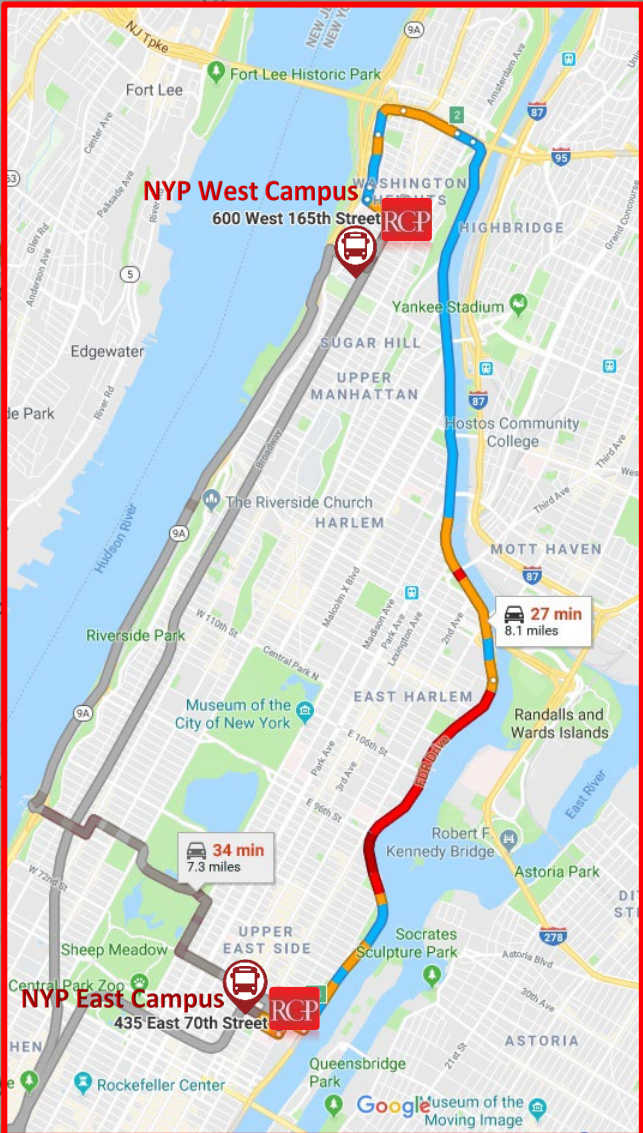
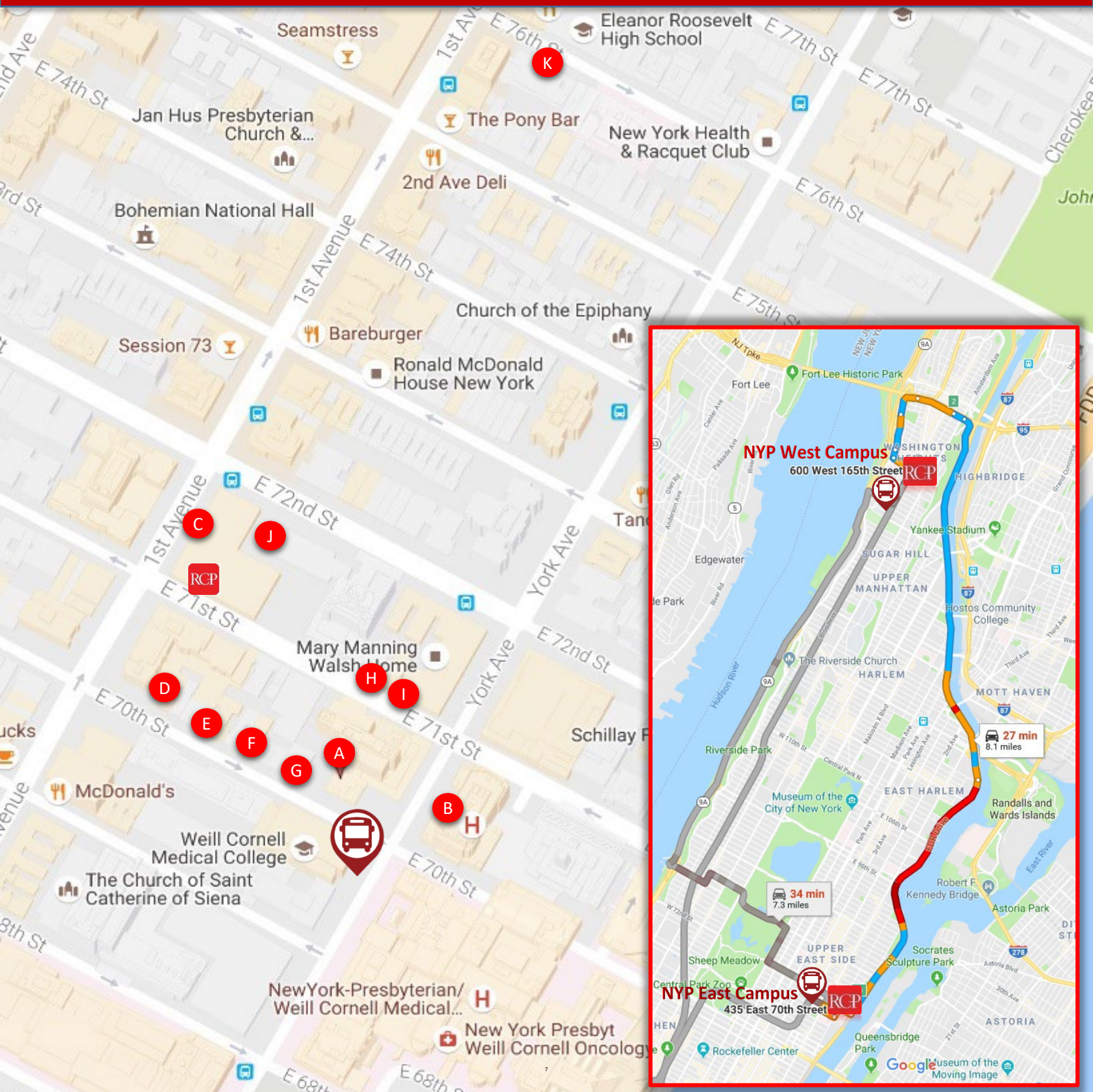


- A. Payson House – 435 East 70<sup>th</sup> Street
- B. Helmsley Medical Tower – 1320 York Avenue
- C. Coleman Tower – 1330 First Avenue
- D. 405 East 70<sup>th</sup> Street
- E. 417 East 70<sup>th</sup> Street
- F. 421 East 70<sup>th</sup> Street
- G. 423 East 70<sup>th</sup> Street
- H. 437 East 71<sup>st</sup> Street

- I. 439 East 71<sup>st</sup> Street
- J. 402 East 72<sup>nd</sup> Street
- K. 418 East 76<sup>th</sup> Street



## NYP Shuttle Bus Service





## HIGH RISE BUILDINGS

### PAYSON HOUSE: 435 EAST 70<sup>TH</sup> STREET

- Built in 1963
- Located on East 70th Street near York Avenue with easy access to all shopping venues.
- 34 Story Mixed Occupancy Elevator Building (4 elevators).
- Underground accessibility to the Hospital.
- 24 Hour Concierge/Doorman.
- 1<sup>st</sup> - 4<sup>th</sup> Floor – Commercial/Administrative Offices.
- Fitness Room on the 3rd Floor.
- Laundry room on each residential floor (card operated).
- Indoor & Outdoor play area exclusive for Play Area Association members.
- All apartments include: Central Air Conditioning/Heating, kitchen appliances, parquet floors and ceramic tiles, window blinds (microwaves not included).
- Dishwashers in 2 bedroom and 3 bedrooms.
- Resident is only responsible for electric utility charge, which is sub-metered; water and gas are included in the rent.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, RCN, and Verizon FiOS.



Fitness Room

### HELMSLEY MEDICAL TOWER: 1320 YORK AVENUE

- Built in 1986
- Located on York Avenue between 70th and 71st Streets with easy access to all shopping venues.
- 36 Story Mixed Occupancy Elevator Building (6 elevators).
- Underground accessibility to the Hospital.
- 24 Hour Concierge/Doorman.
- 1<sup>st</sup> - 7<sup>th</sup> Floor – Commercial/Medical Offices.
- 8<sup>th</sup> - 12<sup>th</sup> Floors – Guest Facility which offers visitors accommodations when a loved one require extended medical care or outpatient hospital services.
- 13<sup>th</sup> – 36<sup>th</sup> Floors are Residential.
- Rooftop Lounge (seasonal)
- Resident fitness room and indoor lounge located on 13<sup>th</sup> floor.
- Laundry Room located in sub-basement.
- All apartments include: Spacious open layouts, central Air Conditioning/Heating, dishwasher, kitchen appliances, hardwood floors, and window blinds, (microwaves not standard).
- Resident is only responsible for electric utility charge, which is sub-metered; water and gas are included in the rent.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, RCN, and Verizon FiOS.



Rooftop Lounge

### COLEMAN TOWER: 1330 FIRST AVENUE

- Opened in 2008
- Located on 1st Avenue between 71<sup>st</sup> and 72<sup>nd</sup> Streets with easy access to all shopping venues
- 20 story Fully Residential Elevator Building (4 elevators)
- 100% residential from floor 2 through 20
- 24 hour doorman/concierge
- Fitness room located on 5<sup>th</sup> floor.
- Laundry room, Residential lounge, and Children's Playroom all located on the 5th floor
- Outdoor courtyard on 2<sup>nd</sup> floor
- Bicycle storage room
- 24 hours indoor attended parking garage (space available for additional monthly fee).
- Security cameras located in the common areas throughout the building.
- All apartments include the modern finishes: hardwood flooring, granite and marble countertops and bathroom vanities, temperature controls year round in each room, shades for all windows, stainless steel kitchen appliances including: microwave, dishwasher and garbage disposal.
- There are limited apartments (in all sizes) throughout the building that have private outdoor balconies and decks.
- Resident is responsible for electric utility charge, which is sub-metered; water and gas which operates the stove are included in the rent.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Verizon FiOS, and Spectrum.



Residential Lounge





## PREWAR WALK-UP BUILDINGS



### 405 EAST 70<sup>TH</sup> STREET

- 5 story walk up building
- Located between York and 1st Avenue with easy access to all shopping venues.
- 2 commercial stores on street level.
- Laundry room located in the basement; machines operated by debit card.
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



### 417 EAST 70<sup>TH</sup> STREET

- 6 story walk up building
- Located between York and 1st Avenue with easy access to all shopping venues.
- 2 commercial stores on street level
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



### 421 EAST 70<sup>TH</sup> STREET

- 5 story walk up building
- Located between York and 1st Avenue with easy access to all shopping venues
- Hospital affiliate office located in basement.
- Residential apartments: 10 (all one bedrooms).
- All apartments run are "railroad" style and have both southern and northern exposure.
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



### 437 EAST 71<sup>ST</sup> STREET

- 5 story walkup building
- Located between York and 1st Avenue with easy access to all shopping venues.
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



### 439 EAST 71<sup>ST</sup> STREET

- 6 story walkup building
- Hospital Affiliate office occupies 1st floor
- Located between York and 1st Avenue with easy access to all shopping venues.
- In addition to rent, resident is responsible for electric utility charge which also operates the stove.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



### 402 EAST 72<sup>ND</sup> STREET

- 5 story walkup building
- Located between 1<sup>st</sup> and York Avenue with easy access to all shopping venues.
- Some apartments have air conditioning unit installed.
- Washer and Dryer located in basement; machines operated by debit card.
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.



## PREWAR WALK-UP BUILDINGS CONT'D



### 418 EAST 76<sup>TH</sup> STREET

- 6 story walkup building (Studios Only)
- Located between York and 1st Avenue with easy access to all shopping venues.
- Hospital Affiliate offices/on call rooms: 1st to 3rd fl.
- Some apartments have air conditioning unit installed.
- In addition to rent, resident is responsible for electric utility charge which also operates the stove.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum

## PREWAR ELEVATOR BUILDING



### 423 EAST 70<sup>TH</sup> STREET

- 5 story elevator building (1 Elevator)
- Located between York and 1st Avenue with easy access to all shopping venues.
- Laundry room located in basement; machines operated by debit card.
- Resident is responsible for electric utility charge and gas which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident.
- TV Providers: Spectrum, and Verizon FiOS.

## UTILITIES:

Tenants of Coleman Tower, Helmsley Medical Tower and Payson House are NOT required to contact the utility company to set up an account. The electricity is sub-metered thru the Hospital, and tenants will receive a monthly statement calculating the amount due for electricity usage. Payson, Helmsley, and Coleman tenants pay electric usage for air conditioning and heating units (this amount must be paid by personal check or money order, and cannot be payroll deducted each month). Tenants of Payson, Helmsley, and Coleman do not pay a separate charge for water and cooking gas – They are included in the rent. Tenants of the Pre-War Walk-up Buildings, and 423 East 70th Street do not pay a separate charge for water or heat. However, are responsible for their electricity and cooking gas usage which is metered by Con Edison.

## HEAT AND AIR CONDITION:

Payson House, Helmsley Medical Tower, and Coleman Tower apartments have central air-conditioning/heating systems within their apartments which is part of your electricity usage. Air conditioners are not standardly provided in our prewar walk-up buildings. Walk-up Buildings tenants must purchase, and have a licensed contractor install a window unit(s). Walk-up buildings have radiant heating systems which warms the apartment.

## LAUNDRY FACILITIES:

Laundry rooms are located in Payson House on every floor; Helmsley Medical Tower: sub-basement and is open daily 24 hours a day. Coleman Tower laundry room is located in the 5th Floor and is open from 6am to 10pm. Residents of 405 East 70th Street, 423 East 70th Street, and 402 East 72nd Street: Laundry machines are located in the basement and are open daily 24 hours a day. Machines are operated by the use of a laundry card, which can be purchased at the card dispensing machine. Laundry facilities are available for use only by tenants living in that building.

## FITNESS CENTER (Payson House, Helmsley Medical Tower, Coleman Tower):

The Fitness Centers are open seven days a week from 6am to 10pm. The facilities are available for use only by tenants living in that building. No one under 18 is permitted in the Fitness Center at any time, even if accompanied by a parent or an adult. Access to the Fitness Center is controlled by the Management Company and is monitored by a security camera at all times. The Fitness Center is unattended and is used at the sole responsibility of the tenant.

## SMOKING:

Smoking (including e-cigarettes) is prohibited in all indoor and outdoor areas of all our buildings, including without limitation within residential units, the lobby, elevators, hallways, laundry rooms, storerooms, courtyards, rooftops, balconies and patios.







## Square Footage By East Campus Building Type:

| PRE-WAR WALKUPS       |                           |
|-----------------------|---------------------------|
| Size of Apartment     | Square Footage            |
| Studio/ 1 Bathroom    | Approx. 258 – 405 sq. ft. |
| 1 Bedroom/ 1 Bathroom | Approx. 390 – 700 sq. ft. |

| PAYSON HOUSE            |                     |
|-------------------------|---------------------|
| Size of Apartment       | Square Footage      |
| Studio/ 1 Bathroom      | Approx. 390 sq. ft. |
| 1 Bedroom/ 1 Bathroom   | Approx. 620 sq. ft. |
| 2 Bedrooms/ 1 Bathroom  | Approx. 850 sq. ft. |
| 3 Bedrooms/ 2 Bathrooms | Approx. 975 sq. ft. |

| HELMSLEY TOWER          |                           |
|-------------------------|---------------------------|
| Size of Apartment       | Square Footage            |
| Studio/ 1 Bathroom      | Approx. 405 – 420 sq. ft. |
| 1 Bedroom/ 1 Bathroom   | Approx. 660 sq. ft.       |
| 2 Bedrooms/ 2 Bathrooms | Approx. 1015 sq. ft.      |

| COLEMAN TOWER          |                            |
|------------------------|----------------------------|
| Size of Apartment      | Square Footage             |
| Studio/ 1 Bathroom     | Approx. 408 – 534 sq. ft.  |
| 1 Bedroom/ 1 Bathroom  | Approx. 602 – 729 sq. ft.  |
| 2 Bedrooms/ 2 Bathroom | Approx. 895 – 1129 sq. ft. |

All New York Presbyterian Housing options are subject to apartment availability.



# NYP High Rise Sample Floor Plans

In order to assist you in your planning process, the following pages provide a sample of the some of the Payson House, Helmsley Tower, and Coleman Tower apartment size layouts which are most typical, when apartments are available:

 Studio

 One Bedroom

 Two Bedroom

 Three Bedroom

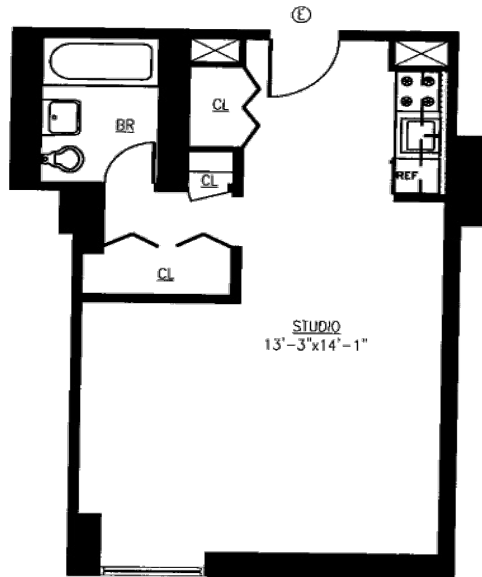




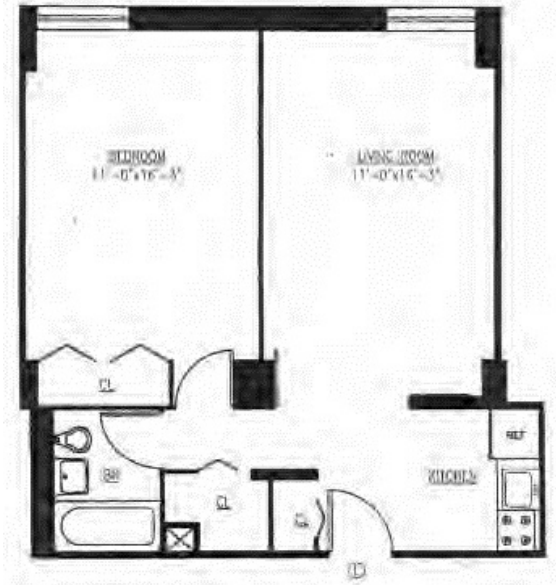
# Payson House

## 435 East 70<sup>th</sup> Street

### STUDIO UNIT



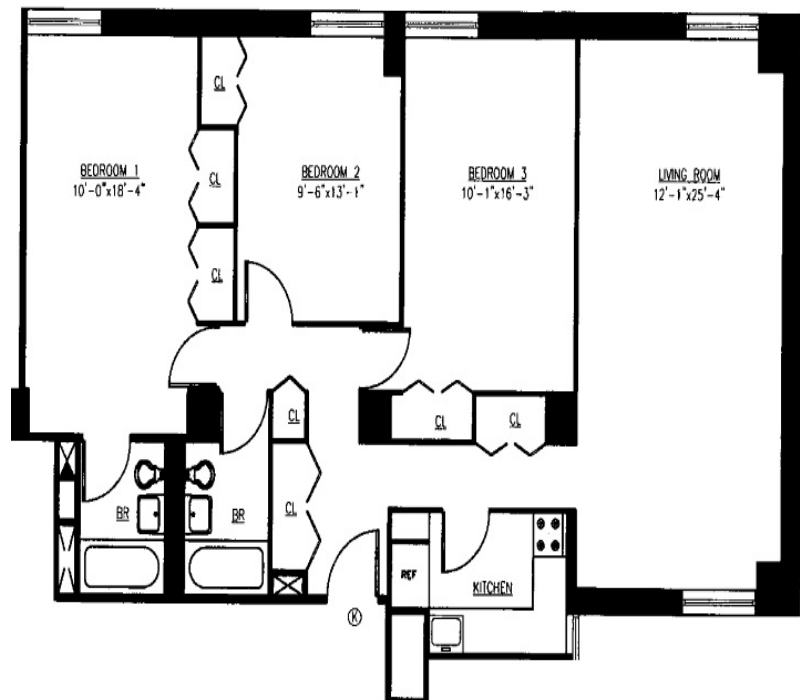
### ONE BEDROOM UNIT



### TWO BEDROOM UNIT



### THREE BEDROOM UNIT

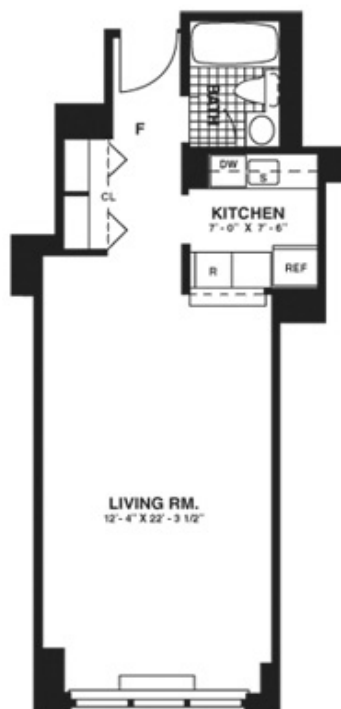




# Helmsley Medical Tower

## 1320 York Avenue

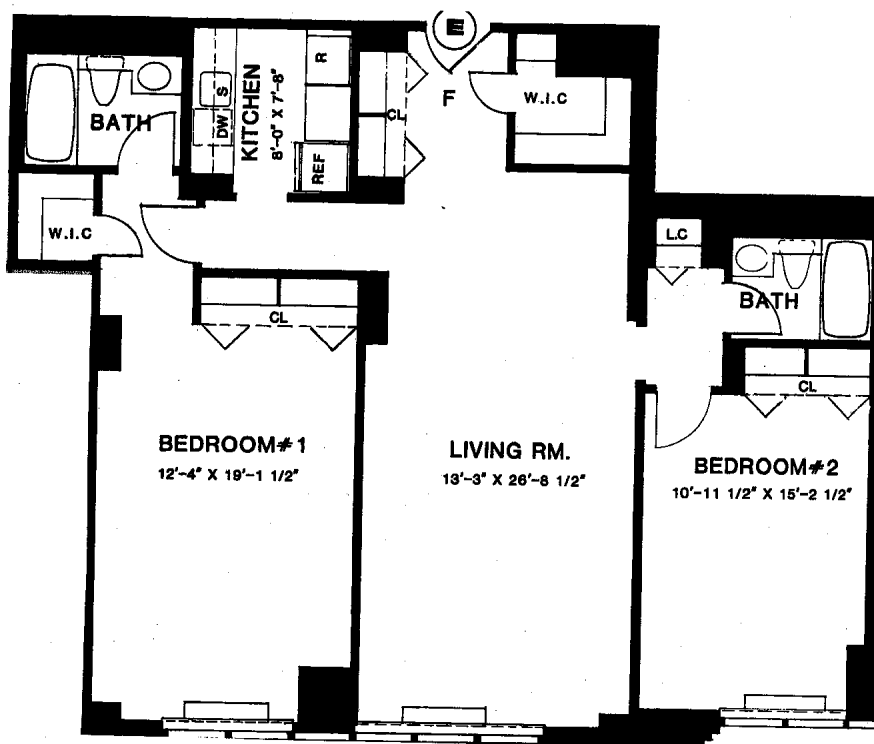
### STUDIO UNIT



### ONE BEDROOM UNIT



### TWO BEDROOM UNIT



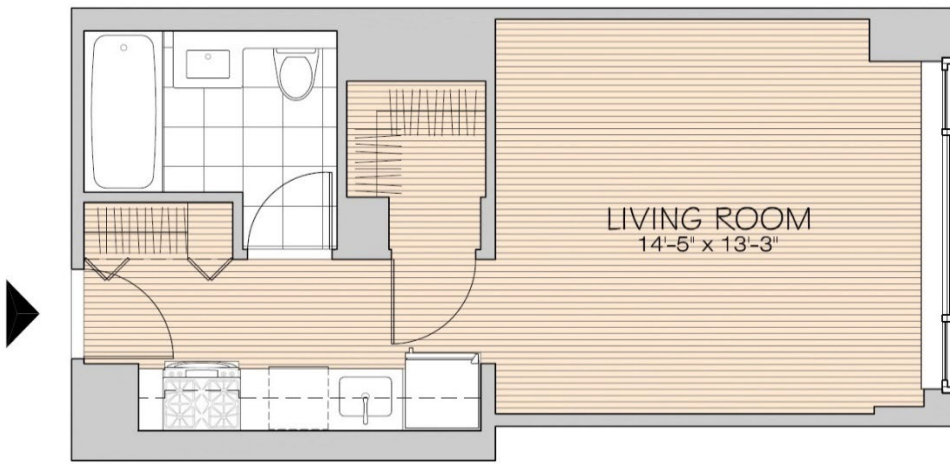
All New York Presbyterian Housing options are subject to apartment availability.



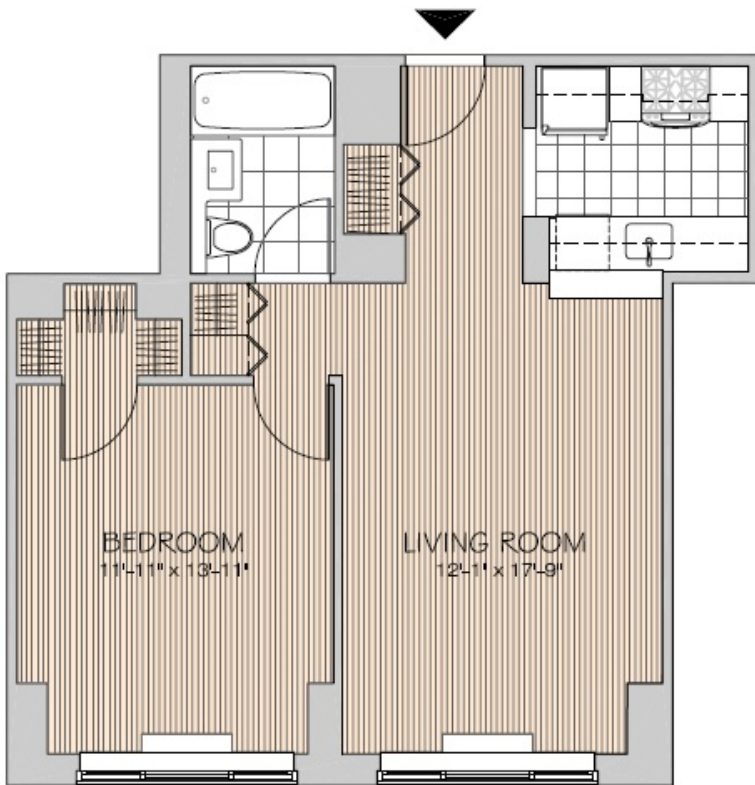


# Coleman Tower

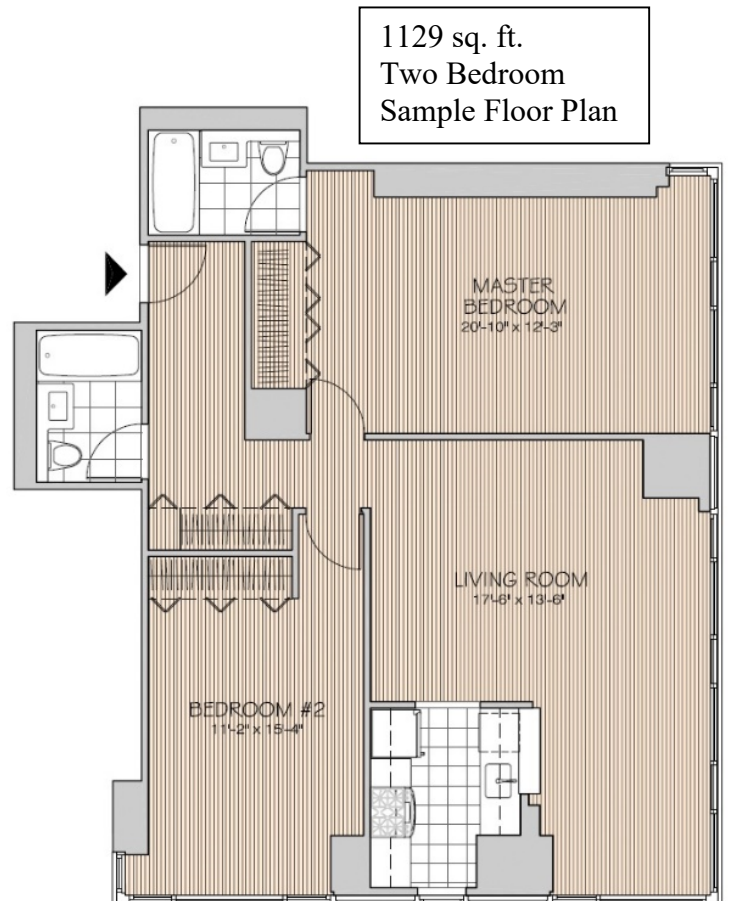
## 1330 First Avenue



421 sq. ft.  
Studio  
Sample Floor Plan



643 sq. ft.  
One Bedroom  
Sample Floor Plan



1129 sq. ft.  
Two Bedroom  
Sample Floor Plan

**COLEMAN TOWER APARTMENT LAYOUTS WILL DIFFER BY SQUARE FOOTAGE.  
THE ABOVE LAYOUTS ARE MOST TYPICAL, AND ARE FOR SAMPLE PURPOSES ONLY.**

# Local Resources



NYC Police Department 19<sup>th</sup> Precinct  
153 East 67<sup>th</sup> Street  
New York, NY 10067  
(212) 452-0600

**Call 911 for emergency**  
**Call 311 for all other non-emergency services**



FDNY- Engine 39/Ladder 16  
157 East 67<sup>th</sup> Street  
New York, NY 10067  
(212) 452-0600



New York Public Library  
328 East 67<sup>th</sup> Street  
New York, NY 10065  
(212) 734-1717



Citi Bike Stations:  
➤ 72<sup>nd</sup> Street & York Avenue  
➤ 68<sup>th</sup> Street & 1<sup>st</sup> Avenue  
➤ 62<sup>nd</sup> Street & 1<sup>st</sup> Avenue  
[www.citibikenyc.com](http://www.citibikenyc.com)



Subway Stations Near By:  
➤ 2<sup>nd</sup> Avenue & 72<sup>nd</sup> Street  
➤ 68<sup>th</sup> Street – Hunter College  
➤ 63<sup>rd</sup> Street & 3<sup>rd</sup> Avenue  
➤ 59<sup>th</sup> Street & 3<sup>rd</sup> Avenue  
[www.mta.info](http://www.mta.info)



NYP Shuttle Bus Services  
Pick-up / Departure location:  
➤ NYP/WC Campus: 1300 York Avenue  
Visit the NYP Infonet for departure times



USPS Post Office  
(Lenox Hill Station)  
217 East 70<sup>th</sup> Street  
(Between 2<sup>nd</sup> & 3<sup>rd</sup> Avenue)  
(212) 879-4401



1292 1<sup>st</sup> Avenue  
(between 69<sup>th</sup> & 70<sup>th</sup> Street)  
(332) 236-5958



UPS at 1397 2<sup>nd</sup> Avenue  
(between 72<sup>nd</sup> & 73<sup>rd</sup> Street)  
(212) 585-4195



Morton Williams Supermarket  
1565 1<sup>st</sup> Avenue  
(Between 71<sup>st</sup> & 72<sup>nd</sup> Street)  
(212) 794-8866



Trader Joe's Grocery Store  
405 East 59<sup>th</sup> Street  
(Off York Avenue)  
(212) 935-3870



Gristedes Market  
1208 1<sup>st</sup> Avenue  
(Between 65<sup>th</sup> & 66<sup>th</sup> Street)  
(212) 535-2047



Grace's Marketplace  
1299 2<sup>nd</sup> Avenue  
(Between 68<sup>th</sup> & 69<sup>th</sup> Street)  
(212) 737-0600

# Local Resources



Upper East Side Apple Retail Store  
940 Madison Avenue  
New York, NY 10021  
(646) 343-2700



Verizon Wireless Retail Store  
1314 1<sup>st</sup> Avenue  
New York, NY 10021  
(212) 737-4700



T-Mobile Retail Store  
1231 3<sup>rd</sup> Avenue  
New York, NY 10021  
(212) 861-1984



AT&T Retail Store  
1103 3<sup>rd</sup> Ave  
New York, NY 10065  
(212) 319-3685



➤ Bank of America  
1330 1<sup>st</sup> Avenue  
(between 71<sup>st</sup> & 72<sup>nd</sup>)

➤ Chase Bank  
360 East 72<sup>nd</sup> Street  
(On the corner of 72<sup>nd</sup> and 1<sup>st</sup> Avenue)

➤ Citibank  
1330 1<sup>st</sup> Avenue  
(between 71<sup>st</sup> & 72<sup>nd</sup> Street)

➤ TD Bank  
1240 1<sup>st</sup> Avenue  
(between 66<sup>th</sup> & 67<sup>th</sup>)

➤ DMV Midtown  
366 W 31<sup>st</sup> Street  
New York, NY 10001  
(212) 645-5550

➤ DMV Harlem  
5 West 125<sup>th</sup> Street 2<sup>nd</sup> Floor  
New York, NY 10027  
(718) 966-6155

➤ DMV Express  
145 W 30<sup>th</sup> Street  
New York, NY 10001  
(718) 966-6155

➤ DMV Battery Place  
11 Greenwich Street  
New York, NY 10004  
(212) 645-5550

➤ Duane Reade  
1352 1<sup>st</sup> Avenue  
(212) 535-9816

➤ Symphony Cleaners  
1304 1<sup>st</sup> Avenue  
(212) 988-1220

➤ CVS  
1396 2<sup>nd</sup> Avenue  
(212) 249-5062



➤ Knickerbocker Cleaners  
430 East 72<sup>nd</sup> Street STE #1  
(212) 737-3869

➤ Walgreens  
1328 2<sup>nd</sup> Avenue  
(212) 734-6076

➤ One Stop Do All Laundromat  
318 East 70<sup>th</sup> Street  
(212) 517-7861





# Local Resources



➤ Manhattan Mini Storage  
420 E 62<sup>nd</sup> Street  
New York, NY 10065  
(646) 906-8696

➤ Local Locker Storage  
401 E 84<sup>th</sup> Street  
New York, NY 10028  
(917) 746-7903

➤ SecureSpace Self Storage Manhattan  
424 E 90<sup>th</sup> Street  
New York, NY 10128  
(646) 217-4769

➤ Public Storage  
428 E 92<sup>nd</sup> Street  
New York, NY 10128  
(917) 920-2229



➤ John Jay Park  
East 76<sup>th</sup> to 78<sup>th</sup> Street/ FDR Drive  
Playground/Dog Park/Pool

➤ St. Catherine's Park  
1245 1<sup>st</sup> Avenue  
(Between 67<sup>th</sup> & 68<sup>th</sup>)  
Playground

➤ Central Park  
72<sup>nd</sup> Street & Central Park West  
<http://www.centralparknyc.org>



➤ Western Union  
1352 1<sup>st</sup> Avenue FRNT 1  
New York, NY 10021  
(212) 535-9816

➤ Currency Exchange International  
812 Lexington Avenue  
New York, NY 10065  
(212) 421-2220



➤ Bright Horizons Daycare Center at NYPH  
435 East 70<sup>th</sup> Street, 2<sup>nd</sup> Floor (Payson House)  
New York, NY 10021  
(646) 680-8554  
[www.brighthorizons.com](http://www.brighthorizons.com)

➤ Bright Horizons Daycare Center at WC  
409 East 60<sup>th</sup> Street  
New York, NY 10022  
(212) 750-4534  
[www.brighthorizons.com](http://www.brighthorizons.com)



➤ Play Area Association at NYPH  
435 East 70<sup>th</sup> Street 1<sup>st</sup> Floor (Payson House)  
New York, NY 10021  
[membership@paanyc.org](mailto:membership@paanyc.org)  
<https://www.paanyc.org/>

## Local Resources



## Zoned Schools

### **P.S. 183 Robert L. Stevenson (M183)**

419 EAST 66 STREET, Manhattan, NY 10065

(212) 734-7719

Grades: 0K, 01, 02, 03, 04, 05, SE

District: 02

Distance: 0.25mi

### **J.H.S. 167 Robert F. Wagner (M167)**

220 EAST 76 STREET, Manhattan, NY 10021

(212) 535-8610

Grades: 06, 07, 08, SE

District: 02

Distance: 0.54mi

# Local Resources

## **LOCALS SCHOOLS CONTINUED:**

### **Art and Design High School (M630)**

1075 SECOND AVENUE, Manhattan, NY  
10022  
(212) 752-4340  
Grades: 09, 10, 11, 12, SE  
District: 02  
Distance: 0.9mi

### **East Side Elementary School, PS 267 (M267)**

213 EAST 63RD STREET, Manhattan,  
NY 10065  
212-888-7848  
Grades: 0K, 01, 02, 03, 04, 05, SE  
District: 02  
Distance: 0.57mi

### **Eleanor Roosevelt High School (M416)**

411 EAST 76 STREET, Manhattan, NY  
10021  
(212) 772-1220  
Grades: 09, 10, 11, 12  
District: 02  
Distance: 0.42mi

### **Ella Baker School (M225)**

317 EAST 67 STREET, Manhattan, NY  
10065  
(212) 717-8809  
Grades: PK, 0K, 01, 02, 03, 04, 05, 06, 07,  
08  
District: 02  
Distance: 0.25mi

### **Lenox Hill Neighborhood House (MAMQ)**

331 EAST 70 STREET, Manhattan,  
NY 10021  
212-744-5022  
Grades: PK  
District: 02  
Distance: 0.16mi

### **Manhattan International High School (M459)**

**Julia Richman Educational Campus**  
317 EAST 67 STREET, Manhattan, NY  
10065  
(212) 517-6728  
Grades: 09, 10, 11, 12  
District: 02  
Distance: 0.27mi

### **P.S. 059 Beekman Hill International (M059)**

231-249 EAST 56 STREET, Manhattan,  
NY 10019  
212-888-7870  
Grades: PK, 0K, 01, 02, 03, 04, 05, SE  
District: 02  
Distance: 0.92mi

### **P.S. 158 Bayard Taylor (M158)**

1458 YORK AVENUE, Manhattan, NY  
10075  
(212) 744-6562  
Grades: PK, 0K, 01, 02, 03, 04, 05, SE  
District: 02  
Distance: 0.53mi



# Local Resources

## **LOCALS SCHOOLS CONTINUED:**

### **P.S./I.S. 217 Roosevelt Island (M217)**

645 MAIN STREET, Manhattan,  
NY 10044  
212-980-0294  
Grades: PK, OK, 01, 02, 03, 04, 05, 06,  
07, 08, SE  
District: 02  
Distance: 0.57mi

### **P.S. 290 Manhattan New School (M290)**

311 EAST 82 STREET, Manhattan, NY  
10028  
(212) 734-7127  
Grades: OK, 01, 02, 03, 04, 05, SE  
District: 02  
Distance: 0.85mi

### **Talent Unlimited High School (M519)**

**Julia Richman Educational Campus**  
317 EAST 67 STREET, Manhattan, NY  
10065  
(212) 737-1530  
Grades: 09, 10, 11, 12  
District: 02  
Distance: 0.26mi

### **Urban Academy Laboratory High School (M565)**

317 EAST 67 STREET, Manhattan, NY  
10065  
(212) 570-5284  
Grades: 09, 10, 11, 12  
District: 02  
Distance: 0.25mi

### **Vanguard High School (M449)**

**Julia Richman Educational Campus**  
317 EAST 67 STREET, Manhattan, NY  
10065  
(212) 517-5175  
Grades: 09, 10, 11, 12, SE  
District: 02  
Distance: 0.26mi

### **Yorkville East Middle School (M177)**

1458 YORK AVENUE, Manhattan,  
NY 10075  
917-432-5413  
Grades: 06, 07, 08, SE  
District: 02  
Distance: 0.51mi

Learn more about the schools in our area by visiting:

- <https://www.greatschools.org/new-york/>
- <https://www.schools.nyc.gov/>



## CHANGE IN PREFERENCE FORM

(THIS FORM IS **NOT** TO BE SUBMITTED AS YOUR INITIAL HOUSING APPLICATION). As a one-time courtesy, applicants will be allowed to make a revision to their application. If you wish to make changes (*i.e., building, budget, apartment size*) to an application you have already submitted, please indicate your change in preference(s) in the fields below.

Please submit any changes you wish to make to your application by email to [nyphousing@nyp.org](mailto:nyphousing@nyp.org) **no later than the application deadline of Tuesday, April 15, 2025**. We strongly recommend that you **not** include any building or apartment size option that you are unwilling to accept for a 12-month rental term.

**CHANGES TO YOUR APPLICATION WILL NOT BE ACCEPTED BEYOND THE ABOVE DEADLINE**

TODAY'S DATE:

---

FULL NAME:

---

MOBILE TELEPHONE:

---

PERSONAL EMAIL ADDRESS:

---

TITLE:

☐ RESIDENT/HOUSE STAFF

☐ CLINICAL FELLOW (NON-FACULTY)

DEPARTMENT:

---

EMPLOYMENT START DATE:

---

ORIENTATION DATE:

---

**RENT MAXIMUM (PER MONTH):**

\$

---

BUILDING PREFERENCE(S):

☐ PRE-WAR/WALKUPS

☐ PAYSON

☐ HELMSLEY

☐ COLEMAN

---

APT. SIZE 1<sup>ST</sup> PREFERENCE:

☐ STUDIO

☐ 1 BEDROOM

☐ 2 BEDROOM

☐ 3 BEDROOM

---

IDEAL MOVE IN DATE:

---

APT. SIZE 2<sup>ND</sup> PREFERENCE:

☐ STUDIO

☐ 1 BEDROOM

☐ 2 BEDROOM

☐ 3 BEDROOM

---

ADDITIONAL DETAILS:

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