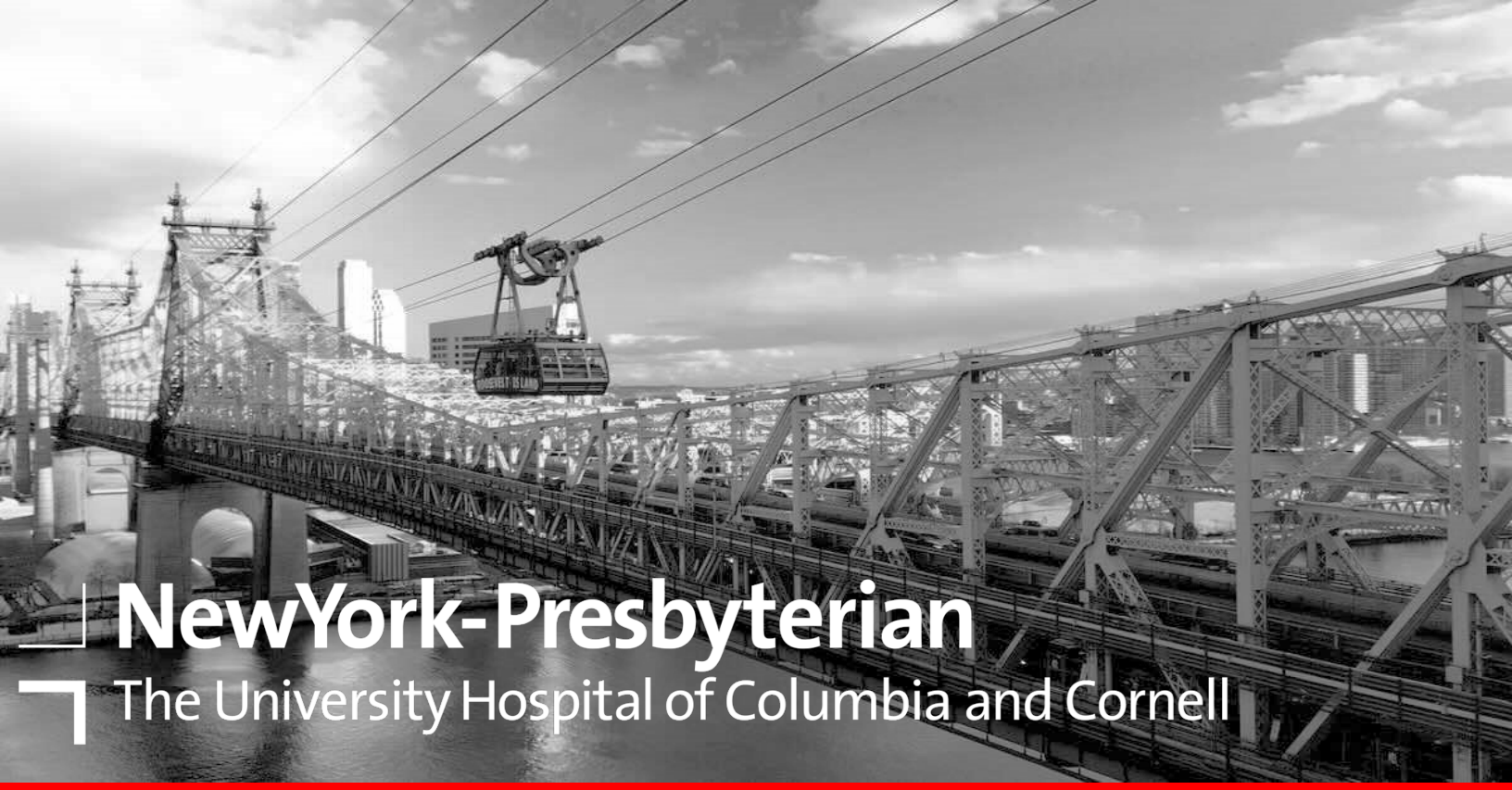

Royal Charter Properties | Real Estate

East Campus Housing

COLEMAN TOWER

HELMSLEY TOWER

PAYSON HOUSE

2026 EAST CAMPUS HOUSING OVERVIEW

Incoming GME Resident House Staff & Clinical Fellows

Housing Overview

NewYork-Presbyterian Hospital's East Campus housing portfolio consists of 8 mid-rise Pre-War walk-up buildings and 3 elevator high-rise buildings located on the Upper East Side of NY from East 70th Street and York Avenue to 76th Street, between First Avenue and York Avenues; all within walking distance to the NewYork-Presbyterian/Weill Cornell Campus.

East Campus apartment sizes for Graduate Staff range from studios to 3-bedroom units.

As presently organized under the umbrella of **Royal Charter Properties (RCP)**, the NewYork-Presbyterian **East Campus** Real Estate Department oversees residential and commercial properties for NewYork-Presbyterian/Weill-Cornell Medicine (located at 68th Street & York Ave.).

Cushman & Wakefield is the property management agency for the Royal Charter Properties, Inc. (RCP) portfolio.

Eligibility for NewYork-Presbyterian Graduate Staff Housing on the East Campus is contingent upon being a full-time non-Faculty Resident Physician or Clinical Fellow who is paid by NYP/Weill Cornell or Weill Cornell Medicine.

East Campus apartment assignments are prioritized based on the need for the employee to be housed close to NYP/Weill Cornell due to their work responsibilities.

Employees with Instructor, Professor, Assistant Attending, or Attending privileges are eligible for NewYork-Presbyterian Hospital housing as Faculty.

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Our Leasing Team:

Ask Us About NYP Housing
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INCOMING GRADUATE STAFF FREQUENTLY ASKED QUESTIONS:

1. Who is eligible for NewYork-Presbyterian Hospital Housing?

a. *Eligibility for NewYork-Presbyterian employee housing is contingent on being a full-time employee paid by of NewYork-Presbyterian (Cornell or Columbia), Weill Cornell College or Columbia University Irving Medical Center.*
b. *NYP/Weill Cornell **(East Campus)** apartment assignment priority is based on the need for that employee to be housed near NYP/Weill Cornell due to their work responsibilities.*
c. *NYP/Queens, NYP/Brooklyn Methodist, NYP/Westchester, MSKCC, HSS and other hospital affiliate employees are not eligible for NYP Housing.*

2. Is housing guaranteed?

a. *Inventory of apartments is limited. All housing is subject to apartment availability and cannot be guaranteed.*
b. *If it is unlikely for us to accommodate your request for housing, you will be notified before the end of May 2026.*

3. Is employee housing subsidized?

a. *NYP offers on campus apartment options to eligible employees at a price competitive to outside market. Rates are subject to change annually and are not subsidized.*

4. Are rental rates negotiable?

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

5. What is the lease term?

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

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

a. *Yes. **Note:** only the Hospital Employee can be on the rental agreement and recognized as the legal tenant of record.*
b. *NYP Housing does not coordinate shared living arrangements.*

7. Where are the Hospital Housing locations?

a. *All NYP residential buildings are within walking distance to NYP/Weill Cornell on the Upper East Side of NY.*

8. Describe the residential buildings?

a. *We have several types of residences within our housing portfolio.*
b. *Our East Campus portfolio is comprised of three (3), residential high-rise concierge buildings, as well as eight (8), 5 – 6 story Pre-War walk-up buildings.*

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

a. *Apartment sizes for Graduate Staff vary from studio up to 3-bedrooms on the East Campus. Rental rates vary based on apartment size and features.*

10. Are the apartments furnished?

a. *All apartments are **unfurnished.***
b. *Major kitchen appliances are provided.*

11. Do all the buildings have laundry facilities?

a. *The East Campus high-rise buildings have laundry facilities; some Pre-War Walk-up buildings do not.*

12. Are pets permitted?

a. *Yes. Some restrictions may apply.*

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

a. *Applicants will be given the opportunity to sign up for group tours on select dates in March - April 2026. Please see **page 5** for available tour dates.*
b. *Applicants unable to attend may refer to our virtual tours on **page 6** for samples of some of our East Campus housing options.*

14. When should I apply for housing?

a. *Incoming non-Faculty Resident Physicians and Clinical Fellows **seeking move in dates in May through August 2026, can submit an application anytime between March 1, 2026, and April 15, 2026.***
b. *Qualifying future employees who submit their application by the **deadline of April 15, 2026,** will have equal opportunity to obtain employee housing via lottery selection.*

15. How do I apply for housing?

a. *The 2026 incoming Graduate Staff application link will be available as of March 1, 2026.*
b. *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?

a. *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?

a. *Upon receipt of your housing assignment, **you are provided a window of 48 hours to accept or decline** the apartment offered.*
b. *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.*
c. *Should you choose to decline your employee housing assignment, you may apply again at a later time during your employment to join the general wait list.*

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

a. *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.*
b. *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?

a. *Move ins are scheduled based on building:*
- *Payson and Helmsley: Monday – Sunday, 8AM – 8PM*
- *Coleman: Monday – Sunday, 9AM – 5PM*
- *Walkups: Monday – Sunday, 9AM – 6PM*
- *You must schedule an elevator reservation if you will be moving into Payson, Helmsley or Coleman.*

b. *Moving Companies **MUST** be approved and provide a compliant certificate of insurance.*
c. *Self-Movers must provide a move in/out waiver.*

20. Can I move to another NYP apartment?

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

21. Is there parking available?

a. *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.*
b. *Please direct all inquiries regarding parking prices and availability to the NYP Parking Office at: parkingnyp-east@nyp.org.*

PAYROLL DEDUCTION FAQS:

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

a. *No. Payroll deduction is optional. NYP/Weill Cornell Hospital employees are eligible to enroll in payroll deduction at the time of renting an apartment from Royal Charter Properties.*
b. *Occupants residing in employee housing who have opted out of payroll deductions must submit monthly rent and utility payments by personal check or money order.*

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. *Tenants on biweekly payroll deduction will have installments of 50% of your monthly rent deducted from 24 of 26 pay periods per year.*
c. *Tenants 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. *You will receive a monthly rental statement if you are **not** enrolled in automatic payroll deductions.*
b. *Occupants of Coleman Tower, Helmsley Tower, and Payson House who elect payroll deduction will receive a monthly statement reflecting all electric utility charges and taxes.*
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. *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 final 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. *Tenants 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 payable to "Royal Charter Properties", mailed to Cushman & Wakefield, General Post Office, P.O. Box 9334, NY, NY 10087-9334. The contact number is: (212) 746-0066.*

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

a. *Tenants must notify the Leasing Office promptly upon any employment status change, (e.g., if taking 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 and deducted from net earnings.*

HOW TO ATTEND A HOUSING TOUR:

Royal Charter Properties would like to provide the 2026 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 on March 2, 2026.** After your housing application has been submitted, please contact our leasing office via email at NYPHOUSING@NYP.ORG to schedule an appointment to attend one of the below tour dates and times:

TOUR MONTH	TOUR DATE	TOUR TIMES
MARCH 2026	**Wednesday, March 11th**	11AM & 3PM
	Friday, March 13th	11AM & 3PM
	Monday, March 23rd	11AM & 3PM
	Wednesday, March 25th	11AM & 3PM
	Tuesday, March 31st	11AM & 3PM
APRIL 2026	**Thursday, April 2nd**	11AM & 3PM
	Wednesday, April 8th	11AM & 3PM
	Friday, April 10th	11AM & 3PM

MEETING LOCATION: 435 EAST 70TH 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 90 minutes, so please ensure enough travel time so that you may arrive prior to departure time.

Weill Cornell Medicine
NewYork-Presbyterian

ROYAL CHARTER PROPERTIES

East Campus (NYP-Weill Cornell) Housing

(3) High Rise Buildings:

- 435 East 70th Street, NY, NY 10021
- 1320 York Avenue, NY, NY 10021
- 1330 First Avenue, NY, NY 10021

These virtual tours (VT) are for example only.

(8) Pre-War/Walkup Buildings:

- 405 East 70th Street, NY, NY 10021
- 417 East 70th Street, NY, NY 10021
- 421 East 70th Street, NY, NY 10021
- 423 East 70th Street, NY, NY 10021
- 437 East 71st Street, NY, NY 10021
- 439 East 71st Street, NY, NY 10021
- 402 East 72nd Street, NY, NY 10021
- 418 East 76th Street, NY, NY 10021

Please refer to the building summaries included in this brochure for detailed descriptions of each location.

All options are subject to availability. Housing prices will vary with respect to apartment square footage, apartment features, and building amenities. Rental rates are subject to change annually.

PAYON HOUSE

435 EAST 70TH STREET

- PAYSON LOBBY (VT)
- STUDIO (Sample VT)
- 1 BEDROOM (Sample1 VT)
- 1 BEDROOM (Sample2 VT)
- 2 BEDROOM (Sample VT)
- 3 BEDROOM (Sample VT)

APARTMENT FINISHES CAN VARY

HELMSLEY MEDICAL TOWER

1320 YORK AVENUE

- HMT LOBBY (VT)
- STUDIO (Sample VT):
- STUDIO (Sample VT):
- STUDIO (Sample VT):
- 1 BEDROOM (Sample VT):
- 2 BEDROOM (Sample VT):
- HMT FITNESS ROOM (VT)
- INDOOR LOUNGE (VT)
- ROOFTOP LOUNGE (VT)
- *APARTMENT FINISHES CAN VARY*

COLEMAN TOWER

1330 1ST AVENUE

- COLEMAN LOBBY (VT)
- STUDIO (Sample VT):
- 1 BEDROOM (Sample VT):
- 2 BEDROOM (Sample VT):
- COLEMAN FITNESS ROOM (VT)
- COLEMAN LOUNGE (VT)
- KIDS PLAYROOM (VT)
- COLEMAN COURTYARD (VT)

NYP East Campus Housing

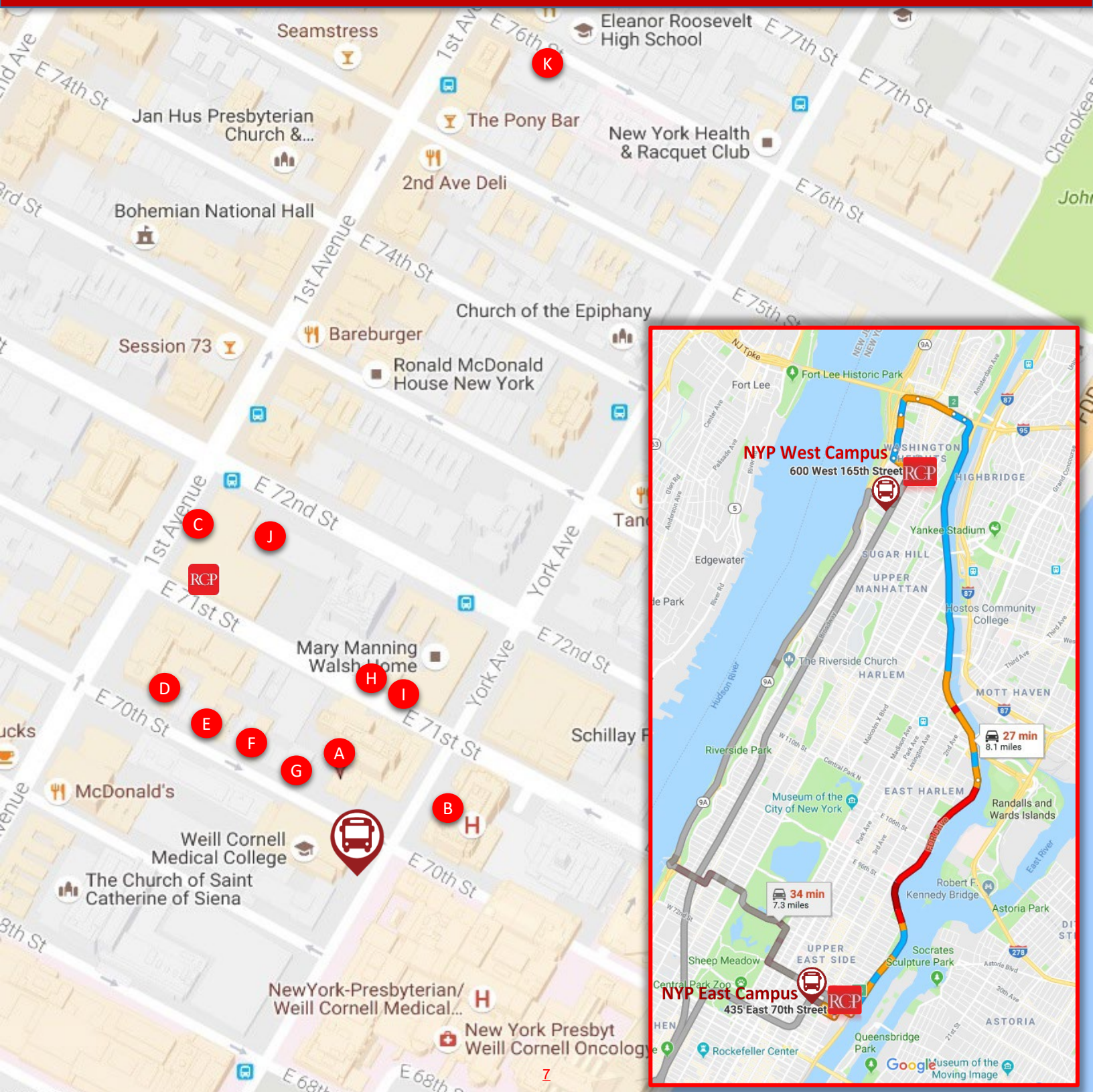
Leasing Office – 405 East 71st Street, 1st Floor

NewYork-Presbyterian

AMAZING THINGS ARE HAPPENING HERE

A. Payson House – 435 East 70th Street
B. Helmsley Medical Tower – 1320 York Avenue
C. Coleman Tower – 1330 First Avenue
D. 405 East 70th Street
E. 417 East 70th Street
F. 421 East 70th Street
G. 423 East 70th Street
H. 437 East 71st Street
I. 439 East 71st Street
J. 402 East 72nd Street
K. 418 East 76th Street

NYP Shuttle Bus Service



HIGH RISE BUILDINGS

PAYSON HOUSE: 435 EAST 70TH 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.
- 1st - 4th 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.
- 1st - 7th Floor – Commercial/Medical Offices.
- 8th - 12th Floors – Guest Facility which offers visitors accommodations when a loved one require extended medical care or outpatient hospital services.
- 13th – 36th Floors are Residential.
- Rooftop Lounge (seasonal)
- Resident fitness room and Indoor Lounge located on 13th 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 71st and 72nd Streets with easy access to all shopping venues
- 20 story Fully Residential Elevator Building (4 elevators)
- 24-hour doorman/concierge
- Fitness room located on 5th floor.
- Laundry room, Residential lounge, and Children's Playroom all located on the 5th floor
- Outdoor courtyard on 2nd 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

PRE-WAR WALK-UP BUILDINGS

405 EAST 70TH 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.
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas.
- Tenants 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 70TH 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
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas.
- Tenants 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 70TH 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.
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas.
- Tenants 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 71ST STREET

- 5 story walkup building
- Located between York and 1st Avenue with easy access to all shopping venues.
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas.
- Tenants 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 71ST 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.
- Tenants 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 72ND STREET

- 5 story walkup building
- Located between 1st 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.
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas. Some stoves will operate on electricity.
- Tenants 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.

PRE-WAR WALK-UP BUILDINGS CONT'D

418 EAST 76TH 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.
- Tenants 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

PRE-WAR ELEVATOR BUILDING

423 EAST 70TH 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.
- In addition to rent, Tenants are responsible for the electric utility charge and cooking gas.
- Tenants 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 Pre-War walk-up buildings. Walk-up Buildings tenants must purchase and have a licensed contractor install a window unit(s). Walk-up buildings have radiant steam heating systems which warms the apartment.

LAUNDRY FACILITIES:

Payson House laundry rooms are located on every floor; Helmsley Medical Tower in the sub-basement and are open daily 24 hours a day. The Coleman Tower laundry room is located on the 5th Floor and is open from 6am to 10pm. 405 East 70th Street, 423 East 70th Street, and 402 East 72nd Street have laundry machines located in the basement and are open daily 24 hours a day. Machines are operated using 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. Neighborhood laundry services are available to Occupants who reside in building without laundry rooms.

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 security cameras. 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

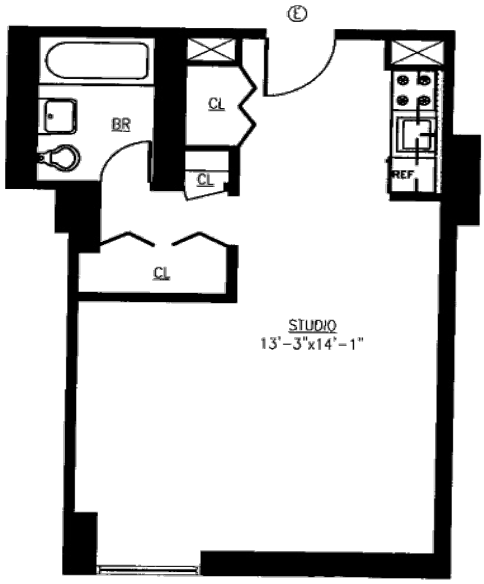
To assist you in your planning process, the following pages provide an example of the some of the typical Payson House, Helmsley Tower, and Coleman Tower apartment size layouts.

All subject o availability:

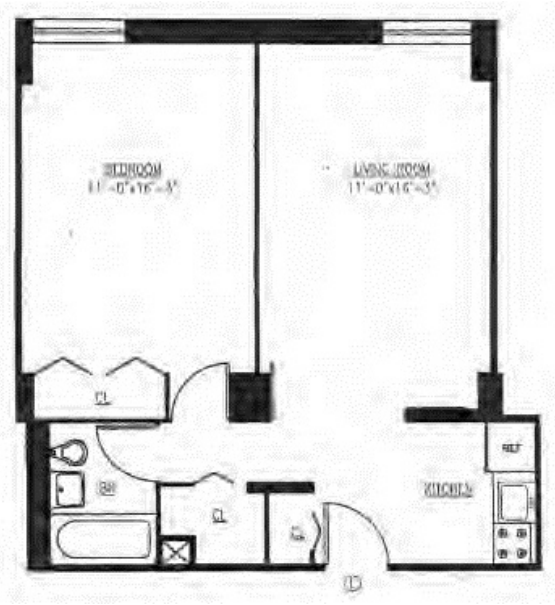
- Studio
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom

Payson House
435 East 70th Street
(Typical Layout)

Studio Unit

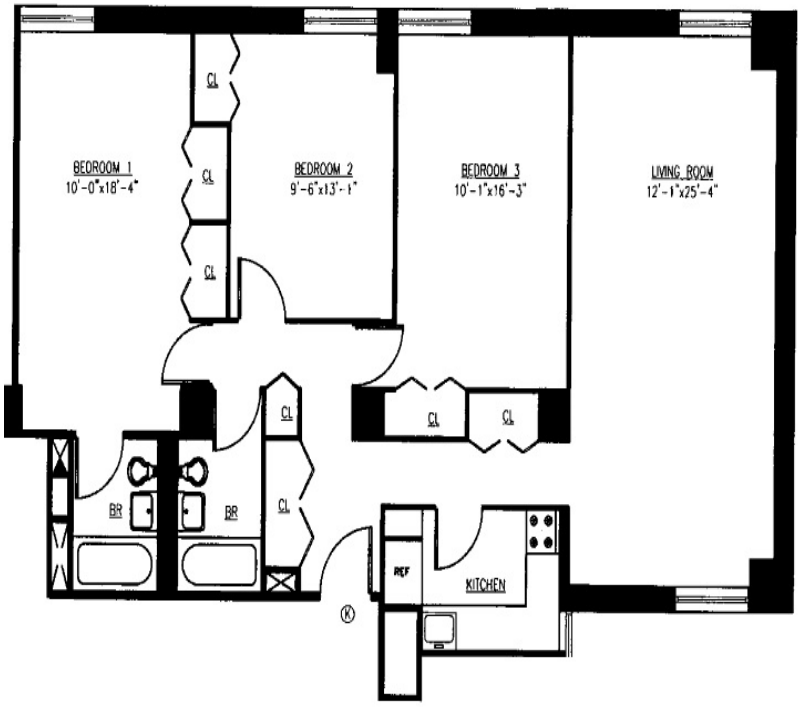


One Bedroom Unit



Two Bedroom Unit

Three Bedroom Unit

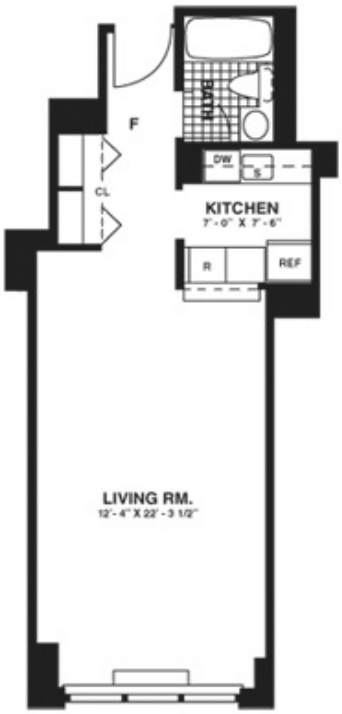


All New York Presbyterian Housing options are subject to availability.

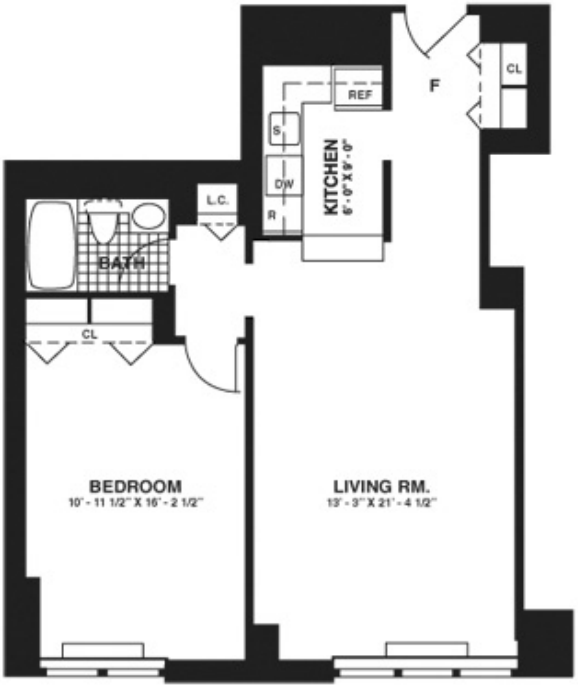
Helmsley Medical Tower
1320 York Avenue

(Typical Layout)

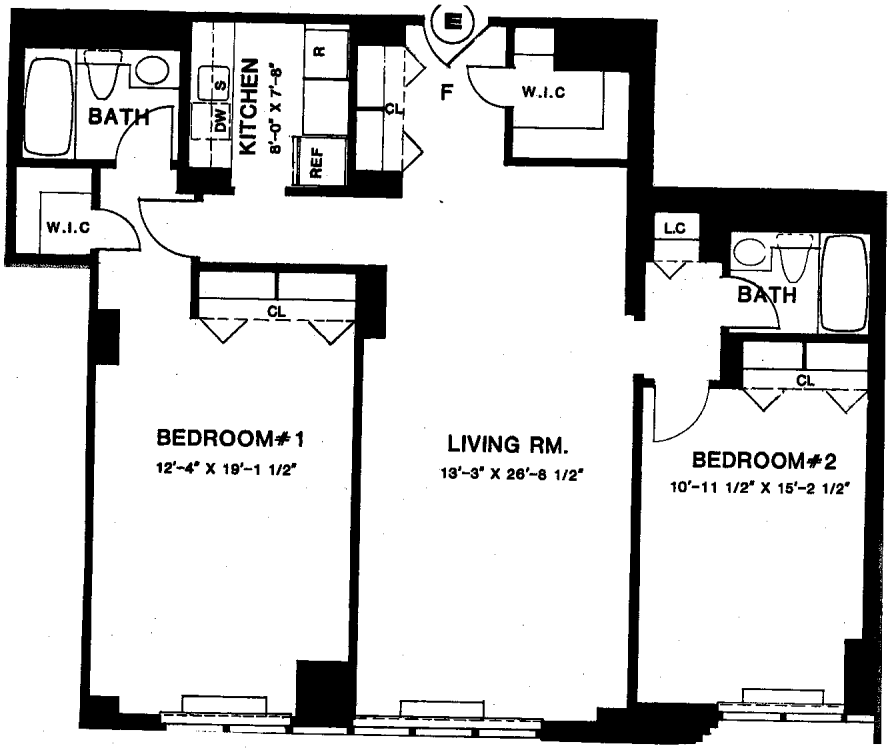
Studio Unit



One Bedroom Unit

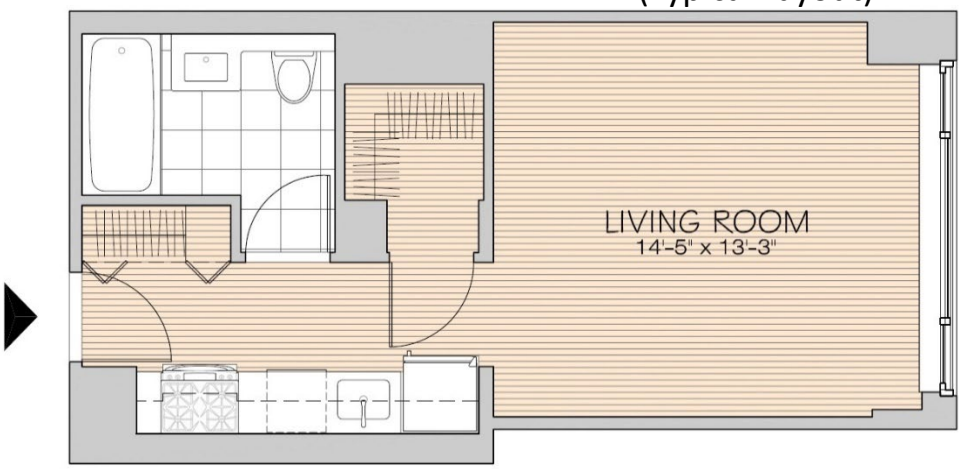


Two Bedroom Unit

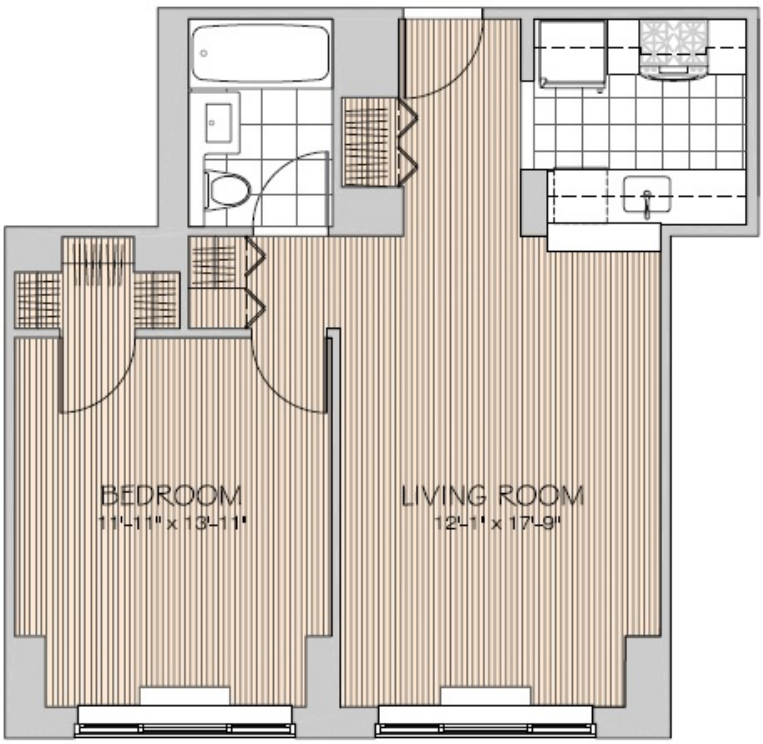


All New York Presbyterian Housing options are subject to availability.

Coleman Tower
1330 First Avenue
(Typical Layout)

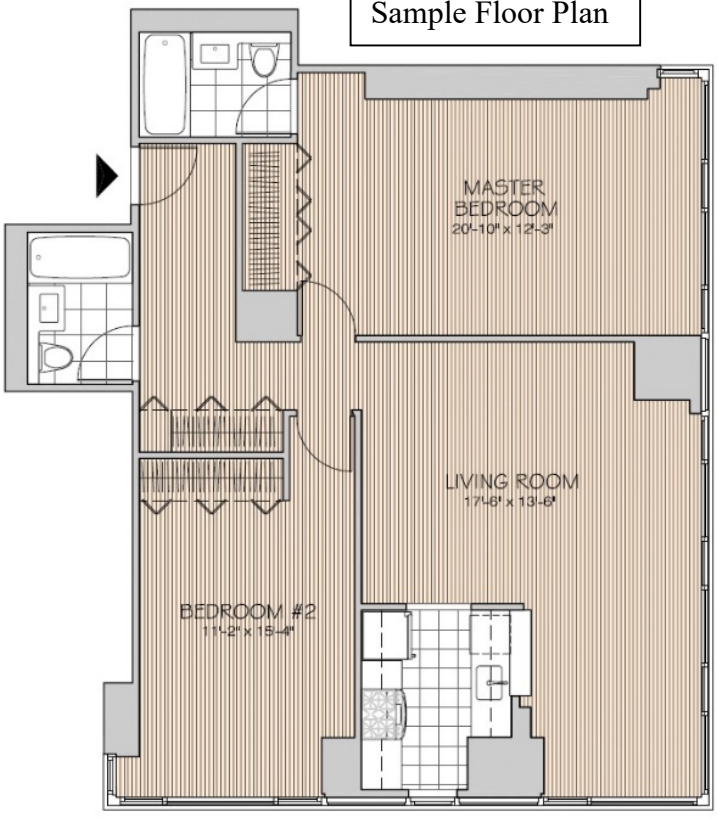


421 sq. ft.
Studio
Sample Floor Plan



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.

All New York Presbyterian Housing options are subject to availability.

Local Resources

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

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

Citi Bike Stations:
- 72nd Street & York Avenue
- 68th Street & 1st Avenue
- 62nd Street & 1st Avenue

www.citibikenyc.com

Subway Stations Near By:
- 2nd Avenue & 72nd Street
- 68th Street – Hunter College
- 63rd Street & 3rd Avenue
- 59th Street & 3rd Avenue

www.mta.info

NYP Shuttle Services
Pick-up / Departure location:
- NYP/WC Campus: 1305 York Avenue

Visit the NYP Infonet for schedules

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

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

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

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

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

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

Grace's Marketplace
1299 2nd Avenue
(Between 68th & 69th 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 1st Avenue
New York, NY 10021
(212) 737-4700

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

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

- Bank of America
1330 1st Avenue
(between 71st & 72nd

- Citibank
1330 1st Avenue
(between 71st & 72nd Street)

- Chase Bank
360 East 72nd Street
(On the corner of 72nd and 1st Avenue)

- TD Bank
1240 1st Avenue
(between 66th & 67th)

NEW YORK STATE OF OPPORTUNITY. Department of Motor Vehicles

- DMV Midtown
366 W 31st Street
New York, NY 10001
(212) 645-5550

- DMV Express
145 W 30th Street
New York, NY 10001
(718) 966-6155

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

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

- Duane Reade
1352 1st Avenue
(212) 535-9816

- CVS
1396 2nd Avenue
(212) 249-5062

- Walgreens
1328 2nd Avenue
(212) 734-6076

DRY CLEANING SERVICES

- Symphony Cleaners
1304 1st Avenue
(212) 988-1220

- Knickerbocker Cleaners
430 East 72nd Street STE #1
(212) 737-3869

- One Stop Do All Laundromat
318 East 70th Street
(212) 517-7861

Local Resources

- NY Mini Storage
  420 E 62nd Street
  New York, NY 10065
  (646) 906-8696

- Local Locker Storage
  401 E 84th Street
  New York, NY 10028
  (917) 746-7903

- SecureSpace Self Storage NY
  424 E 90th Street
  New York, NY 10128
  (646) 217-4769

- Public Storage
  428 E 92nd Street
  New York, NY 10128
  (917) 920-2229

City of New York Parks & Recreation

- John Jay Park
  East 76th to 78th Street/ FDR Drive
  Playground/Dog Park/Pool

- St. Catherine's Park
  1245 1st Avenue
  (Between 67th & 68th)
  Playground

- Central Park
  72nd Street & Central Park West
  http://www.centralparknyc.org

- Western Union
  1352 1st 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
FAMILY SOLUTIONS®

- Bright Horizons Daycare Center at NYPH
  435 East 70th Street, 2nd Floor (Payson House)
  New York, NY 10021
  (646) 680-8554
  www.brighthorizons.com

- Bright Horizons Daycare Center at WC
  409 East 60th Street
  New York, NY 10022
  (212) 750-4534
  www.brighthorizons.com

PAA
Play Area Association, Inc.
Since 1973
PAAnyc.org

- Play Area Association at NYPH
  435 East 70th Street 1st Floor (Payson House)
  New York, NY 10021
  membership@paanyc.org
  https://www.paanyc.org/

Local Resources

Zoned Schools

P.S. 183 Robert L. Stevenson (M183)
419 EAST 66RD STREET, NY, 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 76TH STREET, NY, 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 2ND AVENUE, NY, 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, NY, 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 76TH STREET, NY, NY 10021
(212) 772-1220
Grades: 09, 10, 11, 12
District: 02
Distance: 0.42mi

Ella Baker School (M225)
317 EAST 67TH STREET, NY, 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 70TH STREET, NY, NY 10021
212-744-5022
Grades: PK
District: 02
Distance: 0.16mi

NY International High School (M459)
Julia Richman Educational Campus
317 EAST 67TH STREET, NY, 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 56TH STREET, NY, 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, NY, 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, NY, NY 10044
212-980-0294
Grades: PK, 0K, 01, 02, 03, 04, 05, 06, 07, 08, SE
District: 02
Distance: 0.57mi

P.S. 290 NY New School (M290)
311 EAST 82ND STREET, NY, NY 10028
(212) 734-7127
Grades: 0K, 01, 02, 03, 04, 05, SE
District: 02
Distance: 0.85mi

Talent Unlimited High School (M519)
Julia Richman Educational Campus
317 EAST 67TH STREET, NY, NY 10065
(212) 737-1530
Grades: 09, 10, 11, 12
District: 02
Distance: 0.26mi

Urban Academy Laboratory High School (M565)
317 EAST 67TH STREET, NY, 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 67TH STREET, NY, NY 10065
(212) 517-5175
Grades: 09, 10, 11, 12, SE
District: 02
Distance: 0.26mi

Yorkville East Middle School (M177)
1458 YORK AVENUE, NY, 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 no later than the application deadline of **Wednesday, April 15, 2026**. 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 PHYSICIAN ☐ CLINICAL FELLOW (NON-FACULTY)

DEPARTMENT: _____

EMPLOYMENT START DATE: _____

ORIENTATION DATE: _____

RENT MAXIMUM *(PER MONTH)*: $ _____

BUILDING PREFERENCE(S): ☐ PRE-WAR/WALKUP BUILDING ☐ HIGH RISE BUILDING

APT. SIZE 1ST PREFERENCE: ☐ STUDIO ☐ 1 BEDROOM ☐ 2 BEDROOM ☐ 3 BEDROOM

IDEAL MOVE IN DATE: _____

APT. SIZE 2nd PREFERENCE: ☐ STUDIO ☐ 1 BEDROOM ☐ 2 BEDROOM ☐ 3 BEDROOM

SPECIAL ACCESSIBILITY REQUIRED: ☐ NO ☐ YES

ADDITIONAL DETAILS: _____