

TRIBECA CITIZEN

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Show Us Your Roof: 403 Greenwich



Broker Christian Rogers of Core invited me over to check out the new nine-story building at 403 Greenwich, between Hubert and Beach, which has just started hitting the market. One neat thing about the condominium, designed by architect Morris Adjmi, is that no two units are the same layout—and at the top is a four-floor, five-or-six-bedroom penthouse with three terraces. It can be yours for \$12.5 million.

First up: The top-floor terrace facing east. You have room for two chairs, some plants, maybe a table—what more do you need? (The terrace is off the sixth bedroom, which would also make a splendid office.)



Starting from the north, we get a nice look at the structures atop 415 Greenwich. And I'm oddly fond of all those vent pipes in the foreground—maybe someone can paint them to look like friendly snakes.



The view picks up when you swing to the northeast—a marvelous jumble of architecture that would make a good jigsaw puzzle. Note the excellent roof deck atop 60 Collister. (As always, you can click the photo to see it larger.)



To the east, 53 Beach, which we now know will be a WeWork. And the neighboring water tower makes a striking old/new juxtaposition with 56 Leonard in the distance.





Moving now to the top-floor terrace on the west side, facing Greenwich Street....



Looking back to the east, was the tallest tree I've seen on a roof deck.



To the south is a delightful view of many landmarks, from the Woolworth Building to 30 Park Place to the World Trade Center. In the foreground of the photo, check out the luscious terraces at 62 Beach; it makes quite a contrast to the spartan terrace at 401 Greenwich (which I believe is a commercial building, to be fair).



And this is the best look yet I've gotten of the top of 408 Greenwich; from the street, all you can see are the Popsicle-shaped trees.



And then we moved to the west terrace on the eighth floor, which is where you'd likely have people over for drinks.



You can get a sense of the situation at the Citigroup headquarters plaza across Greenwich Street.



And leaning over the parapet, captivating views up and down Greenwich.

