

COMMERCIAL OBSERVER

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Suzuki Seeks Demo Permit at Old Gramercy Police Station



Say goodbye to the old 21st Precinct station house in the Gramercy Park area. Suzuki Capital, which wants to erect a condominium at 327 East 22nd Street, has filed an application for a demolition permit with the city's Department of Buildings.

As *Commercial Observer* previously reported, Suzuki Capital bought the building in April for \$11.5 million. Along with the building, between First and Second Avenues, Suzuki Capital purchased 7,000 square feet of additional air rights. The building served as a group residence for 25 lesbian, gay, bisexual, transgender and queer young people.

The new seven-story building will include 10 condo units, according to a release from CORE, which is the exclusive sales and marketing firm for the new development.

Philip Johnson Alan Ritchie Architects is designing the building, and the exterior will be a "surprise," said Sam Suzuki, chief executive officer of Suzuki Capital.

Units will have two or three bedrooms, and will average 1,200 to 2,200 square feet, Mr. Suzuki said. The penthouse will have a garage and may even get its own swimming pool. The two ground floor units will have individual 750-square-foot backyards.

The existing four-story building was designed as a precinct station house in 1863. It also functioned as headquarters for a battalion of the 7th New York Regiment. In 1952, the precinct, at that point renamed the 13th Precinct, moved into a new building on East 21st Street.

Suzuki Capital moved its offices into the building and over the past two and a half months, the firm has brought in 55 pop-artists to paint the interior walls of the entire building.

"This is the largest pop art show since the 1980s with Keith Haring and Andy Warhol," Mr. Suzuki said. The opening reception for the art exhibit will be held tomorrow evening. Mr. Suzuki expects the condo to be completed in fall 2015.