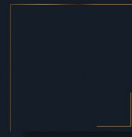




LIGHTSQUARE
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LIGHTSQUARE
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INTERIORS



5-Inch-Wide Red Oak
Hardwood Floors

Concealed Duct
Mini Split System By
Samsung With Linear
Air Vents



Custom Italian Kitchen Cabinets And Island By Miton Cucine
Quartz Countertops And Matching Backsplash

Appliance Packages:

- Range, Hood, And Refrigerator By Thermador/Smeg
- Dishwasher By Bosch/Miele
- Washer And Dryer By Miele
- Select Units Feature 15" Summit Wine Cooler



Frameless Doors
With Jamb System

Double Pane
Windows

Abundance of
Closet Space



Single Vanity Bathroom With Bathtub

- **Kohler Bathroom Accessories** And Fixtures In Brushed Nickel
- Underscore Collection Drop-in Deep Soaker Bathtub
- **FRESCA** Illuminated Medicine Cabinet
- Custom-made Vanity
- **Grohe** Essentials 18" Double Towel Bar
- **Duravit** Dual Flush Elongated Toilet
- **Walls & Floors** Travertine Matte Porcelain Tile Imported From Italy
- Built-in Wall Shelf With LED Lights & Porcelain Tiles Imported From Brazil
- Radiant Heat Floors With Thermostats



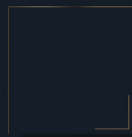
Single Vanity Bathroom With Shower Stall

- **Byecold** Led Smart Mirror
- **Duravit** Ceramic Vanity Top, Floating Vanity Cabinet, Axor Faucet
- **Duravit** Dual Flush Elongated Toilet
- **Hansgrohe** Thermostatic Shower Pipe
- **Kohler** Fixtures In Polished Chrome
- **Walls** Rizo Matte Porcelain Tiles
- **Wall Accent Tile** Dolomite Marble Tile, Imported From Italy
- **Floors** 24x24 Porcelain Tiles
- Curbless Shower With Glass Partition
- Radiant Heat Floors With Thermostats



Double Vanity Bathroom With Shower Stall

- **Isenberg** Pressure Shower System In Matte Black
- Custom-made Black Wall Hung Double Sink Bathroom Cabinet
- Illuminated Frameless Double Medicine Cabinet With Defogger
- **Duravit** Dual Vessel Sinks
- **Lexia** Wall Mounted Bathroom Faucets
- **Duravit** Elongated Toilet
- **Walls** Panda White Porcelain Slabs Imported From Spain
- **Floors** 48x48 Porcelain Tiles In Grey, Imported From Spain
- Curbless Shower With Glass Partition
- Radiant Heat Floors With Thermostats



LIGHTSQUARE
condominium

AMENITIES

ROOFTOP TERRACE



Custom Chef-grade
Outdoor Kitchen



OUTDOOR MOVIE LOUNGE



West Elm
Designer Furniture

Exterior Projection
Screen By Draper

GYM



Fully Equipped
Fitness Center

Echelon Mirror
Workout System

Natural Oak Wood
Wall Panels

Custom Built-in
Storage Shelves

Water Dispenser

PET SPA



Fully Equipped Pet Spa

LOBBY



Crafted Lobby With
Waiting Area

Package Room With
Intercom Panel

Bike Storage

Private Storage
Spaces

COMMON AREAS AND ENTRYWAYS



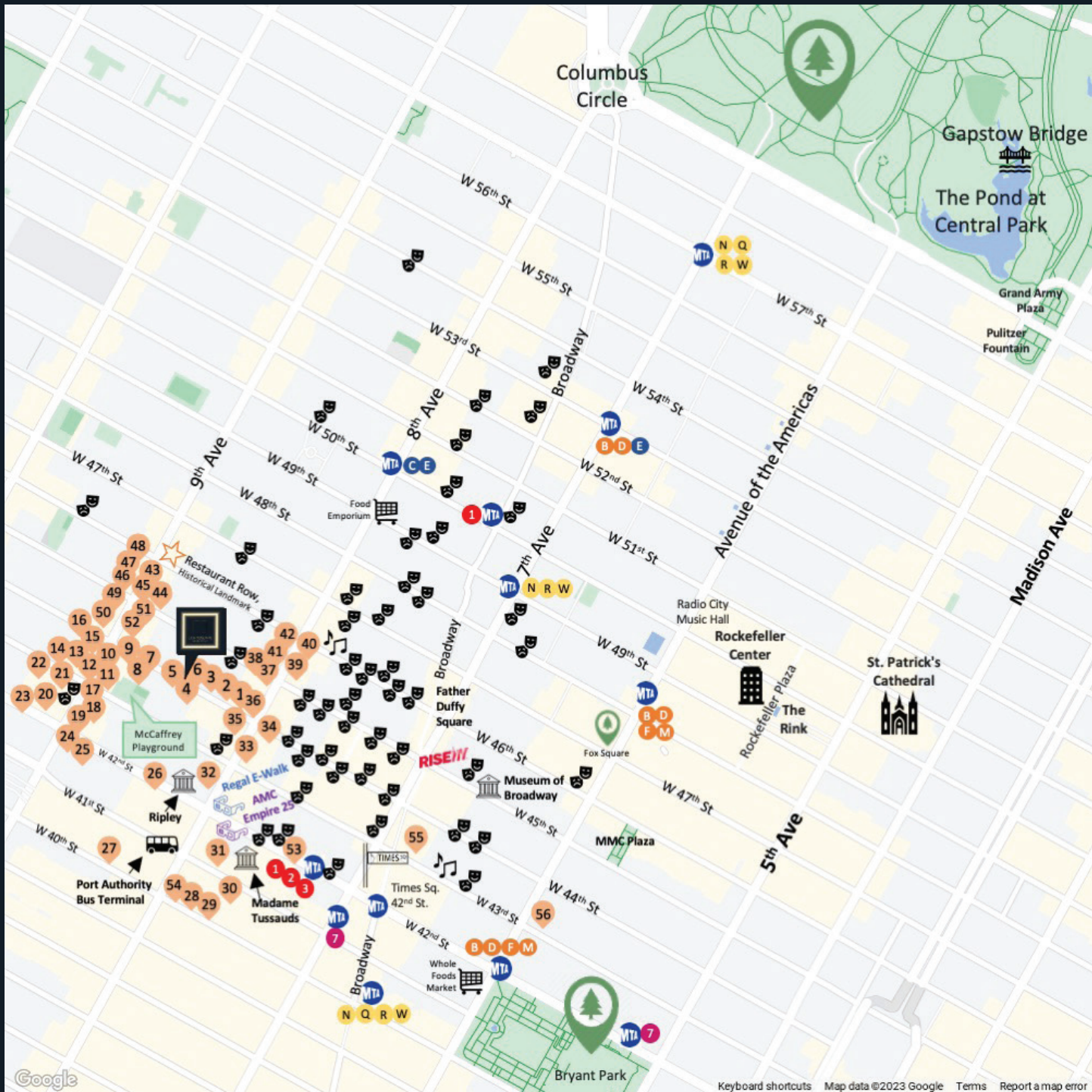
LED Illuminated Apartment Numbers
And Navigation Signs

Biometric And Password
Smart Electronic Door Locks

Akuvox Intercom Systems



NEIGHBORHOOD GUIDE



TOP RATED NEIGHBORHOOD RESTAURANTS

1. Birdland Jazz Club, 315 W 44th St #5402
2. Gyu-Kaku Japan BBQ, 321 W 44th St #103
3. Peachy Keen, 70s style, 325 W 44th St
4. St Kilda Coffee, 328 W 44th St
5. Vanilla Gorilla Café, 332 W 44th St
6. Gyu-Kaku Japanese BBQ 321 W 44th St
7. Tatsuda Omakase, 354 W 44th St
8. The Brazen Tavern, 356 W 44th St
9. Don Giovanni, 358 W 44th St
10. Patron - Mexican, 608 9th Ave
11. Grind The NYC Coffee Shop, 602 9th Ave
12. Turco Mediterranean Grill, 604 9th Ave
13. Dalton's Bar & Grill, 611 9th Ave
14. Bea – American, 403 W 43rd St
15. Poppy – Taiwanese 617 9th Ave
16. Ari Sushi, 402 W 44th St
17. Red Poke, 600 9th Ave
18. Sticky's Finger Joint, 598 9th Ave
19. At Nine – Thai Restaurant, 592 9th Ave
20. West Bank Café, 407 W 42nd St
21. Molyvos – Greek, 402 W 43rd St
22. The Purple Tongue Wine Bar, 410 W 43rd St
23. Chez Josephine – French, 414 W 42nd St
24. Olde City – Sport Bar, 576 9th Ave
25. Zillion's Pizza, 360 W 42nd St
26. DD Hibachi, 321 W 42nd St
27. Dear Irving Rooftop Bar, 310 W 40th St
28. AweSum DimSum, 612 8th Ave
29. Bagel Market, 264 W 40th St
30. Wolfgang's Steakhouse, 250 W 41st St
31. Bluestone Lane Coffee Shop, 11 Times Sq
32. Little Italy Pizza, 671 8th Ave
33. The Times Eatery Café, 680 8th Ave
34. Sugar Factory NY - Times Sq., 694 8th Ave
35. Shake Shack Theater District, 691 8th Ave
36. Smith's Bar and Grill, 701 8th Ave
37. Il Forno – Italian, 709 8th Ave
38. Iron Bar and Lounge, 713 8th Ave
39. Daniela Trattoria, 728 8th Ave
40. Playwright Celtic Pub, 732 8th Ave
41. Amorino Gelato and Café, 721 8th Ave
42. All'Antico Vinaio, 729 8th Ave
- ☆ Restaurant Row (restaurantrownyc.com)
>>> See next page
43. 9th Avenue Saloon, 656 9th Ave
44. Matto Espresso, 646 9th Ave
45. Lovely's Old Fashioned, 642 9th Ave
46. OBAO – Vietnamese, 647 9th Ave
47. Taco Mahal – Indian, 653 9th Ave
48. Mercury Bar – Sports Bar, 659 9th Ave
49. Bocca di Bacco – 635 9th Ave
50. Poseidon Greek Bakery, 629 9th Ave
51. Juice Press, 630 9th Ave
52. Marseille – French, 630 9th Ave
53. Dave & Buster's NYC-T.Sq. – 234 W 42nd St
54. Paris Baguette, 567 7th Ave
55. G. Ramsay Fish & Chips, 1500 Bway St.105
56. STK Steakhouse, 1114 6th Ave

*Based on Google Reviews

RESTAURANT ROW MAP

9TH AVENUE

Soba Sui - Japanese
Ai's Sushi - Japanese
Deacon Brodie's - Irish Pub
Green Dim Sum - Chinese
Bare Burger - American/Burgers
Goggan - Korean
Bangkok House - Thai
Sake Bar Hagi 46 - Sushi
Ocha - Sushi
Bourbon Street - American Bar & Grill
Meson Sevilla - Spanish/Tapas
Da Rosina - Italian
Le Rivage - French
Sangria 46 - Spanish
Brazil Brazil - Brazilian
Joe Allen - American
Orso - Italian
Frankie & Johnnies - Steakhouse
Cafe Athenee - French Brasserie

46TH STREET

Yum Yum Too - Thai
Hourglass Tavern - American
La Pulperia - Rustic Latin
The Ritz - Bar & Lounge
Sushi Seki - Sushi
The House Of Brews - American/
Brewhouse
Lattanzi - Italian
Becco - Italian
Swing 46 - American/Jazz Club
Sushi Of Gari 46 - Sushi
Don't Tell Mama - New American/
Piano Cabaret
-----Parking-----
Barbetta - Italian
Vodka Soda Bottoms Up - Bar & Lounge
Bistecca Fiorentina - Italian Steakhouse
La Rivista - Northern Italian

8TH AVENUE

Restaurant Row - An Authentic Times Square And New York Institution.

On Two City Blocks (46th Street Between Broadway And 9th Avenue), You Can Enjoy Cuisine From All Over The World, Sample The Styles Of Celebrity Chefs, And Join Broadway Stars At Some Of Their Favorite Haunts. Source: restaurantrownyc.com/map.html

THEATERS ON AND OFF BROADWAY

ON 42ND STREET:

The Duke On 42nd Street, 229 W 42nd St
American Airlines Theatre, 227 W 42nd St
New Amsterdam Theatre, 214 W 42nd St

ON 43RD STREET:

Westside Theatre, 407 W 43rd St
The Tony Kiser Theater, 305 W 43rd St
Lyric Theatre, 214 W 43rd St
Second Stage Theater, 1501 Broadway
Stephen Sondheim Theatre, 124 W 43rd St
The Town Hall – Music Hall, 123 W 43rd, St

ON 44TH STREET:

Jujamcyn Theaters, 246 W 44th St
St. James Theatre, 246 W 44th St
Majestic Theatre, 245 W 44th St
The Hayes Theater, 240 W 44th St
Broadhurst Theatre, 235 W 44th St
Shubert Theatre, 225 W 44th St
Hudson Theatre, 141 W 44th St
Belasco Theatre, 111 W 44th St

ON 45TH STREET:

Lyceum Theatre, 149 W 45th St
Minskoff Theatre, 200 W 45th St
The Lion King, 200 W 45th St
Booth Theatre, 222 W 45th St
Theatre, 236 W 45th St
Gerald Schoenfeld Theatre, 236 W 45th St
Music Box Theatre, 239 W 45th St
Bernard B. Jacobs Theatre, 242 W 45th St
John Golden Theatre, 252 W 45th St
Al Hirschfeld Theatre, 302 W 45th St

ON 46TH STREET:

Theatre At St Clements, 423 W 46th St
Playhouse 46 at St. Luke's, 308 W 46th St
Sony Hall – Music Hall, 235 W 46th St
Imperial Theatre, 249 W 45th St
Richard Rodgers Theatre, 226 W 46th St
Marquis Theatre, 210 W 46th St
Lunt-Fontanne Theatre, 205 W 46th St
Laura Pels Theatre, 111 W 46th St

ON 47TH STREET AND UP:

The Actors' Temple, 339 W 47th St
Samuel J Friedman Theatre, 261 W 47th St
Lena Horne Theatre, 256 W 47th St
Barrymore Theatre, 243 W 47th St
Walter Kerr Theatre, 219 W 48th St
Longacre Theatre, 220 W 48th St
James Earl Jones Theatre, 138 W 48th St
New Amsterdam Theatre, 729 7th Ave
Ambassador Theatre, 219 W 49th St
Eugene O'Neill Theatre, 230 W 49th St
New World Stages, 340 W 50th St
Circle in the Square, 235 W 50th St
Gershwin Theater, 222 W 51st St
Neil Simon Theatre, 250 W 52nd St
Winter Garden Theatre, 1634 Broadway
Broadway Theatre, 1681 Broadway
Ed Sullivan Theater, 1697 Broadway
Studio 54, 254 W 54th St
The Am. Theatre of Actors, 314 W 54th St

More Info: broadway.org/map



SALES GALLERY

350 W 44 STREET,
UNIT 101

917.442.4722
LIGHTSQUARE@corcoran.com
LIGHTSQUARE.nyc

The **Danielov** Team

AT THE CORCORAN GROUP

EXCLUSIVE MARKETING
AND SALES AGENT

Salomon Danielov
Licensed Real Estate Salesperson
m 347.306.4996
salomon.danielov@corcoran.com

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LIGHTSQUARE CONDOMINIUM
350 W 44 STREET