10SULLIVAN



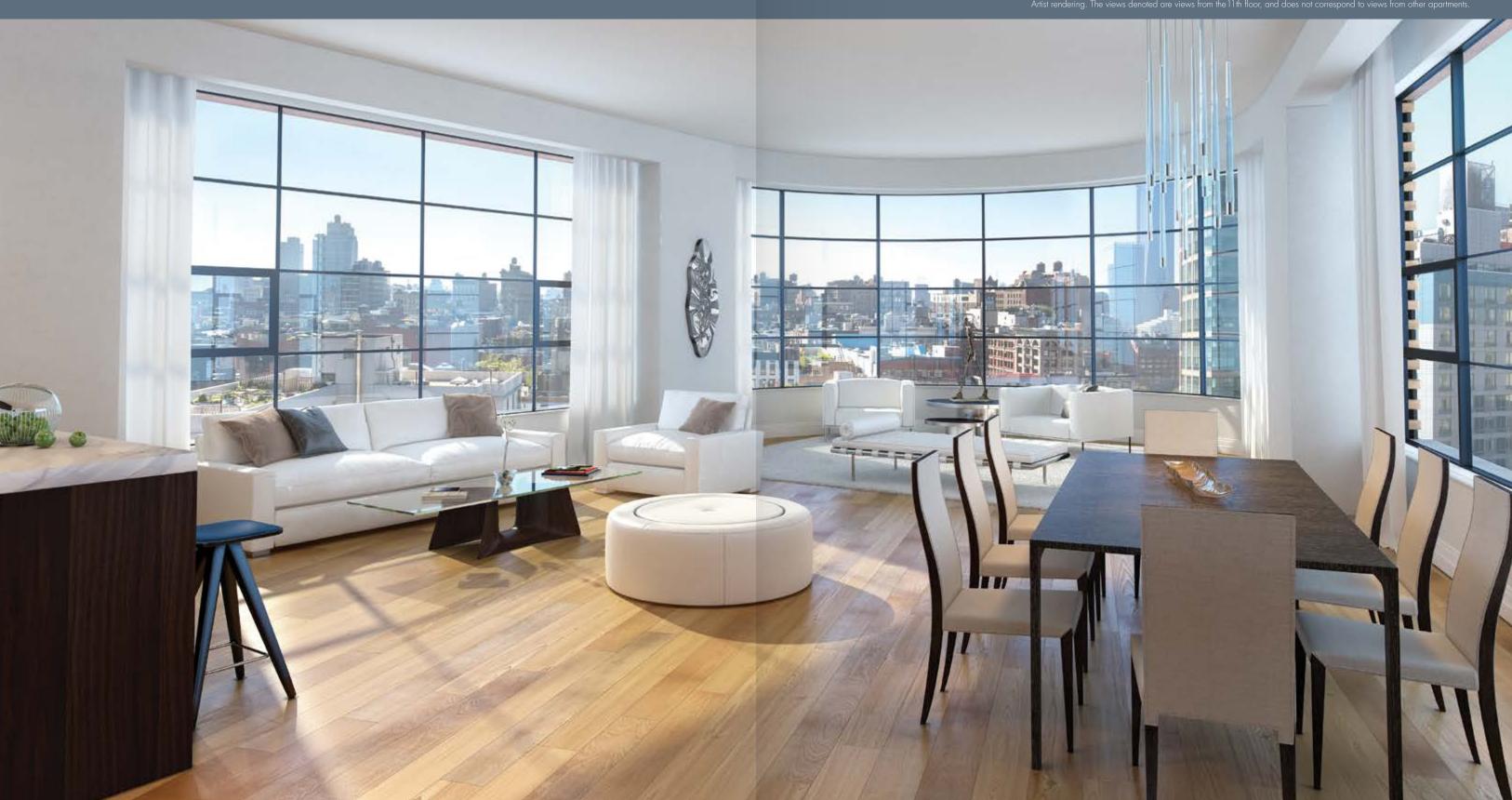


THE NEW BEACON OF SOHO

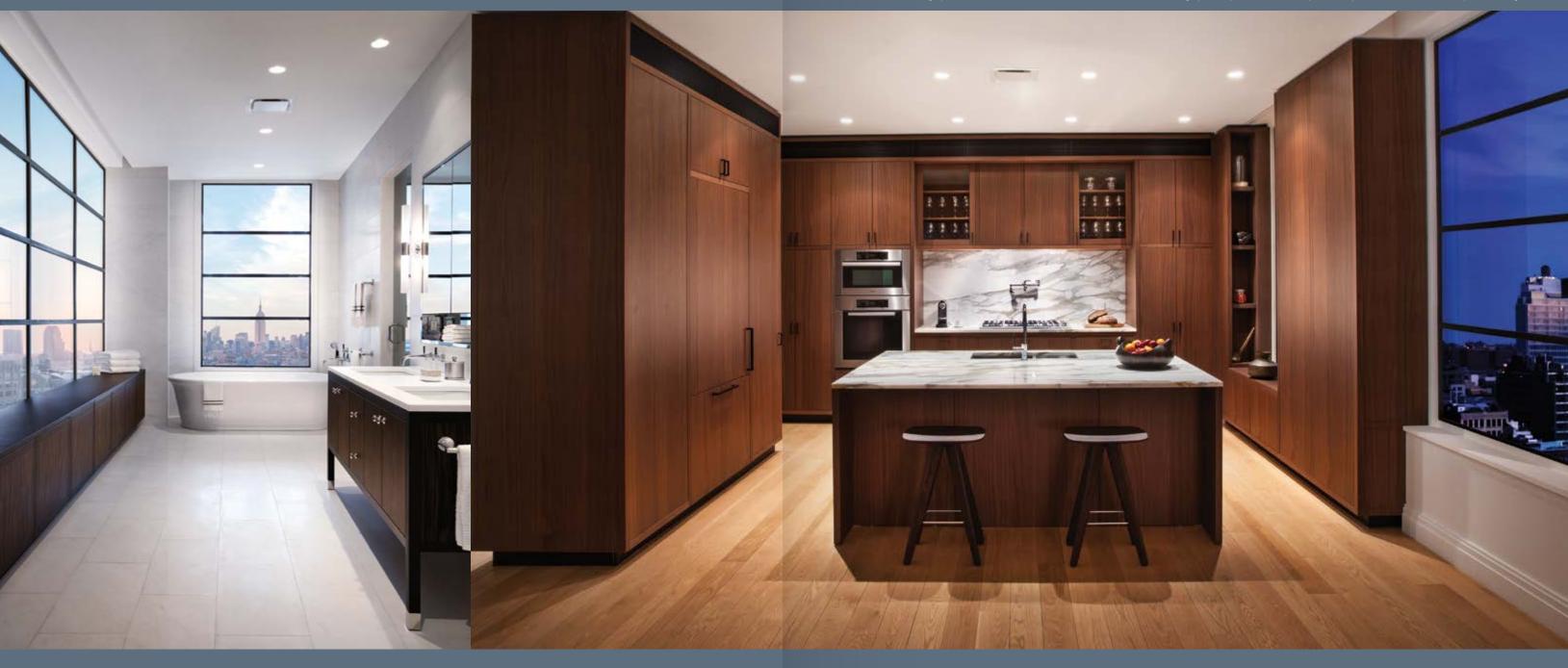
Jointly developed by Madison Equities and Property Markets Group, 10 Sullivan is an authentic, modern and elegant structure that captures SoHo's rich architectural heritage. Designed by acclaimed architect Cary Tamarkin, 10 Sullivan's unique shape is its signature. The building features a corbelled black and blonde Norman brick exterior with large classic industrial style windows. The rounded glass windows, defining the building's southern "prow," surround the spacious living rooms, allowing for breathtaking panoramic views. Residences in the tower will be offered as condominiums. The four separate individually owned and numbered Townhouses will not be part of the condominium regime.

10 Sullivan's Penthouse is the highest residence in all of SoHo, THE PENTHOUSE occupying the tower's top three floors, plus a private rooftop. 6 BEDROOM RESIDENCE The Penthouse also includes two wraparound balconies on its first and second floors. The southerly Great Room, surrounded by glass windows on all sides, has a ceiling height soaring to 23' (7.01m). A monumental staircase and private internal elevator connect all four levels. Currently designed to accommodate 6 bedrooms, including an expansive master suite with gas fireplace, his and 10 SULLIVAN RESIDENCES her walk-in closets, 7½ bathrooms, grand foyers, a library, eat-in 10 Sullivan features a Penthouse, kitchen, solarium, and an interior spa-no other residence in Duplex and full-floor residences, affording owners the experience of true SoHo living with all of today's The spectacular Duplex residence sits directly beneath the DUPLEX Penthouse. Benefiting from a double height 23' (7.01m) Great 5 BEDROOM RESIDENCE Room with gas fireplace, it is currently designed to have 5 bedrooms including an expansive master suite with his and her walk-in closets, 5 ½ bathrooms, eat-in kitchen, two grand foyers, library, a monumental staircase, direct elevator access, and two balconies. 10 Sullivan's six remarkable full-floor residences enjoy direct FULL-FLOORS elevator access, wraparound balconies along with the building's FLOORS 6-11 signature southern "prow" with curved glass windows and 11' 3 BEDROOM RESIDENCES with a grand walk-in closet and are designed with three expan-Ы sive bedrooms paired with en suite bathrooms and separate powder room. Marble master bathrooms with large windows and Macassar ebony cabinetry provide a luxurious experience. П 口 10 Sullivan's thoughtfully designed residences from the 2nd through THE RESIDENCES Ы 5th floors offer 2 to 4 bedrooms. All of these homes include the FLOORS 2-5 Ы same features designed for full-floor residences. 2, 3, 4 BEDROOM RESIDENCES Ы A row of four modern but classically influenced Townhouses face TOWNHOUSES the quiet, tree lined Sullivan Street. They have been carefully 4 HOMES designed to combine the grandeur of townhouse living with all the attributes of modern construction. Furnished with the same details of 10 Sullivan, each Townhouse is a full 25' wide (7.62m) and five stories high. These four Townhouses will be individually owned and numbered, and are not part of the condominium regime.

LIVING ROOM



Photograph of bathroom and kitchen model in the Sales Office. Views are graphical representations that may not correspond with views from the completed buildin



BATHROOM

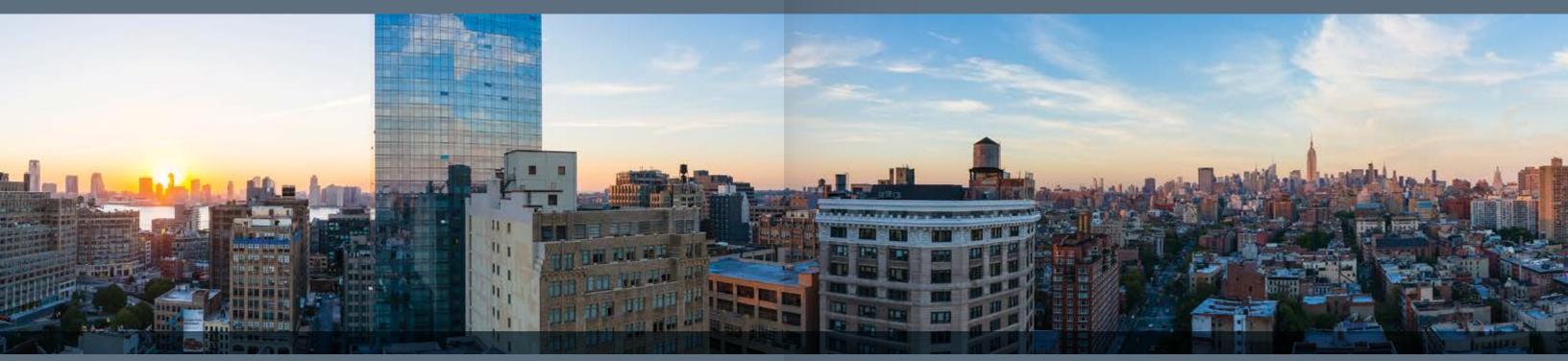
Designed to provide a luxurious experience, the master bathrooms have Dolomite full height marble floors and walls (including radiant heating). Furnishings include a steam shower room, a free standing Metro "Tribeca" tub, premium Lefroy Brooks faucets and accessories, double macasar ebony vanity, full mirrored medicine cabinets, and a separate Toto water closet.

KITCHEN

The kitchen, with wood floors, has been carefully crafted by Poliform to reflect a Danish modern inspired feeling. Individual built-in shelves and a large island with special rollout cabinets provides extra storage space. Appliances by Miele, Subzero and Viking are enhanced by Lagano marble countertops and backsplash.



360° VIEWS OF MANHATTAN AND BEYOND



Views from anticipated rooftop height

DEVELOPERS

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Property Markets Group ("PMG")
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ARCHITECTS

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