

Music to our ears: 25 NYC condos with music rooms and recording studios

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The Willow and its music room/recording studio | Sounds good to us: Music rooms are becoming an increasingly popular amenity in New York City buildings

Despite an abundance of world-famous performance venues, prestigious music schools and conservatories, and highly acclaimed instructors, the perfect practice space for musicians isn't easy to come by in New York City. Close quarters and thin walls of many apartments mean the neighbors aren't likely to be appreciative of the most masterfully played musical instruments early in the morning or late at night. Some residential buildings even have rules saying musical instruments cannot be played during certain hours.

The situation isn't much easier for podcast creators whose only instruments are their voices. On Emmy Award-winning television show *Only Murders in the Building*, now in its fifth season, the characters are frequently seen recording their podcast in someone's apartment. This can be easy enough to justify due to thick walls in their [prewar building](#), but it's almost never this easy off-screen. The typical New York City podcaster likely has plentiful background noise and interruptions from their own home, neighboring units, and city streets to edit out. Moreover, as a growing number of podcasts embrace video content (YouTube recently [overtook](#) Spotify and Apple Podcasts as a platform), there is pressure to look good on camera as well as sound good.



High-floor music and rehearsal room at 11 Hoyt (Credit: Laura Randall)

Studio space and practice rooms are available for rent throughout New York City, but the cost can add up quickly, and it is not a given that this will have all the required equipment. It can also be costly to [soundproof](#) an apartment. So what's a musician or podcaster to do?

One answer is to look for an apartment in a building with a music room among the amenities. This offers an acoustically engineered space to practice an instrument, host a music lesson, or host a jam session outside of one's apartment. (Reservations are likely recommended, if not required.) Select buildings have made recording studios part of their music rooms, while others have incorporated dedicated podcast rooms into their business centers or made it a completely separate amenity.

Below, we look at buildings with recording studios and music practice rooms among the amenities. A large concentration of such buildings can be found around Lincoln Center, the Juilliard School, and Manhattan School of Music on the Upper West Side. However, as individuals and parents alike increasingly see the [benefits](#) of musical training and [education](#), residential developers have begun to incorporate musically-attuned spaces into their buildings all over the city.

Recording Studios and Podcast Rooms

96 + Broadway, Upper West Side

Design by Thomas Juul-Hansen

16 available listings from \$1.85 million



96 + Broadway (Compass)

On the corner of West 96th Street and Broadway, a new condominium has transformed the streetscape with its limestone facade, loft-like windows, and staggered terraces. All apartments feature open-plan living rooms, extra-wide European white oak flooring, kitchens with Italian-crafted cabinetry and Sub-Zero and Wolf appliances, and primary baths with heated herringbone-patterned floors and Waterworks fittings. Closings have recently commenced.

96 + Broadway brings similar attention to detail to the residential amenities. An acoustically-sound music room comes equipped with a baby grand piano, keyboard, guitars, and drum set. Additional offerings include an indoor saltwater pool, a spa suite, a fitness center with Pilates room, a regulation squash court with basketball hoop, a children's playroom, an entertainment lounge, a sunken terrace at basement level, and a rooftop terrace.

96+Broadway, #19B
\$3,200,000

Broadway Corridor | Condominium | 2 Bedrooms, 2.5 Baths | 1,382 ft²



96+Broadway, #19B (Compass)

From the Listing: Welcome to Residence 19B, a gracious and bright 1,382-square-foot 2-bedroom, 2.5-bath apartment with 10'8" ceilings and north-facing floor-to-ceiling casement windows that offer expansive city views. A foyer with two large coat closets leads to the spacious living/dining room and open chef's kitchen, outfitted with custom Italian solid white oak cabinets featuring exposed dovetail joinery, elegant inlay, and under-cabinet lighting.

12 months of free common charges on contracts signed through 12/31/25. Immediate occupancy! [See floor plan and full details here.](#)

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/music-our-ears-25-nyc-condos-music-rooms-recording-studios/39541>