

NEW YORK
YIMBY

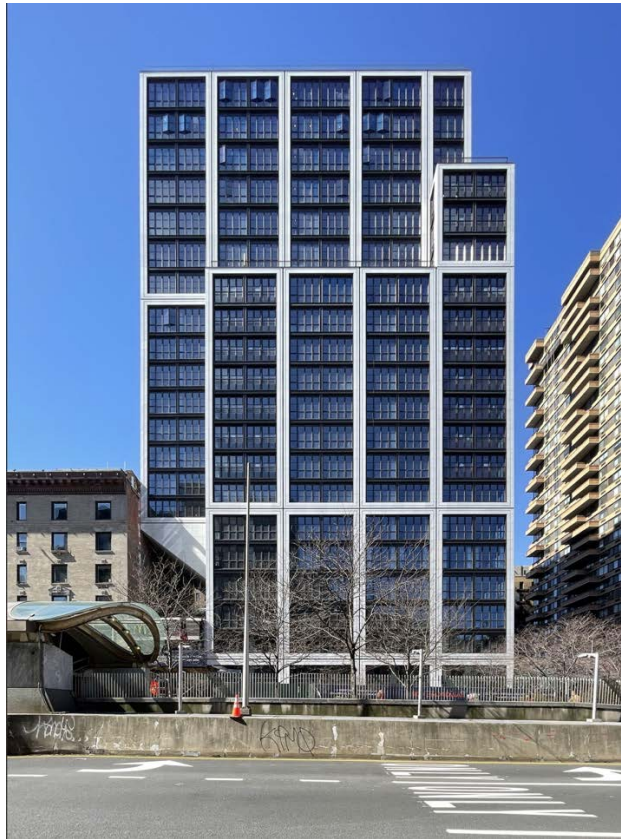
96+Broadway's Exterior Wraps Up At 2551 Broadway On Manhattan's Upper West Side

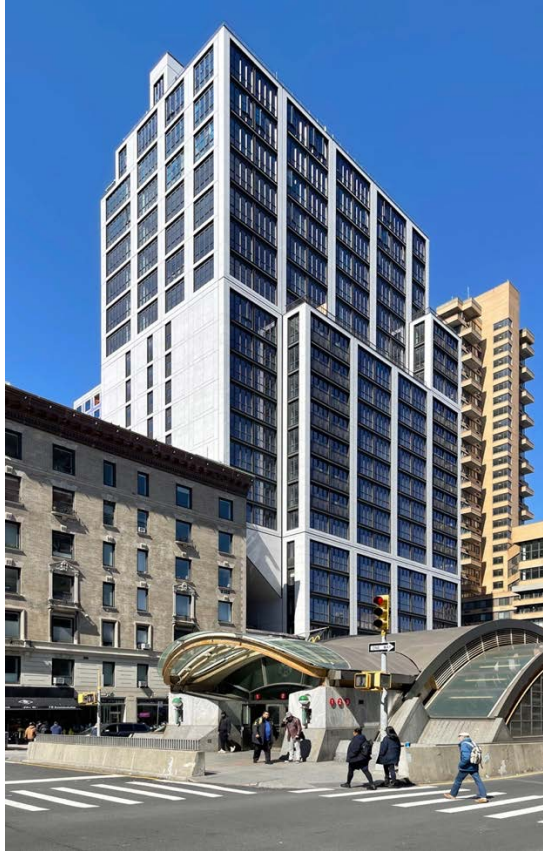


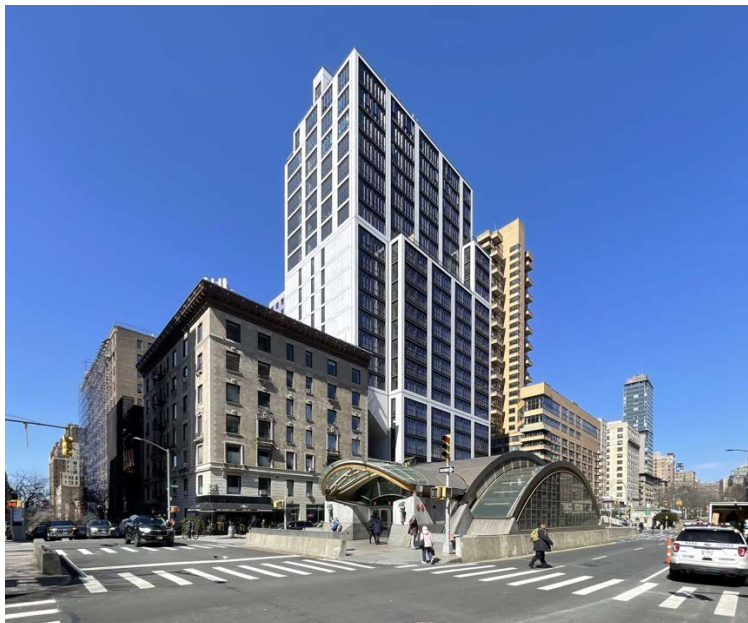
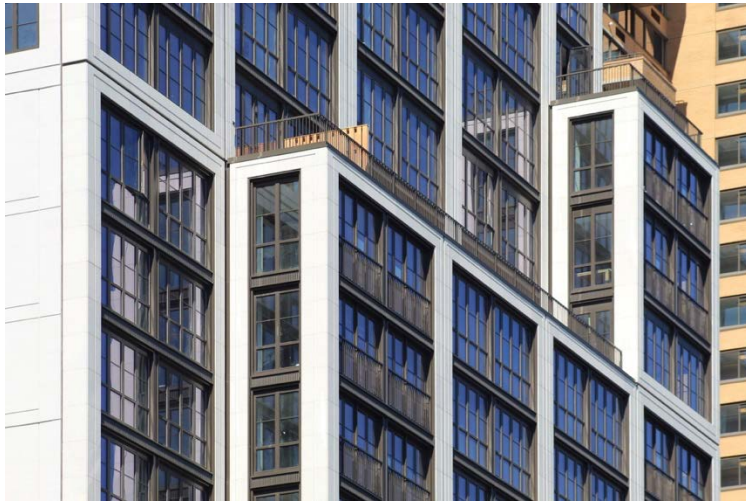
BY: MICHAEL YOUNG AND MATT PRUZNICK 8:00 AM ON MARCH 26, 2023

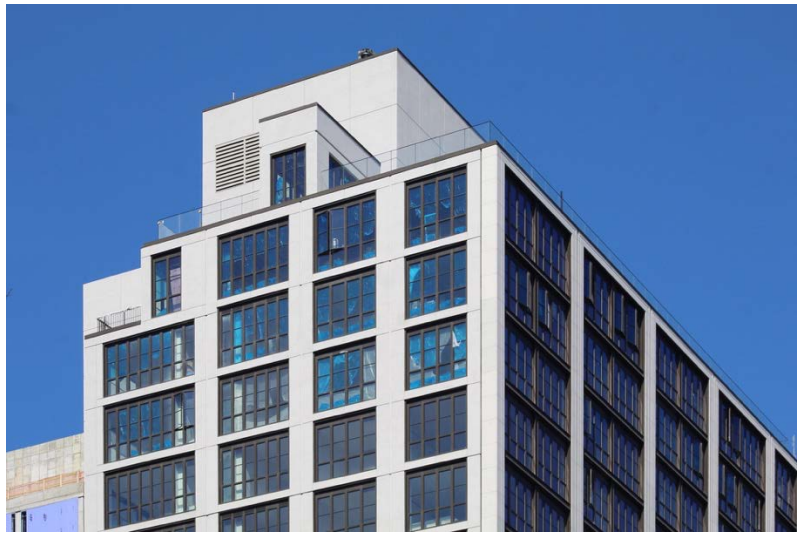
Construction is wrapping up on 96+Broadway, a 22-story residential building at [2551-2555 Broadway](#) on Manhattan's [Upper West Side](#). Designed by [Thomas Juul-Hansen](#) with [Stephen B. Jacobs Group](#) as the architect of record and developed by Paragon JV Properties III, the 235-foot-tall structure yields 276,578 square feet and 130 condominium units with an average scope of 1,660 square feet, as well as 9,080 square feet of ground-floor retail space. Leeding Builders Group is the general contractor for the property, which is located at the corner of Broadway and West 96th Street.

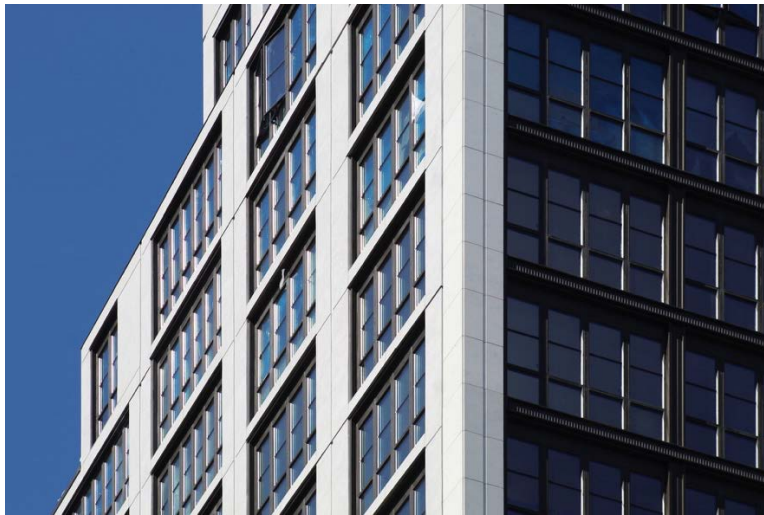
Exterior work has concluded on the blank portions of the southern elevation since [our last update](#) in mid-September, when the concrete surface was in the process of being painted white. Construction has also complete on the mechanical bulkhead, which is finished in a white envelope and clad with metal grilles, and on the roof parapet, which is lined with a glass railing. Wraparound scaffolding still surrounds the ground floor, but should be dismantled in the coming weeks as work on the building draws to a close.



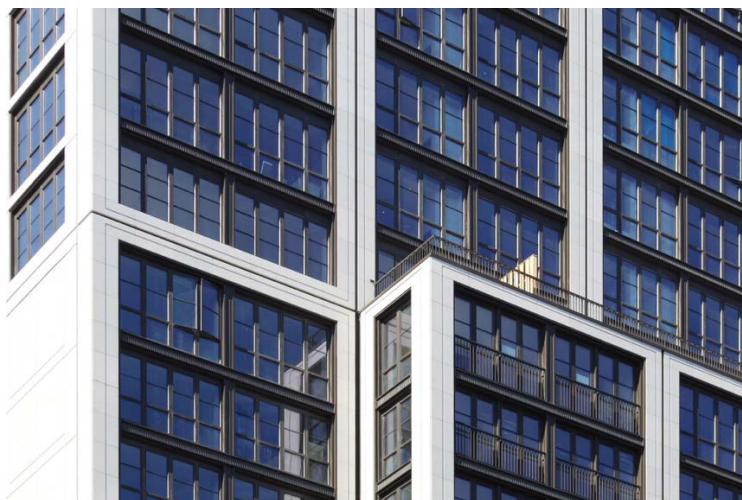


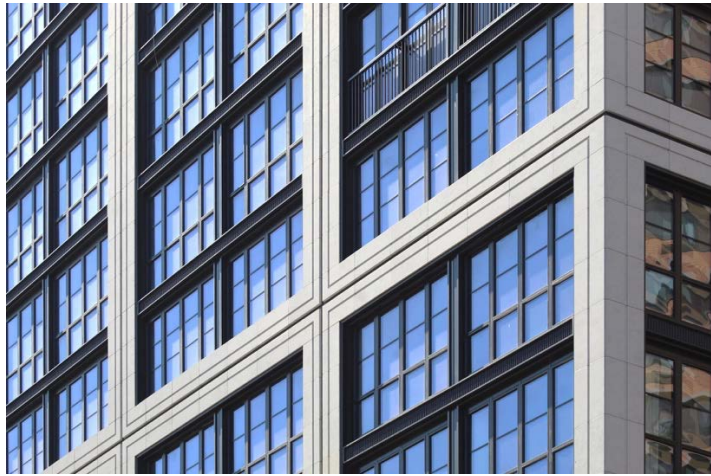






Much of the protective blue plastic film has been removed from the grid of floor-to-ceiling windows as interiors continue to progress.







Below is a rendering of the main entrance along West 96th Street previewing the finished look of its dark frame and double-height lobby. Opposite the main doors is an interior courtyard with green walls.



Residential amenities at 96+Broadway include a 75-foot-long saltwater lap pool with an adjacent outdoor terrace, a spa pool, steam room, sauna, fitness center, pilates studio, a regulation squash court with a basketball hoop, a rooftop terrace with dining areas and an outdoor cinema, an indoor dining room with a full kitchen and lounge, an entertainment lounge, a children’s playroom, music room, pet grooming station, private residential and bike storage, and an on-site laundry facility.

The property is located directly adjacent to the 96th Street subway station, serviced by the 1, 2, and 3 trains.

Construction on 96+Broadway should fully conclude in the coming months.

<https://newyorkyimby.com/2023/03/96broadways-exterior-wraps-up-at-2551-broadway-on-manhattans-upper-west-side.html>