“Skyscrapers will be…
an expression of modern enlightened living.”

—Ralph Thomas Walker, 1931
Constructed in 1929 by the legendary architect Ralph Thomas Walker, who was hailed in the *New York Times* as the “architect of the century,” Walker Tower has been transformed into 50 luxury condominium residences that restore the building’s original design details while incorporating all of the conveniences of modern upscale residential living. Located in the heart of Chelsea, Walker Tower stands tall in a Manhattan neighborhood known for its world-class art galleries.
RESIDENCES

– Ceiling heights from 10 to nearly 14 feet
– Custom French herringbone beveled oak flooring
– Custom tilt and turn windows ranging from 8 to 9 ½ feet high and 5 feet wide
– More than half the residences have private outdoor space
– Hydronic radiant floor heating system throughout each residence
– Woodburning fireplaces with solid marble enclosures in select residences
– Custom lighting package designed by Kugler Ning
– State-of-the-art Crestron™ Home Automation System with 9 inch touchscreen display, iPod dock, full lighting control, HVAC control, distributed audio, electronic shade control, and full expansion capabilities for customized applications
– Custom hardware throughout each residence
– Custom paneled solid 8 foot tall stained oak doors
– Premium ultra-quiet fan coil air conditioning system with central chiller plant
– Built-in humidification system throughout each residence
– Ventilation system distributing balanced outside air to each residence
– Full size washers and dryers in each residence
– Kitchen and dryer exhaust vented directly to outside air
– Linear diffusers and flowbars throughout each residence
– Residences are fully pre-wired for high speed internet/phone/data
- Ceiling heights from 10 to nearly 14 feet
- Custom windows and doors are double paneled providing superior sound and thermal insulation and are made of ultra-clear glass letting all of the sun you want to shine in.
- Seamless transition between indoor and outdoor spaces
- Custom French herringbone beveled oak flooring
More than half the residences have private outdoor space.
KITCHEN

- Sub-Zero Refrigerators, Sub-Zero Wine Coolers, Sub-Zero Under-Counter, Viking Induction Cooktop, Viking Wall Ovens, Viking Warming Drawers, Miele Speed Ovens, Miele Built-In Coffee Makers
- Exterior ventilating Custom Range Hoods
- Marble and limestone countertops
- Franke Water Filtration System
- Custom Smallbone of Devizes cabinetry maximize storage space
- Dornbracht fixtures including over-stove pot filler
BATHROOMS

All Baths feature:
– Hydronic radiant floor heating system throughout
– Custom marble details
– Nanz cabinetry hardware
– Exterior ventilation
– Toto toilets

Master Baths feature:
– Freestanding burnished metallic finish cast iron bathtubs, rain showerheads, body sprays, handheld and standard showerheads, and heated towel racks all by Waterworks
– Steam Showers
AMENITIES & SERVICES
- 24-hour attended lobby
- Lobby concierge
- Landscaped common roof deck with dining area, sun lawn, observation area and covered cabana room with built-in seating
- Fully equipped fitness center
- Yoga room
- Steam
- Children’s playroom
- Library lounge with pantry and bar (available for private events by reservation)
- Bicycle storage room
- FreshDirect refrigerated storage

Images: Artist’s Renderings
THE TOP OF THE WALK
& BUILDING AMENITY LOCATIONS

FITNESS CENTER
CHILDREN'S ROOM
TRELISED ALLEE
SKY LAWN
OVERLOOK LOUNGE

CABANA ROOM
OPEN AIR DINING AREA
ENTRANCE & LOBBY

OVERLOOK LOUNGE
18TH STREET
17TH STREET
THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD 11-0099

All square footages, dimensions, and heights are approximate and are subject to normal construction variances and tolerances. Sponsor reserves the right to make substitutions of materials, fixtures, and finishes in accordance with the terms in the offering plan.