Walker Tower *Stands Alone!*
Built like a fortress.
King Kong can’t touch this.
(Fay Wray would feel secure.)

A sleek citadel designed to rise above the world-class skyline of Manhattan, Walker Tower was built as a strong fortress to house one of the city’s telecommunication nerve centers.

.......

Walker Tower is a concrete-encased, heavy-steel framed building (unlike newer designs that employ either a lightweight concrete slab and column design or a lighter steel frame). Its floor slabs are designed to carry live loads of up to 100 lbs per square foot compared to the 40 lbs per square foot typical of residential buildings.

The structure could easily bear an impregnable steel vault, a fleet of armored vehicles, or a nation’s store of gold bullion. Erected in 1929, an age of dreadnoughts and blockbuster bearing zeppelins, it was designed to withstand great stresses, perhaps even a stock market crash.
If these walls could talk...

Walker Tower's walls rival those of a medieval fortified city in strength, but ancient walls never protected like this. The structure of Walker Tower's walls is layered to achieve optimum results.

An exquisite layer of rich caramel-toned brick covers an insulating mortar gap, under which lies a layer of hollow terra cotta block that provides optimal thermal and acoustic protection.

The interiors are finished with expertly hung mold resistant drywall (with a level 5 finish, the highest standard). These compound walls, 18 inches thick on average, measure up to 2 feet thick in some locations.
What’s better than good vibrations?

(Absolutely nothing.)

The more massive a structure is, the more resistant it is to vibration and noise.

Walker Tower’s extraordinary mass and density preclude any disturbances to personal peace, whether external or internal.

Today’s typical buildings generally feature 8 inch slab floors. Walker Tower’s floors average a full foot in thickness and contain state-of-the-art contemporary acoustical mats to further dampen sound and vibration.

The floors are designed to carry loads of up to 100 lbs per square foot as opposed to the usual 40 lbs in new buildings, and combined with peerless wall structures, dwellings will enjoy extraordinary acoustic privacy.
The strong, silent type.
The discreet warmth of radiant flooring.

(The elite way to heat.)

It’s the ultimate in barefoot living, requiring virtually no management, but with temperature, humidity, and air quality that would meet the standards of a Howard Hughes.

Though the heating system of Walker Tower is one of the most expensive to install, it is also one of the most efficient and most appreciated. All floors (including those in walk-in closets) are warmed, providing even heat throughout every residence. There are virtually no hot or cold spots and no noisy fans.
Shop drawing of an actual unit. Over 140,000 feet of radiant tubing was used throughout Walker Tower.
The ultimate indoor atmosphere.

(That's no hot air!)

Due to the extraordinary structure of the building, combined with the latest in museum-quality HVAC systems, you will not be heating your neighbors' residences.

In a departure from common city residential practice, Walker Tower systems such as kitchen exhausts and clothes dryer exhausts ventilate directly to the outside of the building.

All exhaust mechanisms communicate with the intake mechanisms, and for every cubic centimeter of air removed from the residence, a new cubic centimeter of fresh air is introduced, resulting in optimal performance and the freshest, healthiest interior atmosphere.

All ventilation equipment is low velocity and virtually silent.
You will be in complete control of your own environment: once you make a decision, the systems will run themselves with superb efficiency.

All mechanical systems are practically invisible but are placed for optimum accessibility for service or alterations.

Steam generators inside the ductwork system constantly and automatically modify the humidity content of the air. This is the same system museums use to provide the ideal atmosphere for sensitive artworks, furniture collections, and, of course, human health.
Have it your way

(You have the right to renovate.)

There are no interior load-bearing walls in Walker Tower.

Columns that are about 20 inches square are spaced approximately 20 feet apart (compared to an average construction spacing of 15 feet), allow residents extraordinary flexibility in determining their own floor plans to suit their changing needs.
The window, not a pane.

(You can see for miles, or decades.)

Walker Tower features some of the largest tilt-and-turn windows in the world, some as large as 9 1/2 feet tall by 5 feet wide.

The windows of Walker Tower are extraordinary; they can be opened one way for delightful breezy ventilation and another way for cleaning. These beautiful new windows blend perfectly with the building’s deco architecture and are operated by custom, heavy-duty European steel crank hardware. All windows are double paneled, providing sound and thermal insulation exceeding code requirements, and they are made of superior ultra clear glass. So, yes, you can see forever, weather permitting.
You can practically see Paris. And 1930.
A lofty sense of proportion.

(Inside and out.)

Ceiling heights soar upward, close to 14 feet in many Walker Tower homes. (Many new residential buildings promote 9 foot ceilings as a luxury feature). All rooms and corridors are generously proportioned for a sense of quiet grandeur.

Scale that leaves room for the imagination.
The wired and wireless.

(We overbuilt this too.)

Just as the building was “overbuilt,” we have ultra-networked. Who knows what you’ll want next?

Every residence includes a state-of-the-art Crestron™ home automation system; one convenient system that gives you control of lighting, shades, climate, audio, and video, on-site or remotely. Set the mood at home from wherever you are, from your tablet or computer. Additionally, brand-new wiring provides a plethora of power. Wireless access points are built into ceilings of every residence. All internet and television systems are prewired for your convenience and controlled at one access cabinet in the utility closet. Cable wiring is redundant for television enthusiasts who may wish to have both satellite and cable television service.
There's nothing wrong with being a control freak.
Water whenever, however you like it.
(Hot & cold & icy, in liquid and steam form.)

Throughout the residences, brand new copper piping supplies New York's famously delicious and pure waters from the Catskill mountains. Hot water is always ready on demand—no running and waiting. All master bathrooms are served by dedicated steam-generating units in the showers, an at-home spa amenity.
The best of both worlds.
(And plenty more.)

What is it about Walker Tower that makes it unlike any other residence in New York City?

In a way it’s the ultimate loft building. It took a radical generation of contemporary artists to discover that the best buildings in New York to live in are the ones built for industry. And here’s the heavy-duty grand-daddy of them all.

Here’s a building that gives you the best of the old and the new, all in the same place. The quality, the excess, and the over-the-top, all-out ambition of days gone by meet today’s expertise and technology.

The spirit of the building is futuristic optimism, Art Deco was the vision of the radio and telephone age, a time when the faraway world was brought near and the future was as bright as klieg lights. The aesthetics and atmosphere of Walker Tower were established in a time and place that marveled at recent progress and planned for even better things to come.

Postmodernism has its points, but we can’t deny feeling a certain nostalgia for the faith in beauty and grace expressed in modernism.
Summary

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 53 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, a Manhattan neighborhood known for its world-class galleries, Walker Tower stands out as a work of art. The elaborate brick façade has been painstakingly restored, as has the Art Deco ornamentation that Ralph Walker made famous through architectural masterpieces including One Wall Street and the Barclay-Vesey Building. Built before neighborhood height limits were enacted, Walker Tower rises high above its surroundings, enjoying stunning and protected 360-degree Manhattan views. Sweeping interior spaces, soaring ceilings reaching nearly 14 feet, large new tilt-and-turn windows, grand private terraces, custom-designed finishes and a comprehensive amenities package make Walker Tower both a pre-war icon and a modern-day marvel.

About

- Address: 212 West 18th Street, New York, NY 10011
- Developers: JDS Development Group and Property Markets Group
- Architect: Ralph Thomas Walker
- Conversion Architect: Cetra Ruddy
- Year Built: 1929
- Height: 24 stories
- Residences: 53 condominiums ranging in size from approximately 1,100 to 6,500 square feet
- Sales & Marketing: CORE
- Strategic Branding: Pandiscio Co.
- Phone: 212-335-1800
- Website: Walker-Tower.com

Building

- Pre-war Art Deco architecture originally designed by Ralph Thomas Walker for the New York Telephone Company and completed in 1929
- Unobstructed panoramic views that are protected on all sides
- Solid pre-war construction features a handcrafted brick and ornamental metal façade composed of intricate brick masonry with nickel silver, bronze, and formed aluminum ornamental trimmings
- Ornate lobby with patterned terrazzo floors, custom marble finishes, hand-carved millwork, coffered ceiling, custom lighting, bronze medallions and bronze trimwork
- Artfully restored nickel silver entry detail
- Electronic key-controlled high-speed elevators with air-conditioned 9 foot tall custom elevator cabs
- All-new energy efficient building-wide mechanical, electrical and plumbing systems with energy recovery feature
- State-of-the-art safety systems
Residences

- Ceiling heights from 10 to nearly 14 feet
- Custom French herringbone beveled oak flooring
- Custom tilt and turn windows ranging from 8 to 9½ feet high and 5 feet wide
- More than half the residences have private outdoor space
- Hydronic radiant floor heating system throughout each residence
- Wood-burning 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, iPAD dock, full lighting control, HVAC control, distributed audio, electronic shade control, and full expansion capabilities for customized applications
- Nanz 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
- Fine custom millwork in each residence

Kitchens

- Custom Smallbone of Devizes cabinetry
- Marble and limestone countertops
- Dornbracht fixtures
- Appliance package includes: Sub-Zero Refrigerators, Sub-Zero Wine Coolers, Sub-Zero Under-Counter Refrigerator/Freezer Drawers, Viking Induction Cooktop, Viking Wall Ovens, Viking Warming Drawers, Miele Speed Ovens, Miele Built-In Coffee Makers, Franke Water Filtration System, Custom Hoods

Bathrooms

- Master baths feature freestanding Waterworks burnished metallic finish cast iron bathtubs, steam showers, Waterworks rain showerheads, Waterworks body sprays, Waterworks handheld and standard showerheads, and Waterworks heated towel racks
- Custom marble details in all bathrooms
- Toto toilets
- Nanz cabinetry hardware
- Hand-held Waterworks Showers in all 2nd and 3rd bathrooms

Amenities and 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
- Sauna
- Steam room
- Children's playroom
- Library lounge with pantry and bar (available for private events by reservation)
- Bicycle storage room
- FreshDirect refrigerated storage

Terraces

- All-weather electrical outlets
- Individual hose bibs
- Privacy screens between residences
Illustrations: Vesa Sammalisto
Text: Glenn O’Brien

Sponsor:
SMJ 210 West 18 LLC
5 East 17th Street, 2nd Floor
New York, NY 10003

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE
FROM SPONSOR. FILE NO. CD 11-0099

All illustrations are artist’s representations and do not constitute a representation of any aspects of the final product.
All square footages, dimensions, and heights are approximate and are subject to normal construction variances and tolerances.