

# THE FLORIAN

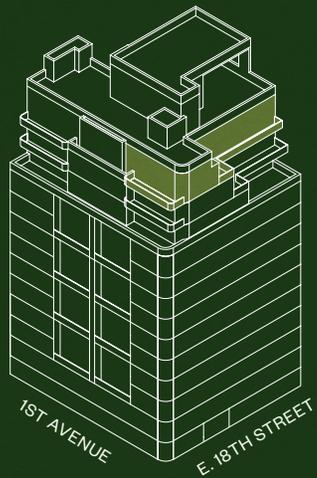
GRAMERCY PARK

## Penthouse A

LEVEL ONE

3 Bedrooms  
3.5 Bathrooms

Interior: 2,287 SF  
Exterior: 1,723 SF



SALES@THEFLORIANNYC.COM

THEFLORIANNYC.COM



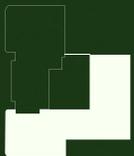
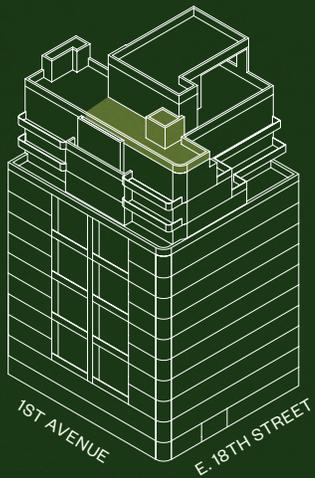
350 EAST 18TH ST NY, NY 10003

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD24-0326. SPONSOR: 305 FIRST AVE OWNERS LLC, 610 MYRTLE AVENUE, BROOKLYN, NY 11205. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. PLANS, SPECIFICATIONS, AND MATERIALS MAY VARY DUE TO CONSTRUCTION, FIELD CONDITIONS, REQUIREMENTS, AND AVAILABILITIES. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN. UNITS WILL NOT BE OFFERED FURNISHED. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. EQUAL HOUSING OPPORTUNITY.

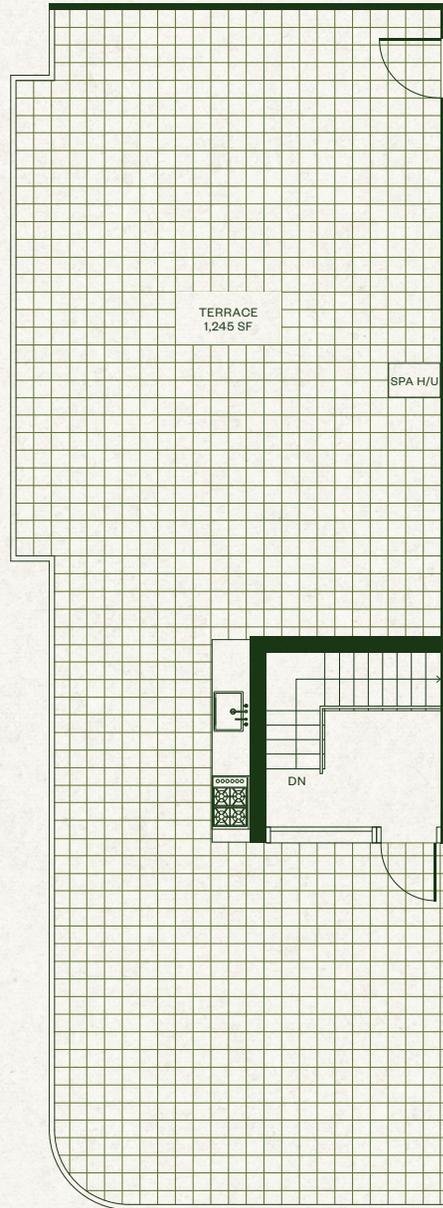
**THE  
FLORIAN**  
GRAMERCY  
PARK

3 Bedrooms  
3.5 Bathrooms

Interior: 2,287 SF  
Exterior: 1,723 SF



**Penthouse A**  
LEVEL TWO



SALES@THEFLORIANNYC.COM

THEFLORIANNYC.COM



350 EAST 18TH ST NY, NY 10003

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD24-0326. SPONSOR: 305 FIRST AVE OWNERS LLC, 610 MYRTLE AVENUE, BROOKLYN, NY 11205. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. PLANS, SPECIFICATIONS, AND MATERIALS MAY VARY DUE TO CONSTRUCTION, FIELD CONDITIONS, REQUIREMENTS, AND AVAILABILITIES. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN. UNITS WILL NOT BE OFFERED FURNISHED. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. EQUAL HOUSING OPPORTUNITY.