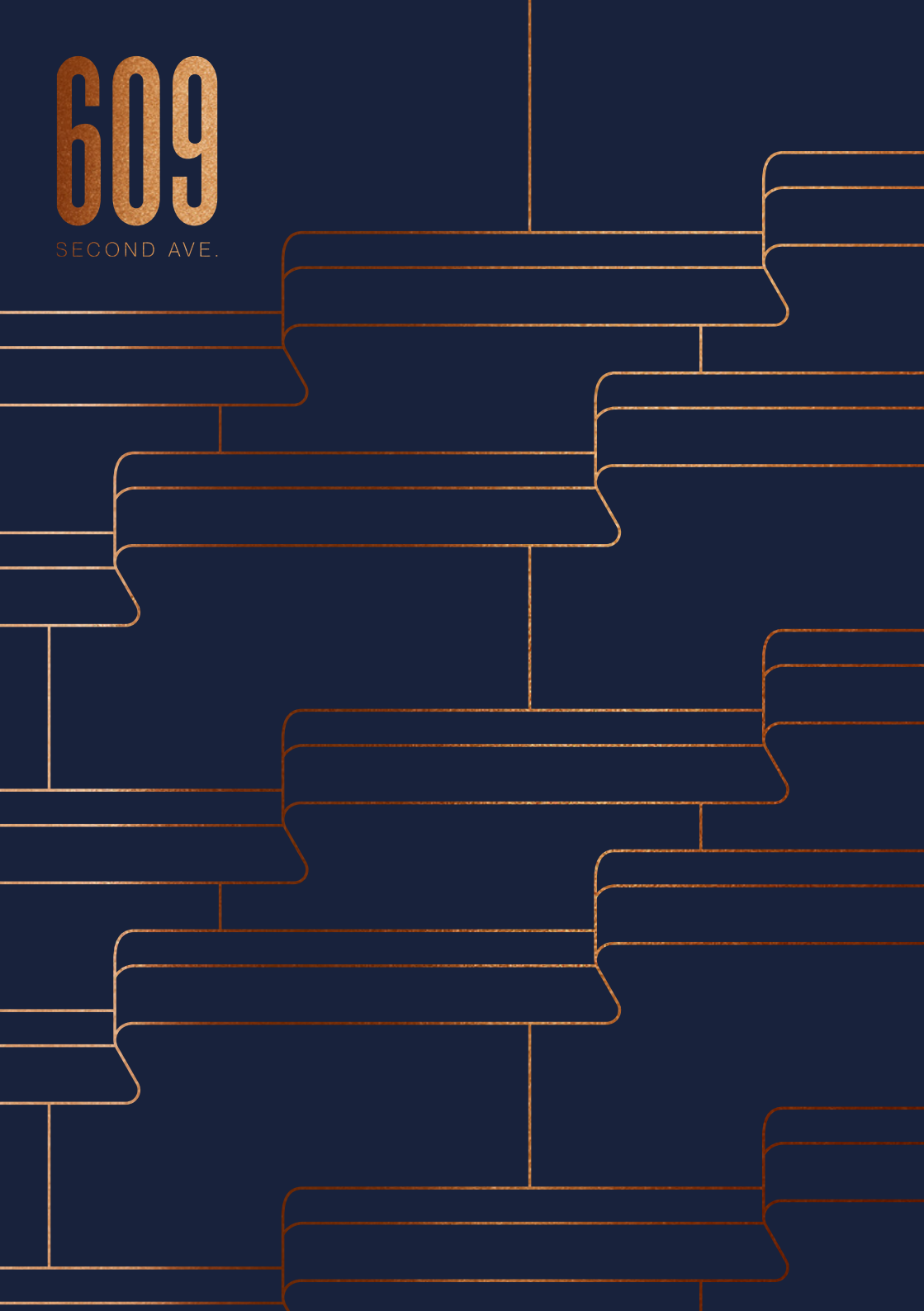


# 609

SECOND AVE.





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609 Second Ave, New York, NY 10016



THE LESER GROUP



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Exclusive Marketing and Sales: Douglas Elliman Development Marketing

# 609

## SECOND AVE.

Boutique Luxury Condominiums Including Studios,  
One- and Two-Bedrooms, and Penthouses

THE BUILDING

# NEW DAWN, NEW YOU

609 Second Avenue blurs the lines between indoor and outdoor living with cascading, curved balconies, seamlessly integrated landscaping, and generously-sized windows. Each day is a chance to welcome the morning light — and the start of a new chapter for you.



Acclaimed architects, ODA, and Fischer + Makooi Architects have created a façade with curved brick ribbons and patinated copper-look panels to create an elegant, distinctive presence along bustling 2nd Avenue. Inside and out, 609 Second Ave. reflects the multifaceted nature of New York City residents.





24-HOUR ATTENDED LOBBY

A canopied entrance with aluminum-framed glass doors open to an intimate lobby featuring warm materials and millwork, connecting to a lush garden courtyard showcasing an exquisite water feature.

The experience is a welcome reception to a new day — and a new chance for you to shine.

THE RESIDENCES

# GROW IN THE LIGHT

Residences are designed to unlock a new side of you. Here, the fusion of modernity with natural aesthetics provides a unique setting where you can explore and reveal a different part of your personality—your second self.





DINING AND LIVING SPACE IN A TYPICAL 2-BEDROOM

As your door opens to an inviting space illuminated by expansive windows, you will shift to a mindset attuned to comfort, peace and rejuvenation.

Natural materials and palettes set the tone, including White Oak hardwood floors throughout.



Your second self is not afraid of new recipes. Stir your creations in a gourmet kitchen with Miele appliances and Basaltina surfaces.



OPEN KITCHEN IN A TYPICAL 1- OR 2-BEDROOM



DINING AND LIVING SPACE IN A TYPICAL 1-BEDROOM



PENTHOUSE WITH PRIVATE TERRACE



TYPICAL PRIMARY BEDROOM IN 1- OR 2- BEDROOM LAYOUTS

In gracious bedrooms, you can rest well knowing the new you can take on whatever tomorrow brings.



TYPICAL PRIMARY BATH WITH SOAKING TUB

Refined and spacious, these minimalist stone-clad bathrooms are the perfect setting for soaking in quiet reflection.



PENTHOUSE WITH PRIVATE TERRACE

THE AMENITIES

# BALANCE BOTH BODY AND MIND

The wellness amenities at 609 Second Avenue will help you define the healthiest version of you.





Between the indoor  
basketball court and  
the yoga space, the  
new you finds a way to  
break a daily sweat.

INDOOR BASKETBALL HALF-COURT WITH  
HARDWOOD FLOORS



STATE-OF-THE-ART GYM

Transform your fitness routine in a fully-equipped gym with ellipticals, treadmills, weights, and multi-function trainers.



COURTYARD GARDEN

Find your second self in solitude, or conversation, among community spaces including the residents' lounge, roof terrace, and this peaceful garden courtyard.



COMMON ROOF TERRACE

The new you makes time to enjoy the open skies on the rooftop, whether it's a peaceful sunrise or colorful sunset.



COMMON ROOF TERRACE AND ENTERTAINMENT KITCHEN

Whether your second self seeks quiet reflection or a social setting for entertaining friends, this intimate sanctuary creates rooftop moments under the Manhattan sky.



THE NEIGHBORHOOD

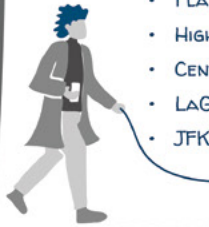
# FIND YOUR SECOND SELF

The East Side's charm is found in its dual life. Here, your morning on the city's riverfront paths pave the way to nights defined by the culture and entertainment only Manhattan can offer.

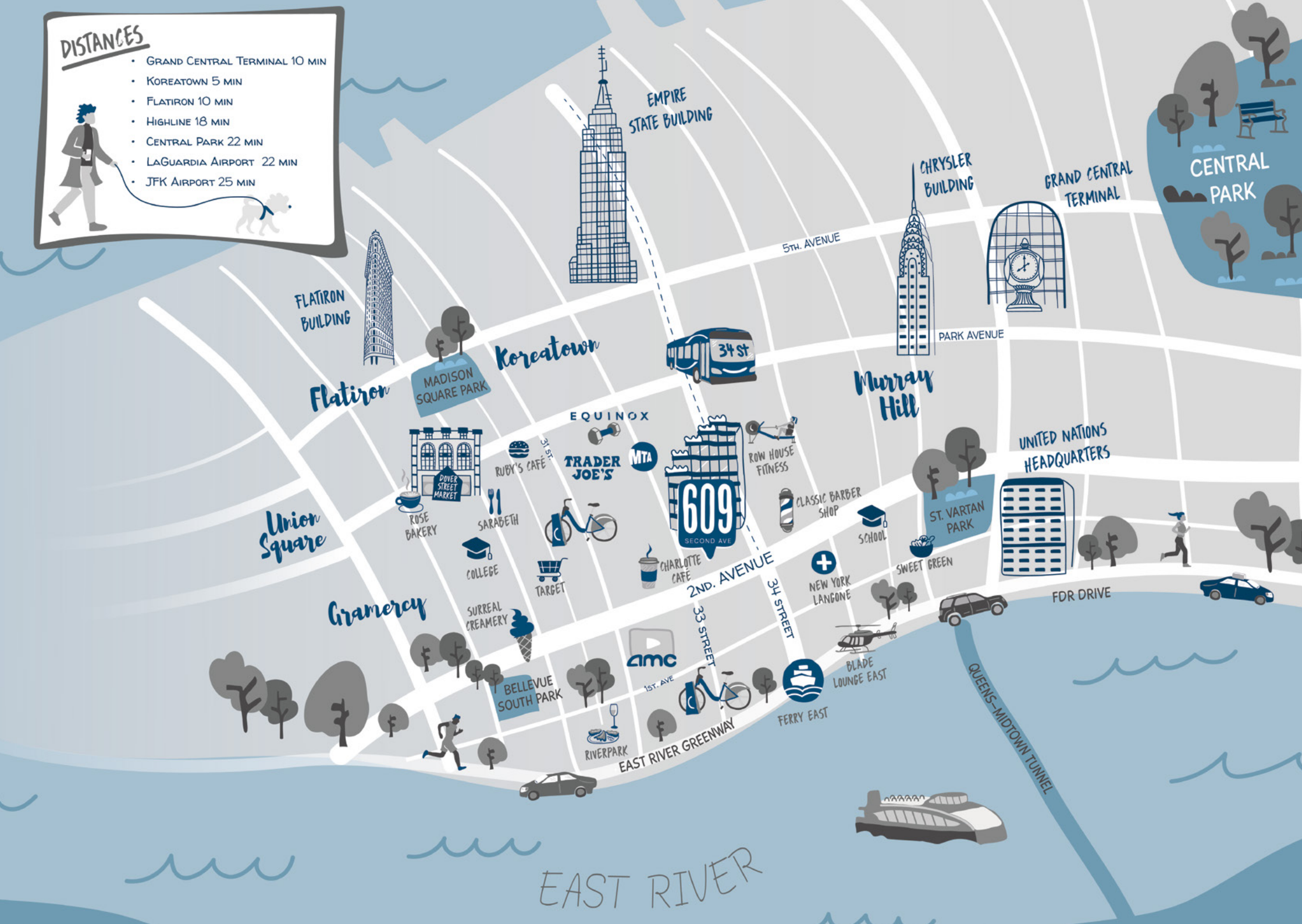
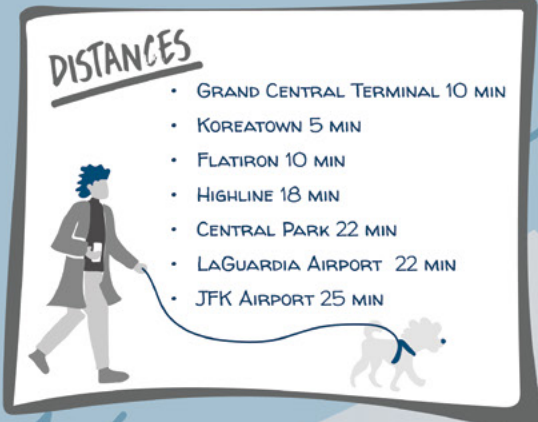


## DISTANCES

- GRAND CENTRAL TERMINAL 10 MIN
- KOREATOWN 5 MIN
- FLATIRON 10 MIN
- HIGHLINE 18 MIN
- CENTRAL PARK 22 MIN
- LA GUARDIA AIRPORT 22 MIN
- JFK AIRPORT 25 MIN

An illustration of a person with blue hair, wearing a grey coat and light grey pants, walking a small grey dog on a blue leash. The person is holding a white coffee cup. The dog is on the right, facing right. The entire scene is set within a white rectangular frame with a black border, which is placed on a blue background with white geometric shapes.

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A DAY IN THE LIFE

# EMILY

## Early Riser and Amateur Chef



Emily starts her day before sunrise (and before the financial markets open), with a jog along the East River Greenway. Her post-run treat is always a macchiato from PROOF Coffee Roasters.

As a financial analyst in FiDi, Emily's work day is a series of quick, rational decisions. When the markets close, she has one more choice to make – what to cook tonight.

Emily shifts into creative mode. Her passion for cooking, and her gorgeously appointed kitchen, helps to unwind her mind. She knows dinner's setting will be on her private balcony.

As for the menu, she'll find inspiration, and the best ingredients, within a one-block radius at Trader Joe's and Fairway.



A DAY IN THE LIFE

# DR. LENA

Three  
Outfits  
A Day

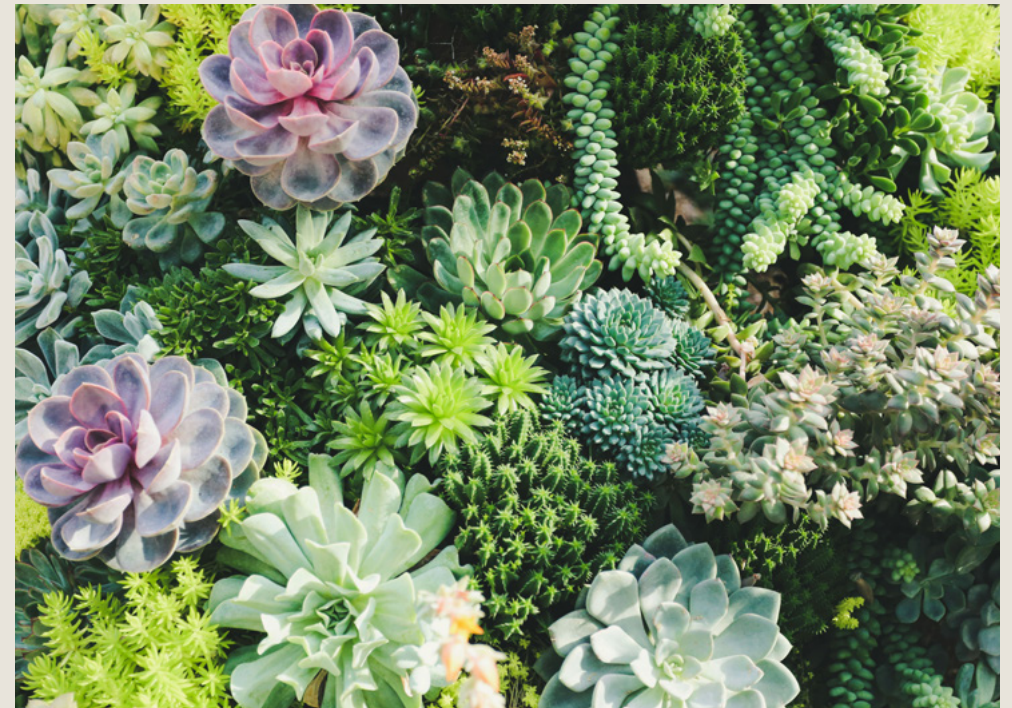


Dr. Lena starts her day dressed in yoga pants, greeting the sunrise with poses in the building's state-of-the-art gym.

Post-workout, she transitions into her scrubs, embodying professionalism and care at the hospital.



Her evening is a quest for self-expression, swapping surgical gloves for gardening gloves. This is where Dr. Lena's meticulous dexterity shines, shaping and trimming the lush plants on her balcony in the light of sunset.



A DAY IN THE LIFE

# MICAH

## Presiding Over Two Courts



A consummate professional, Micah's courtroom arguments are precise, his logic impeccable, and his demeanor unyieldingly stoic.

Yet, on weekends, at home on the building's indoor basketball court, Micah's

fierce physical prowess, not intellect, earns him respect (and some elbows).

But, after the game and the sunset, gathered around the rooftop barbecue, his opponents return to friends again.

A DAY IN THE LIFE

# SAM

## Two Riverbanks, Two Speeds



Sam starts his morning on the ferry, just minutes from his front door, headed to his tech startup in the Brooklyn Navy Yard. Here, Sam works on groundbreaking innovations with extremely tight deadlines. When the city lights begin their dance, Sam traverses the river and shifts into relaxed mode.

Slowing his pace, he trades the open skies of his ferry ride for an underground spot, LB33. This speakeasy may seem secretive, but not among his friends, who wait for him with a perfect martini. Back at home, he winds down even more in his elegant, spacious living room. Clearing his mind while looking out over the river, Sam is ready to ramp up again in the morning.



It's a new dawn,  
it's a new day,  
it's a new life.  
And I'm feeling good.

Nina Simone



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# NEIGHBORHOOD & LIFESTYLE

