IN WITH THE OLD

REAL ESTATE EXPERT LAURA EULER SCOPE OUT THREE OF THE MOST EAGERLY ANTICIPATED NEW DEVELOPMENTS, ALL DOWNTOWN CONVERSIONS OF OLD NEW YORK LANDMARKS.

It may be getting nippy outside, but Manhattan’s real estate market is plenty hot. These three properties represent a current trend of converting historical, landmarked properties into modern living spaces—with all the contemporary amenities you’d expect.

First up is the iconic Woolworth Building at 233 Broadway, downtown near City Hall. The upper floors of this landmark Gothic tower, once the tallest skyscraper in the world, are being converted to 34 condos, including a stunning, 9,400-square-foot penthouse. Known as The Pinnacle, the apartment will feature seven levels, with a double-height great room, private elevator and a full-floor library, all for a whopping $110 million. Architect and designer Thierry Despont is handling the renovation.

A few blocks away, a 51-story glass tower known as The Beekman Residences is being built onto the side of the Temple Court Building, a space constructed in the late 1800s undergoing conversion into a hotel. Two full-floor penthouses boasting floor-to-ceiling windows offer 360-degree views of downtown Manhattan. Pricing starts at $1.2 million for one-bedroom, and concierge service and in-home dining from the hotel and its eateries—to be run by Keith McNally and Tom Colicchio—are available to residents.

Lastly, the top 22 floors of the Verizon Building at 140 West St., a 32-story art deco landmark built in 1927 and formerly the home of Verizon and its precursor, New York Telephone, were purchased for $274 million last year by Magnum Real Estate Group president Ben Shalit for condo conversion. The 166 planned units will include two- to five-bedroom apartments, from 1,200 to 3,500 square feet each, with two duplex penthouses on the 31st and 32nd floors. Prices start at about $2 million, and the property will contain a pool, gym and yoga room, along with a lounge and wine bar in the building’s beautiful, landmarked lobby. Go ahead and drop the invitation in the mail—and have my pinot grigio waiting.

Show and Tell

Each month, we ask real estate agents from the city’s most luxurious developments to show us their hottest property and tell us about the neighborhood surrounding it. —Zachary Wilson

The Agent
Teddy Dumaresq, marketing manager, Toll Brothers, tollbrothersnycliving.com

The Property
400 Park Avenue South, Apartment 29-M, 2,305 sq ft, 3 bedrooms, 3.5 bathrooms. Asking price: $6.99 million. "The design of the building lends itself to unique spaces. There’s a grand living room with 11-and-half-foot ceilings that comes to a point over Park Avenue, so it feels like you’re floating. You can see directly from Grand Central down to Union Square."

Good Eats
"Two of Danny Meyer’s restaurants are nearby: Blue Smoke and Shake Shack in Madison Square Park. There’s also the Cannibal on 29th Street, where they do amazing full-animal butchering and cooking. And next door is Resto, owned by the same group—their burger is outrageous."

Neighborhood Hangouts
"Fika, a modern Swedish coffee place, is right across the street. And there’s Spin on 23rd Street, a ping-pong hall owned by Susan Sarandon. They have pretty serious tournaments."

Exotic Flavors
"One block over on Lexington, there’s a large collection of Indian restaurants. I love Roomaila, a small shop with fantastic roti wraps. And Kalustyan’s is a great market with spices you can’t find anywhere else in the city."