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Sales start at Morgan Lofts at 11 East 36th Street

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Sales have started for Morgan Lofts, a 68-unit residential condominium at 11 East 36th Street.

The handsome, mid-block building is distinguished by a tall open colonnade on its roof. The building is half a block to the west of the Morgan Library on Madison Avenue.

According to Ben Bobker of The Bobker Group, the developer, the building was erected circa 1911 and **Steven Kratchman is the architect for the conversion.** Mr. Bobker said that the apartments will have high ceilings and the building will have entrances on 36th and 37th Streets.

The building, which houses The Ginger Man restaurant, has arched windows on the 3rd, 5th, 6th, 8th and 9th floors. It has a polished red granite entrance surround and had been acquired in 2004 from LH Charney & Associates for about \$17 million, according to Alan Krumholz of Besen & Associates, the broker in the transaction.

Andrés Escobar is designing the building's interiors.

The building will have a full-time doorman and a roof terrace. The apartments have 10 to 12-foot-high beamed ceilings and oversized double-hung windows. Kitchens have built-in LCD TVs, Calacata marble countertops, Küpperbusch stainless ranges, Bosch dishwashers, Avanti wine coolers, and Sub-Zero refrigerators, and bathrooms have Neptune Zen bathtubs and sinks, Wenge wood vanities, limestone floors and Kohler fixtures.

Apartments range in size from 520-square-foot studios to 692-square-foot one-bedrooms, to 804-square-foot one-bedroom units with private elevator access, to 1,014-square-foot two bedroom units, to 1,130-square-foot two-bedroom units with dining areas.

Pricing starts at about \$490,000.

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