

A UNIQUE OFFERING



FIRST CHURCH OF CHRIST, SCIENTIST
ONE WEST 96TH STREET AT CENTRAL PARK WEST

1903; CARRÈRE & HASTINGS



REGENCY CAPITAL REALTY





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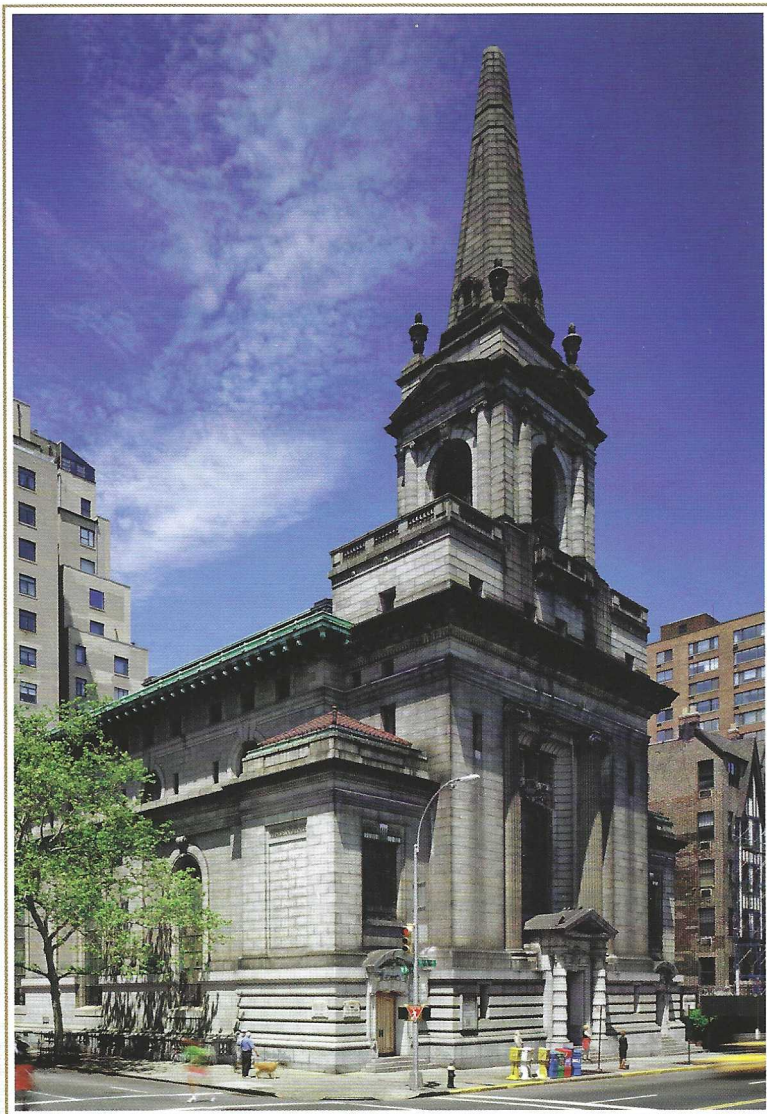


Insignia/ESG and Regency Capital Realty, as exclusive sales agents for First Church of Christ, Scientist, are pleased to present the opportunity to purchase One West 96th Street, one of New York City's finest landmark churches.

Designed by famed architects Carrère & Hastings, construction of the imposing Beaux-Arts structure was begun in 1901 and completed in 1903. It is a classic example of this architectural style featuring the neo-classical elements, detailed decorative features and extensive use of masonry. Other notable examples of this style are the New York Public Library and Grand Central Terminal.

Now available for the first time in its 100-year history, this was one of the first churches that included space for worship, educational and administrative activities. Totalling 33,000 square feet above grade, with an additional 14,000 square feet below grade, One West 96th Street offers 32 private offices, including 6 with fireplaces, among its many amenities. The sanctuary, or main auditorium, offers soaring skylit ceilings with seating for up to 1900. Located at the north corner of Central Park West and 96th Street, the Property is situated on a plot of 15,000 square feet with 100 feet on Central Park West and 150 feet on 96th Street.

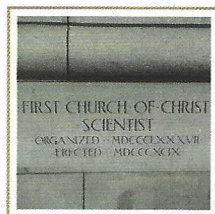
One West 96th Street is a unique opportunity for a dynamic organization to acquire a showpiece Property.





FIRST CHURCH OF CHRIST, SCIENTIST

The interior of One West 96th Street exemplifies the most elegant features of the Beaux-Arts period. Intricately detailed marble floors, soaring, ornate vaulted ceilings and gilded wood combine in a breathtaking main auditorium that is both impressive and welcoming. The centerpiece of the Property is the raised, hand carved, speakers' platform with its Hutchings and Votey concert organ. The long, fluted golden pipes set amid the dark walnut detail are as beautiful in form as they are in function, producing a full and rich sound unique to an instrument of its quality and complimented by the remarkable acoustics of the structure itself. The organ is a treasure in its own right.



Beautiful in its form, Although intended for a statue anywhere in the hall offers seating for the floor offers a site for classrooms, offices, and features numerous small offices. The lower level nursery rooms, storage

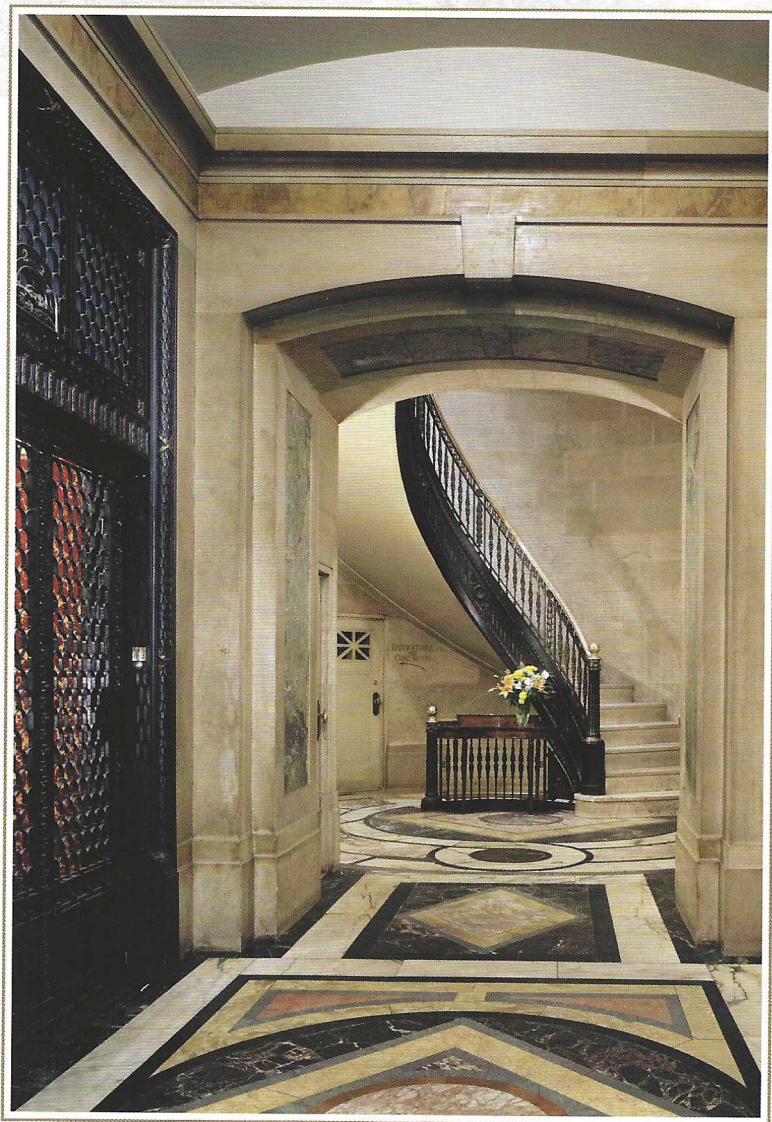
One West 96th Street office as well as a duplicate by at least one of the is site to a small garage



PROPERTY OVERVIEW

Beautiful in its form, One West 96th Street is expansive in its functionality. Although intended for religious purposes, there are no religious symbols or statuary anywhere in the building, excepting the stained glass windows. The main hall offers seating for 1,900 on two levels. The former Reading Room on the top floor offers a site for smaller, less formal gatherings in addition to a variety of classrooms, offices, many fireplaces and a small library facility. The third level features numerous small rooms suitable for a variety of uses and another suite of offices. The lower level provides the main restroom facilities, the coat check room, nursery rooms, storage and space for the building mechanicals.

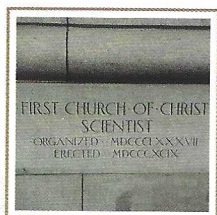
One West 96th Street also offers a mahogany paneled boardroom and director's office as well as a duplex, two bedroom, two bath apartment. Every level is served by at least one of the three manual passenger elevators. The rear of the Property is site to a small garage and driveway accommodating up to three vehicles.



ARCHITECTS

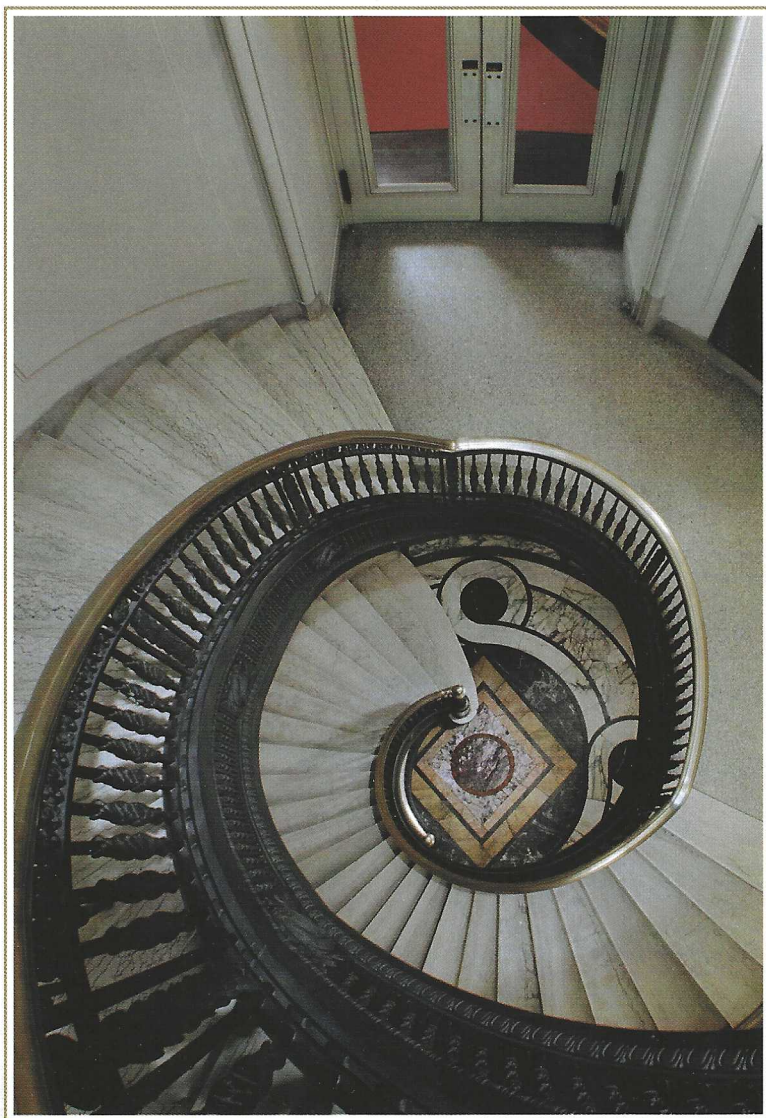


In 1886 John Carrère, age 28 and Thomas Hastings, age 26 left the firm of McKim, Mead and White, the preeminent design house of the era, to form their own partnership, Carrère & Hastings. They had known each other since their student days in Paris at École des Beaux-Arts. Initially elaborate detailing and ornamentation distinguished their work. As their vision became more focused, however, it took on a more refined tone, incorporating elements of both French Baroque and American Georgian styles. These later buildings display a subtle classicism that has become the standard by which public buildings are judged. Carrère & Hastings designs include many of the country's best known buildings such as the Senate and House Office Buildings in Washington, D.C., The Frick Mansion and their crowning achievement, the New York Public Library.





howcasing the genius of these master designers at the pinnacle of their careers, One West 96th Street is an ornament to its neighborhood and its city. It is the physical embodiment of its creators' aspirations. Like the New York Public Library, it can be truly called "an edifice of stunning quality—a people's palace of triumphant glory".

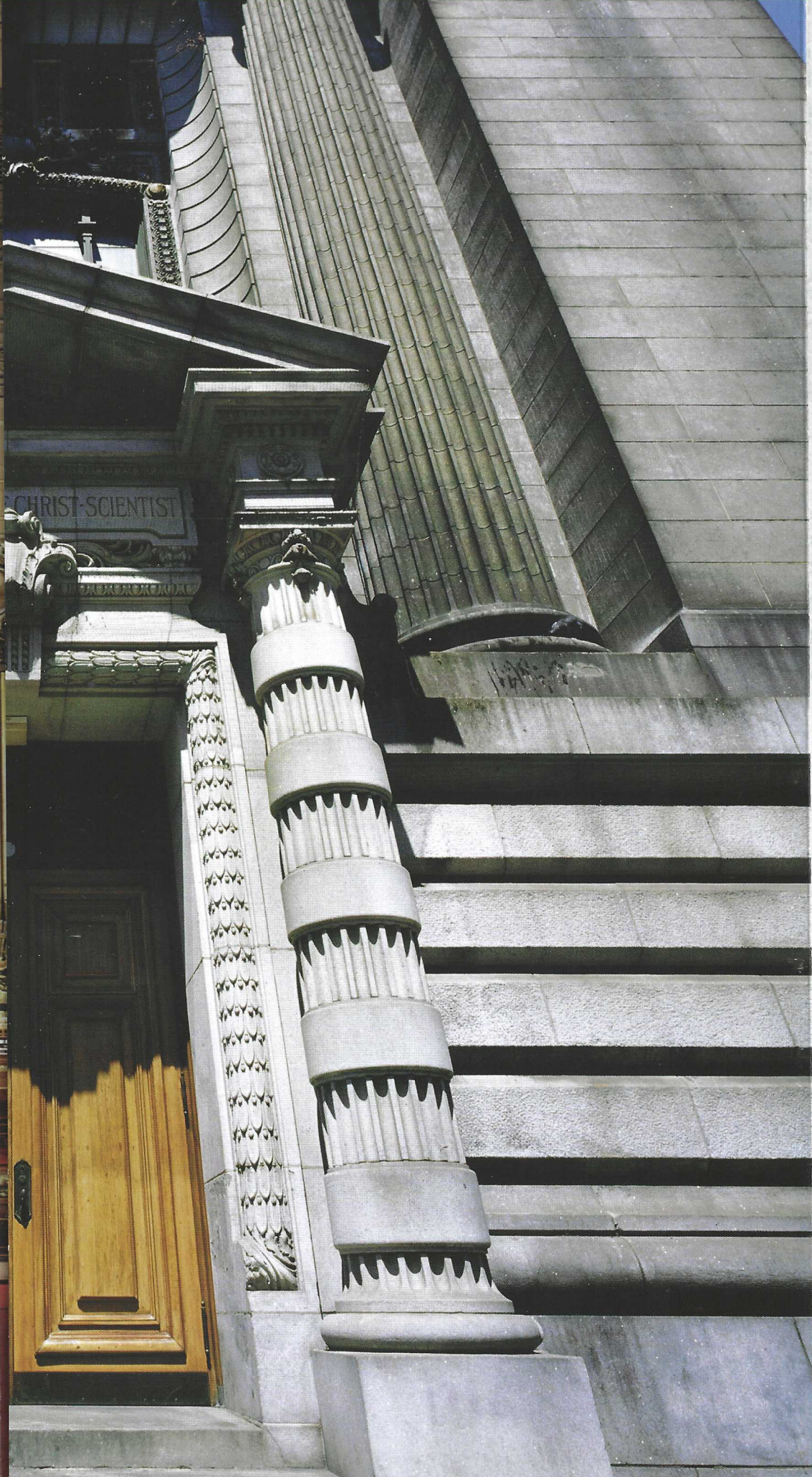


DESIGNATED LANDMARK

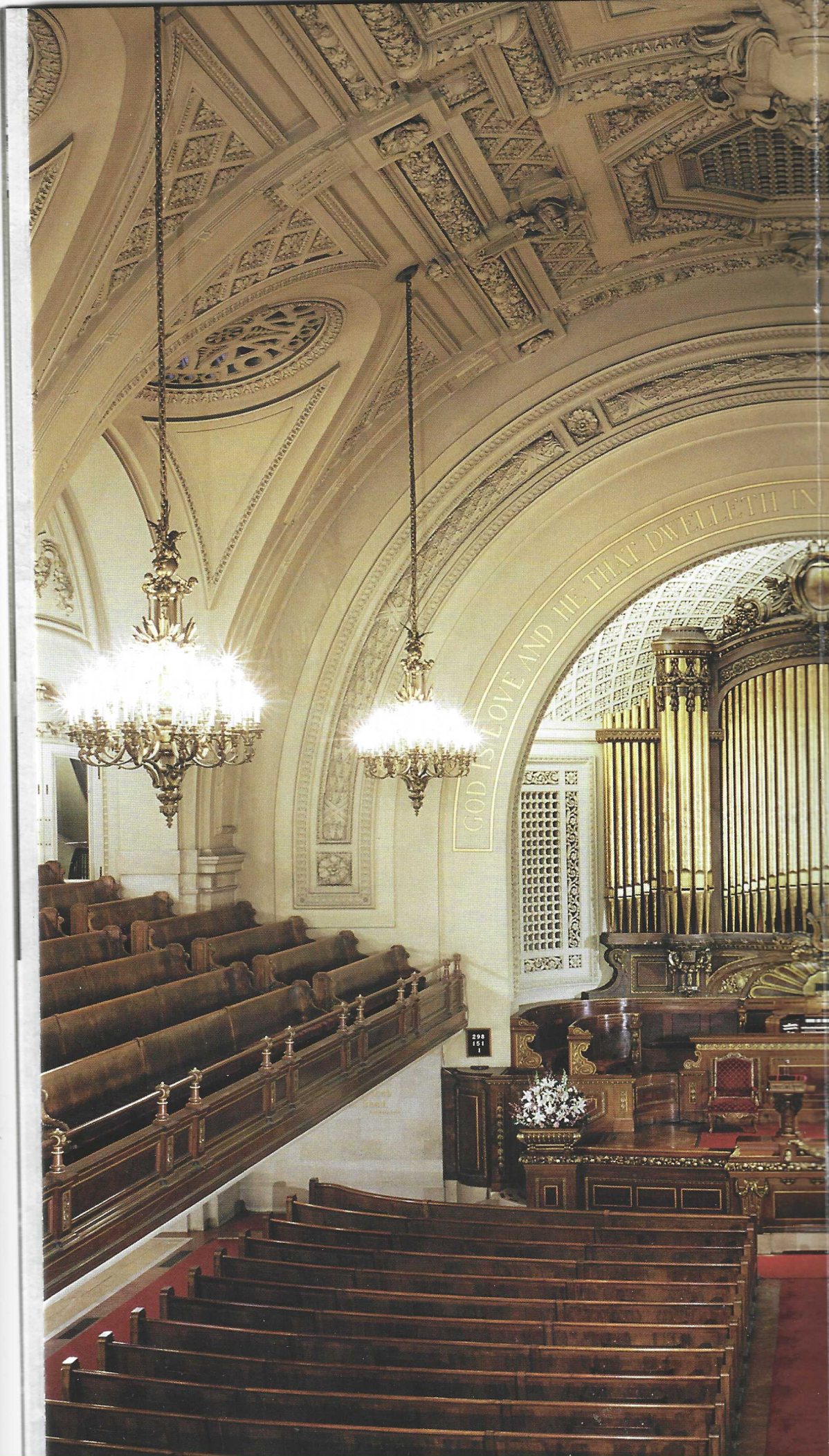
The Church is a designated landmark and is one block north of the Upper West Side/Central Park Historic District. It is also listed on the National Historic Register.

This ensures that no exterior changes can be made without approval from the City's Landmarks Preservation Commission and maintains the rich, historical value of the properties and the area.









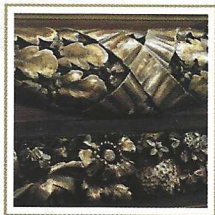
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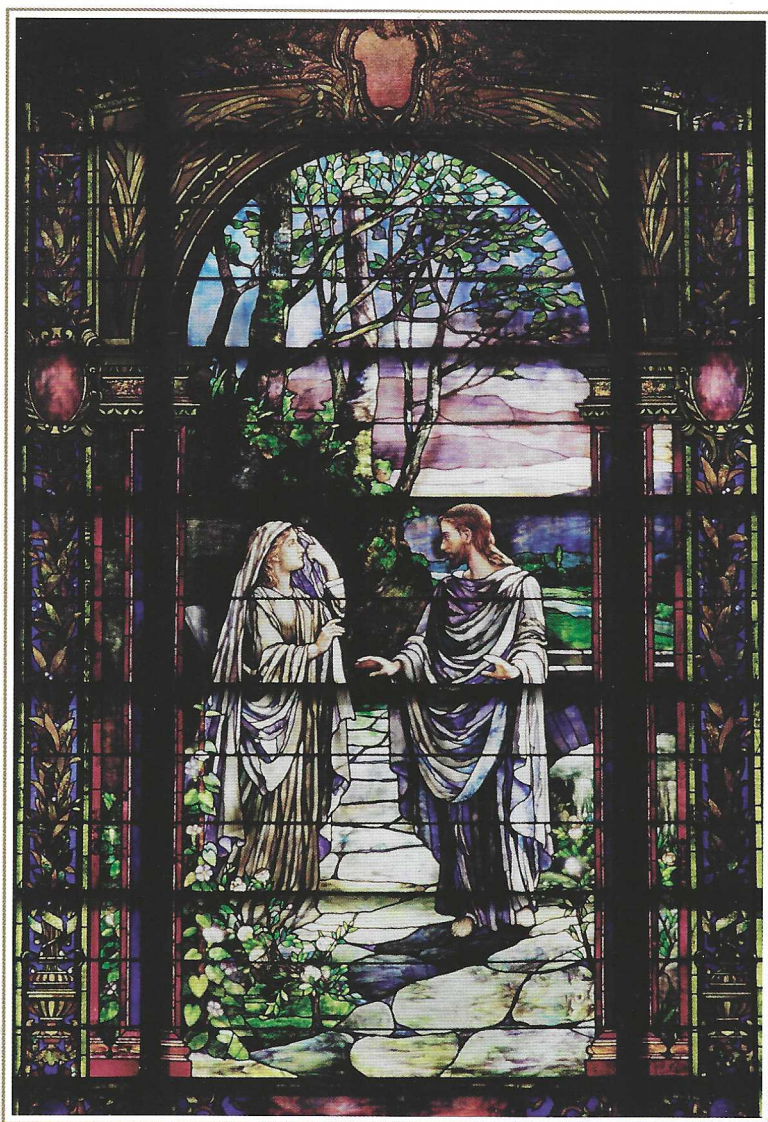






RENOWNED LAFARGE STAINED GLASS WINDOWS

The brilliantly modeled stained glass windows housed in bronze, feature the work of artist John LaFarge. One large, centrally-featured, detailed window entitled “Touch Me Not” is displayed boldly on the east façade along Central Park West. There are six additional delicately colored, two-story stained glass windows on the north and south façades with themes taken from Michelangelo, showcasing the beauty of the designs. All add to the breathtakingly impressive main sanctuary.





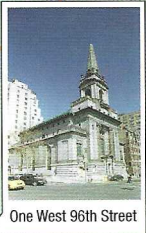
THE UPPER WEST SIDE



Manhattan's Upper West Side has witnessed a dramatic renaissance over the past 20 years with a huge influx of young professionals and a sharp upswing in new construction and renovation of existing townhouse and high-rise apartment buildings. Today, the Upper West Side is home to a wide variety of attractions including the American Museum of Natural History, Lincoln Center, Central Park and Riverside Park.

Central Park West is considered one of the City's most architecturally distinguished streets. It is known for its turn of the century high-rise apartments that overlook Central Park and its lively, diverse residential neighborhood. The area flourishes with local churches, museums, schools, restaurants and an array of retail stores. One West 96th Street is ideally located on the Upper West Side nestled next to Central Park.





One West 96th Street

9A

9A

LEGEND

- CHURCHES
- SCHOOLS
- ATTRACTIONS

UPPER WEST SIDE

YORKVILLE

UPPER EAST SIDE

CENTRAL PARK

CENTRAL PARK

East River

Carl Schurz Park

Reservoir

The Lake

Museum Of The City Of New York

St. Nicholas Cathedral
Manhattan Country School

Russian Orthodox Synod of Bishops
Jewish Museum
Convent of the Sacred Heart

Spence School
The Episcopal Church of the Heavenly Rest
Copper Hewitt Museum
National Academy-Design School
Guggenheim Museum

Metropolitan Museum Of Art
St. Volodymyr's Cathedral

Whitney Museum

The Frick Collection

Temple Emanuel

Central Park Zoo

St. Francis De Sales School
Islamic Cultural Center of NY

Reece School
Ballet Academy East

Park Avenue Synagogue
Church of St. Ignatius Loyola
St. Volodymyr's Cathedral

Temple-Universal Judaism
Cathedral of the Holy Trinity
American Jewish Heritage

United Methodist Church
Park Avenue Christian Church

Marymount Manhattan College
Hunter College

Hunter College

Hunter College

Hunter College

Hunter College

Hunter College

Hunter College

FDR Drive

FDR Drive

FDR Drive

FDR Drive

FDR Drive

5th Avenue

Madison Avenue

Park Avenue

Lexington Avenue

3rd Avenue

2nd Avenue

1st Avenue

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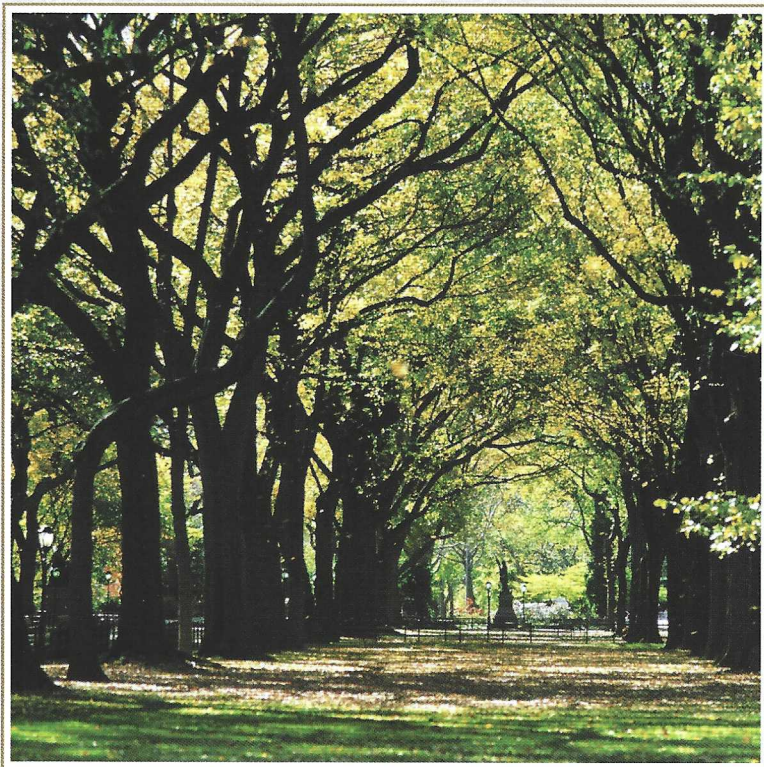
York Avenue

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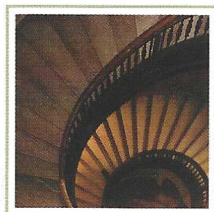
CENTRAL PARK/RIVERSIDE PARK



Central Park offers a rich assortment of concerts and musical events, including free Shakespeare in the Park summer theatre series and performances by the New York Philharmonic and the Metropolitan Opera. There's something for every taste. Central Park's North Meadow Recreation Center offers a variety of recreational activities for youths and adults, including football, basketball, climbing walls, handball, volleyball and 12 fields for baseball, softball and soccer. Among New York's best-kept secrets are Lasker Pool and Central Park's Tennis Center, offering 26 clay and 4 asphalt courts.

Central Park, one of the treasures of New York City, boasts beautiful gardens, expansive lawns, countless bike paths, jogging trails, athletic fields, a skating rink, a rowing pond, a carousel and a world famous zoo. It is within easy reach of the neighborhood's nearly 150,000 residents and is a haven for all New Yorkers.

Riverside Park is another neighborhood treasure. The 75-year-old park features bike paths, running tracks and jogging trails, playgrounds, and recreational facilities for soccer, basketball, volleyball, handball, baseball and tennis. There is also a year-round marina and paved and unpaved hiking paths with dazzling views of the Hudson River.



TRANSACTION GUIDELINES

The Property will be marketed for sale from June through October 2003. Offers to acquire the Property may be submitted at any time during the marketing campaign. For a complete Information Package, or to arrange an inspection, please contact the co-exclusive agents below.

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