

FLAGSHIP COMMERCIAL TOWNHOUSE

Comprehensively Restored and Reimagined



26 EAST 78TH STREET



26 East 78th Street

Location:	Upper East Side between Fifth and Madison Avenue
Space:	Approximately 5,866 RSF, 5 Floors & Lower Level
Year Built:	1871
Renovated:	2025
Frontage:	15'8'
Possession:	Immediate
Landmark:	Metropolitan Museum Historical District & Upper East Side Historical District

Situated in the heart of the Upper East Side’s Gold Coast, 26 East 78th Street presents a rare leasing opportunity for gallery, nonprofit, foundation, and cultural users.

The fully restored townhouse offers classic Upper East Side character with modern architectural execution. A dramatic entry lobby with 20-foot double-height ceilings establishes a museum quality arrival, complemented by a sculptural internal staircase and a full-building-width glass elevator. Interiors are defined by scale, light, and flexibility, supporting a range of institutional and exhibition driven uses.

Located moments from Madison Avenue and Museum Mile, this turnkey property offers an exceptional presence within one of Manhattan’s most established cultural corridors.

PROPERTY FEATURES

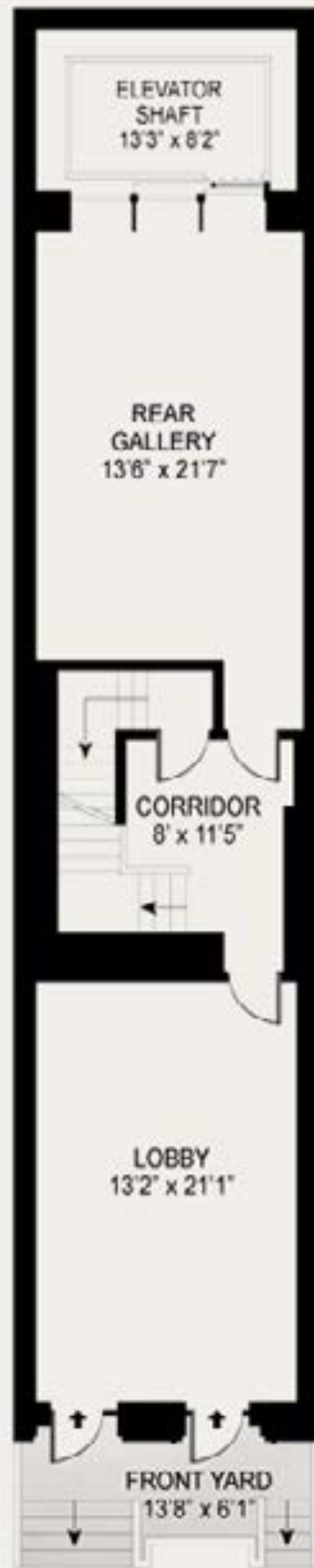
- Adaptive Reuse Development
- Museum Quality Finishes
- New Mechanicals
- 20’ Double-Height Lobby
- Oversize Glass Elevator
- Roof Security Monitor
- Savaria Accessibility Lift
- Seidle Security System + Keyless Entry
- Oversized Elevator
- Mitsubishi Electric Hot and Cold Forced Air
- Approx. 2,975 SF of white wall gallery space



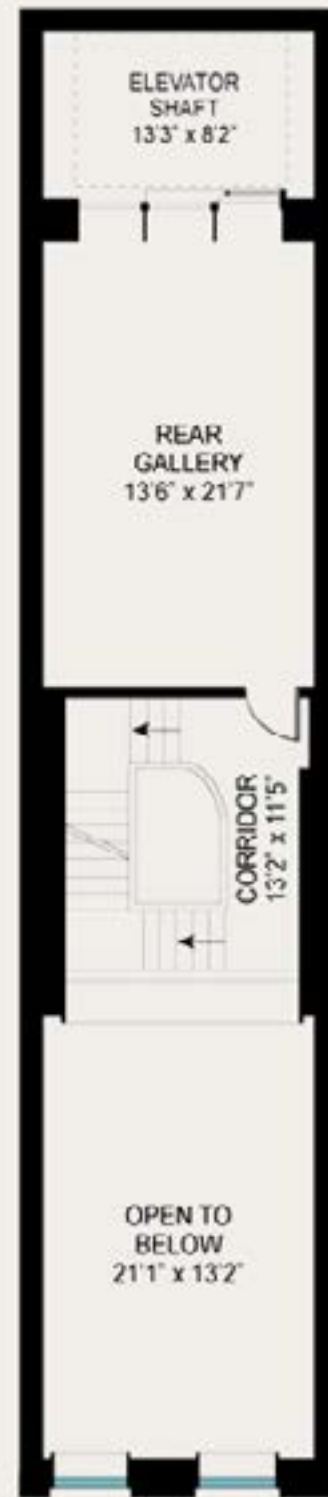




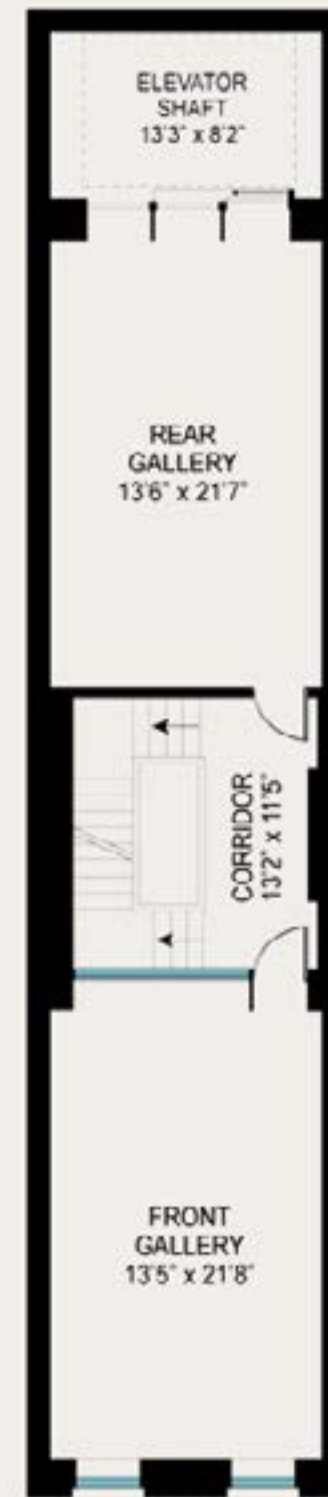
CELLAR FLOOR



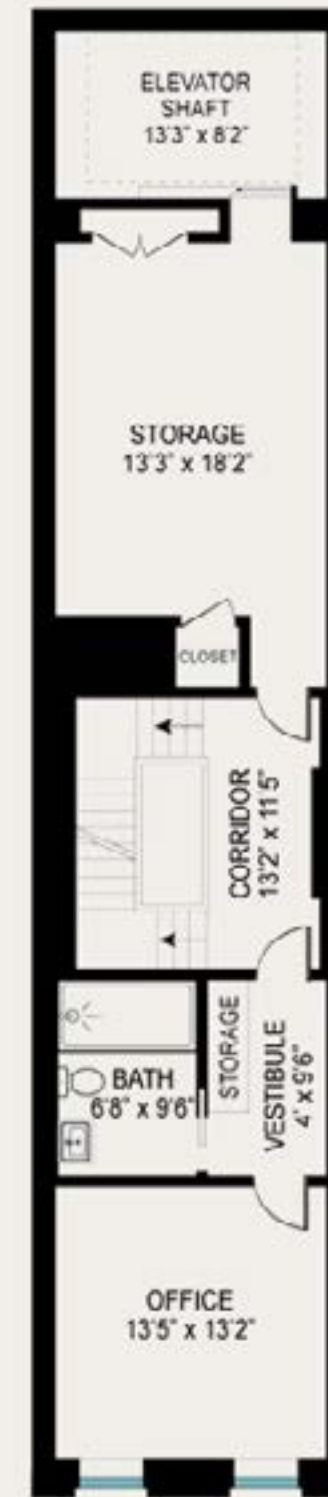
GROUND FLOOR



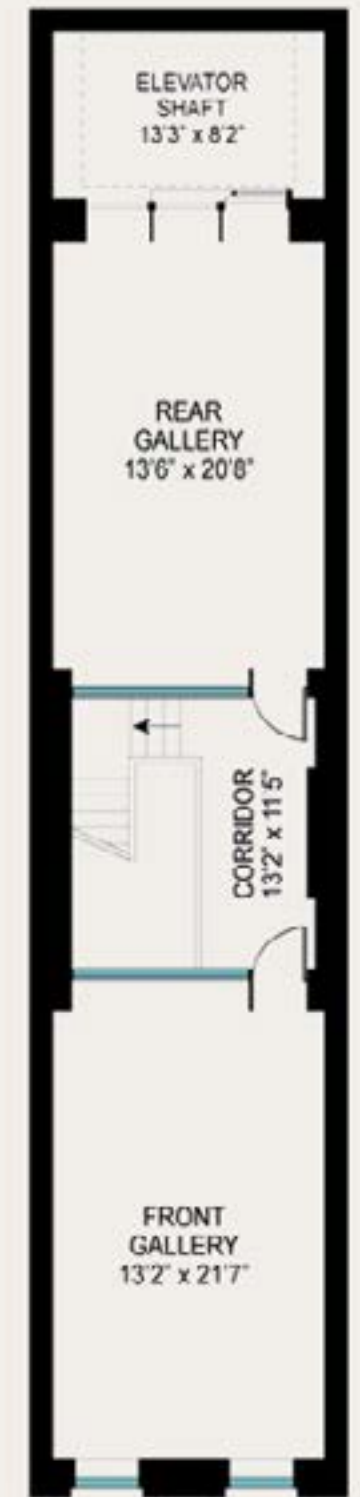
SECOND FLOOR



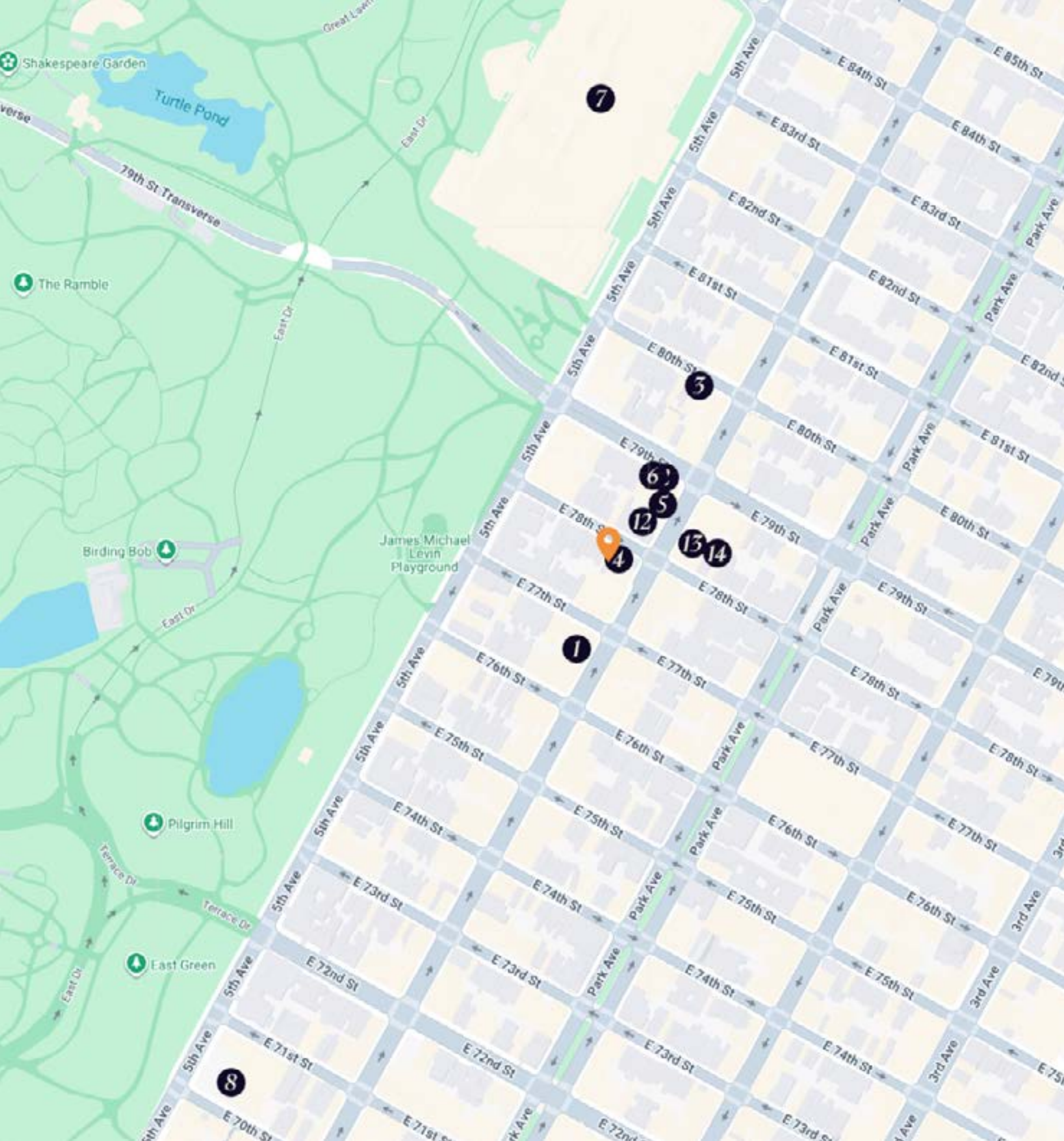
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



POINTS OF INTEREST:

1. Gagosian (980 Madison Ave)
2. Skarstedt Gallery (20 E 79th St)
3. Leila Heller Gallery (22 E 80th St)
4. White Cube (1002 Madison Ave)
5. Alexander Berggruen (1018 Madison Ave)
6. Acquavella Galleries (18 E 79th St)
7. The Metropolitan Museum of Art (1000 Fifth Ave)
8. The Frick Collection (1 E 70th St)
9. Neue Galerie New York (1048 Fifth Ave)
10. Guggenheim Museum (1071 Fifth Ave)
11. Andrew W. Mellon Foundation (140 E 62nd St)
12. Bloomberg Philanthropies (25 E 78th St)
13. Bookstein Projects (39 E 78th St)
14. John Molloy Gallery (49 E 78th St)



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