



1 O L E N O X

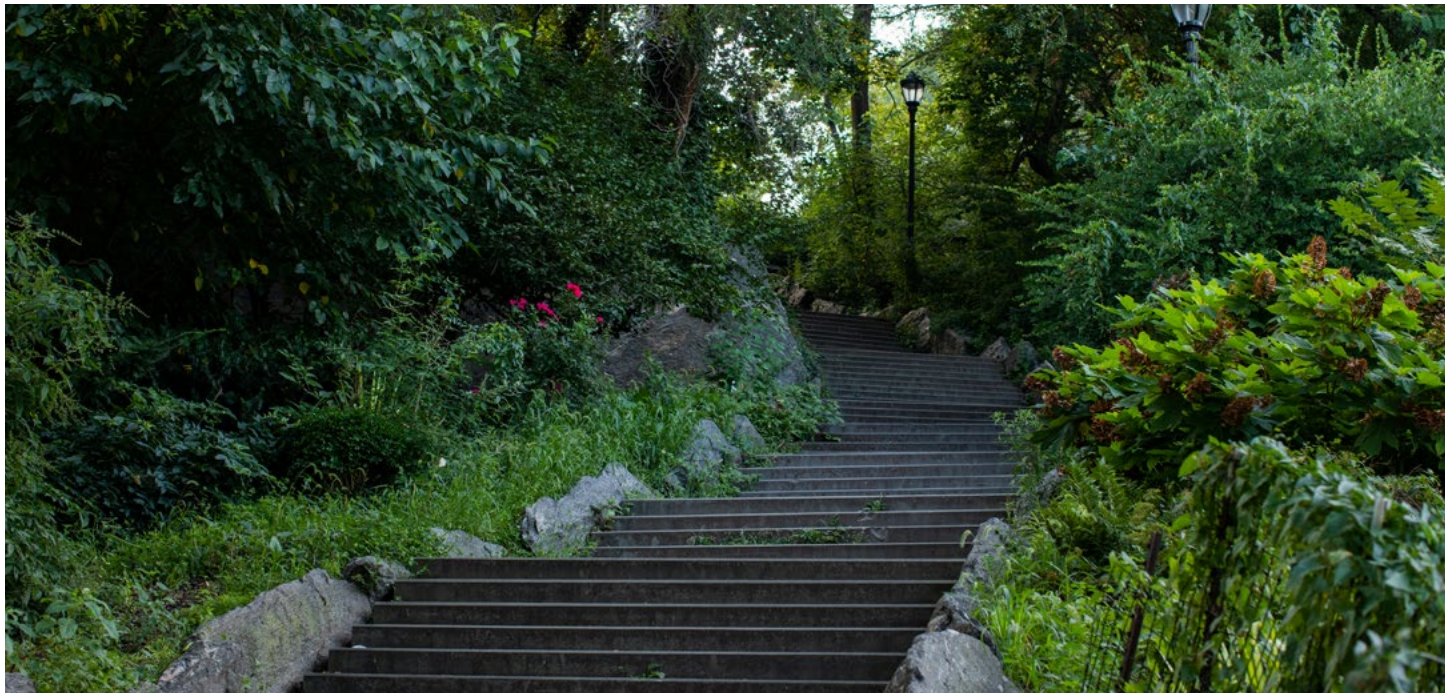
# NEIGHBORHOOD GUIDE



CLASSIC BY DESIGN.  
VIBRANT BY NATURE.

10 Lenox @ CPN is defined by its elegant architecture, heritage styling and natural elements highlighting the curated interiors. Spacious and light-filled, 10 Lenox offers a unique opportunity for ownership in a boutique, full service building located alongside Central Park. A bustling Harlem community, thriving retail corridors and the world's most famous green space are just outside your door.



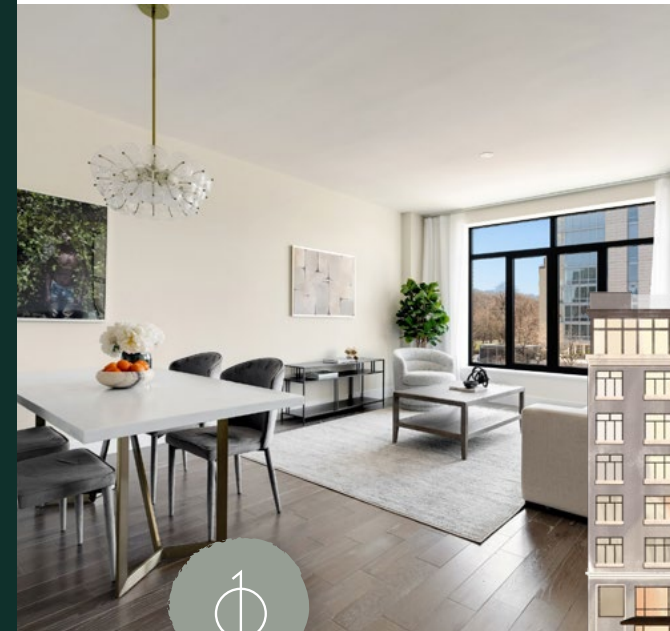


10 LENOX IS PERFECTLY POSITIONED BETWEEN  
THE SERENITY OF CENTRAL PARK AND  
THE VIBRANCY OF HARLEM.



## NEIGHBORHOOD GUIDE

You'll love strolling along neighborhood streets, experiencing the local nightlife scene, and sampling the many fine dining offerings. With excitement in the air, and things to do for all New Yorkers, 10 Lenox is an amazing place to call home.



### ♦ START YOUR DAY @ 10 LENOX

#### 10 Lenox

10 Lenox Ave  
New York, NY 10026

[10lenox.com](http://10lenox.com)

The welcoming and inviting atmosphere extends from your new home to all the common spaces of 10 Lenox. Start the day in the state-of-the-art fitness center, where you can power through tabatas or bench press a new personal best.





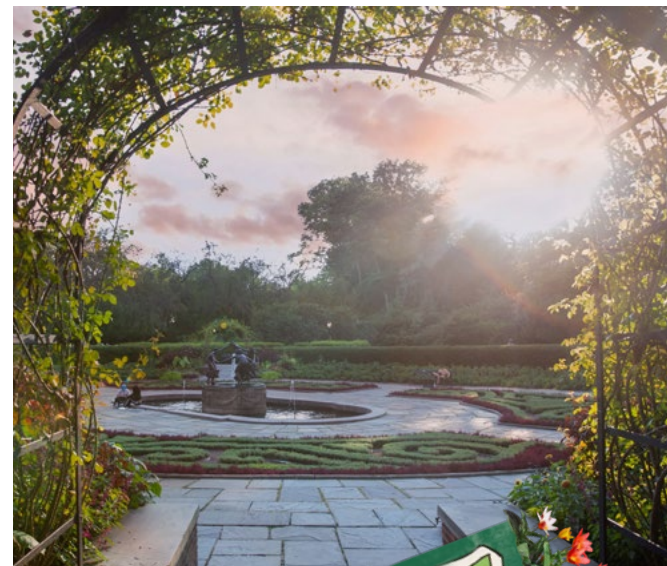
## ♦ BUT FIRST... COFFEE

### 1927 Cafe Bar Popularr

19 St Nicholas Ave  
New York, NY 10026

1927cafebarpopularr.com

A Harlem business since 2012 that loves and appreciates the community. This cafe is a space where locals not only meet up for delicious gourmet coffees and Mediterranean bites...but also feed their souls.



## ♦ STOP & SMELL THE ROSES

### Central Park Conservatory Gardens

1233 5th Ave  
New York, NY 10029

centralparknyc.org

The Conservatory Garden is Central Park's formal garden and one of the most significant public gardens in New York City. A destination for neighborhood residents and visitors from all over the world, its six acres are well-known for plantings of tulips, lilacs, crabapple trees, summer perennials, and chrysanthemums.



## ♦ TAKE IN SOME HISTORY

### The Museum of the City of New York

1220 5th Ave  
New York, NY 10029

mcny.org

The Museum of the City of New York fosters understanding of the distinctive nature of urban life in the world's most influential metropolis. It engages visitors by celebrating, documenting, and interpreting the city's past, present, and future.



**Teranga**



## ♦ GRAB A BITE FOR LUNCH

### Teranga

196 Malcolm X Blvd  
New York, NY 10026

settepani.com

Here, ancient customs and future trends coexist, and the intricacies of African culture blend seamlessly together over an Ethiopian-brewed coffee, or a bowl of Senegalese black-eyed pea stew and a side of spicy Ghanaian plantains. Teranga reflects the depth, richness, and vibrancy of Africa's diverse culinary traditions in a modern, fast-casual setting.



## ♦ ICE CREAM BREAK

### Sugar Hill Creamery

184 Malcolm X Blvd  
New York, NY 10026

[sugarhillcreamery.com](http://sugarhillcreamery.com)

Sugar Hill Creamery is a love affair between community and food. Dedicated to local collaborations and the best ingredients, they serve handmade, small batch ice cream and non-dairy frozen desserts. Many of the available flavors are inspired by Caribbean and Midwestern cultures, as well as Harlem, their neighborhood of more than 15 years.



## ♦ PLANT LOVE

### Plant Corner NYC

183 Malcolm X Blvd  
New York, NY 10026

[plantcornernyc.com](http://plantcornernyc.com)

Nurseries & Gardening Store. Plant care = Self care Sharing plant love from our little corner.



## ♦ PIZZA, PASTAS, PASTRIES...

### Settepani

196 Malcolm X Blvd  
New York, NY 10026

[settepani.com](http://settepani.com)

Settepani is more than just a restaurant, or a bakery, or a bar. It's a community, a space where people come together, enjoy food made with organic ingredients and local produce, and shop for everyday high quality goods.



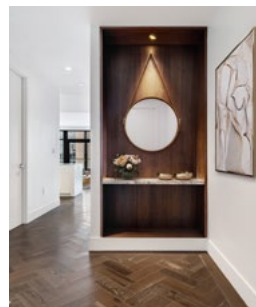
## ♦ JAZZ & A COCKTAIL

### Minton's Playhouse

206 W 118th St,  
New York, NY 10026

[mintonsharlem.com](http://mintonsharlem.com)

Minton's was the place where Bebop was born; the place, really, where the foundations of modern jazz were established. Founded in 1938 by the saxophonist Henry Minton (from whom the establishment took its name) Minton's Playhouse became, over the next decade, the setting for a revolution in jazz.



## ♦ RETURN TO YOUR OASIS @ 10 LENOX

### 10 Lenox

10 Lenox Ave  
New York, NY 10026

10lenox.com

Enjoy Central Park sunsets from the landscaped rooftop deck. Rooftop cabanas are a beautiful setting for evening gatherings. Enjoy a private open air retreat complete with captivating views of Central Park.



10 LENOX

Contact Us To Schedule  
Your Private Showing

INFO@10LENOX.COM

646-472-1010



COMPASS  
DEVELOPMENT  
MARKETING  
GROUP

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD18-0161. SPONSOR: 10 LENOX DEVELOPMENT VENTURES, LLC, C/O LEVEL ONE HOLDINGS, 221 WEST 37TH STREET, NEW YORK, NEW YORK 10018. EQUAL HOUSING OPPORTUNITY.

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