

# WELCOME



We would like to extend a gracious welcome to you from all of the staff managing the property at your new home. We realize that moving to a new apartment can be very exciting, but at times a little overwhelming. COSO Properties would like to make your transition as smooth as possible, so we have put together a packet to help acquaint you with the area. This packet contains local businesses, emergency contacts as well as important information that we think you should know.

Our goal is to provide you with quality management services so that we can offer the most efficient and economical methods of taking care of your needs.

Please make sure that you read through this packet as a means to familiarize yourself with the COSO Properties surroundings.

## A Hands-On Approach to Property Management

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COSO Properties | PO Box 1524 | Englewood Cliffs, NJ 07632 | Phone: 201.242.4818 | Fax: 201.242.4801

[www.COSOapartments.com](http://www.COSOapartments.com)

# INTRODUCTION



The COSO Properties consist of 54 apartment buildings on the Upper West Side of Manhattan. They are centrally located between 101st and 115th Street. The properties are located within a close proximity to transportation, shopping and recreational amenities, making them highly desirable within the Upper West Side.

The Upper West Side/Manhattan Valley is one of Manhattan's most prosperous and thriving neighborhoods. The area is bounded by Riverside Park on the west and Central Park on the east.

To better serve you, we have a dedicated team of professionals on-site at the COSO Properties who manage the property and assist the tenants with any problems or questions that arise.

The following information will acquaint you with our management team, on-site staff, local emergency contacts, building policies, local business information, as well as recent upgrades to the buildings and many other helpful pieces of information. If there is any way we can assist you, all the personnel can be reached through our office at (201) 242-4818.

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# SHUTTLE BUS SERVICE



COSO offers a private shuttle bus service for all our residents. The bus runs Monday through Friday from 8:00 AM to 11:00 PM and Saturday & Sunday from 11:00 AM to 8:00 PM.

The map of the route as well as the stops are listed below. Please note that stops J, K, and L are at Columbia University. There is also an app tied into the GPS on the bus so you can monitor how far away the next bus is.

Thanks again for choosing COSO Apartments as your home.

- A 344 Manhattan Avenue, New York, NY
- B Manhattan Avenue & 110th Street
- C Central Park West & 107th Street
- D Manhattan Avenue & 101st Street
- E Manhattan Avenue & 104th Street
- F Columbus Avenue & 106th Street
- G Amsterdam Avenue & 106th Street
- H Amsterdam Avenue & 109th Street
- I Broadway & 110th Street
- J Broadway & 113th Street
- K 2950 Broadway
- L Broadway & 122nd Street
- M 345 Manhattan Avenue



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# NEIGHBORHOOD



The COSO Portfolio lies at the intersection of two of New York City's most vibrant neighborhoods; The Upper West Side to the south and Morningside Heights to the North.

Columbia University is a short walk away from the COSO Portfolio and houses many singles, couples, families, seniors and local teachers & students live in our buildings. From its beginnings in a schoolhouse in lower Manhattan, Columbia University has grown to encompass two principal campuses: the historic, neoclassical campus in the Morningside Heights neighborhood and the modern Medical Center further uptown, in Washington heights. Today, Columbia is one of the top academic and research institutions in the world, conducting path breaking research in medicine, science, the arts, and the humanities. It includes three undergraduate schools, thirteen graduate and professional schools, and a school of continuing education.

In addition to the tremendous parks that surround the COSO Portfolio, residents are in close proximity to some of New York City's most famous cultural landmarks. Lincoln Center for the Performing Arts, one of the world's largest and best known cultural complexes, is home to the New York Philharmonic, New York City Ballet, New York City Opera, The Julliard School and the School of American Ballet.

The area is in close proximity to 3 of NYC's most famous parks. Central Park serves as NYC's most defining and beloved landmark. The park offers a plethora of recreational facilities from tennis, jogging, softball, swimming, boating, skating, and dining. Riverside Park is Manhattan's most spectacular waterfront park, stretching from 72nd Street to 158th Streets along the Hudson River. Attributes and recreational amenities of this park include a pedestrian walkway and bicycle path, multiple ball fields, playgrounds, planted gardens, kayaking, and outdoor concerts. Morningside Park spans the area from 110th to 123rd Streets at the border of Harlem and Morningside Heights. It is one of four designated Historic Harlem Parks because of its natural geography.

The COSO Portfolio is also located near the world renowned American Museum of Natural History as well as the Rose Center for Earth and Space, both located between West 77th and West 81st Streets.

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# BUSINESSES & RESTAURANTS

As a new tenant, we would like to offer you some recommendations to local businesses.



## **AMERICAN APPAREL**

(212) 222-7702  
2831 Broadway  
Between 109th & 110<sup>th</sup>

## **LE KANG CLEANERS INC**

(212) 662-2194  
2881 Broadway  
Corner of 112th and Broadway

## **DUANE READE**

(212) 316-5113  
2864 Broadway  
Corner W. 111th and Broadway

## **WESTSIDE MARKET**

(212) 222-3367  
2840 Broadway  
Between 110th and 111<sup>th</sup>

## **RITE AID**

(212) 663-3135  
2833 Broadway  
Between 109th & 110<sup>th</sup>

## **THE PET MARKET**

(212) 864-3300  
2821 Broadway  
Between 108th and 109<sup>th</sup>

## **STARBUCKS COFFEE**

(212) 280-7268  
2853 Broadway  
Between 110 and 111<sup>th</sup>

## **VERIZON WIRELESS**

(212) 222-5083  
2818 Broadway  
Corner 109<sup>th</sup>

## **CHIPOTLE INC.**

(212) 222-1712  
2843 Broadway

## **FAMIGLIA PIZZA**

(212) 865-1234  
2859 Broadway

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# TRANSPORTATION



The COSO buildings are all located near New York's Subway system. Just a few short blocks from the 110th Street station on Broadway, the local 1 train runs along Broadway as well as the express 2 and 3 trains. While the A, B, C, and D trains run along Central Park West. These trains not only offer convenient access to Midtown, but they travel directly into the heart of downtown as well.

## SUBWAY MAP



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