

# FLAGSHIP COMMERCIAL TOWNHOUSE

*Comprehensively Restored and Reimagined*



26 EAST 78<sup>TH</sup> STREET



# 26 East 78<sup>th</sup> Street

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<b>Location:</b>	Upper East Side between Fifth and Madison Avenue
<b>Space:</b>	Approximately 5866 RSF, 5 Floors & Lower Level
<b>Year Built:</b>	1871
<b>Frontage:</b>	15'8"
<b>Possession:</b>	Immediate
<b>Landmark:</b>	Metropolitan Museum Historical District & Upper East Side Historical District

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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.

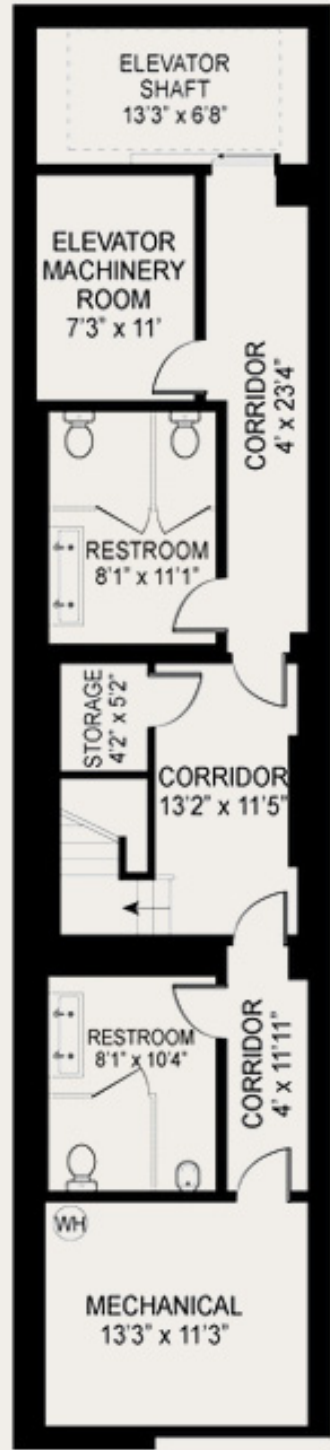
Located moments from Madison Avenue and Museum Mile, this turnkey property offers an exceptional presence within one of Manhattan's most established cultural corridors.

## PROPERTY FEATURES

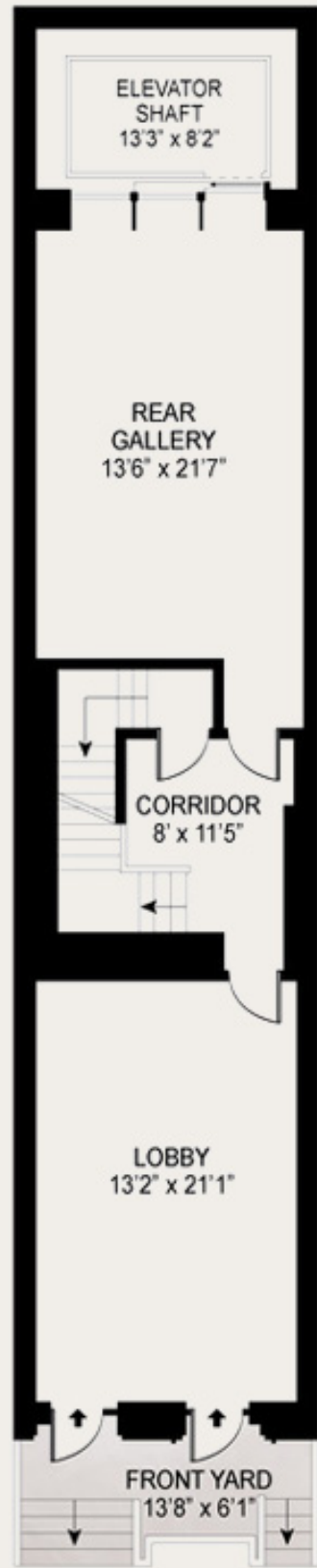
- Adaptive Reuse Development
- Museum Quality Finishes
- New Mechanicals
- 20' Double-Height Lobby
- Oversize Glass Elevator
- Roof Security Monitor



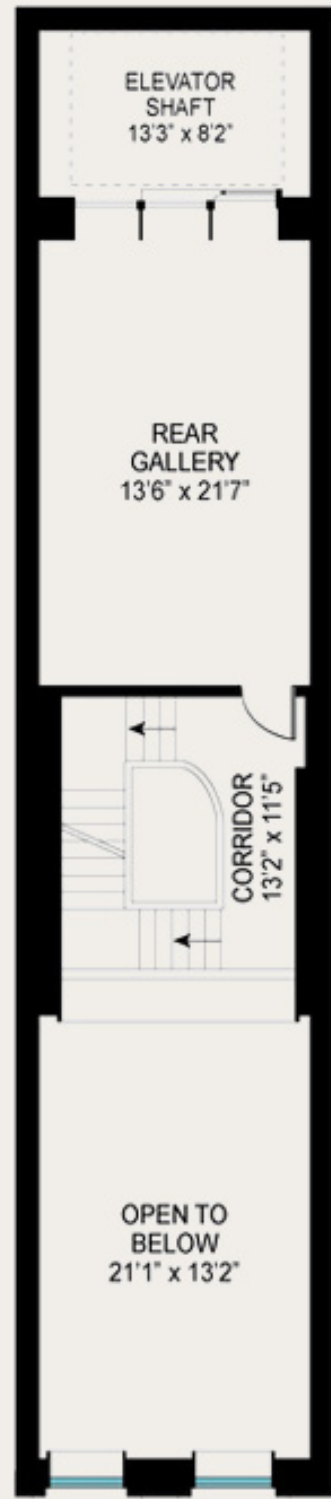




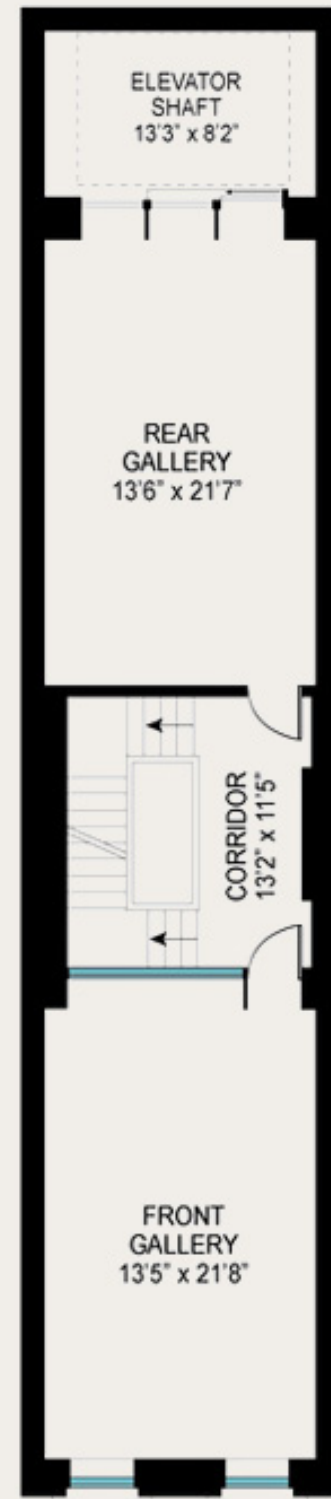
CELLAR FLOOR



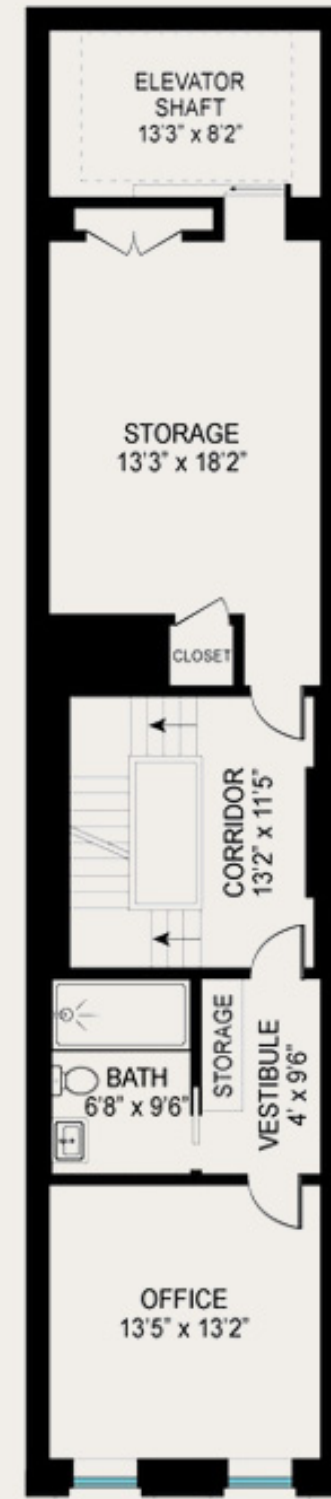
GROUND FLOOR



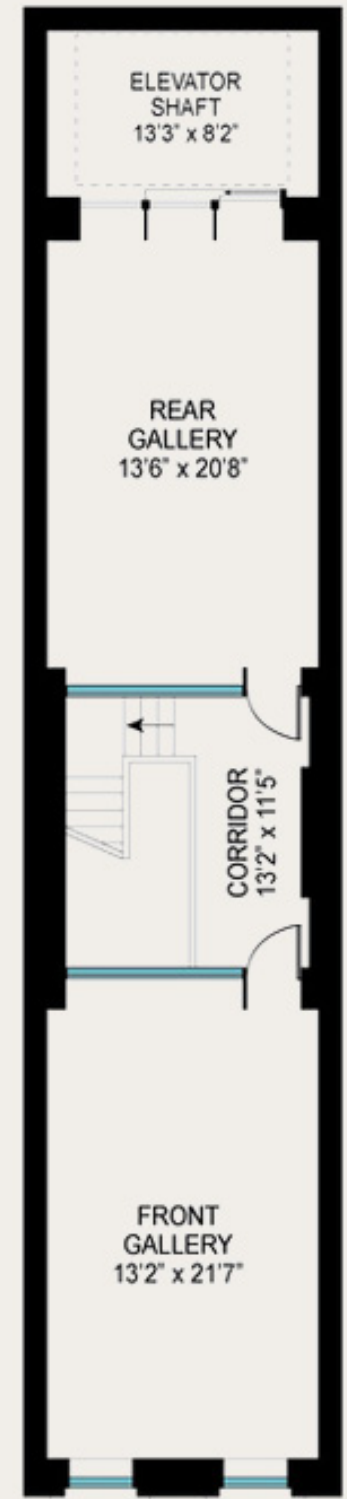
SECOND FLOOR



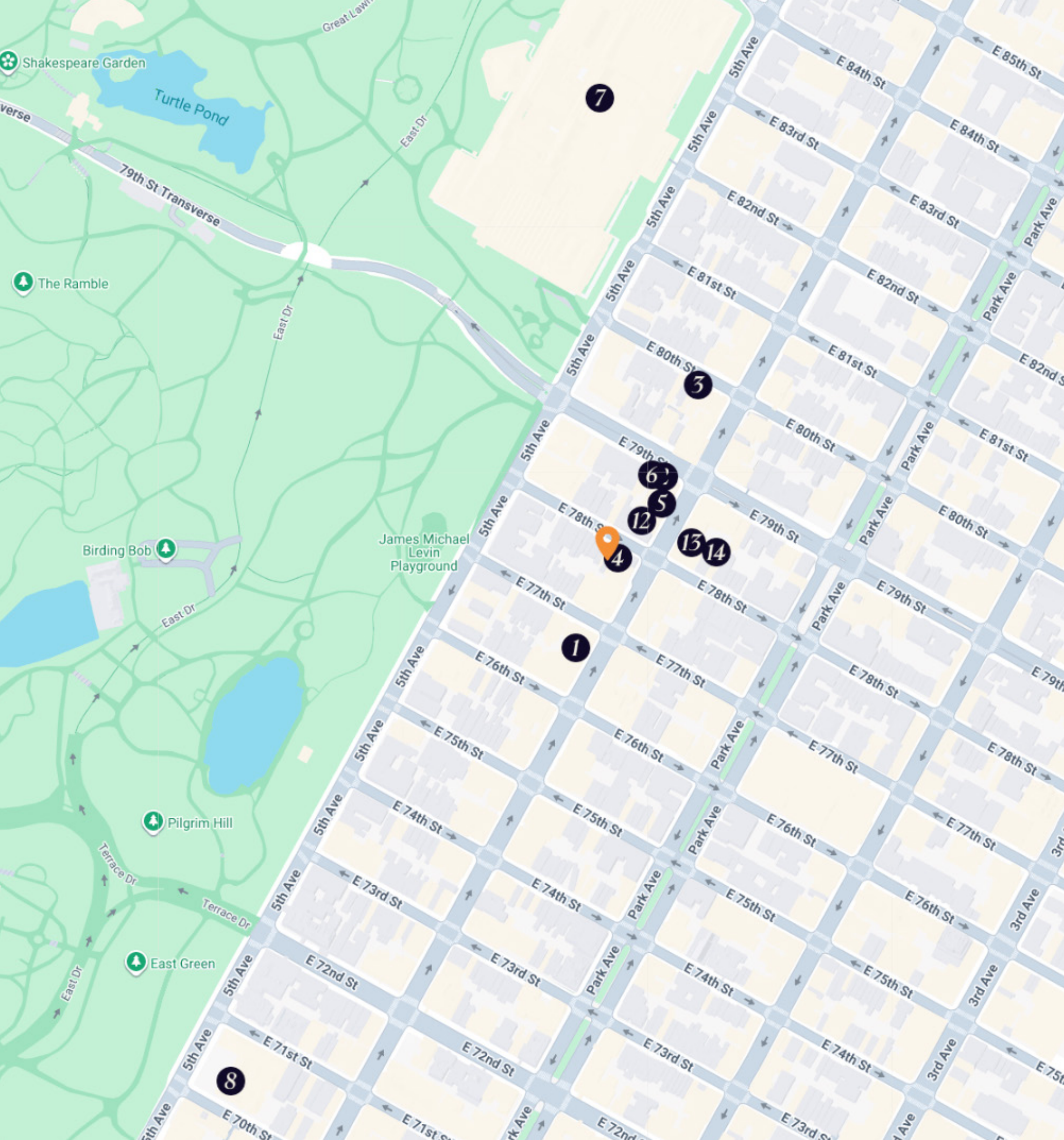
THIRD FLOOR



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)

Louis Puopolo

**Division Head NYC – DE Commercial  
Licensed Associate Real Estate Broker**

917.374.0099  
Louis.poupolo@elliman.com

Ann Marie Folan

**Licensed Associate Real Estate Broker**

212.350.8511  
Afolan@elliman.com

Alex Furst

**Executive Director – DE Commercial  
Licensed Associate Real Estate Broker**

347.281.3165  
Alexander.furst@elliman.com

Kristin Irwin

**Operations Manager – DE Commercial  
Licensed Associate Real Estate Salesperson**

336.420.1993  
kristin.irwin@elliman.com

**THE CONNOISSEURS OF COMMERCIAL REAL ESTATE**



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