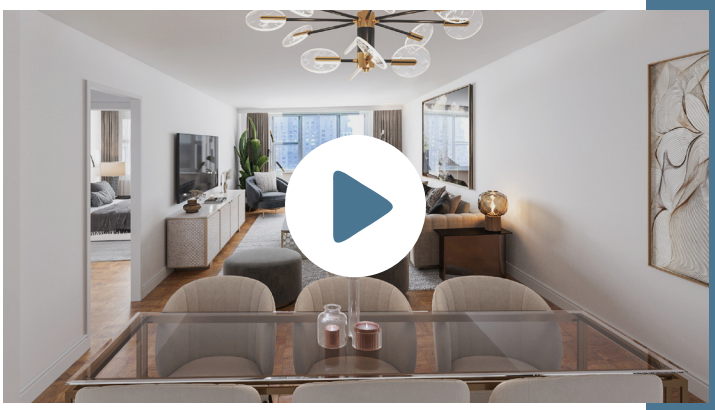
GLENWOOD

NYC Luxury Living on the Upper East Side



When you picture classic Manhattan living, tree-lined side streets, world-class museums a short walk from your front door, Central Park as your backyard, you picture the Upper East Side. Stretching from 59th Street to 96th Street between Fifth Avenue and the East River, the UES is one of New York City's most enduring and sought-after neighborhoods. It is home to Museum Mile, the concentration of cultural institutions along Fifth Avenue that includes The Metropolitan Museum of Art and the Guggenheim; the gracious brownstones and prewar buildings of the neighborhood's historic districts; Carl Schurz Park and the East River Esplanade along the water; and everyday shopping corridors on Madison, Lexington, Third, Second, and First Avenues. With the 4, 5, and 6 trains on Lexington Avenue and the Q on Second Avenue, the Upper East Side offers one of the fastest and most flexible commutes in Manhattan. Glenwood has more luxury rental buildings on the Upper East Side than in any other neighborhood in Manhattan.

The Upper East Side is where Glenwood's Manhattan story is most deeply rooted. Our eleven UES buildings stretch from 72nd Street to 102nd Street, and our residents come here for the same reasons New Yorkers always have: exceptional schools, unmatched access to culture and green space, and a residential calm that is increasingly rare in Manhattan.



Key Takeaways

The Upper East Side runs from 59th to 96th Street between Fifth Avenue and the East River, combining world-class culture with quiet, tree-lined residential streets

Well connected by the 4/5/6 and Q trains, Select Bus Service, crosstown buses, and NYC Ferry, with Grand Central approximately 10–15 minutes away

Home to Museum Mile, including The Metropolitan Museum of Art, the Guggenheim, the Frick Collection, and the Cooper Hewitt, Smithsonian Design Museum

Top private schools include Chapin, Brearley, Spence, Dalton, and Regis, alongside strong public options and Hunter College

Central Park, Carl Schurz Park, John Jay Park, and the East River Esplanade give residents green space and waterfront access on both sides of the neighborhood

The UES contains distinct micro-neighborhoods: Lenox Hill, Yorkville, Carnegie Hill, and the East 90s, each with its own character, from Museum Mile elegance to Yorkville's riverside community feel

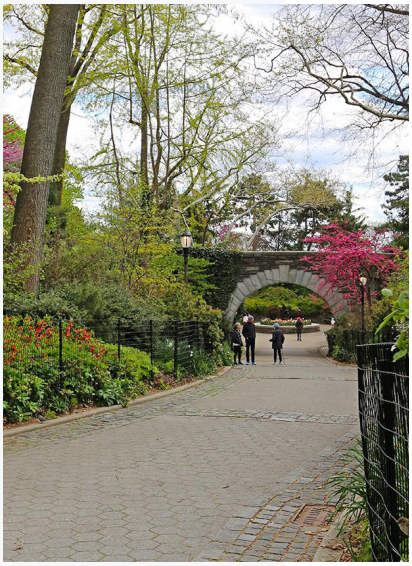
East of Lexington Avenue, the UES offers more apartment space for the money than most prime Manhattan neighborhoods, with a full-service rental stock that is hard to match

Glenwood manages eleven luxury rental buildings on the Upper East Side, more than in any other neighborhood, all with 24-hour doorman service and direct, no-fee leasing

Several Glenwood UES buildings offer complimentary shuttle service to nearby subway stops, connecting the York Avenue blocks to the Lexington Avenue and Second Avenue lines

Upper East Side at a Glance

Vibe	Gracious, established, and residential. Classic Manhattan elegance with a genuine neighborhood rhythm east of Lexington Avenue.
Micro-Neighborhoods	Lenox Hill (roughly 59th–77th), Yorkville (77th–96th east of Third Avenue), Carnegie Hill (86th–96th near Fifth Avenue), and the East 90s at the neighborhood's northern edge
Best For	Families, professionals, and culture lovers looking for top schools, park access, and a fast commute to Midtown and Downtown
Transit	4/5/6 trains on Lexington Ave; Q train on Second Ave; M15 SBS; M66, M72, M79, M86, M96 crosstown buses, NYC Ferry at East 90th Street
Landmarks	Museum Mile, The Metropolitan Museum of Art, Gracie Mansion, Park Avenue, the Guggenheim
Green Space	Central Park (843 acres), Carl Schurz Park, East River Esplanade, John Jay Park, St. Catherine's Park
Dining	Le Veau d'Or, Daniel, JG Melon, Sushi Noz, The Penrose, Heidelberg, Sfoglia, Café Sabarsky, and more
Shopping	Madison Avenue boutiques; Bloomingdale's; the 86th Street corridor; specialty food markets including Citarella, Agata & Valentina, and Eli's
Schools	Chapin, Brearley, Spence, Dalton, Regis, Nightingale-Bamford, Marymount; P.S. 6, P.S. 290 Manhattan New School, P.S. 158, Eleanor Roosevelt High School; Hunter College, Northeastern University-New York City, Rockefeller University, Weill Cornell Medicine
Rental Style	Brownstone walk-ups and prewar co-ops alongside full-service luxury rental buildings on quiet, tree-lined side streets.
To Midtown	~10–15 min via 4/5/6 express or Q; ~15–25 min via M15 SBS or crosstown bus connections; ~10–20 min by car via FDR Drive







The Neighborhoods Within the Neighborhood

The Upper East Side is large enough to contain several distinct micro-neighborhoods, each with its own character and rhythm. Knowing them helps you understand where you'll actually be living, and where Glenwood's buildings sit within the larger neighborhood.



Lenox Hill

Roughly 59th to 77th Street, Lenox Hill is the southern gateway to the Upper East Side, home to Bloomingdale's, Hunter College, the Park Avenue Armory, and the southern end of the York Avenue medical corridor. It puts residents closest to Midtown, with the 59th Street and 68th Street–Hunter College subway stops and the Queensboro Bridge at its edge. Glenwood's buildings here include The Fairmont on East 75th Street and The Somerset and The Stratford on York Avenue.



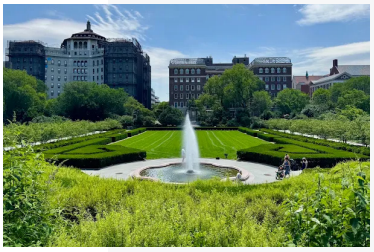
Yorkville

From about 77th to 96th Street east of Third Avenue, Yorkville is the Upper East Side's most residential and community-minded section, anchored by Carl Schurz Park, Gracie Mansion, the East River Esplanade, and the 86th Street shopping corridor. The Q train's arrival on Second Avenue transformed Yorkville's transit access. Most of Glenwood's UES portfolio, including The Pavilion, The Lucerne, The Cambridge, The Brittany, The Barclay, and The Andover, sits here, where you get the most apartment for your money.



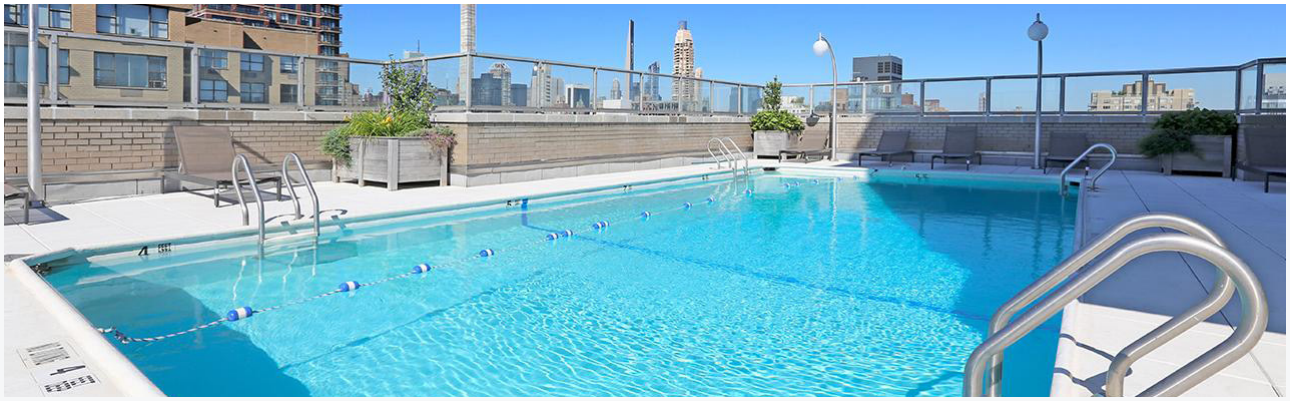
Carnegie Hill

Between 86th and 96th Streets near Fifth Avenue, Carnegie Hill is one of Manhattan's most beautiful residential enclaves, which includes landmark townhouses, the upper stretch of Museum Mile including the Guggenheim and Cooper Hewitt, and a remarkable concentration of schools including Spence, Dalton, and Nightingale-Bamford. The Marlowe on East 81st Street places residents a short walk from Carnegie Hill's museums and schools.



The East 90s & Beyond

The blocks from the mid-90s north mark the neighborhood's quieter northern edge, where the Q and 6 trains at 96th Street, the Conservatory Garden at 105th Street in Central Park, and Museum Mile's northernmost institutions define daily life. Hampton Court on East 102nd Street sits at this northern gateway, with a complimentary shuttle connecting residents to nearby subway stops.



Pros and Cons of Living on the Upper East Side

The Upper East Side is a neighborhood with a lot to offer, particularly for families, commuters, and anyone who values culture and green space. Here's a look at what you can expect.

Pros

- ✓ The 4, 5, and 6 express trains and the Q make the UES one of the fastest commute neighborhoods in Manhattan, Grand Central in approximately 10–15 minutes
- ✓ Museum Mile puts The Met, the Guggenheim, the Frick, and more within walking distance
- ✓ Central Park, Carl Schurz Park, and the East River Esplanade offer green space and waterfront on both sides of the neighborhood
- ✓ Home to some of the city's most respected private and public schools
- ✓ More apartment space for the money east of Lexington than in most comparable Manhattan neighborhoods
- ✓ Quiet, tree-lined residential streets with genuine neighborhood infrastructure: groceries, pharmacies, and services on every avenue
- ✓ Full-service luxury rental stock that is deeper than almost anywhere else in the city

Cons

- ✗ Crosstown travel to the West Side relies on buses or a transfer through Midtown
- ✗ Nightlife is quieter than downtown neighborhoods; the UES winds down in the evenings
- ✗ Blocks near York and East End Avenues are a longer walk from express subway stops
- ✗ The 86th Street corridor and Museum Mile draw weekend crowds

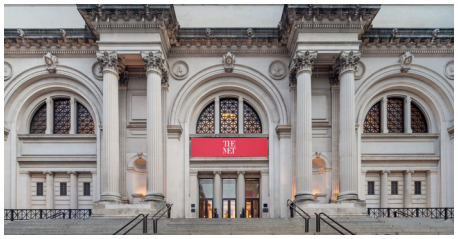
Who Will Love the Upper East Side?

The Upper East Side attracts a wide range of New Yorkers. Here's who you'll find calling it home.



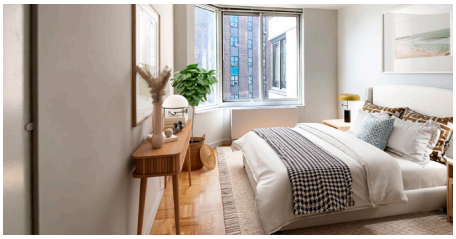
Families

Chapin, Brearley, Spence, Dalton, and Regis anchor one of the city's strongest school landscapes, alongside excellent public options, the 92nd Street Y, Asphalt Green, and playgrounds throughout the neighborhood.



Culture Lovers

With The Met, the Guggenheim, the Frick Collection, the Cooper Hewitt, and the rest of Museum Mile within reach, you'll have more world-class art at your doorstep than anywhere else in the country.



Singles

Studios and one-bedrooms in full-service buildings are easier to find here than almost anywhere in Manhattan, and the neighborhood is built for going out, from fine dining and international cuisine to pubs, cocktail bars, and cafés along the lively Second Avenue corridor.



Space Seekers

East of Lexington Avenue, the UES offers larger layouts and more apartment for the money than most prime Manhattan neighborhoods, without giving up a full-service building.



Outdoor Enthusiasts

Central Park's east side entrances, the Reservoir running loop, Carl Schurz Park, the East River Esplanade, and the Asphalt Green fitness campus keep active residents moving year-round.



Hospital & Research Professionals

NewYork-Presbyterian/Weill Cornell, Memorial Sloan Kettering, HSS, and Rockefeller University anchor the York Avenue medical corridor, and several Glenwood buildings sit within a short walk, offering a rare walk-to-work commute.



NYC Newcomers

Walkable avenues, reliable transit, and a neighborhood that genuinely functions for daily life make the Upper East Side one of the most welcoming places to begin your New York City chapter.

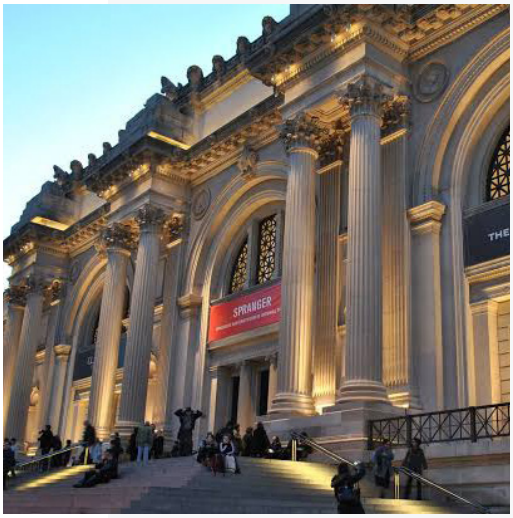


Long-Term Renters

Glenwood's full-service buildings offer the stability, amenities, and consistency of ownership without the commitment, in a neighborhood built to last.

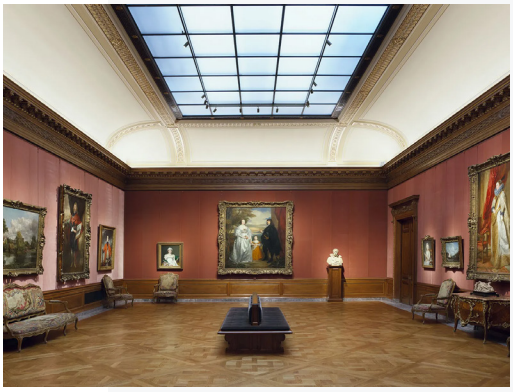
The Main Attractions

The Upper East Side is home to some of the world's finest cultural institutions, alongside parks, waterfront paths, and historic architecture. Whether you're looking for a world-class museum, a morning run around the Reservoir, or a quiet afternoon by the East River, you'll find it here, and much of it is within walking distance of a Glenwood building.



The Metropolitan Museum of Art & Museum Mile

The Metropolitan Museum of Art at 1000 Fifth Avenue anchors Museum Mile, the stretch of Fifth Avenue that holds one of the greatest concentrations of art institutions anywhere in the world. Alongside The Met, you'll find the Solomon R. Guggenheim Museum at 89th Street, Frank Lloyd Wright's spiral landmark, the Cooper Hewitt, Smithsonian Design Museum, the Neue Galerie, the Jewish Museum, and the Museum of the City of New York. For UES residents, these are not occasional destinations; they are part of the neighborhood's daily fabric, with evening hours, member programs, and rotating exhibitions throughout the year.



The Frick Collection

The Frick Collection at 1 East 70th Street reopened in 2025 following a multi-year renovation that restored its Gilded Age mansion and added new galleries, making its collection of Old Master paintings and decorative arts more accessible than ever. Set in the former Henry Clay Frick residence facing Central Park, it remains one of the most intimate and rewarding museum experiences in New York City, and a pleasant walk from Glenwood's buildings in the East 70s.



Central Park's East Side

The Upper East Side borders Central Park along Fifth Avenue from 59th Street to approximately 96th Street, with entrances at nearly every cross street from 59th to 96th. Residents have direct access to the Jacqueline Kennedy Onassis Reservoir and its celebrated 1.58-mile running loop, the Conservatory Garden at 105th Street, the Central Park Zoo, the Alice in Wonderland sculpture at 74th Street, and the Great Lawn. For anyone living on the UES, the park functions as an 843-acre front yard.



Carl Schurz Park & Gracie Mansion

Carl Schurz Park, stretching along the East River from 84th to 90th Street, is the neighborhood's beloved local park, home to Gracie Mansion, the official residence of New York City's mayor, along with riverside promenades, dog runs, playgrounds, and gardens maintained by one of the city's most active park conservancies. It is the kind of park where residents know each other, and it anchors the Yorkville section of the neighborhood.



The East River Esplanade & John Jay Park

The East River Esplanade runs along the water's edge, offering walking and running paths with views of the river, Roosevelt Island, and the bridges beyond. John Jay Park at 77th Street and Cherokee Place adds a public outdoor pool, playgrounds, basketball courts, and tennis courts, while St. Catherine's Park at 67th Street and First Avenue serves the southern half of the neighborhood. Together they give the eastern blocks of the UES a waterfront character that surprises many newcomers.



The 92nd Street Y & Park Avenue Armory

92NY, the 92nd Street Y, at Lexington Avenue and 92nd Street is one of the city's great cultural and community institutions, hosting talks, concerts, classes, and family programming year-round. Further south, the Park Avenue Armory at 66th Street stages large-scale performances and art installations in its landmark Drill Hall. Both add a layer of cultural life that extends well beyond Museum Mile.

Schedule a Private Tour

Visit glenwoodnyc.com/properties/upper-east-side or call our Uptown team at 212.535.0500. In-person and virtual tours available.



The Schools

The Upper East Side has one of the strongest concentrations of educational institutions in New York City, and for many families it is the deciding factor in choosing the neighborhood.

The UES is home to several of the city's most respected independent schools, well-regarded public options, and college campuses. Here are some of the great schools found in the neighborhood.



Colleges & Universities

Hunter College
695 Park Avenue. One of the largest colleges in the City University of New York system, with a campus at 68th Street and Lexington Avenue directly above the 6 train.

Northeastern University-New York City
(formerly Marymount Manhattan College): 221 East 71st Street. A private liberal arts college known for its programs in the performing arts, communications, and sciences.

Rockefeller University & Weill Cornell Medicine
1230 and 1300 York Avenue. Two of the world's leading biomedical research and medical education institutions, anchoring the neighborhood's hospital corridor along York Avenue.

Private Schools

The Chapin School
100 East End Avenue. One of New York City's most respected independent schools for girls, serving kindergarten through grade 12 near Carl Schurz Park.

The Brearley School
610 East 83rd Street. An independent girls' school with a rigorous academic program and a campus along the East River.

The Spence School
22 East 91st Street. An independent K–12 school for girls housed in a landmark Carnegie Hill building, steps from Museum Mile.

The Dalton School
108 East 89th Street. A coeducational independent school known for its progressive Dalton Plan curriculum.

Regis High School
55 East 84th Street. A Jesuit school for boys that provides full-tuition scholarships to every admitted student, one of the most selective high schools in the country.

Nightingale-Bamford School
20 East 92nd Street. An independent K–12 school for girls in Carnegie Hill with a strong academic and arts program.

Lycée Français de New York
505 East 75th Street. Founded in 1935, the Lycée is a bilingual French-American independent school serving students from nursery through grade 12, drawing families from more than 50 countries for its dual-curriculum education.

Public Schools

P.S. 6 Lillie Devereaux Blake
45 East 81st Street
P.S. 290 Manhattan New School
311 East 82nd Street
P.S. 158 Bayard Taylor
1458 York Avenue
Eleanor Roosevelt High School
411 East 76th Street
Hunter College Campus Schools
71 East 94th Street

Dining & Nightlife

The Upper East Side's dining scene rewards both the special occasion and a Tuesday night. The neighborhood holds some of the city's most storied and prestigious restaurants, alongside decades-old neighborhood institutions and quiet gems that mostly locals know about.

The scene shifts as you move through the neighborhood: polished and see-and-be-seen in Lenox Hill, relaxed and pub-friendly in Yorkville, intimate and old-world in Carnegie Hill.



Lenox Hill Restaurants & Bars

Le Veau d'Or (129 East 60th Street): One of the hottest reservations in New York City, a beloved French bistro first opened in 1937 and revived by the team behind Frenchette. The prix-fixe menu of classic French cooking, an antique-filled dining room, and a lively atmosphere make it the neighborhood's defining special-occasion table.

Daniel (60 East 65th Street): Daniel Boulud's flagship and one of the country's great French fine-dining rooms. For anniversaries, celebrations, and nights when only the full production will do.

JG Melon (1291 Third Avenue): A cash-only Upper East Side institution since 1972, serving one of the most famous burgers in New York City at green-checked tablecloths. Expect a wait; it is part of the experience.

Mission Ceviche (1400 Second Avenue): A lively Peruvian spot known for bright, citrusy ceviche, lomo saltado, and pisco sours. It is one of the most energetic dinner rooms on Second Avenue.

Tanoshi Sushi (1372 York Avenue): A lesser-known gem steps from Glenwood's York Avenue buildings, a tiny, relaxed BYOB omakase counter serving some of the best-value high-end sushi in Manhattan.

Ravagh Persian Grill (1135 First Avenue): A low-key neighborhood favorite for generous plates of kebabs, saffron rice, and slow-cooked Persian stews. The kind of place locals keep to themselves.

Bemelmans Bar (35 East 76th Street, at The Carlyle): The classic New York City night out: live piano, white-jacketed bartenders, and murals painted by Ludwig Bemelmans, creator of the Madeline books. Arrive early; the room fills fast.

Yorkville Restaurants & Bars

Sushi Noz (181 East 78th Street): A Michelin-starred omakase experience inside a serene, Kyoto-inspired room built without a single nail. One of the most coveted reservations on the Upper East Side; plan well ahead.

The Penrose (1590 Second Avenue): Yorkville's gastropub anchor; weekend brunch, solid American fare at fair prices, and one of the neighborhood's best bar scenes after dark.

Heidelberg & Schaller & Weber (1648 and 1654 Second Avenue): A living link to Yorkville's German heritage. Heidelberg has served schnitzel, spaetzle, and liter steins for generations, while Schaller & Weber next door has been the neighborhood's celebrated German butcher and market since 1937.

Lusardi's (1494 Second Avenue): A white-tablecloth Northern Italian institution since 1982, where regulars are greeted by name and the veal dishes define old-school Upper East Side dining. One of the neighborhood's most enduring classics.

Uva (1486 Second Avenue): A candlelit, brick-walled Italian wine bar that has been the neighborhood's date-night default for years, with an extensive wine list, house-made pastas, and a garden room in back.

Toloache (166 East 82nd Street): Chef Julian Medina's upscale Mexican cantina, known for creative tacos, ceviches, and an extensive tequila and mezcal list. A lively, colorful room that has been an 82nd Street favorite for years.

San Matteo (1716 Second Avenue): A small Neapolitan spot near 90th Street beloved for wood-fired pizza and the panuozzo, its signature stuffed pizza-bread sandwich. A neighborhood favorite.

Dorrian's Red Hand (1616 Second Avenue): A Yorkville institution since 1960, a red-checkered-tablecloth pub where generations of Upper East Siders have gathered for burgers and beers.

Brandy's Piano Bar (235 East 84th Street): An intimate, decades-old piano bar where the staff doubles as the entertainment, one of the most charming nights out in the neighborhood.

Carnegie Hill Restaurants & Bars

Sfoglia (1402 Lexington Avenue): A farmhouse-styled Italian trattoria across from 92NY, serving country Italian cooking and house-made pastas. Long one of Carnegie Hill's defining restaurants.

Pascalou (1308 Madison Avenue): A tiny, longtime French bistro near Museum Mile, known for duck confit, chocolate soufflé, and a devoted local following that has kept it full for decades.

Island (1305 Madison Avenue): A Carnegie Hill favorite since 1986, serving fresh seafood, salads, and a celebrated burger in a bright, welcoming room. The definition of a reliable neighborhood standby.

Café Sabarsky (1048 Fifth Avenue, at Neue Galerie): A transporting Viennese café on Museum Mile, serving sacher torte, strudel, and coffee beneath a Bösendorfer grand piano. Perfect before or after The Met or the Guggenheim.



Cafés & Coffee

For your daily routine, the Upper East Side delivers at every price point. Sant Ambroeus on Madison Avenue at 77th Street is the neighborhood's Milanese café institution, with espresso at the marble counter, pastries, and impeccable people-watching, while Via Quadronno on East 73rd Street offers panini and cappuccino in a cozy, wood-paneled room. Ralph's Coffee at Madison and 72nd Street, inside the Ralph Lauren flagship, is a polished stop along the shopping corridor. Heading east, Orwasher's Bakery on East 78th Street has been baking bread since 1916, and Levain Bakery on Third Avenue draws lines for its famous six-ounce cookies. In Carnegie Hill, Bluestone Lane at 90th Street and Fifth Avenue, set inside a landmark church across from the Cooper Hewitt, is one of the neighborhood's most distinctive coffee stops, and William Greenberg Desserts on Madison Avenue bakes what many consider the city's definitive black-and-white cookie.

The Transportation

The Upper East Side is one of the best-connected residential neighborhoods in Manhattan. The 4, 5, and 6 trains on Lexington Avenue provide express and local service down the east side, while the Q train on Second Avenue, opened in 2017, transformed access for the eastern blocks of the neighborhood. Between the subway, Select Bus Service, crosstown buses, NYC Ferry, and the FDR Drive, you have real options for getting anywhere in the city every day.

New York City Subway

The 4, 5, and 6 trains run along Lexington Avenue with stations at 59th, 68th Street–Hunter College, 77th, 86th, and 96th Streets. The 4 and 5 express trains reach Grand Central in approximately 10–15 minutes and continue to Union Square and Lower Manhattan. The Q train runs along Second Avenue with stations at 72nd, 86th, and 96th Streets, connecting directly to Times Square, Herald Square, and Brooklyn. Several Glenwood buildings also offer complimentary shuttle service to nearby subway stops.

Buses

The M15 Select Bus Service runs the length of First and Second Avenues, while the M101, M102, and M103 serve Lexington and Third Avenues. The M66, M72, M79, M86, and M96 crosstown routes connect the UES to Central Park, the West Side, and both rivers, making them the workhorses for east-west travel.

NYC Ferry

NYC Ferry serves the East 90th Street landing in Yorkville via the Astoria and Rockaway–Soundview routes. The service provides waterfront connections to destinations including Astoria, Roosevelt Island, East 34th Street, Wall Street/Pier 11, Soundview, and Rockaway. Routes and schedules may vary by season.

By Car

The FDR Drive runs along the neighborhood's eastern edge, with entrances at 63rd, 79th, and 96th Streets, providing quick connections north to the RFK Bridge and south to the Brooklyn and Queens crossings. The Ed Koch Queensboro Bridge at 59th Street links the UES directly to Long Island City and Queens. All Glenwood buildings offer on-site garage parking.

Citi Bike & Walking

Citi Bike stations are located throughout the neighborhood, and protected bike lanes on First and Second Avenues make north–south cycling practical. Above all, the UES is a walking neighborhood, flat, orderly, and organized around avenues where daily errands rarely require anything more than a few blocks on foot.

Commuting at a Glance		
Walk Score	99	Walker's Paradise
Transit Score	100	Rider's Paradise
Bike Score	81	Very Bikeable
Commute to Grand Central	~10–15 min	4/5/6 Lexington Avenue Line





Shopping

The Upper East Side covers the full spectrum of New York City shopping. Madison Avenue between 57th and 86th Streets is one of the world's most famous luxury retail corridors, home to flagship boutiques and designer showrooms. Bloomingdale's at 59th Street and Lexington Avenue remains one of the city's iconic department stores. For everyday needs, the 86th Street corridor is the neighborhood's commercial spine, with major retail, groceries, and services concentrated between Lexington and Second Avenues. And the UES is exceptionally well served for food shopping: specialty markets including Citarella, Agata & Valentina, Eli's Market, Grace's Marketplace, and Butterfield Market sit alongside Whole Foods, Fairway, and neighborhood grocers on nearly every avenue. It is the kind of infrastructure that makes daily life here genuinely easy without a car.



Health & Wellness

The Upper East Side is home to one of the most significant medical corridors in the world. NewYork-Presbyterian/Weill Cornell Medical Center, Memorial Sloan Kettering Cancer Center, and the Hospital for Special Surgery line York Avenue, with Lenox Hill Hospital on Park Avenue at 77th Street, giving residents access to world-class care within the neighborhood itself. For fitness, Asphalt Green at 555 East 90th Street offers an Olympic-standard pool, training programs, day camps, and youth sports on a full campus near Carl Schurz Park, while 92NY provides fitness facilities alongside its cultural programming. Add Central Park's running loops, the Reservoir path, and the East River Esplanade, and staying active on the UES can be as simple as stepping outside.



The Future

The Upper East Side continues to evolve while holding on to what makes it enduring. Phase 2 of the Second Avenue Subway is under construction, extending the Q line north to 106th, 116th, and 125th Streets, an expansion that will further strengthen east side transit. The East River Esplanade is the focus of ongoing restoration and improvement efforts, Madison Avenue's retail corridor has seen a wave of new flagship openings, and the reopened Frick Collection has re-energized Museum Mile's southern end. With its combination of cultural depth, outstanding schools, park access, and transit connectivity, the Upper East Side's future is as strong as its history.

The Rental Market

The Upper East Side offers a substantial selection of full-service luxury rental stock in Manhattan, with buildings set along quiet, tree-lined side streets and residential avenues.

East of Lexington Avenue in particular, renters may find comparatively larger layouts, without giving up doorman service, amenities, or an easy commute. Glenwood Management has eleven luxury apartment buildings on the Upper East Side, more than in any other neighborhood in our portfolio.





Lenox Hill

The Fairmont
300 East 75th Street. The Fairmont features fountains, landscaped gardens, and a circular drive to set the tone. Spacious studio through three-bedroom apartments with designer kitchens and marble baths.

The Somerset
1365 York Avenue. The Somerset has a classic circular entry with fountains, rooftop sundeck, and one- to four-bedroom apartments, some with windowed kitchens and marble baths.

The Stratford
1385 York Avenue. The Stratford features elegant attention to detail, a rooftop pool and residents' lounge, and spacious one- to three-bedroom apartments, many with balconies.



Yorkville

The Pavilion
500 East 77th Street. The Pavilion is Glenwood's flagship UES residence, a landmark building with a circular drive, elegant lobby, fitness center, children's playroom, rooftop sundecks, and an on-site shopping arcade. Studio through three-bedroom residences, with complimentary shuttle service to the Lexington Avenue and Second Avenue subway stops.

The Lucerne
350 East 79th Street. The Lucerne is the epitome of UES elegance, with limestone facades, a private 55-foot lap pool and swim and fitness club, and family-sized duplexes and three- to four-bedroom residences with nine-foot ceilings.

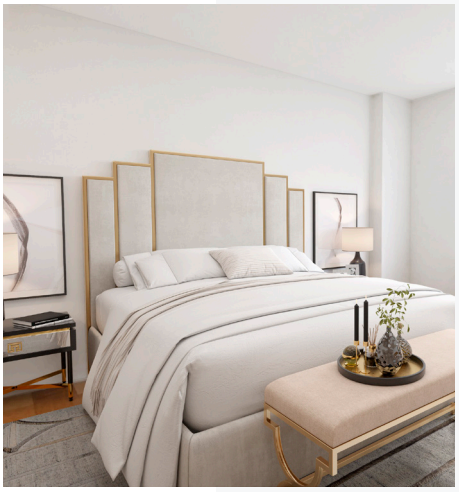


The Cambridge
500 East 85th Street. The Cambridge is close to Carl Schurz Park and Asphalt Green, with generous oak-parquet rooms, designer kitchens, and marble baths.

The Andover
1675 York Avenue. The Andover is a graciously appointed building with a rooftop sundeck, garage parking, optional valet services, and 24-hour doorman service.

The Barclay
1755 York Avenue. The Barclay is a serene, full-amenity building with a greenhouse solarium, enclosed indoor park, fitness center, and children's playroom.

The Brittany
1775 York Avenue. The Brittany is defined by its indoor lap swimming pool and 7,000-square-foot fitness club, with a panoramic rooftop sundeck. Nine-foot ceilings and bay windows distinguish the one- and two-bedroom apartments.



Near Carnegie Hill

The Marlowe
145 East 81st Street. The Marlowe features boutique-style living with no more than six residences per floor, condominium-quality finishes, a quiet rooftop sundeck, and studios through four-bedroom layouts, a short walk from Carnegie Hill's museums and schools.

The East 90s & Beyond

Hampton Court
333 East 102nd Street. Hampton Court is a distinctive U-shaped building with a private courtyard garden, domed-ceiling lobby, and private terraces. A complimentary shuttle connects residents to nearby subway stops.

At Glenwood, we manage every building with the same standard of care: 24-hour doorman service, responsive onsite management, and attention to detail that makes a real difference in daily life. All of our Upper East Side buildings offer direct leasing with no broker fees.

Ready to Make the Move to the Upper East Side?

Visit glenwoodnyc.com/properties/upper-east-side or call our Uptown team at 212.535.0500 to schedule a tour of any of our eleven UES buildings. In-person and virtual tours available.



Frequently Asked Questions

If you're considering a move to the Upper East Side, you probably have questions. Here are answers to some of the most common ones we hear from prospective residents.

About the Neighborhood

What is the Upper East Side known for?

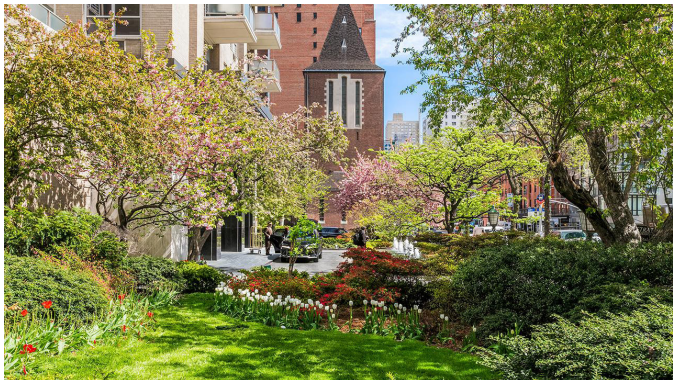
The Upper East Side is best known for Museum Mile, the stretch of Fifth Avenue home to The Metropolitan Museum of Art, the Guggenheim, the Frick Collection, and more; its gracious, tree-lined residential streets; and direct access to Central Park. The neighborhood is also recognized for its excellent schools, Madison Avenue shopping, its world-class medical institutions, and a residential calm that sets it apart from much of Manhattan.

What is the community like on the Upper East Side?

The Upper East Side has an established, genuinely residential community. Long-time residents live alongside young professionals, families drawn by the schools, and an international population connected to the neighborhood's consulates and institutions. Yorkville, the eastern section of the neighborhood, retains a distinct local character with active block associations, community institutions like 92NY, and one of the city's most engaged park conservancies at Carl Schurz Park.

What are the different neighborhoods within the Upper East Side?

The Upper East Side contains several distinct micro-neighborhoods. Lenox Hill runs roughly from 59th to 77th Street and is the southern gateway closest to Midtown. Yorkville covers 77th to 96th Street east of Third Avenue and is the most residential section, anchored by Carl Schurz Park and the 86th Street corridor. Carnegie Hill, between 86th and 96th Streets near Fifth Avenue, is known for its landmark townhouses, museums, and schools. The East 90s mark the neighborhood's quieter northern edge. Each has its own character, and Glenwood has buildings across the neighborhood from 72nd to 102nd Street.



Is Yorkville part of the Upper East Side?

Yes. Yorkville is the eastern section of the Upper East Side, generally defined as 77th to 96th Street east of Third Avenue. Historically a working-class German and Hungarian enclave, today it is one of the most livable parts of the neighborhood, home to Carl Schurz Park, the East River Esplanade, and the 86th Street shopping corridor, with direct transit via the Q train on Second Avenue. Most of Glenwood's Upper East Side buildings are located in Yorkville.

What's the difference between Yorkville and Carnegie Hill?

Yorkville and Carnegie Hill sit side by side but offer different experiences. Carnegie Hill, between 86th and 96th Streets near Fifth Avenue, is defined by landmark townhouses, the upper stretch of Museum Mile, and proximity to Central Park. Yorkville, east of Third Avenue, has a more residential feel, anchored by Carl Schurz Park and the East River Esplanade, with larger full-service rental buildings and, in many cases, more space at a comparatively accessible price point. Some residents split the difference: living in Yorkville puts Carnegie Hill's museums and Central Park within a 10–15 minute walk.

Is the Upper East Side safe?

The Upper East Side is widely regarded as a safe, established residential neighborhood. It is home to active community organizations and respected cultural and educational institutions, and is served by the NYPD's 19th Precinct.



Getting Around

What subway and transit options serve the Upper East Side?

The Upper East Side is served by the 4, 5, and 6 trains on Lexington Avenue, with stations at 59th, 68th, 77th, 86th, and 96th Streets, and the Q train on Second Avenue at 72nd, 86th, and 96th Streets. The M15 Select Bus Service runs along First and Second Avenues, and crosstown buses at 66th, 72nd, 79th, 86th, and 96th Streets connect to the West Side. By car, the FDR Drive provides quick access up and down the east side of Manhattan.

How long is the commute from the Upper East Side to Midtown?

From the Lexington Avenue line, the 4 and 5 express trains reach Grand Central in approximately 10–15 minutes, making the UES one of the fastest commuter neighborhoods in Manhattan. The Q train connects to Times Square in roughly 15–20 minutes. Several Glenwood buildings offer complimentary shuttle service to nearby subway stops.

Is it easy to get around the Upper East Side without a car?

Yes, the Upper East Side is one of the most walkable neighborhoods in the country, and between the subway, Select Bus Service, crosstown buses, and Citi Bike, residents rarely need a car for daily life. Crosstown travel to the West Side relies on buses or a subway transfer through Midtown, which is the neighborhood's main transit limitation.

Is there ferry service from the Upper East Side?

Yes. NYC Ferry serves the East 90th Street landing in Yorkville via the Astoria and Rockaway–Soundview routes, providing connections to destinations in Manhattan, Queens, Brooklyn, and the Bronx. Routes and schedules may vary by season.

Housing & Apartments

What types of apartments are available on the Upper East Side?

The Upper East Side's rental market includes full-service luxury buildings with 24-hour doorman service, fitness centers, and layouts from studios to large multi-bedroom and duplex residences. At Glenwood, all of our buildings offer direct leasing with no fees, attentive onsite management, and a standard of maintenance that reflects our decades of experience managing luxury residential properties in New York City. With eleven buildings from 72nd to 102nd Street, Glenwood offers more choice on the UES than in any other neighborhood.

How does the Upper East Side compare to other Manhattan neighborhoods in terms of rent?

The Upper East Side generally offers more apartment space at lower price points than comparable prime Manhattan neighborhoods, particularly east of Lexington Avenue, where larger layouts and full-service buildings are the norm rather than the exception. Combined with Glenwood's no-broker-fee direct leasing, the UES is a compelling option for renters who want more room to live without giving up location.

Do Glenwood buildings on the Upper East Side have parking?

All of our Upper East Side buildings offer on-site garage parking. Please contact our leasing team at 212.535.8670 or visit glenwoodnycparking.com for current parking availability and pricing at a specific building.



Schools & Families

Is the Upper East Side a good neighborhood for families?

The Upper East Side is home to Chapin, Brearley, Spence, Dalton, Regis, and other leading independent schools, alongside strong public options such as P.S. 6 and Eleanor Roosevelt High School. The 92nd Street Y and Asphalt Green offer extensive programming including swimming, classes, and camps, while Central Park, Carl Schurz Park, and John Jay Park provide outstanding outdoor space. The neighborhood also offers spacious apartments with exceptional amenities at rents that compare favorably to other prime Manhattan neighborhoods.

What private schools are on the Upper East Side?

The Upper East Side is home to The Chapin School (100 East End Avenue), The Brearley School (610 East 83rd Street), The Spence School (22 East 91st Street), The Dalton School (108 East 89th Street), Regis High School (55 East 84th Street), and Nightingale-Bamford School (20 East 92nd Street), among others. All are within the neighborhood and within easy reach of Glenwood's UES buildings.

Parks & Outdoors

What parks are on the Upper East Side?

The Upper East Side has exceptional access to green space. Central Park's entire eastern edge borders the neighborhood, with entrances at nearly every cross street and the Reservoir running loop at its heart. Carl Schurz Park along the East River offers riverside promenades, playgrounds, and Gracie Mansion. The East River Esplanade, John Jay Park, and St. Catherine's Park round out the neighborhood's green spaces, giving residents park access on both the west and east sides of the neighborhood.

Is Central Park easy to access from the Upper East Side?

Yes. Central Park borders the Upper East Side along Fifth Avenue from 59th to 96th Street, with entrances at nearly every cross street. From most Glenwood UES buildings, the park is a 10–20 minute walk or a short crosstown bus ride, close enough for a morning run around the Reservoir or an evening stroll before dinner.



Making the Move

How does the Upper East Side compare to the Upper West Side?

Both neighborhoods offer exceptional quality of life, but with distinct personalities. The UES tends toward refinement and classic elegance, defined by Museum Mile, Madison Avenue, prewar architecture, while the UWS has a more relaxed feel centered on Lincoln Center, Riverside Park, and the Broadway corridor. Families love both; the choice often comes down to commute direction and personal preference. Glenwood has buildings in both neighborhoods, and our full UES vs. UWS comparison breaks it down in detail.

What's different about daily life on the Upper East Side compared to downtown Manhattan?

The Upper East Side has a quieter pace than downtown, and that's a big part of the appeal. Nightlife is more limited, and the neighborhood genuinely winds down in the evenings. What you gain: more space, tree-lined streets, world-class museums and parks, top-ranked schools, and a neighborhood that functions for everyday life, with groceries, services, and community on every avenue. Most residents who make the move tell us they don't miss what they left behind nearly as much as they expected to.

GLENWOOD

Schedule a Private Tour

Glenwood Management has eleven luxury apartment buildings on the Upper East Side, from 72nd Street to 102nd Street. To learn more or to schedule a tour of available apartments, visit glenwoodnyc.com/properties/upper-east-side or call our Uptown team at 212.535.0500. We offer in-person and virtual tours.

Explore More Neighborhoods

Looking to explore other New York City neighborhoods? Glenwood has luxury apartments across Manhattan and the Bronx. Browse our neighborhood guides for **Riverdale, the Upper West Side, Midtown East, Midtown West, and Downtown.**

LEARN MORE

