

See inside an East Village condo transforming a former parking garage into luxury loft-like homes

By [Aaron Ginsburg](#) November 18, 2025



All renderings courtesy of Plomp

New images were released this week of the luxury boutique condo replacing a shuttered East Village parking garage. Designed and developed by Arcus, [220 East 9th Street](#) replaces a 175-space garage, which had been closed since 2023 due to structural issues. In its place is a striking red-brick condo, dubbed 220e9th, with 18 bright and airy, loft-like residences, all with unique layouts.



The residences, ranging from one- to four-bedroom homes, feature board-formed concrete ceilings and custom oak-finished kitchens, along with other hand-crafted details. Seven homes include large private terraces, including three penthouses on the upper levels.



Amenities include a 24-hour attended lobby and a suite of wellness-focused offerings, including a fitness center, a Pilates studio, a sauna, a pet grooming station, and a relaxing Japanese-style viewing garden.



The development replaces a troubled five-story parking garage, owned by Manhattan landlord Walter & Samuels, which closed in spring 2023 after an inspection uncovered serious structural issues, as [6sqft previously reported](#).



The former parking garage at 220 East 9th Street. Streetview © 2024 Google

City officials ordered the inspection following the deadly collapse of a Financial District garage at 57 Ann Street, which was operated by the same company that ran the 220 East 9th Street garage. In March 2024, Arcus purchased the East Village building for \$14 million. The developer is best known for its work on Hudson Valley houses and condos in Soho.

Walter & Samuels acquired the 22,500-square-foot midblock property in the late 1970s. Arnold Penner, the late prominent real estate investor and owner of the acclaimed Midtown restaurant P.J. Clarke's, once held a stake in the property alongside Burley, according to [Crain's](#).

In May, Arcus filed permits to convert the garage into a six-story condo building, which required partial demolition of the existing structure. Construction has been ongoing, with sales expected to begin this fall.

Clayton Orrigo, Stephen Ferrara, and Ian Lefkowitz of Compass's Hudson Advisory Team are handling sales for 220e9th.

<https://www.6sqft.com/east-village-parking-garage-to-become-luxury-red-brick-condo-with-18-loft-style-apartments/>