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13 NYC apartment buildings that have totally banned smoking

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The **smoking ban in New York City bars and restaurants** has been around for nearly nine years, and just last year, the city implemented its **outdoor smoking ban**. Now more and more residential buildings are getting in on the no-smoking action.

By law, smoking is prohibited in all public areas in buildings with at least 10 apartments. But some buildings have gone further -- by banning smoking inside apartments, too.

If that sounds like music to your lungs, below are 13 NYC buildings--including rentals, co-ops and condos--that have taken the plunge* and banned smoking. (If you're looking for a rental, be sure to check for available sublets in the co-op/condo buildings in our list by clicking on the StreetEasy.com link in each description.)

Rentals:

1510 Lex, Lexington Avenue between 96th and 97th streets. This environmentally-friendly green luxury rental building offers condo-like finishes, a concierge, 16,500-square-feet of gardens and roof space and building-wide water filtration. Studios are around \$2,500, and two-bedrooms are in the \$4,000-\$5,400 range All apartments are rent stabilized.

270 Park Avenue South, between 21st and 22nd Streets. Also known as Gramercy Lofts, this building features large loft-style residences. Recently gut renovated, it also houses a New York Health & Racquet Club. One bedrooms start in the mid-\$4,000's--when they're available.

Tower 67 at 145 West 67th Street. This 47-story Lincoln Square rental building features rent-stabilized apartments with prices ranging from \$2,995 for a one-bedroom to \$19,500 for a four-bedroom penthouse. The apartments are known for their spacious sizes and walk-in closets. The building also has an outdoor area with a waterfall and benches. Note: it doesn't have a gym.

The Caroline, 60 West 23rd Street. Aside from condo-style finishes (like granite countertops and marble baths), the amenities here are impressive. There's a piano lounge, billiards room, children's game room, and a 12,000- square-foot landscaped roof deck and courtyard with a formal European garden. Building services include valet parking, and maid and linen service. The building also houses the Health and Racquet Club, which has a pool. Prices range from \$1,950 to \$18,500, though most hover between \$3,500 and \$6,000.

Tribeca Green 325 North End Avenue. As the name suggests, this is an eco-friendly (luxury) building with green design features, like energy-producing solar panels on the roof and high-efficiency Energy Star appliances in every unit. One bedrooms start at \$2,995 and two-bedrooms at \$5,395. The building also has three-bedrooms (for just over \$9,000) and one four-bedroom apartment for \$11,500.

The Lyric, 255 West 94th Street. There are six apartments currently on the market, from \$3,895 (one-bedroom) to \$8,995 (three-bedroom) in this 23-story building. There's a 24-hour concierge- and doorman-attended lobby. Amenities include a landscaped rooftop terrace, health club, children's playroom, and valet/maid services.

The Sierra, 130 West 15th Street. Many units in this 14-story building have private terraces (with city views). Each apartment has a washer-dryer unit, and common amenities include a gym, business center, landscaped roof, and 24-hour concierge and doorman services. There are currently several two-bedroom apartments for rent, starting at \$6,195.

Condo:

Ariel West, 245 West 99th Street. The building, which features mostly family-sized three- and four-bedroom apartments, has three four-bedroom apartments for sale, all over \$3 million. Each apartment has floor-to-ceiling windows, or "glass curtain walls." Amenities include a four-lane indoor pool, billiards parlor, pet salon, basketball court and more.

The Promenade, 530 E. 76th St. Thirteen apartments are currently for sale, ranging from \$760,000 one-bedroom to a \$4.995 million 4-bedroom penthouse. The 38-story building is steps from the East River promenade (and many apartments feature river views). Among the amenities are fitness classes, massage rooms, meditation classes, a heated rooftop pool, solarium, running track and more.

205 E. 59th St., between Second and Third Aves. A two-bedroom is available for \$2.495 million and a 3-bedroom for \$2.695 million. The building has over 20-foot ceilings, teak flooring, and units with private balconies and washer-dryers. Aside from the usual upscale amenities, there's a private puppy park.

Co-op:

25 Tudor City Place, between 41st and 42nd streets. There are 15 current sales listings, from a \$265,000 one-bedroom to a \$495,900 one-bedroom. The pre-war doorman building has a bicycle room, laundry room, garden and rooftop deck. Pied-a-terres and washer-dryers are allowed. Dogs are not.

Byron House, 165 E. 32nd St. This Midtown building features a roof deck, private storage, and laundry. Seventy-five percent financing is permitted, pied-a-terre purchases, guarantors and parents buying for children are allowed. Nothing's for sale right now, but a one-bedroom sold last fall for \$640,000 and a three-bedroom listed at \$1.395m is in contract.

The Toulaine, 130 W. 67th St. All of the apartments in this building are one bedrooms, unless they have been combined. There's a roof-deck, first-floor zen garden, full-time doormen, bike

storage, and a storage room. Dogs up to 50 pounds are allowed. Two one-bedrooms are currently available in the mid-to-high \$500,000s.

**Important note: Some non-smoking buildings are in a transition period, during which new residents are the only ones banned, while smokers who moved in prior to the smoke bans can continue to puff away. Ask before moving in.*

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