

## Spruce Capital Partners returns to UES with resi building

*Property will have 15 units, most of which will occupy entire floors*

By Mary Diduch      January 4, 2019



Spruce Capital Partners got a taste of the Upper East Side five years ago with a condominium on 78th Street, and it's back in the neighborhood with another project.

The developer on Friday filed plans for a new 35,000-square-foot, 17-story residential building at 323 East 79th Street. It will house 15 units, most of which will occupy either a full floor or two floors, which suggests another condo.

Spruce Capital did not immediately return a request for comment.

In 2014, it launched sales at 151 East 78th Street, a 14-unit luxury development with a sellout of \$179 million. All of the units sold.

Spruce Capital picked up the site on 79th Street — a four-story commercial and office property — in 2017 for \$12.75 million. The seller was the First Hungarian Literary Society of New York.