

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 04, 2019 01:30PM



323 East 79th Street (Credit: Google Maps)

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.

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