

Hot property: Miami Heat star Zydrunas Ilgauskas' is renting out his Soho townhouse for \$37,500 a month.

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It's been called the tallest single-family home in downtown Manhattan: 24 Thompson Street, a five-story, 5,000 s/f townhouse that is now on the rental market for \$37,500 a month.

In some ways, 24 Thompson takes after its owner, seven-foot Miami Heat center Zydrunas Ilgauskas and his wife Jennifer, who raised their two adopted sons in the house.

But the family has recently settled in Miami after Zydrunas left the Cleveland Cavaliers, deciding to stay in one place to provide a more stable environment for the children.

They wanted to keep the option to return to 24 Thompson, so they chose to rent the building, rather than sell it, and are looking for a lease of one year, although shorter terms are being considered.

Selling is an option, if an offer was made for around \$15 million, said Josh Fields, a senior vice president at Kurland Realty, who is marketing the building.

The home was originally built by designers Bob and Cortney Novogratz, who also constructed neighboring 22 Thompson and 400 West Street. The Ilganskas family bought it for \$6.95 million in 2006, spending around \$3.5 million in renovations and interior additions.

It has an eclectic mix of styles, including antique studio lights, Parisian light fixtures, and round windows from a French church.

The third floor master bedroom has a Parisian double sink, a gated door from a 1900s estate in Ohio and a Hungarian window on the staircase. There's also a chandelier made of Swarovski crystal, Peruvian iron on a balcony and cast iron posts from a Central Park West building.

Each floor has a distinct usage and identity: the fifth floor has a guest bedroom, while lower floors have the boys' bedroom, a master bedroom, kitchen and office. In total, there are five bedrooms and four bathrooms. There are also many personal touches: the roof deck has a beer tap, Zydrunas' beverage of choice, labeled with local brewery Brooklyn Weisse, and a mosaic plate with the building's address.

The master bedroom's bed is custom made, measuring eight feet by seven feet, and the ceilings are all around 15 to 17 feet high, perfect for the towering Zydrunas. The couple's shower, which

was gut-renovated, is suspended from the ceiling and open-ended. Nearby, a retractable television provides entertainment.

It was difficult to calculate a rent for such a unique property--the current annual asking rent of \$90 per square foot was determined by comparing the price per square foot of other homes in roughly the same market. Fields said that there has been heavy interest since it was put on the market at the beginning of November, despite the economy.

"The super-high end has not really been affected," he said, Kurland Realty will showcase its property as part of the launch of the Spire Group NY, a new division of the property, and it will also be featured on the television series Open House NY this month.

Prospective renters have included musicians, clothing designers, filmmakers and, recently, an executive from a mattress company.

In addition to the home's amenities, the location is near the A, C, E and 1 subway lines, and close to Soho's restaurants and shops, including the nearby Cafe Noir. The home is also relatively private and has its own garage, a great rarity in New York.

With such a unique mix of qualities, Fields is confident that an offer will arrive shortly.

"If you have the combination of the right home and the right location, somebody's going to take it," said Field