



Marilynn K. Yee/The New York Times

At 56 Jane Street, the eight lockers rent for \$65 a month.

In older buildings that are adding storage space, many co-op and condo boards choose to avoid a major capital investment in cleaning up the potential closet space, either by farming out the job to a company that will then manage and rent out the units, or by directly renting out space to residents.

At 56 Jane Street, a 30-unit co-op in the West Village, the board turned to a storage company that agreed to come in, clean up an unused basement area and install and manage eight metal storage lockers in the room. The company charges \$65 a month for each 4-by-8-foot locker and returns a quarter of that amount to the board.

Philip Gillich, the vice president of the co-op's board, said that before the space was finished, he was worried that none of the residents would be interested. "If you had looked at the raw space, you would not want to put any of your stuff down here," he said, because the room was dark, dank and dusty.

But once it was finished and the bright blue lockers had been installed, they were all rented within days, and there is now a waiting list.