

FOR LEASE

## PRIME UPPER WEST SIDE SCHOOL LOCATION

15 WEST 86TH STREET NEW YORK, NY 10024

Opportunity to lease a school facility adjacent to Central Park with superior bus and subway access totaling **12,326 - 17,814 RSF**, which includes a number of shared spaces.



| PROPERTY OVERVIEW |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SIZE              | 12,326 - 17,814 RSF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| POSSESSION        | January 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| RENT              | Upon request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| HIGHLIGHTS        | <ul style="list-style-type: none"><li>• 7 classrooms</li><li>• 330' from Central Park</li><li>• 3 Large Multipurpose Rooms</li><li>• 4 Offices and Reception</li><li>• Elevator Serving Ground to 3rd Floor</li><li>• Kosher Warming Kitchen</li><li>• Potential for Exterior Space</li><li>• Directly Adjacent to Crosstown Bus (M86) Providing Access to UES and UWS</li><li>• Easy Access to a Subway Lines (B + C + 1)</li><li>• Local Attractions Include:<ul style="list-style-type: none"><li>- American Museum of Natural History</li><li>- Bard Graduate Center Library</li><li>- Playgrounds</li><li>- Many Retail Stores &amp; Restaurants Along Nearby Columbus Ave</li></ul></li></ul> |
| VIRTUAL TOUR      | <a href="https://bit.ly/3pgYBly">https://bit.ly/3pgYBly</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

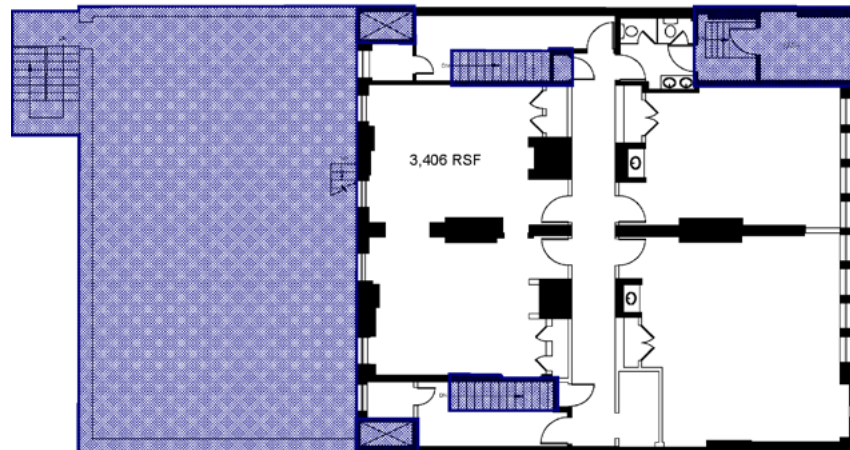
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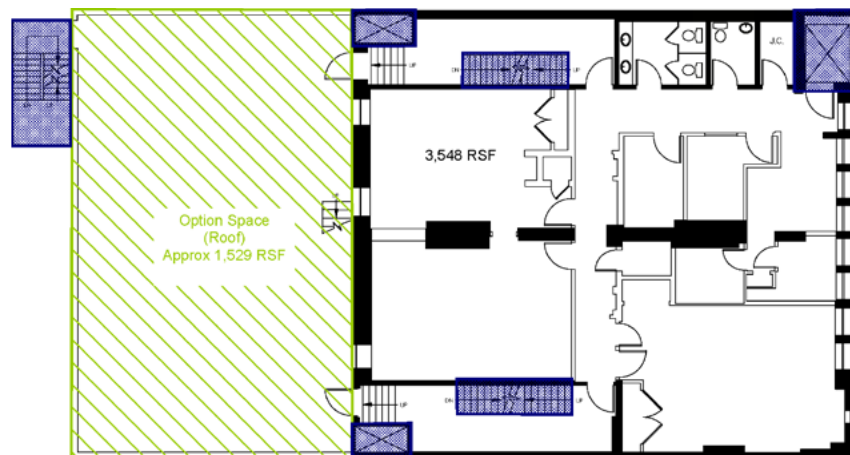
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## Existing Floor Plans

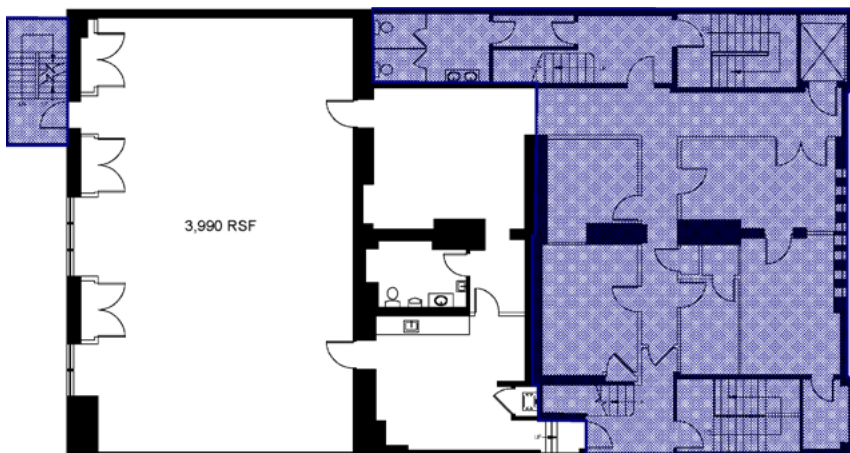
4th Floor



3rd Floor



2nd Floor



-  Rentable Space
-  Option Space
-  Nonrentable Space



West 86th Street

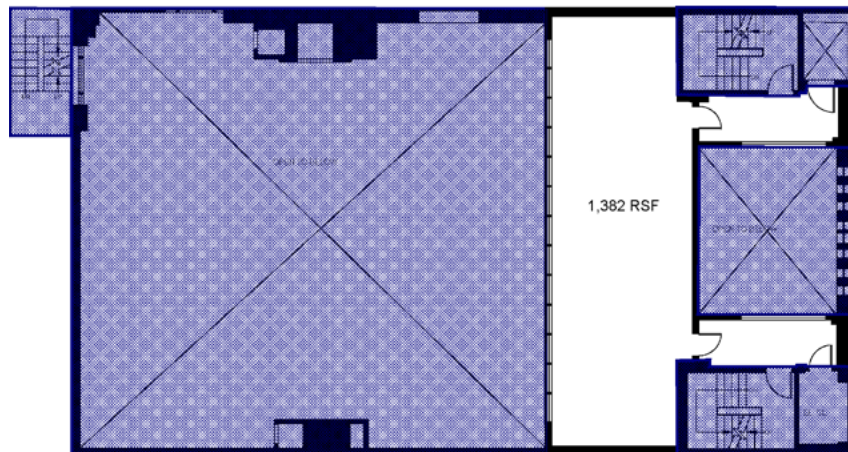
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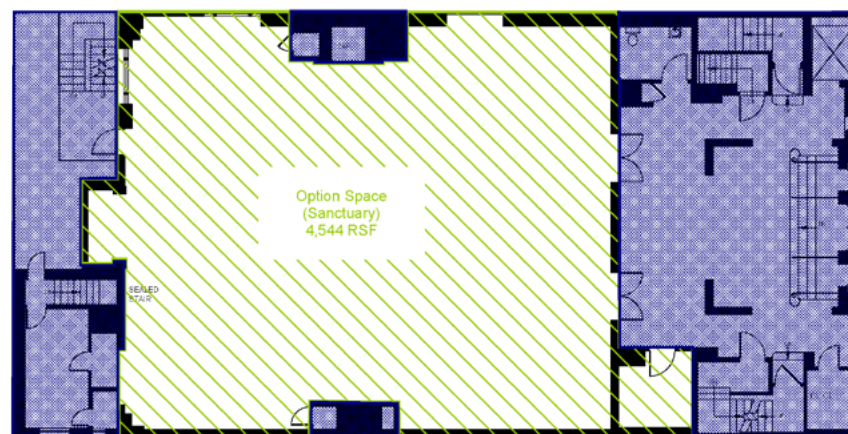
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## Existing Floor Plans

Mezz



Ground Floor



West 86th Street

Cellar



-  Rentable Space
-  Option Space
-  Nonrentable Space

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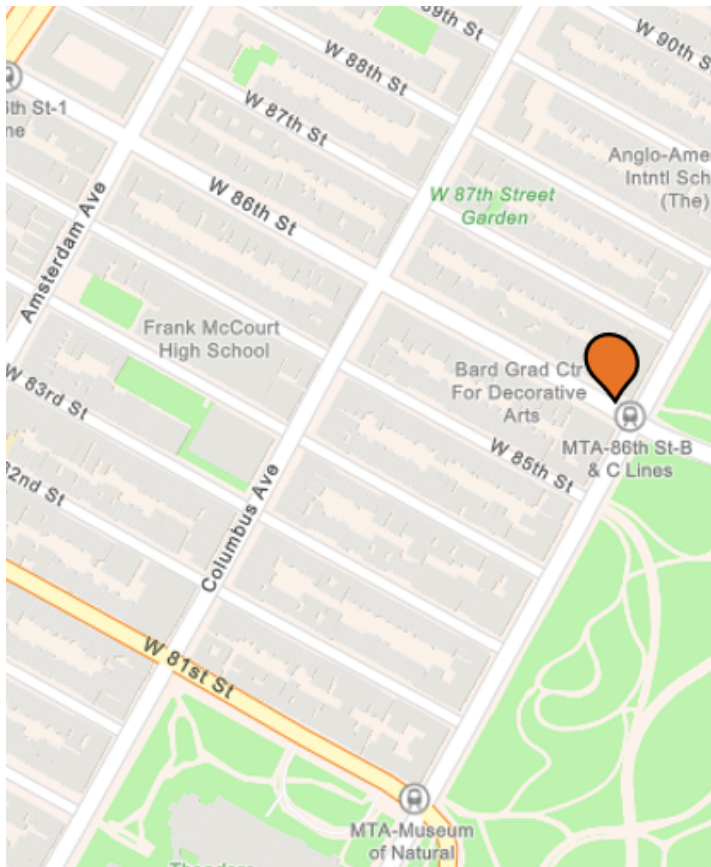
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### SPACE AVAILABLE

| LEVEL           | RSF    |
|-----------------|--------|
| 4 <sup>TH</sup> | 3,406  |
| 3 <sup>RD</sup> | 3,548  |
| 2 <sup>ND</sup> | 3,990  |
| MEZZANINE       | 1,382  |
| TOTAL (MIN.)    | 12,326 |
| GROUND *        | 4,544  |
| CELLAR *        | 944    |
| TOTAL (MAX.)    | 17,814 |

\* Optional Spaces: Ground Fl Sanctuary, Cellar Storage, and 3<sup>rd</sup> Fl Roof Deck

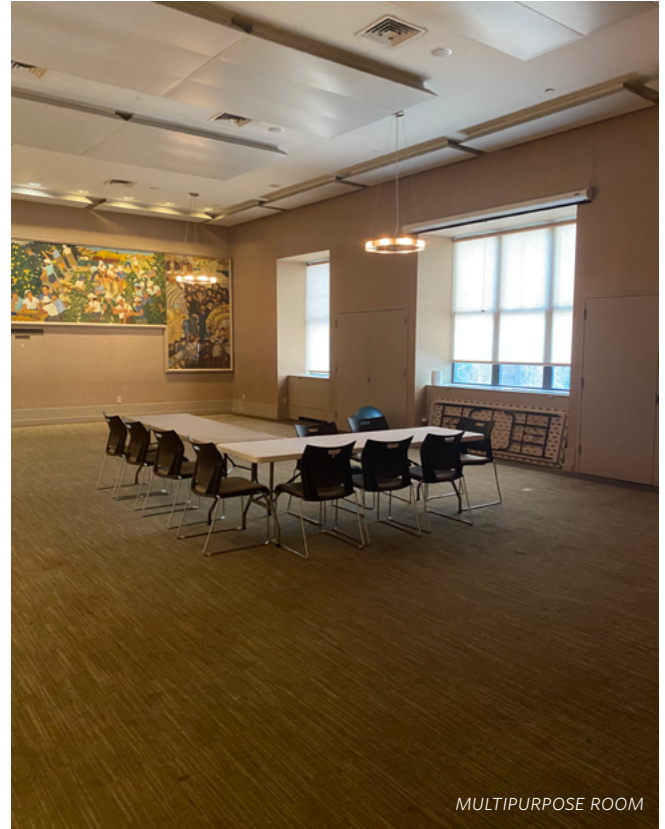


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## PRIME UPPER WEST SIDE SCHOOL LOCATION 15 WEST 86TH STREET NEW YORK, NY 10024



3<sup>RD</sup> FLOOR CLASSROOM



MULTIPURPOSE ROOM



GROUND FLOOR SANCTUARY

### ROOM BREAKDOWN

|                    |   |
|--------------------|---|
| CLASSROOMS         | 7 |
| OFFICES            | 4 |
| MULTIPURPOSE ROOMS | 3 |
| RESTROOMS          | 6 |
| CONFERENCE SPACE   | 1 |
| KITCHEN            | 1 |