

NOHO — at — 10 ASTOR

Boutique Office. Perfectly Placed.



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At the nexus of NoHo and the East Village, 10 Astor Place offers immediate access to premier talent, transportation, retail, and culture, with Washington Square and Union Square moments away and the 6 train at your doorstep. Set within the historic Astor Place streetscape, the building's classic masonry and generous windows are complemented by thoughtful modern upgrades for comfort and performance.

**Contiguous 38,800 RSF across two floors,
leased together or separately**

The Heart of NoHo

Corner building, all-sides exposure; exceptional natural light through arched windows and 7th-floor skylights

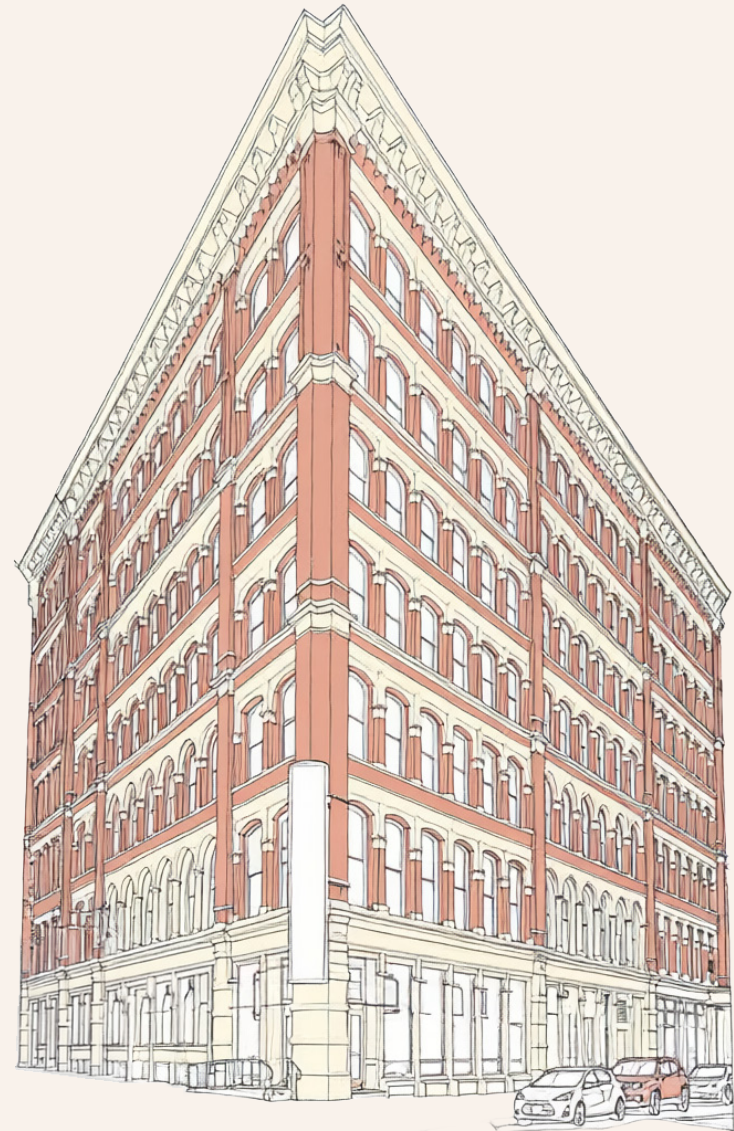
Historic brick building facade

Option for exposed brick interiors

Upcoming lobby renovation

High exposed ceilings

Hardwood flooring





Rendering of open office space



AI-modified concept of lobby



Images are not of available premises but of similar in the building



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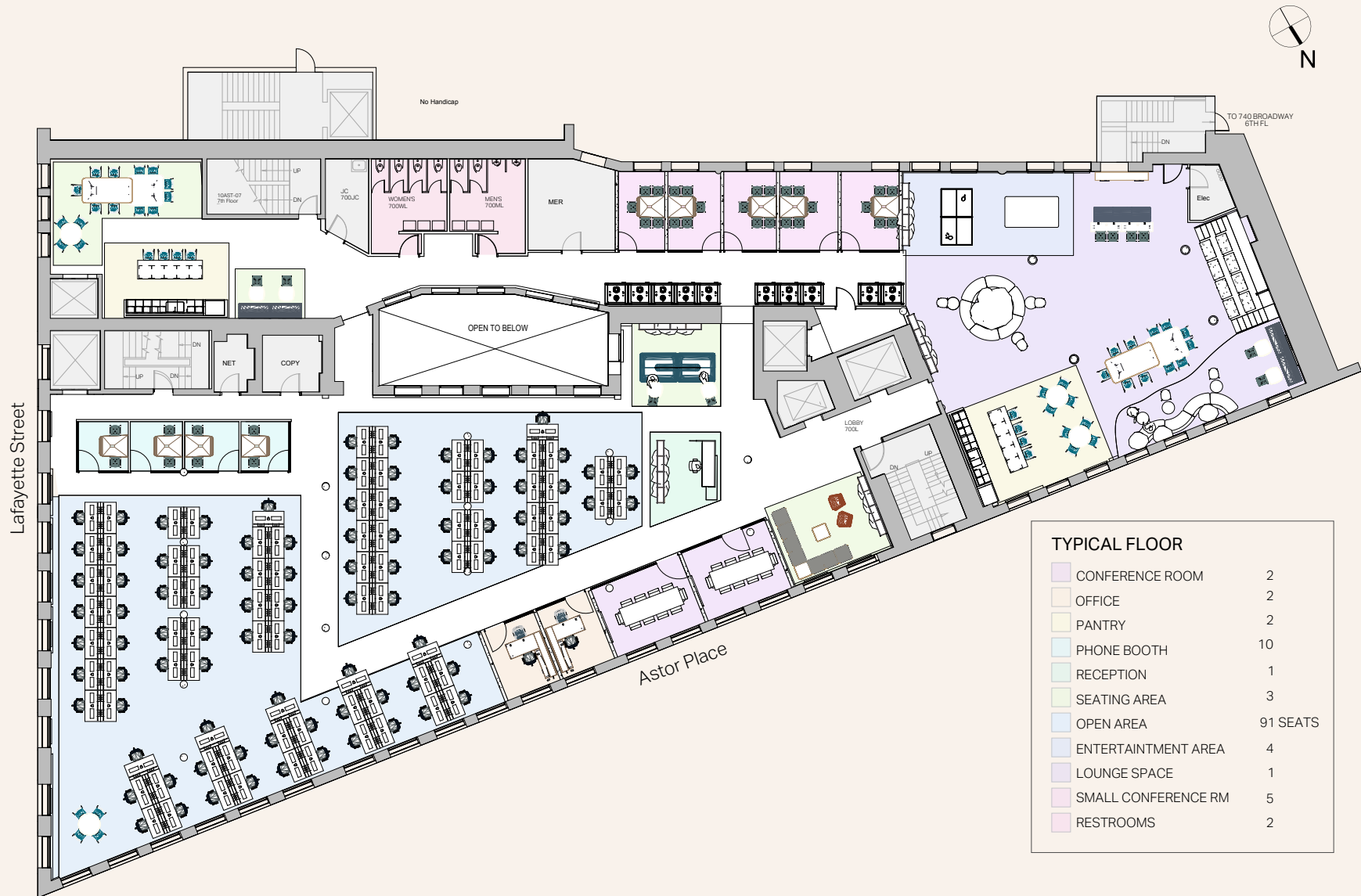
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Test Fit | Typical 6th & 7th Floor

19,400 SF

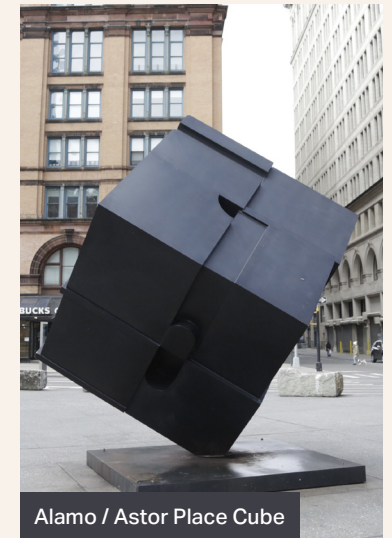
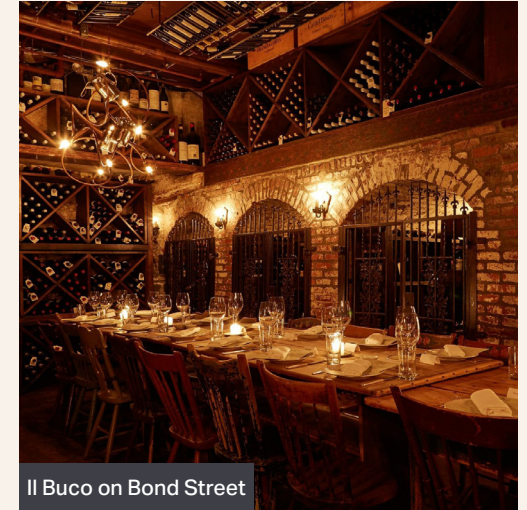
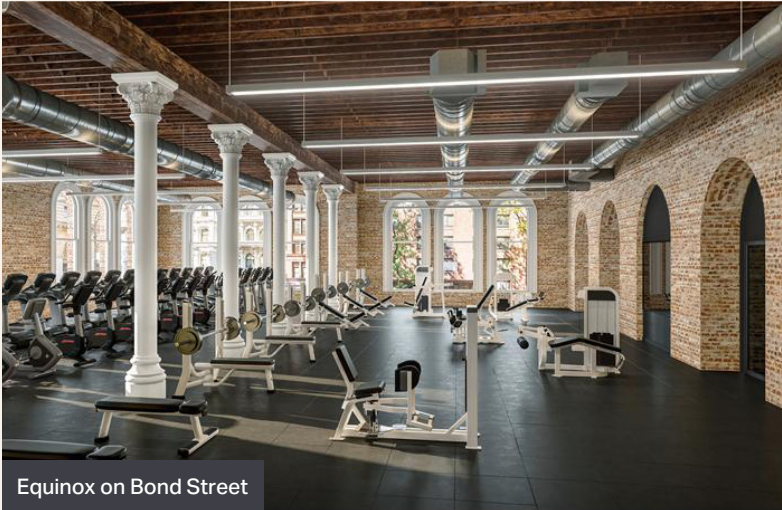


Building Specifications

Location	Southwest corner of Astor Place and Lafayette Street
Year Built	1910
Architect	Griffith Thomas
Building Size	156,000 SF
Floors	7, 1 below-grade
Construction	Concrete, steel & wood
Renovations	Lobby - 2016; elevators - 2016; windows - 2018; upcoming lobby - 2026
Loss Factor	Full floors: 27%; Multi-tenanted floors; no greater than 35%
Floor Loads (per SF)	100 lbs/SF
Avg Slab-to-Slab Ceiling Heights	6th Floor: 10' 11" 7th Floor: 15' 11" - 14' 5"
Column Spacing	10' 6"
Elevators	2 passenger, 1 freight, 1 private
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating

Electrical	6 watts/RSF
Windows	Double-insulated, operable
Fire & Life Safety Systems	Mini Class E fire alarm system with command station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Verizon, Pilot
Cleaning	Common Areas M-F
Transportation	Astor Place (6), 8th Street Station (R,W), 14th Street-Union Square Station (4,5,6,L,N,Q,R,W), 9th Street PATH (Orange, Blue)
Amenities (Neighborhood)	NYU, The Standard East Village, Washington Square, TMPL, LifeTime, Wegman's, Whole Foods at Union Square and at Houston, Joe Coffee, and Astor Place Pedestrian Plaza

Neighborhood | Work, Live, Play



Proximity to Transportation

Just steps from train access:

- ~3 minutes to Union Square
- ~10 minutes to Grand Central
- ~15 minutes to Penn Station
- ~15 minutes to Port Authority
- ~15 minutes to World Trade Center

Neighborhood Tenants

Tudor Investment Corporation: 51 Astor Place

Intuit: 51 Astor Place

Open AI: 295 Lafayette St

Perplexity: 853 Broadway

Monday.com: 225 Park Ave South

Coinbase: One Madison Ave

Harvey AI: One Madison Ave & 315 Park Ave South

Captions AI: 71 Fifth Ave

Clay: 11 Madison Ave

