29 OVERLOOK TERRACE

Washington Heights

One of the Largest Developments in Northern Manhattan



Availability

- **138,000 SF total – Reasonable Divisions Considered**
- **Shovel-Ready with Approved Plans – 2029 Delivery**
- **Community Use Floor Plates up to 23,000 SF**

Space Features

- **Ideal for School, Medical Facility, Nonprofit, Religious Institution, Other Community Facility Users**
- **Dedicated entrance**
- **Large outdoor roof deck**
- **Developer will build turn-key**
- **Leasehold condo is available for 501(c)(3) nonprofits**

Building Features

- **Immediate Proximity to the A 1 Subway Lines**
- **Subway Entrances Directly Adjacent on Overlook Terrace and Fort Washington Avenue**



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Community Use Entry At Overlook Terrace



Overlook Perspective Looking South

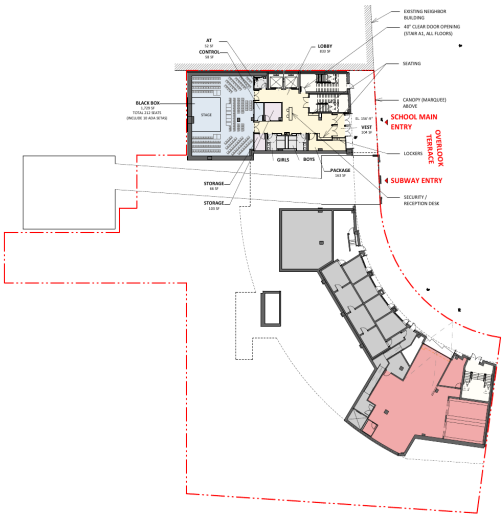
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School Test Fit: Ground & 2nd Floor

Example Test Fit -- (1,400 Student High School)

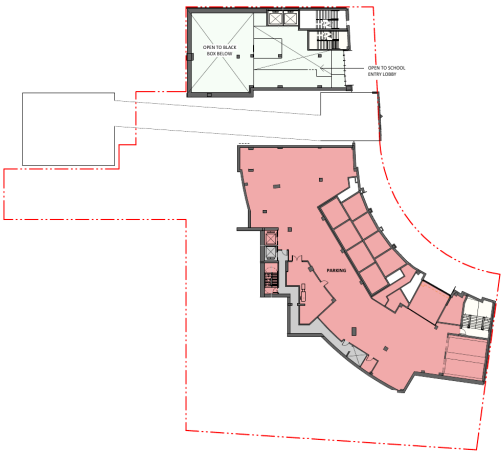
verlook Terrace Grade)



Level 1 Floor Plan Details:

Community Use RSF:	~7,283 SF
Floor-To-Floor Height:	17'-0"

Level 2 Floor Plan



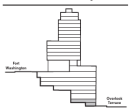
Level 2 Floor Plan Details:

Community Use RSF:	~1,810 SF
Floor-To-Floor Height:	Open To Below

Key Plan:

- PROPERTY LINE
- RESIDENTIAL PROGRAM
- MEP PROGRAM
- GREEN SPACE

Section Key Plan:



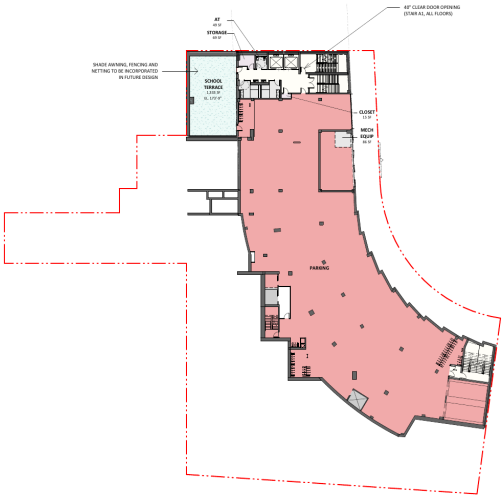
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3 &4th Floors

Example Test Fit -- (1,400 Student High School)

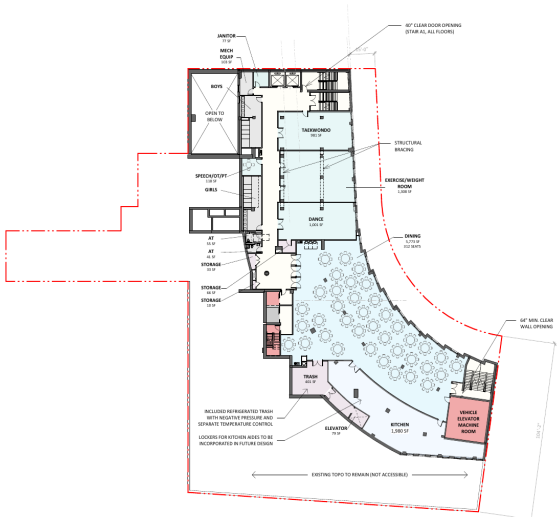
or Plan



Level 3 Floor Plan Details:

Community Use RSF:	~2,516 SF
Floor-To-Floor Height:	15'-0"

Level 4 Floor Plan



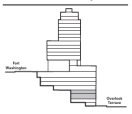
Level 4 Floor Plan Details:

Community Use RSF:	~17,807 SF
Floor-To-Floor Height:	12'-0"

Key Plan:

- PROPERTY LINE
- RESIDENTIAL PROGRAM
- MEP PROGRAM
- GREEN SPACE

Section Key Plan:



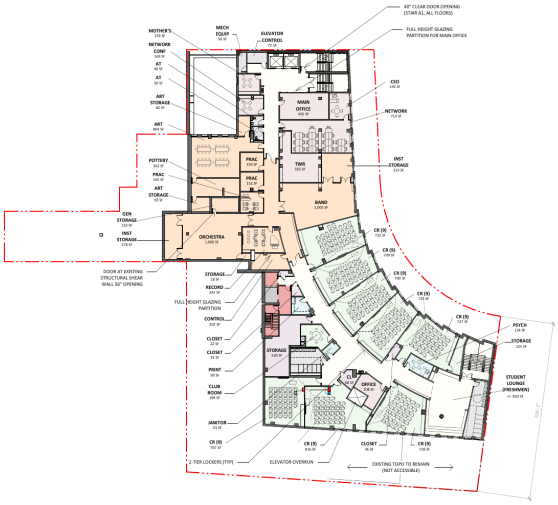
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5th & 6th Floors

Example Test Fit -- (1,400 Student High School)

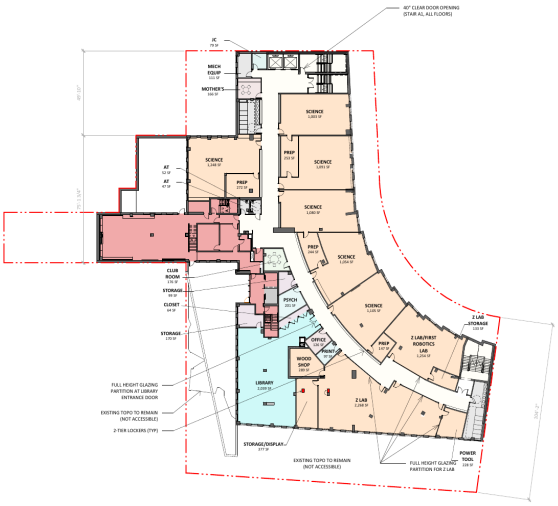
Level 5 Floor Plan



Level 5 Floor Plan Details:

Community Use RSF:	~23,349 SF
Floor-To-Floor Height:	12'-0"

Level 6 Floor Plan



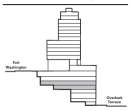
Level 6 Floor Plan Details:

Community Use RSF:	~23,131 SF
Floor-To-Floor Height:	12'-0"

Key Plan:

- PROPERTY LINE
- RESIDENTIAL PROGRAM
- MEP PROGRAM
- GREEN SPACE

Section Key Plan:



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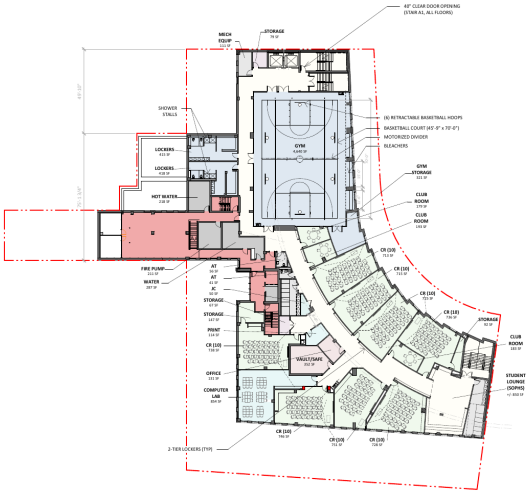
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7th & 8th Floors

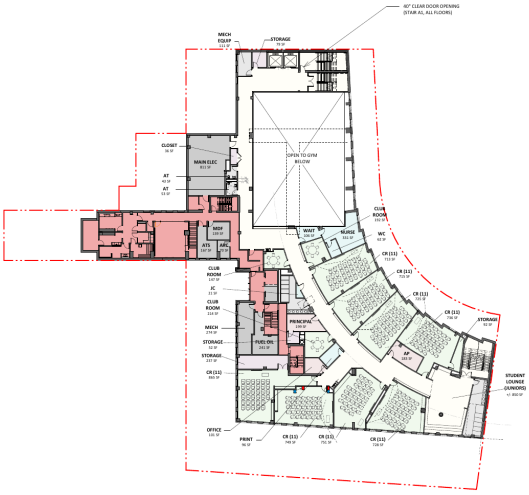
Hudson Heights | 1 Bennett Park

Example Test Fit -- (1,400 Student High School)

Level 7 Floor Plan



Level 8 Floor Plan



Level 7 Floor Plan Details:

Community Use RSF:	~22,832 SF
Floor-To-Floor Height:	12'-0"

Level 8 Floor Plan Details:

Community Use RSF:	~17,478 SF
Floor-To-Floor Height:	16'-0"

Key Plan:

- PROPERTY LINE
- RESIDENTIAL PROGRAM
- MEP PROGRAM
- GREEN SPACE

Section Key Plan:



29 OVERLOOK TERRACE

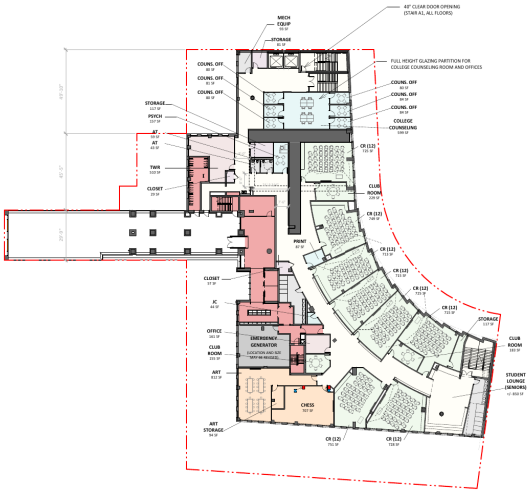
Washington Heights

9th & 10th Floors

Hudson Heights | 1 Bennett Park

Example Test Fit -- (1,400 Student High School)

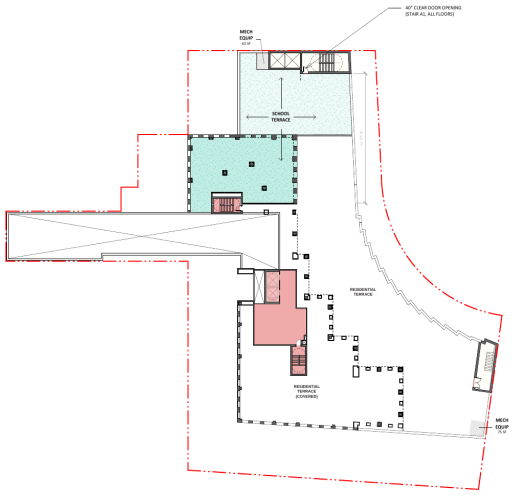
Level 9 Floor Plan (@ Fort Washington Grade)



Level 9 Floor Plan Details:

Community Use RSF:	~20,174 SF
Floor-To-Floor Height:	17'-0"

Level 10 Floor Plan



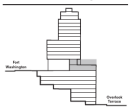
Level 10 Floor Plan Details:

Community Use RSF:	~812 SF
Floor-To-Floor Height:	Open To Sky
Community Use Outdoor RSF:	~4,500 SF

Key Plan:

- PROPERTY LINE
- RESIDENTIAL PROGRAM
- MEP PROGRAM
- GREEN SPACE

Section Key Plan:



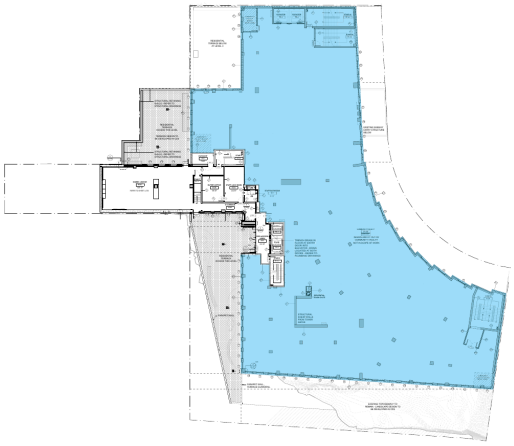
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Core and Shell – Sample Floor Plan

Residential Amenity Plans

, Residential Amenity)



Level 6 Floor Plan Details:

Residential Floorplate SF:	~3,001 SF
Floor-To-Floor Height:	12'-0"
Residential Program:	Gaming Lounge
	MEP Areas
	North Residential Terrace
	South Residential Terrace

Key Plan:

COMMUNITY USE PROGRAM

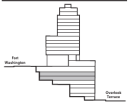
Level 7 Floor Plan (Residential Amenity)



Level 7 Floor Plan Details:

Residential Floorplate SF:	~3,290 SF
Floor-To-Floor Height:	12'-0"
Residential Program:	(14)
	Fitness Center
	Fitness Breakout Rooms
	MEP Areas

Section Key Plan:



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