

245 WEST 77th STREET

Between West End Avenue and Broadway



**47,500 RSF School or
Nonprofit Opportunity**



Dedicated Entrance

Availability

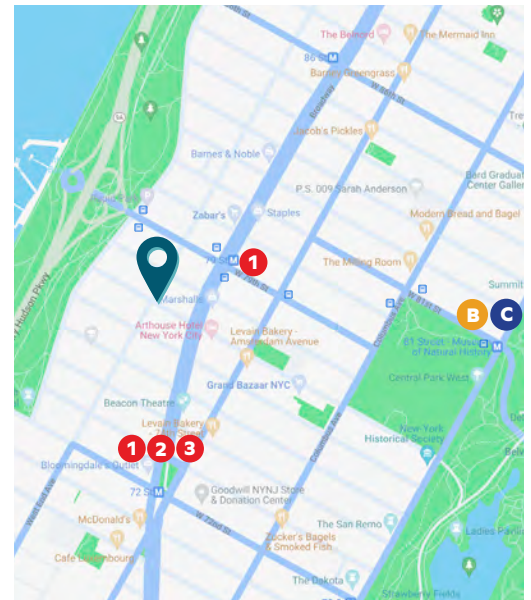
- Cellar: **24,513 RSF**
- 1st Floor: **9,989 RSF** (potential for additional shared 9,313 RSF)
- 2nd Floor: **9,182 RSF**
- 3rd Floor: **3,851 RSF**
- **TOTAL: 47,500 RSF**

Building Features

- Dedicated entrance; Potential for second dedicated entrance
- Gym - Exclusive Use
- Cafeteria
- Full commercial kitchen
- 20-25 rooms and classrooms
- Central HVAC

Location Overview

- Close proximity to parks
- 5-minute walk to 1, 2 and 3 train lines, and numerous bus lines
- Former Collegiate School



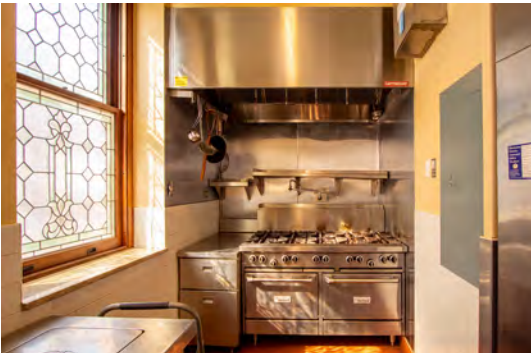
MAP DATA: GOOGLE

245 WEST 77th STREET

Between West End Avenue and Broadway



SPACIOUS,
LIGHT-FILLED
ROOMS



FULL COMMERCIAL
KITCHEN
AND
CAFETERIA



GYMNASIUM
AND
MULTI-PURPOSE
SPACES

245 WEST 77th STREET

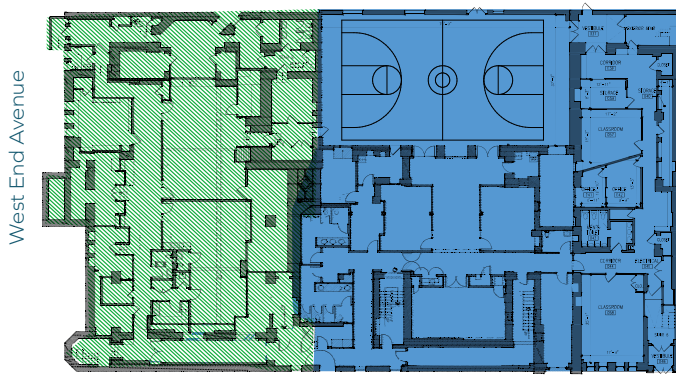
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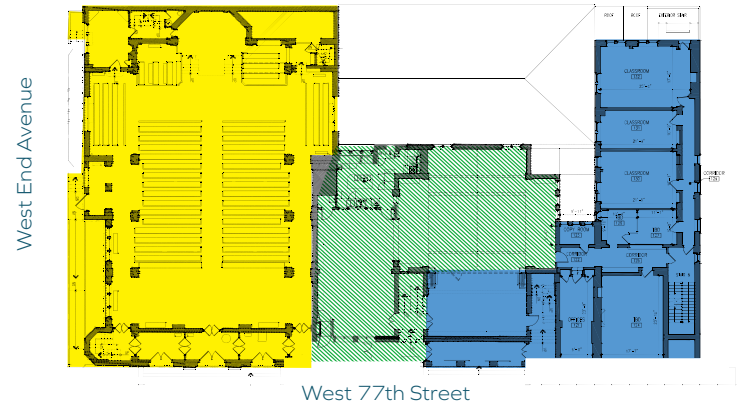
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Proposed Layout



- Shared, Retained or Dedicated to Tenant - TBD
- Dedicated to Tenant

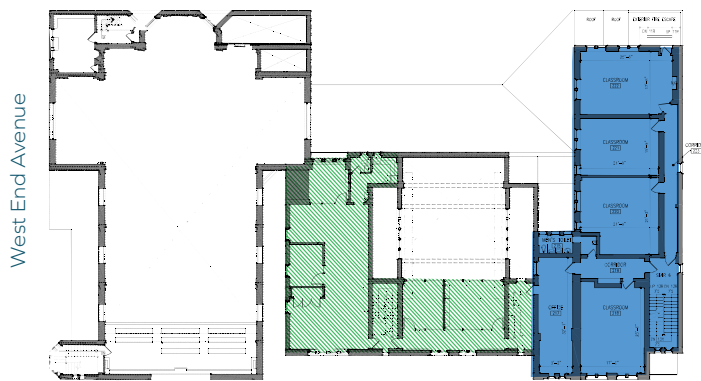
Cellar | 24,513 RSF | As-built 8 classrooms



- Shared
- Shared, Retained or Dedicated to Tenant - TBD
- Dedicated to Tenant

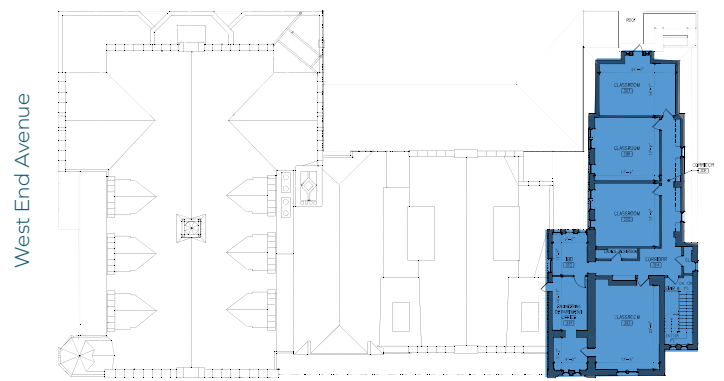
1st Floor | 9,989 RSF* | As-built 4 classrooms

*potential to share additional 9,313 RSF sanctuary space



- Shared, Retained or Dedicated to Tenant - TBD
- Dedicated to Tenant

2nd Floor | 9,182 RSF | As-built 4 classrooms



- Dedicated to Tenant

3rd Floor | 3,851 RSF | As-built 4 classrooms