101

ASTOR PLACE

Education Reimagined

A purpose-built learning environment in a vibrant New York City neighborhood



Your Institution. Your Campus.

Most educational users entering Manhattan face one of two choices: expensive ground-up construction or difficult office renovations.

101 Astor Place offers something increasingly rare: a move-in-ready educational campus with existing approvals, prominent identity and institutional-quality infrastructure that is part of a world-class office building at 51 Astor.

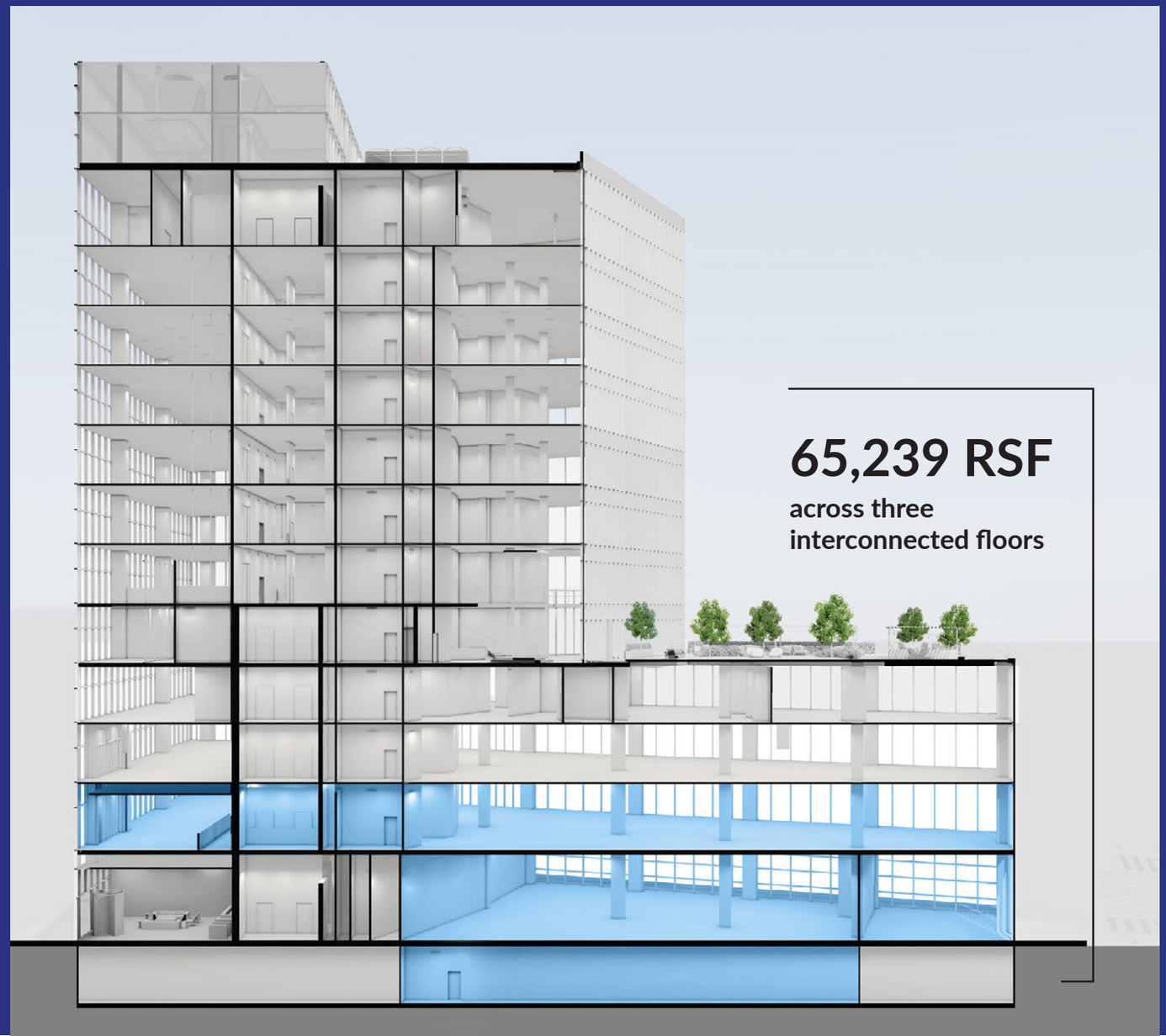


Your Prestige, Elevated.

Exclusive entrance with exterior brand presence creates:

- Brand awareness from day one
- A recognizable academic destination
- Your identity seen by 100,000+ people daily
- Connection with a wider audience

Building within a Building



A dedicated street-level entrance, direct access to the plaza outside, private vertical circulation and three interconnected floors create a distinct institutional presence.

The result is a true building-within-a-building opportunity, giving an educational user the identity, control and sense of community of a standalone campus.

Private arrival

Dedicated elevators and internal stairs

Prominent identity

Separate campus feel

Vibrant plaza outside

Possible expansion on
Ground and Concourse floors

Built for What's Next

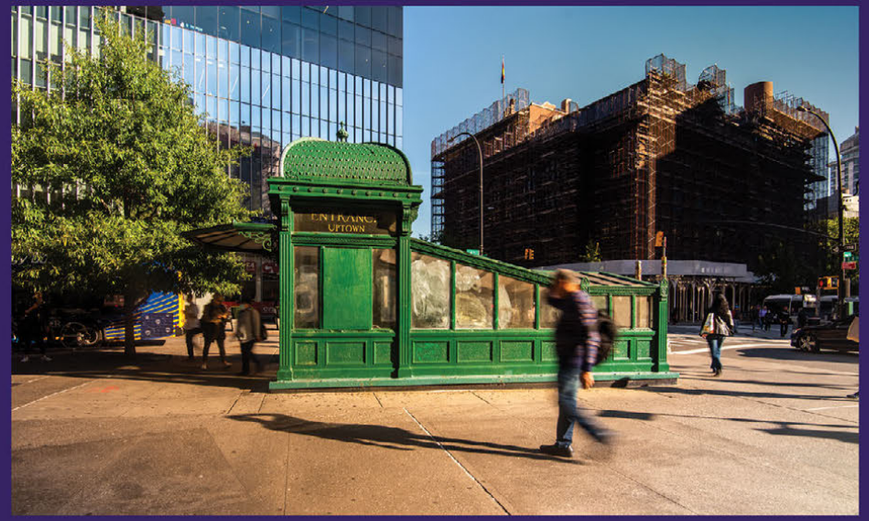
Explore the opportunity to create a distinct environment across 65,239 RSF on three interconnected floors, with the scale to support classrooms, gathering areas, administrative functions and collaborative uses under one roof.

Additional ground and concourse level space offers the flexibility to grow over time, creating a highly visible, self-contained home that can grow with your institution.

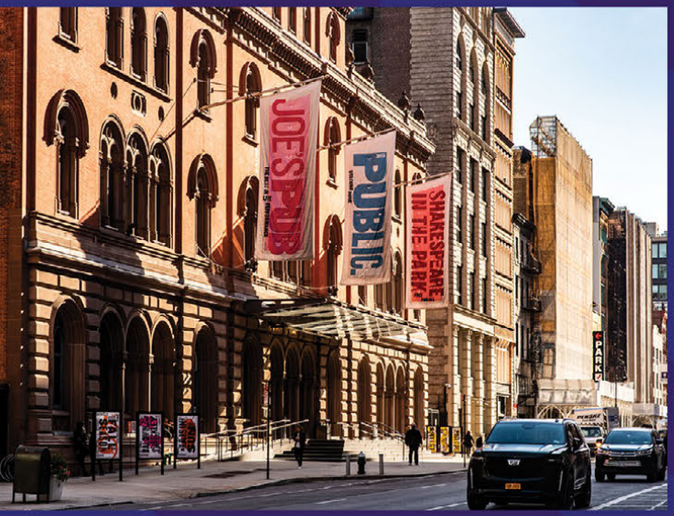
GROUND FLOOR:	**13,147 SF**
SECOND FLOOR:	**42,232 SF**
CONCOURSE:	**9,860 SF**



The Neighborhood











HawkinsWay dormitories potentially available for students on 12th Street



At the Center of Learning, Culture and Connection

Located at the crossroads of the East Village, Greenwich Village and Union Square, 101 Astor Place is within one of Manhattan's most dynamic academic and cultural districts.

The building offers convenient access to multiple subway lines, dining, retail and public spaces—creating a connected campus experience that extends well beyond the classroom.



In Good Academic Company

Surrounded by some of the country's most respected institutions, 101 Astor Place sits at the heart of a dynamic academic community.

NYU

THE NEW SCHOOL

THE COOPER UNION

Harvey Milk High School

BSA BROOME STREET ACADEMY CHARTER HIGH SCHOOL

Friends SEMINARY Founded 1786

MANHATTAN SCHOOL FOR CAREER DEVELOPMENT

LOWER EAST SIDE PREPARATORY HIGH SCHOOL

CASCADES HIGH SCHOOL

LREI

GAHS Gramercy Arts High School creative · civic minded resilient · enthusiastic · dedicated

GRACE CHURCH SCHOOL 1894

CITY As School

HARVEST COLLEGIATE HIGH SCHOOL

Make your Mark

Bring your institution to one of Manhattan's most distinctive educational opportunities. Discover a high-end installation that is ready to support the next generation of innovation.



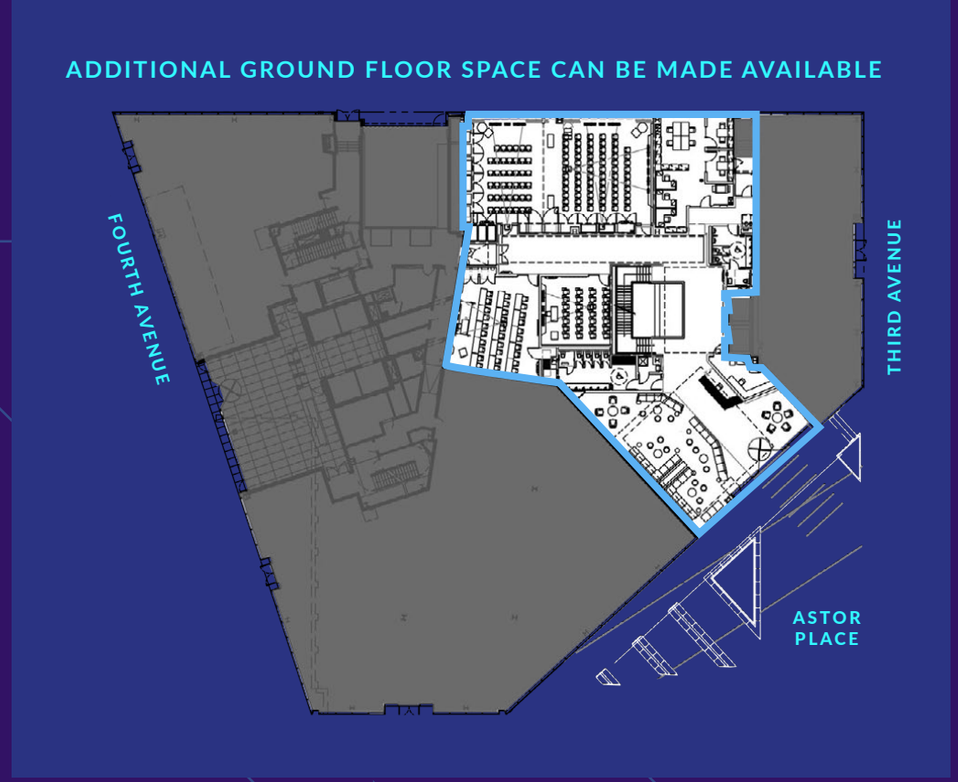
EXISTING LAYOUT

Where Education Starts

GROUND FLOOR

A Sense of Arrival

13,147 SF

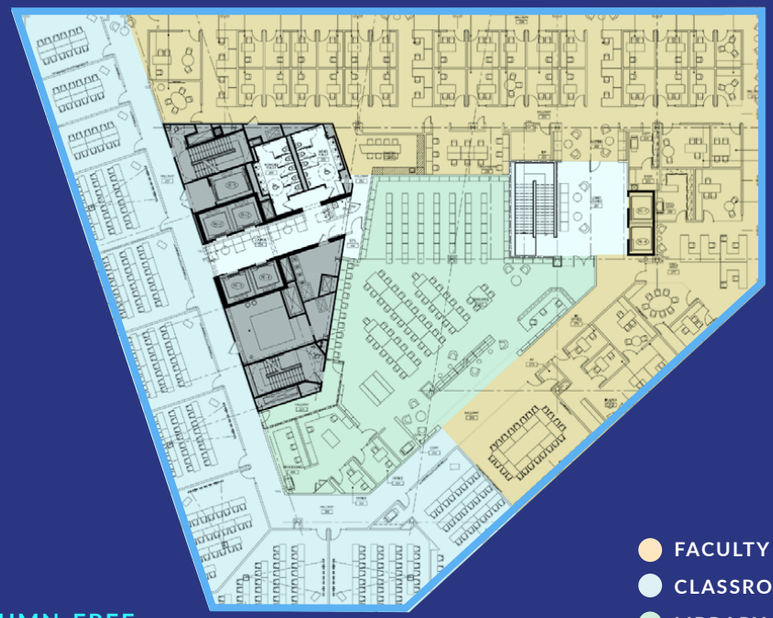








EXISTING LAYOUT



COLUMN-FREE

- FACULTY
- CLASSROOMS
- LIBRARY



SECOND FLOOR

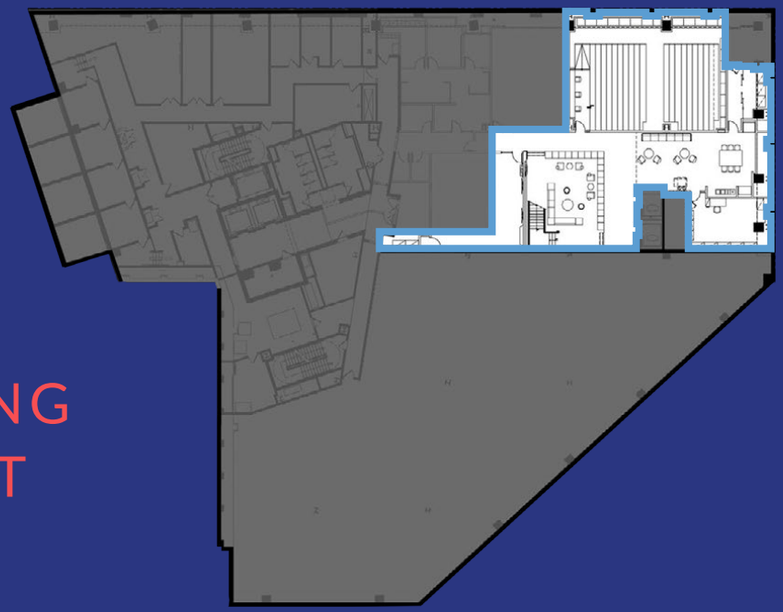
Full Floor Academic Center

42,232 SF





EXPANSION POSSIBLE



EXISTING
LAYOUT



CONCOURSE LEVEL

A Place of Possibility

9,860 SF



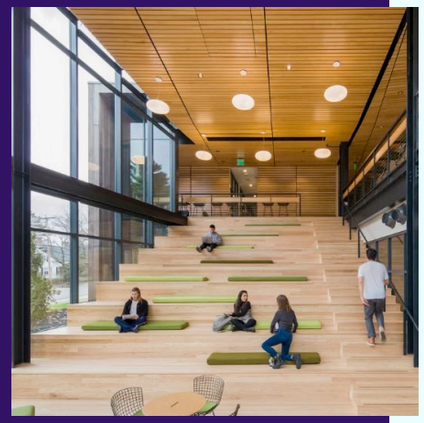
Space to Shape Your Vision

The framework is here.
The possibilities are yours.

Explore alternate layouts that reveal new ways to organize learning, gathering and support spaces across the campus.

FULL REDESIGN

GROUND FLOOR



1 Grand stair for gathering



- EXISTING CLASSROOMS 2,000 SQ FT
- STUDENT CLUB 3,500 SQ FT
- NEW AUDITORIUM 2,000 SQ FT

4 Visual connection to other floors



2 Infusing hospitality with a coffee counter



3 Energetic space for welcome and showcase



FULL REDESIGN

SECOND FLOOR



- 8 EXISTING CLASSROOMS
  9,500 SQ FT
- 4 NEW CLASSROOMS
  3,000 SQ FT
- STUDENT CLUB
  8,500 SQ FT
- 20 NEW FACULTY OFFICES
  5,000 SQ FT

1

Amenitized faculty space



2

Exclusive student space in the city





3

Flexible learning spaces

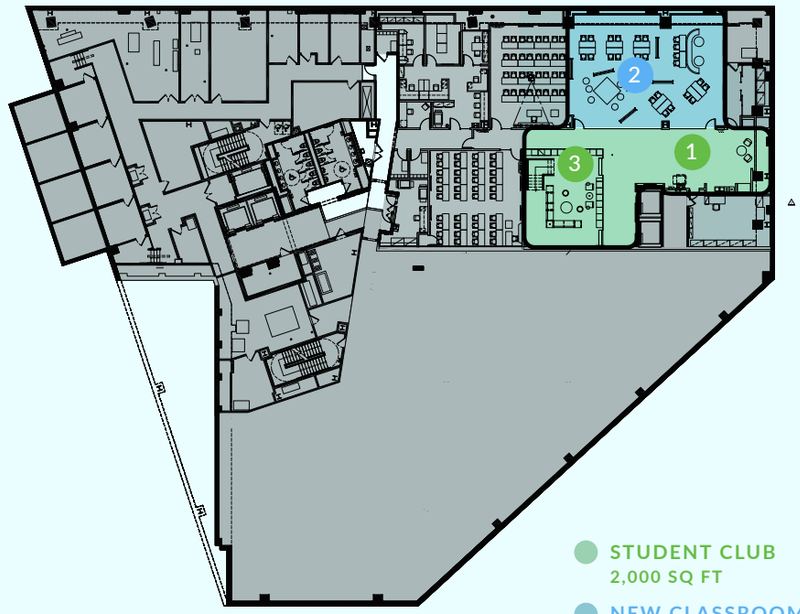
4

Double-height amphitheater



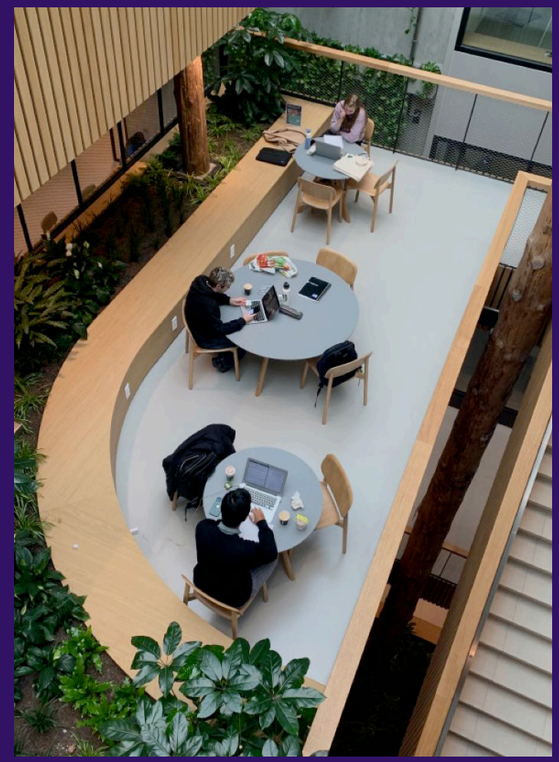
FULL REDESIGN

CONCOURSE LEVEL



3

Visual connection
to other floors



1

Quiet
study space





2

Flexible
learning space

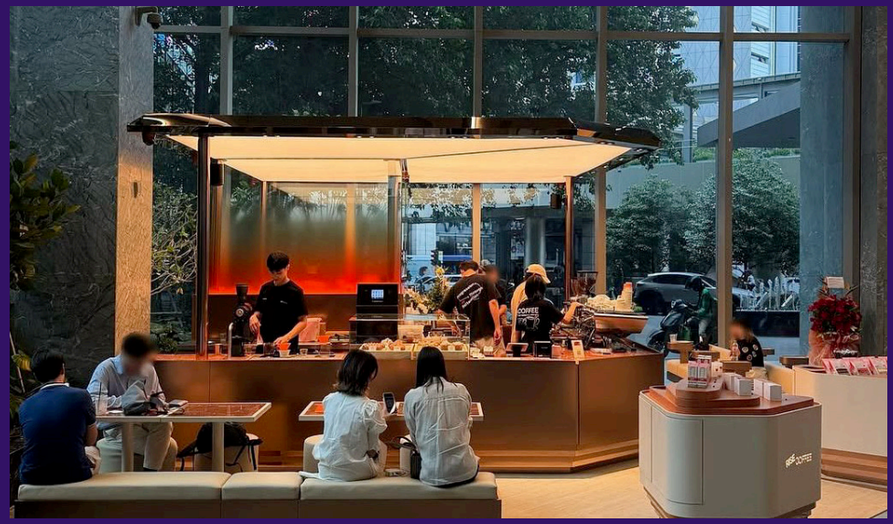
PARTIAL REDESIGN

GROUND FLOOR



- 4 EXISTING CLASSROOMS
  5,000 SQ FT
- STUDENT CLUB
  3,000 SQ FT

1 Infusing hospitality with a coffee counter





2 Energetic space for welcome and showcase



3 Visual connection to other floors

PARTIAL REDESIGN

SECOND FLOOR

1

Exclusive student space in the city





- 8 EXISTING CLASSROOMS
  9,500 SQ FT
- 6 NEW CLASSROOMS
  5,000 SQ FT
- STUDENT CLUB
  8,500 SQ FT
- NEW FACULTY AMENITY
  1,000 SQ FT
- EXISTING FACULTY SPACE
  4,000 SQ FT

2

Flexible learning spaces



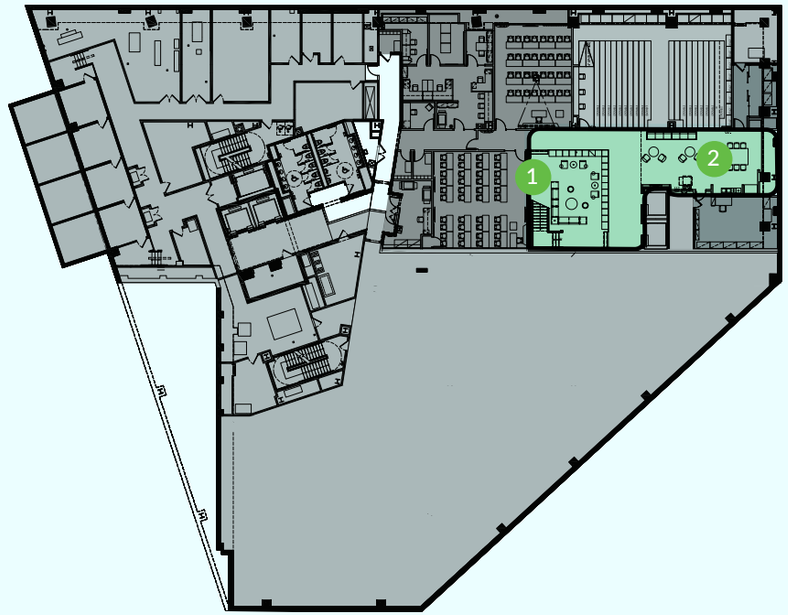


3

Amenitized faculty space

PARTIAL REDESIGN

CONCOURSE LEVEL



● STUDENT CLUB
2,000 SQ FT

1

Quiet
study space



2

Visual connection to
other floors



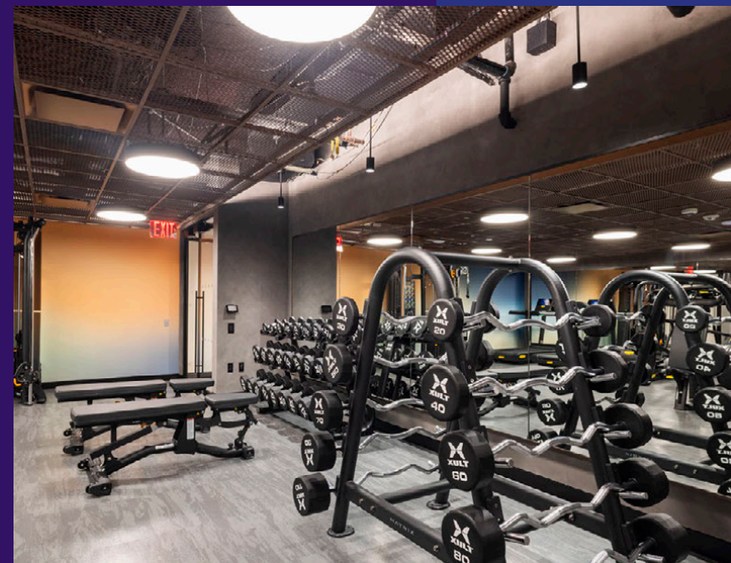
World-Class Building Amenities for Educators and Staff

- Conference rooms
- Boardroom
- Fitness
- Locker rooms
- Bike storage









The Smart Choice

The existing turnkey infrastructure enables occupiers to minimize or eliminate the need for a substantial new construction program – reducing embodied carbon, material sourcing, job-site waste, and delivery-related emissions while accelerating occupancy.

WiredScore

WiredScore's highest awarded mark proves that our building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.

LEED Gold

51 Astor Place meets LEED Gold Certification with U.S. Green Building Council (USGBC), the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, efficient and healthy places to work.

Energy Star

Energy Star score of 79, 51 Astor Place is rated 79% more efficient than similar buildings nationwide and generates fewer greenhouse gas emissions than typical buildings of the same use.