



799
BDWY

**PRIME COMMUNITY FACILITY
OPPORTUNITY ON EAST ELEVENTH ST**





AVAILABILITY OVERVIEW

AVAILABILITY

Ground: **1,209 RSF**

FRONTAGE

22 FT 9 IN
on East 11th St

CEILING HEIGHTS

Ground Floor: **12 FT**

POSSESSION

Immediate

LEASE TERM

Long Term

LEASE TYPE

Direct

ASKING RENT

Upon Request

HIGHLIGHTS

- Excellent Community Facility opportunity at the intersection of Union Square and Greenwich Village
- Dedicated entrance on East 11th Street
- Tenant-dedicated stair and vertical solution to be provided
- All-glass frontage and windows on Ground and Second Floor
- Easily accessible from various subway stations, bus lines and on foot/bike
- Sample Uses Considered:
 - Schools
 - Medical Providers and Offices
 - Fitness Operators with Physical Therapy component
 - Non-Profits



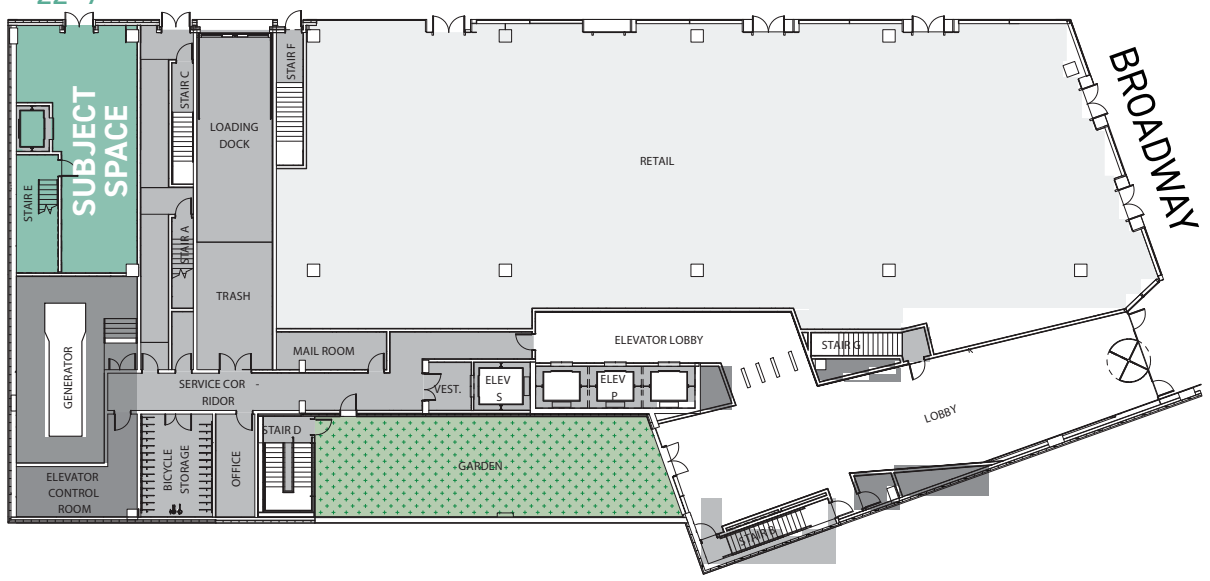
FLOOR PLANS

COMMUNITY FACILITY

GROUND FLOOR
1,209 RSF

11TH STREET

22' 9"



EST

UNION SQUARE PARK

N Q R W
4 5 6 L



UNIVERSITY PLACE

AREA TRANSIT

WALKING TIME TO 799 BROADWAY

5 mins From Union Square Park	4 mins From Astor Place
8 mins From Washington Square Park	10 mins From 9th Street PATH Station

2023 ANNUAL RIDERSHIP

N Q R W 4 5 6 L
21,527,757
At 14th Street-Union Square
4th Busiest Subway Station in NYC

R W
3,780,675
At 8th Street-NYU

6
3,717,074
At Astor Place

975,605
At 9th Street & 6th Avenue