

142

EAST 31ST ST

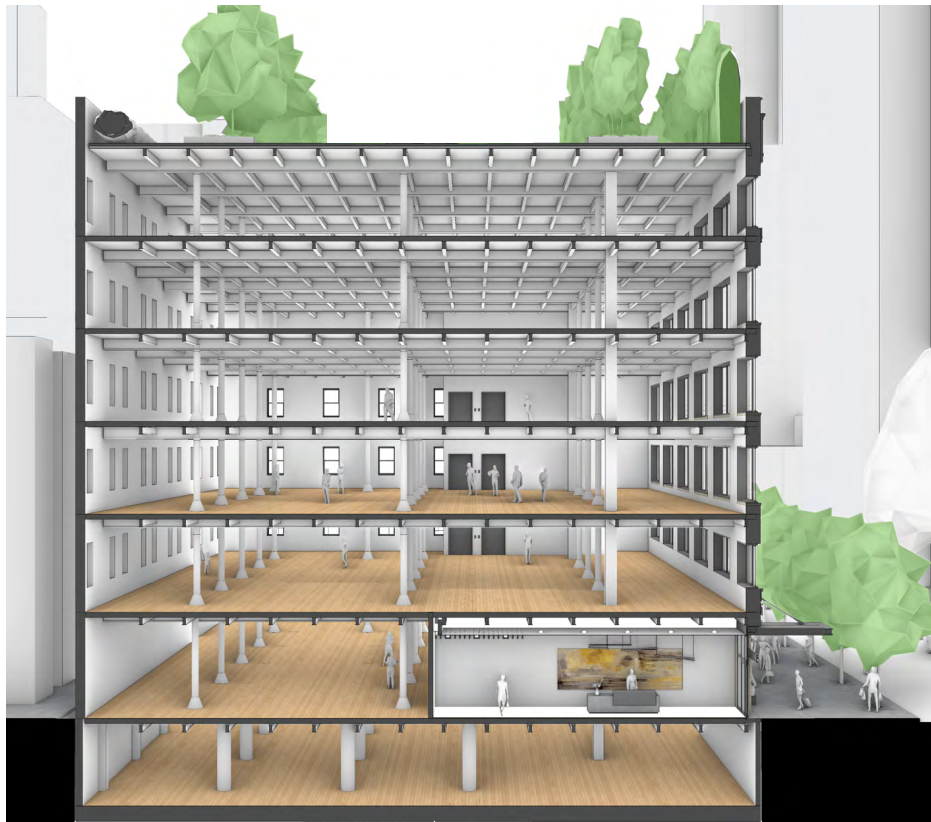


146 FEET OF FRONTAGE ON EAST 31ST STREET

IDEAL FOR SCHOOL, OFFICE, MEDICAL OR RETAIL

PROPOSED CROSS SECTIONS

OFFICE



- BLANK CANVAS, CUSTOMIZABLE TO THE USERS NEEDS
- APPROXIMATELY 14,000 SF AVAILABLE PER FLOOR
- 20'-30' COLUMN SPACING PROVIDES FOR OPEN FLOORPLATES
- CEILING HEIGHTS: GROUND FLOOR: 15' FT & 2ND - 6TH FLOORS: 12' FT
- 14,000 SF ROOF DECK POTENTIAL

SCHOOL



- HAVE THE SECURITY AND PRESTIGE OF YOUR OWN BUILDING
- UP TO 110,000 SF AVAILABLE WITH BSA VARIANCE FOR ROOFTOP GYM
- GROUND FLOOR CAN REMAIN COLUMN FREE OR COLUMNS CAN BE REINSTALLED AND THE SECOND FLOOR TRUSSES REMOVED
- LOT LINE WINDOWS PROVIDES FOR NATURAL FROM ALL DIRECTIONS
- SEPARATE DRIVEWAY TO THE BASEMENT PROVIDES FOR PRIVATE PARKING

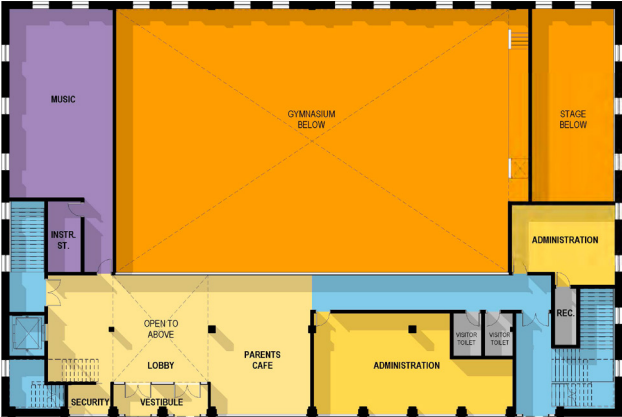




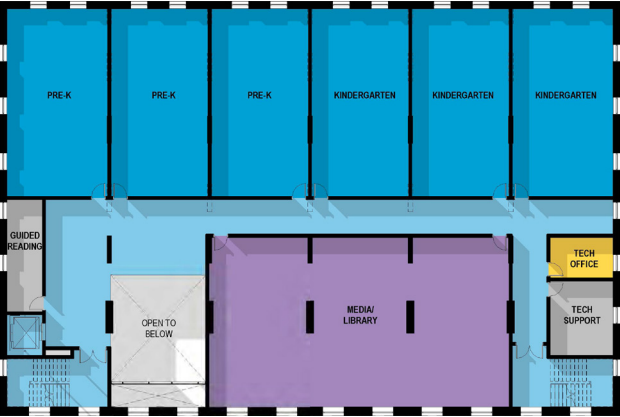


SCHOOL TEST-FITS

1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



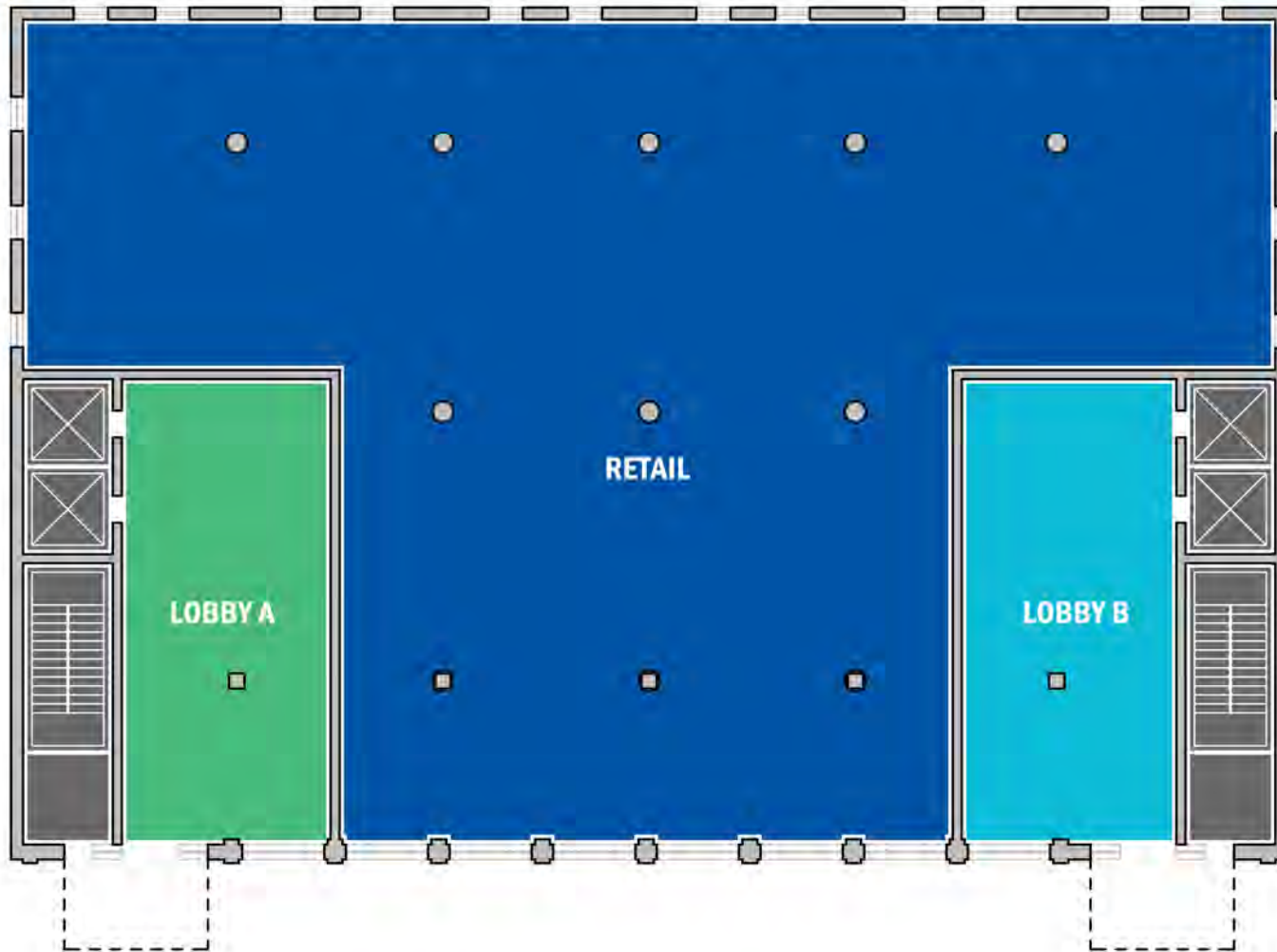
5TH FLOOR



6TH FLOOR



OFFICE CORE & SHELL PLAN





- ★ 142 E 1st
- Schools
- Hospitals and Urgent Care
- DD Center
- Empire Center
- NYU Langone
- New York Public Library
- Yeshiva University
- 🚂 Subway stop