

245 WEST 77TH STREET

Between West End Avenue and Broadway



38,663 RSF
School Space



Availability:

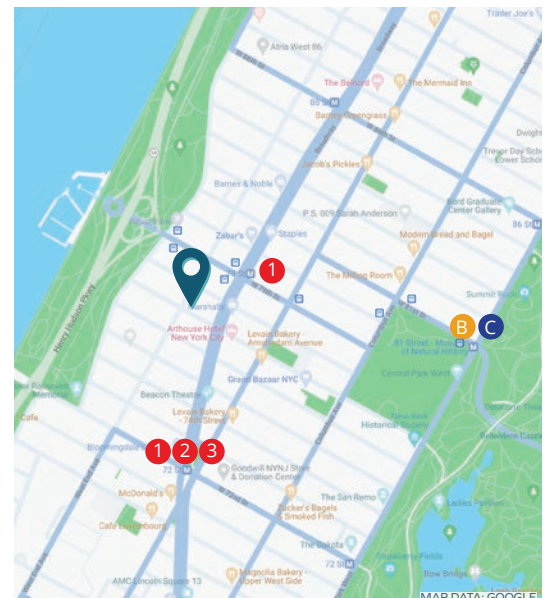
- Cellar: 20,528 RSF
- 1st Floor: 9,989 RSF
- 2nd Floor: 4,295 RSF
- 3rd Floor: 3,851 RSF
- **TOTAL: 38,663 RSF**

Building Features:

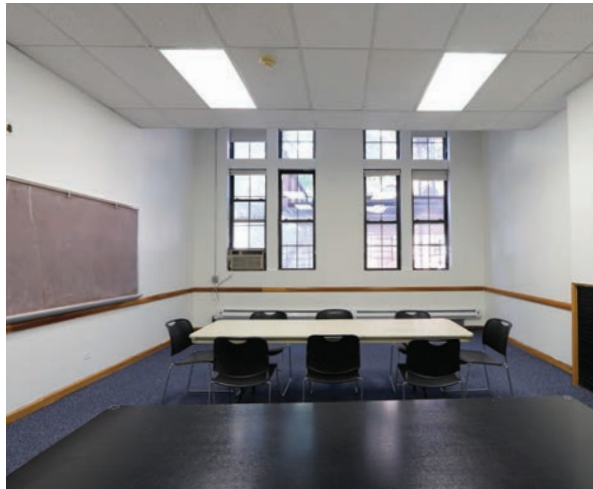
- Dedicated school entrance
- Gym
- Cafeteria
- Full commercial kitchen
- 16-20 classrooms
- Sanctuary space for assemblies

Location Overview:

- Close proximity to parks
- Less than 10-minute walk to 1, 2 and 3 train lines, and numerous bus lines



245 WEST 77TH STREET



SPACIOUS &
LIGHT-FILLED
CLASSROOMS



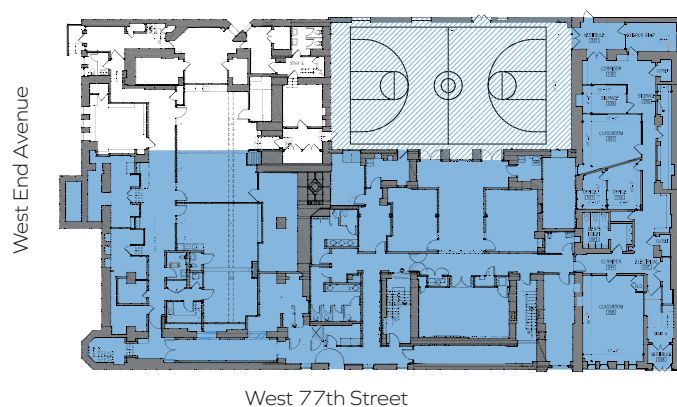
FULL COMMERCIAL
KITCHEN



**ASSEMBLY
& SCHOOL**
SPACE

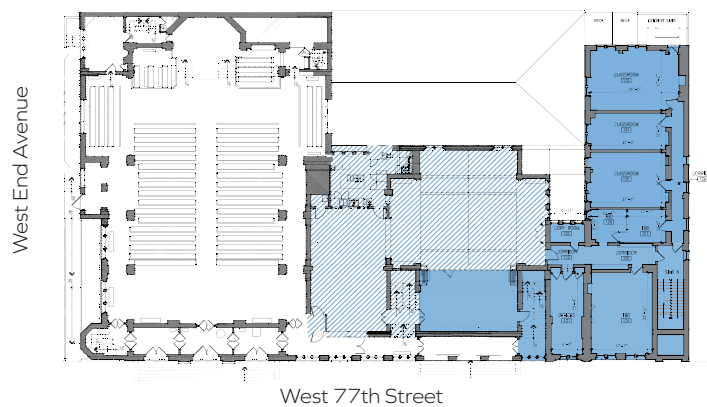
245 WEST 77TH STREET

Existing Condition



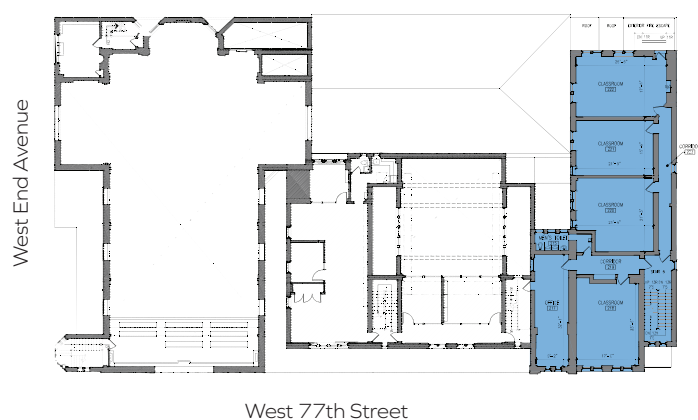
Shared after school hours

Cellar | 20,528 RSF | As-built 8 classrooms

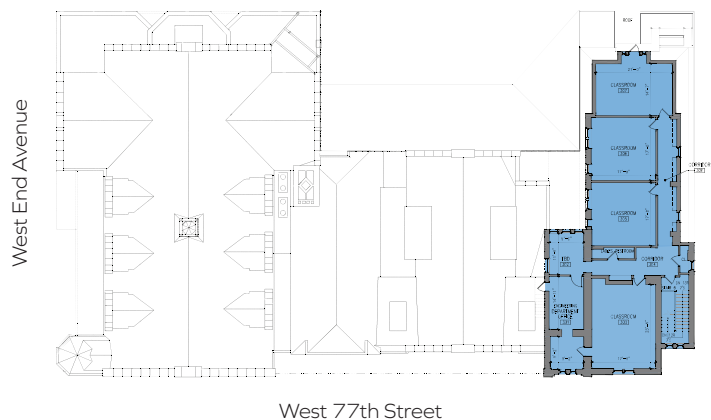


Shared after school hours

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



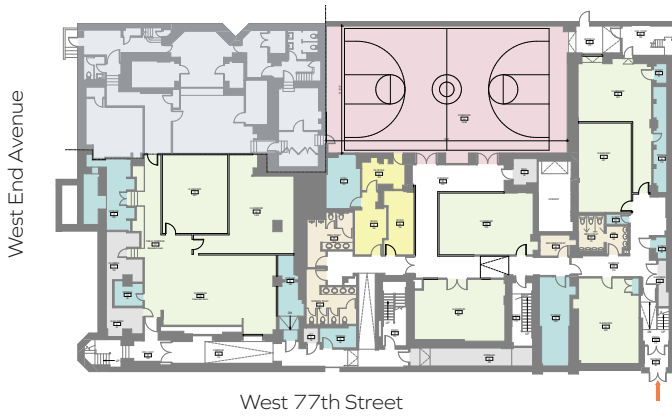
2nd Floor | 4,295 RSF | As-built 4 classrooms



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

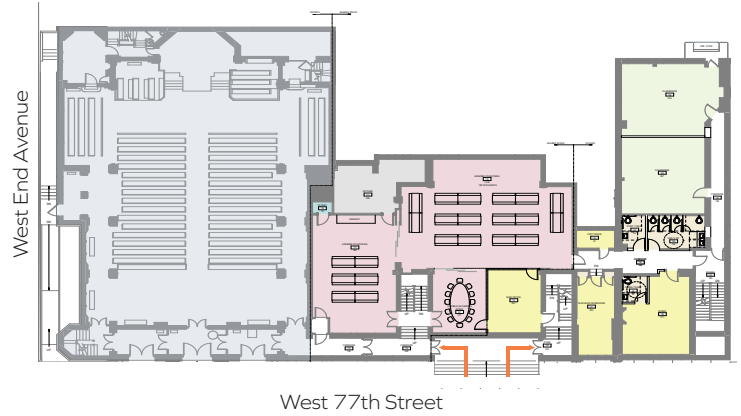
245 WEST 77TH STREET

Potential Layout/Test-fit*



Shared after school hours

Cellar Test-fit | 20,528 RSF | 8 Classrooms

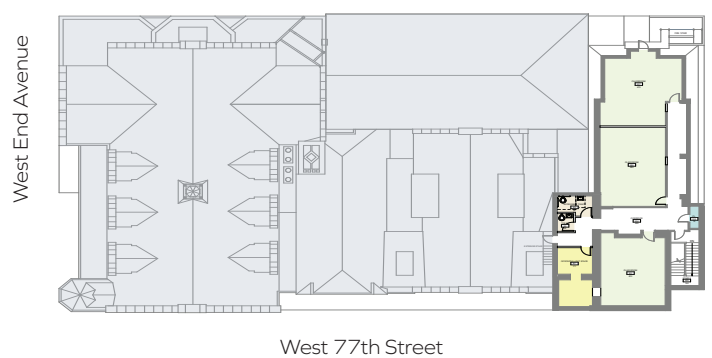


Shared after school hours

1st Floor Test-fit | 9,989 RSF | 2 Classrooms



2nd Floor Test-fit | 4,295 RSF | 3 Classrooms



3rd Floor Test-fit | 3,851 RSF | 3 Classrooms

* Rendering for Planning Purposes Only