



# UPPER WEST SIDE

## 12,000-SF RETAIL/MEDICAL SPACE

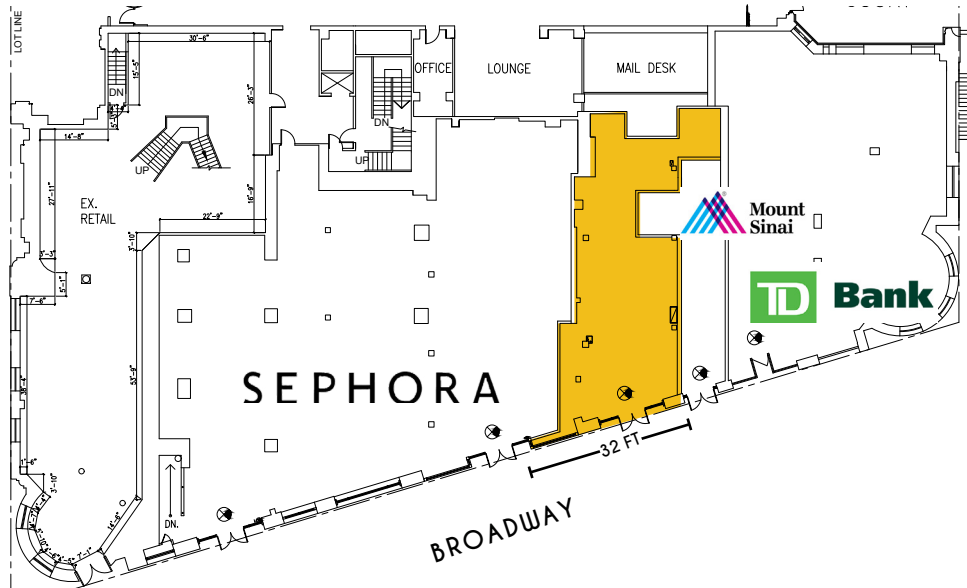
ADDRESS: 2109 Broadway  
between 73rd & 74th Streets

GROUND FLOOR: Approx. 1,381 SF  
LOWER LEVEL: Approx. 10,573 RSF

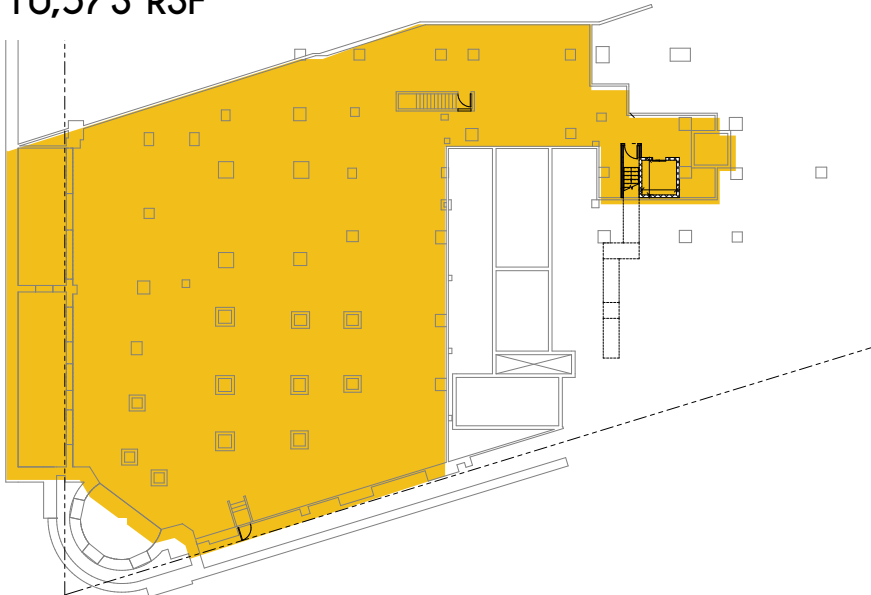
FRONTAGE: Approx. 32 FT on Broadway

FEATURES:  
Ground Floor entrance on Broadway with 18 FT ceilings  
Ceiling heights range from 11-12 FT in the Lower Level  
Join Mount Sinai, The Goddard School, Sephora and TD Bank at the base of the Ansonia, with 400 luxury residential units above

## GROUND FLOOR 1,381 SF



## LOWER LEVEL 10,573 RSF



## AREA RETAIL



LOWER LEVEL TEST FIT  
Proposed Medical Space Layout

