



15 WEST 96TH

PREMIER UPPER WEST SIDE LOCATION

17,000+/- RSF • CONDOMINIUM • COMMUNITY FACILITY SPACE



15 W 96TH STREET



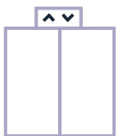
312'
Building Height
22 stories
2023
Projected Completion



Reinforced Concrete
Construction Type



Health & Safety
Sprinkled



ELEVATORS
1 passenger car
Floors: LL-5

	LOWER LEVEL	GROUND	LEVELS 2-4
RSF	1,786	4,176	3,692
SLAB-TO-SLAB	10' 0"	20' 0"	16' 0"
FLOOR LOAD (LIVE)	100 LBS/SF	100 LBS/SF	100 LBS/SF



BUILDING SPECIFICATIONS

NEW CONSTRUCTION

15 West 96th Street is a newly constructed 22-story mixed-use condominium building located on the Upper West Side between Central Park West and Columbus Ave featuring 17,000± RSF across five floors dedicated to medical, professional non-profit, and other community facility uses.

Available for sale or lease, this space can be divided and designed to meet the exact needs of its user, features a building-within-a-building configuration with a dedicated entrance and elevator servicing the lower-level up to the fifth-floor mechanical room.

Possession: Estimated 2023

15 West 96th Street is easily accessible by public transportation via the B and C train lines and M10, M96 and M106 bus routes at West 96th Street and the 1, 2 and 3 train lines at West 96th and Broadway.

Individual condominium units for sale. Reasonable divisions considered.



SUBWAY LINES

B, C W 96th and Central Park West
1, 2, 3 W 96th and Broadway



BUS ROUTES

M10, 96, 106 W 97th and Central Park West
M7, 11 West 96th and Columbus Ave

USES INCLUDE

but are not limited to

Medical Facilities or Offices

Hospitals

Ambulatory Diagnostic or Treatment Centers

Not-for-Profit Medical Staff Dwellings

Non-profit Organizations

Higher Educational Facilities including Dormitories

Libraries

Museums

Long Term Care Facilities

Houses Of Worship

Clubs & Organizations

Non-Commercial Clubs

Community Centers

Non-Commercial Recreation Centers

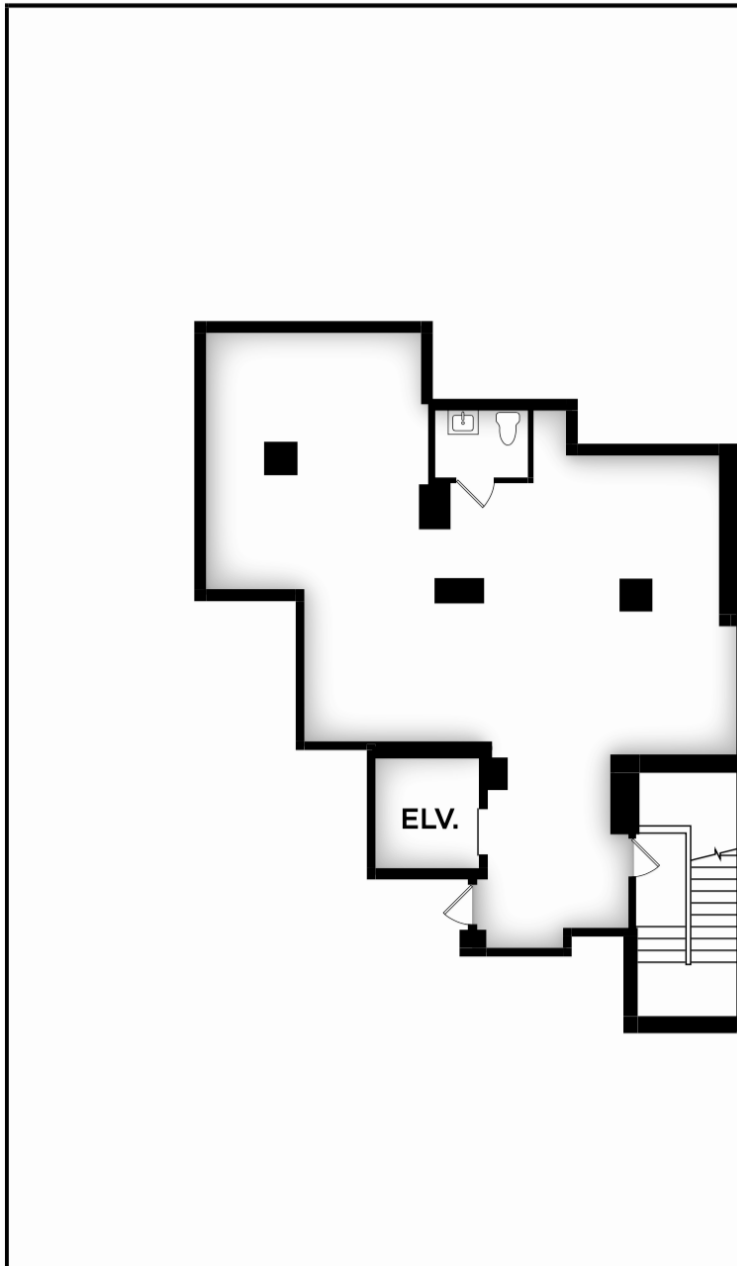
LOWER LEVEL FLOOR PLAN

1,786 RSF

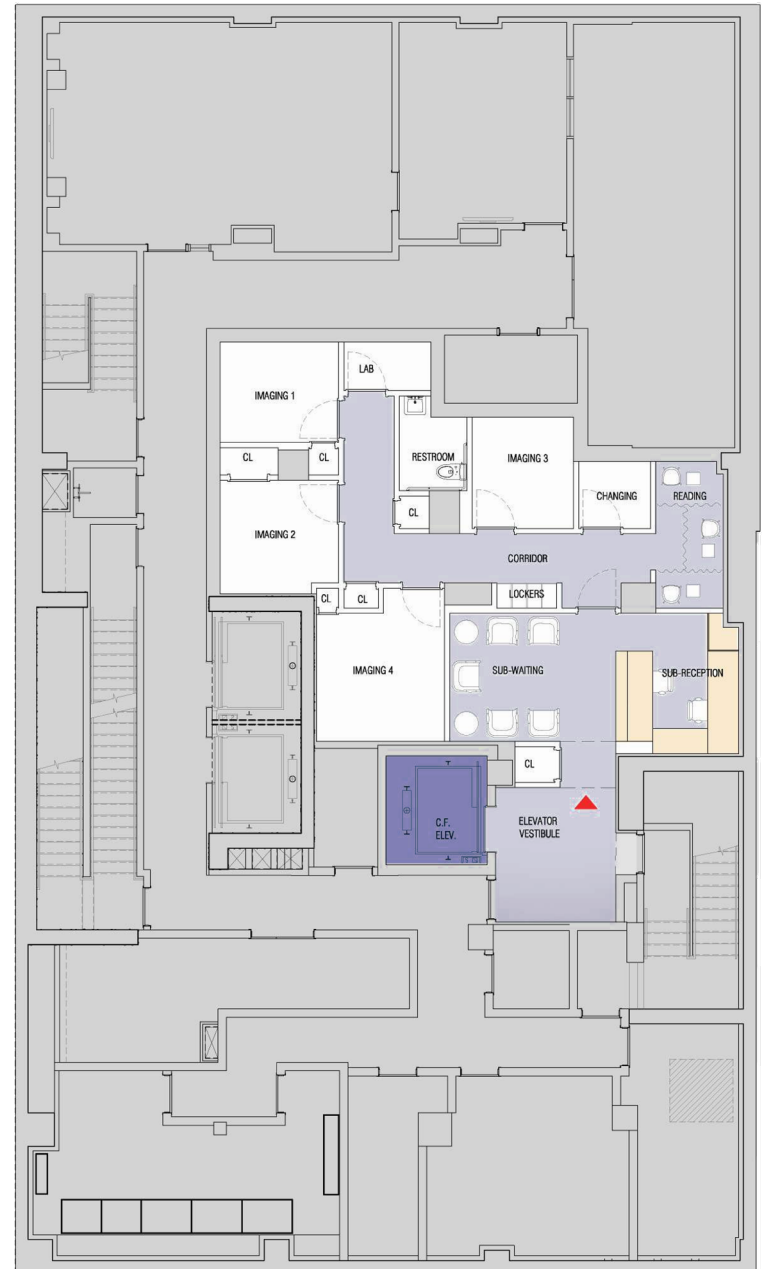
LOWER LEVEL

The 1,786± RSF lower level is accessible via elevator and stairway, features 10-foot ceilings and a restroom.

Core and Shell



Medical Test Fit



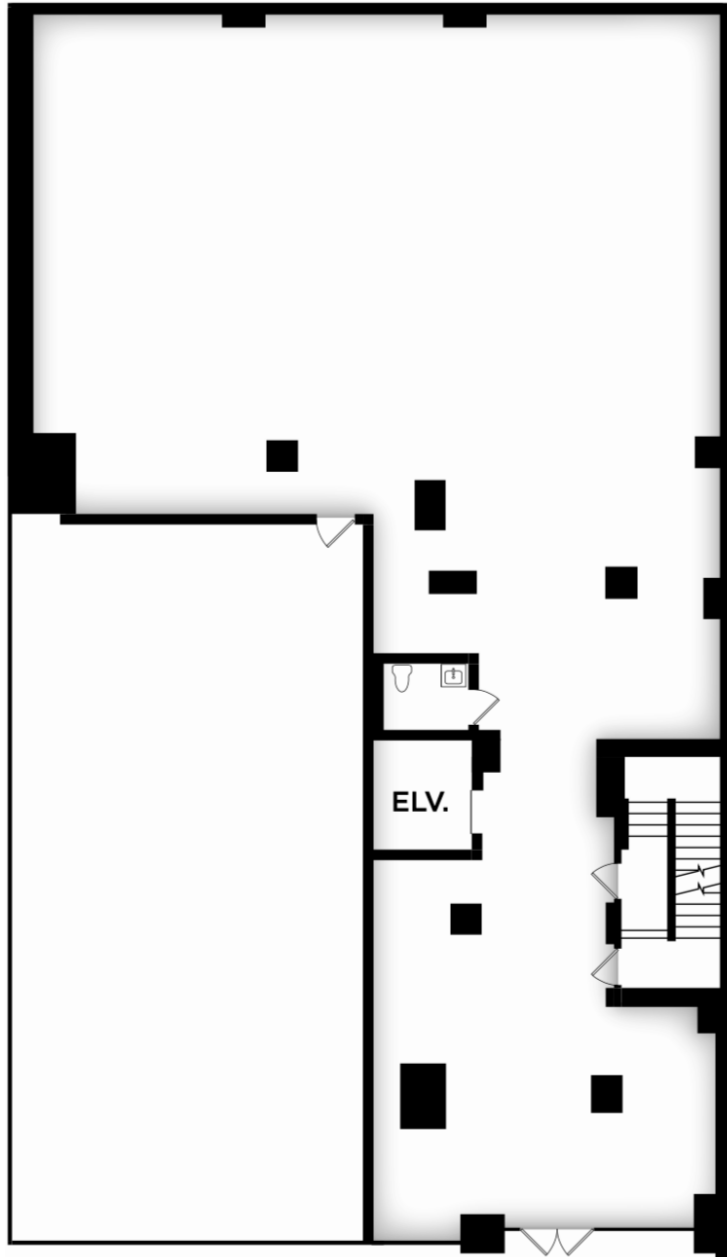
GROUND FLOOR PLAN

4,176 RSF

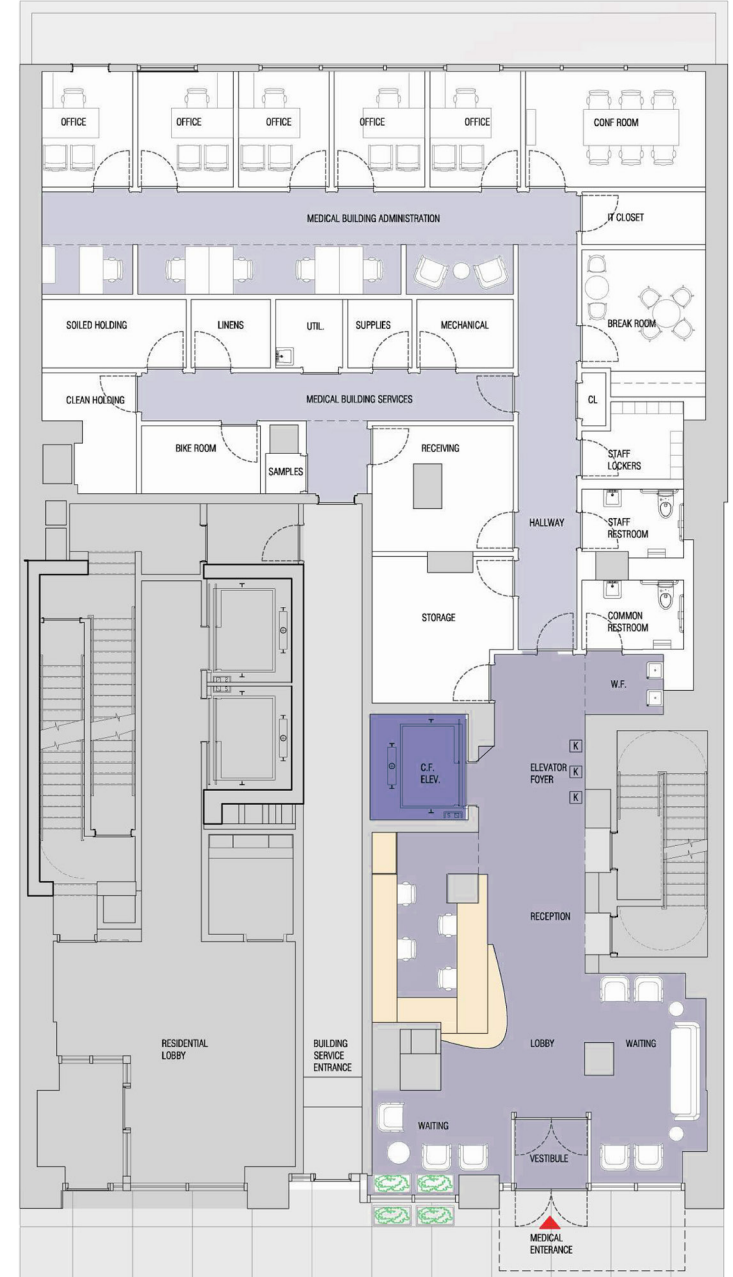
GROUND FLOOR

The 4,176± RSF ground floor will feature stunning 20-foot ceilings, a private entrance and pristine medical lobby.

Core and Shell



Medical Test Fit



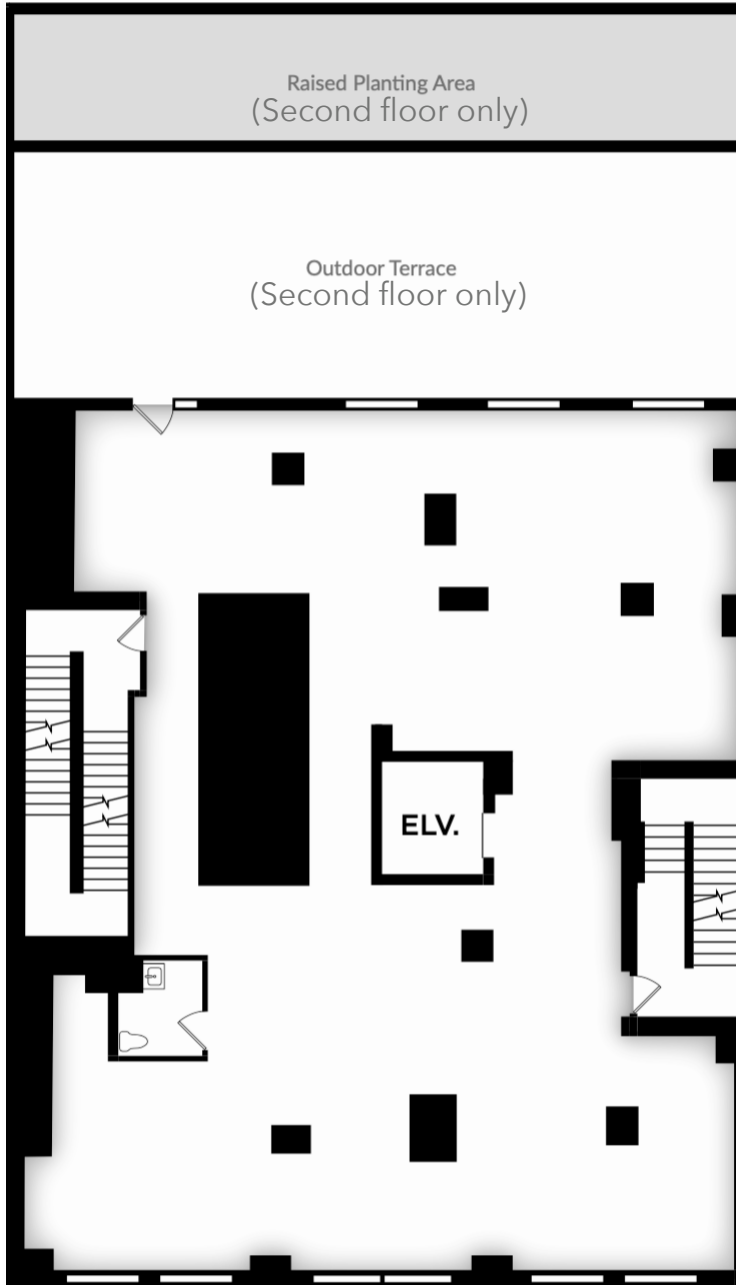
FLOORS 2 - 4 FLOOR PLAN

3,692 RSF

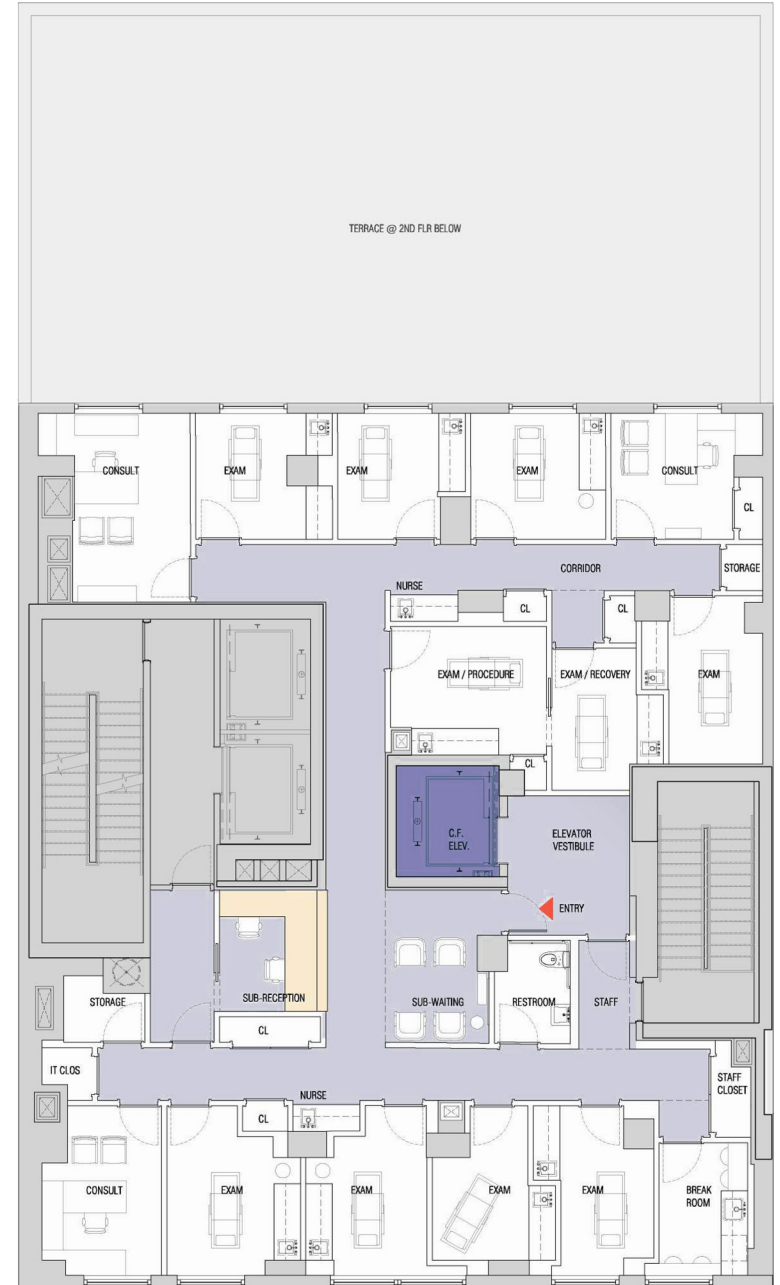
FLOORS 2 THROUGH 4 | Single Tenant

Floors two through four each feature 3,692± RSF with 16-foot ceilings, an elevator and stairway.

Core and Shell



Medical Test Fit



FLOORS 2 - 4 FLOOR PLAN

MULTI-TENANT

FLOORS 2 THROUGH 4 | Multi-Tenant

Medical Test Fit, Tenant A



Medical Test Fit, Tenant B

