RETAIL FOR LEASE

4,094 SF AVAILABLE

21 West End Avenue | New York, NY 10023



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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

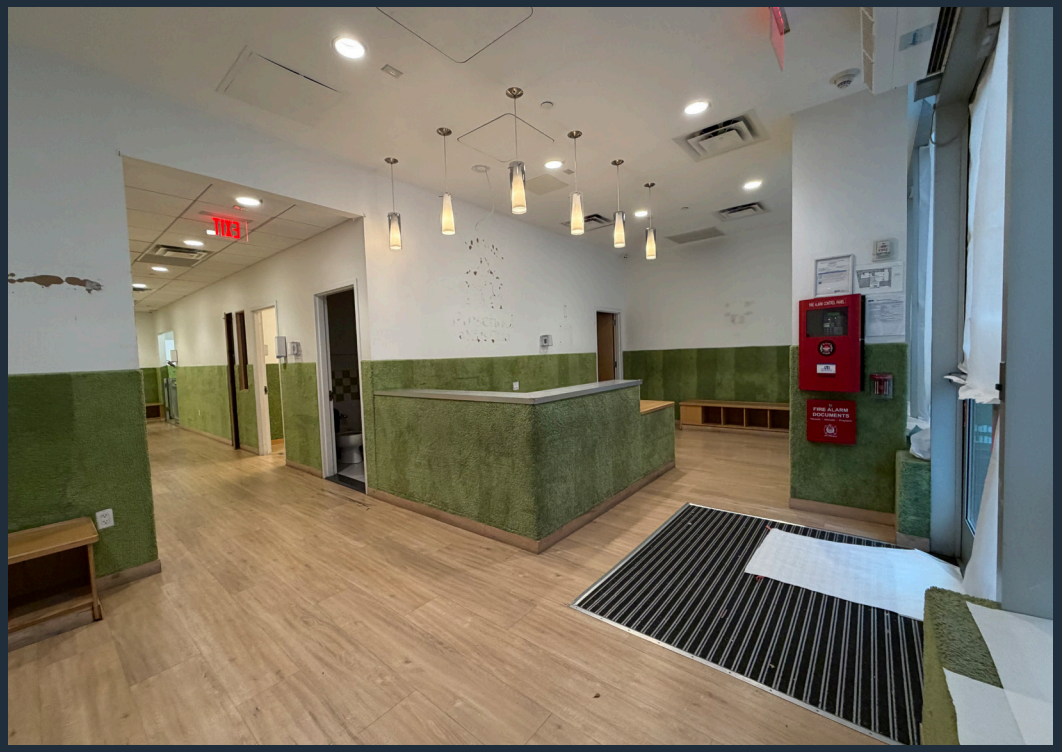
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PROPERTY OVERVIEW

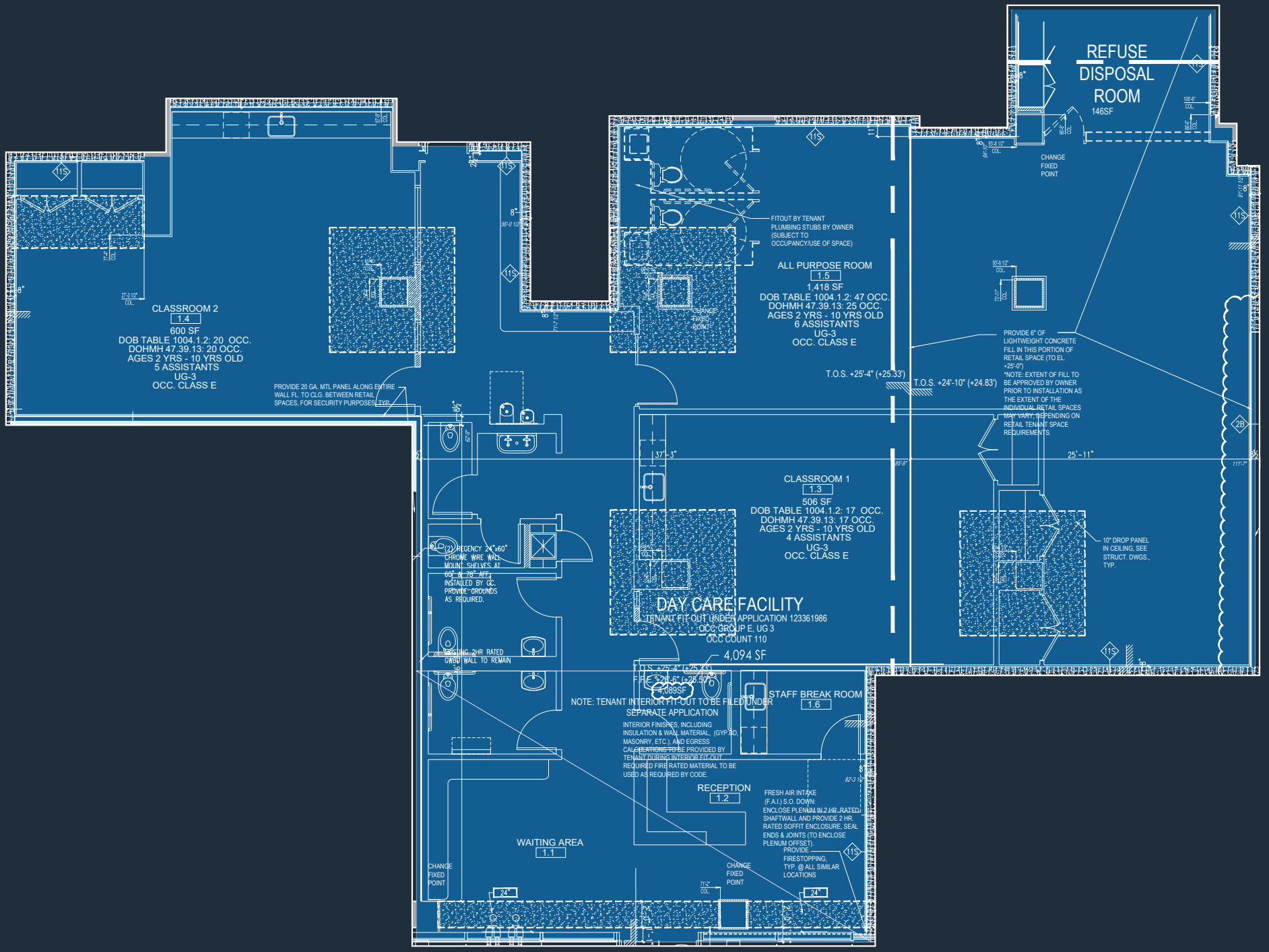
- **GROUND FLOOR:** 4,094 Square Feet
- **PREVIOUS TENANT:** NY Kids Club
- **POSSESSION:** Immediate
- **FRONTAGE:** ±35’
- **ASKING RENT:** Upon Request
- Fully designed preschool/day care facility
- TCO for Use Group 3, 110 person occupancy
- At the base of a 616-unit luxury apartment building with 24-hour concierge, expansive fitness center, outdoor terrace, indoor dog run and pool
- Average Household Income in building is over $200,000
- 2,600 apartments within a 2-block radius

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
POPULATION	20,489	60,908	111,836
HOUSEHOLDS	10,228	31,979	60,945
EMPLOYEES	7,603	41,804	113,175
AVERAGE HH INCOME	$278,724	$253,946	$258,008

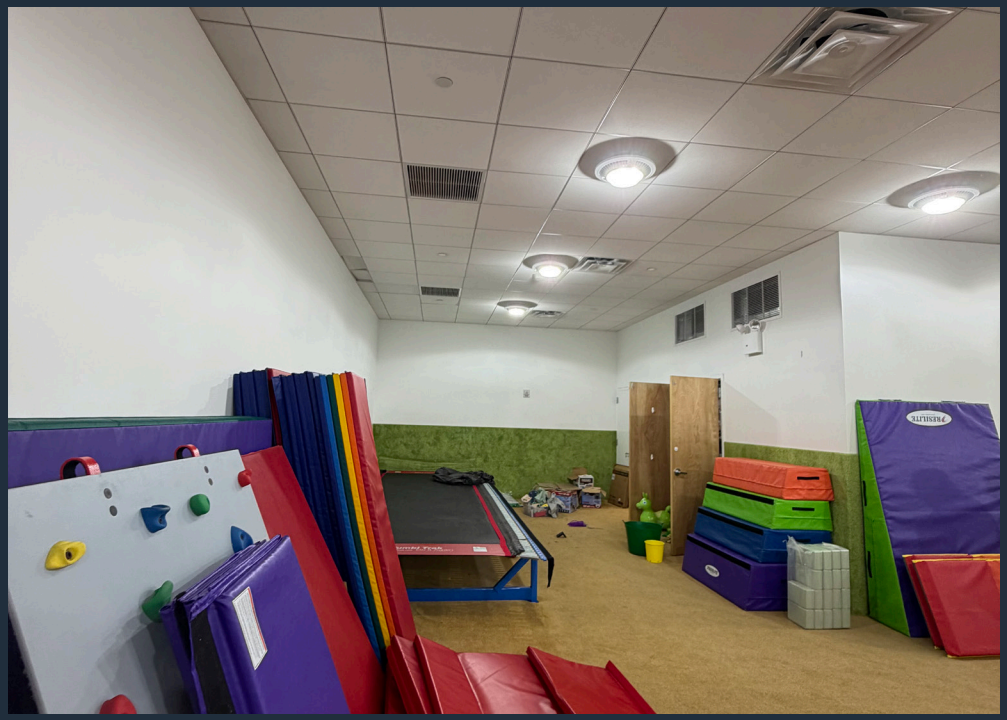





REFUSE DISPOSAL ROOM
146SF
CLASSROOM 2
1.4
600 SF
DOB TABLE 1004.1.2: 20 OCC.
DOHMH 47.39.13: 20 OCC.
AGES 2 YRS - 10 YRS OLD
5 ASSISTANTS
UG-3
OCC. CLASS E
ALL PURPOSE ROOM
1.5
1,418 SF
DOB TABLE 1004.1.2: 47 OCC.
DOHMH 47.39.13: 25 OCC.
AGES 2 YRS - 10 YRS OLD
6 ASSISTANTS
UG-3
OCC. CLASS E
FITOUT BY TENANT
PLUMBING STUBS BY OWNER
(SUBJECT TO
OCCUPANCY/USE OF SPACE)
CHANGE FIXED POINT
PROVIDE 20 GA. MTL PANEL ALONG ENTIRE WALL FL. TO CLG. BETWEEN RETAIL SPACES, FOR SECURITY PURPOSES, TYP.
T.O.S. +25'-4" (+25.33')
T.O.S. +24'-10" (+24.83')
PROVIDE 6" OF LIGHTWEIGHT CONCRETE FILL IN THIS PORTION OF RETAIL SPACE (TO EL. +25'-0")
*NOTE: EXTENT OF FILL TO BE APPROVED BY OWNER PRIOR TO INSTALLATION AS THE EXTENT OF THE INDIVIDUAL RETAIL SPACES MAY VARY, DEPENDING ON RETAIL TENANT SPACE REQUIREMENTS.
37'-3"
25'-11"
CLASSROOM 1
1.3
506 SF
DOB TABLE 1004.1.2: 17 OCC.
DOHMH 47.39.13: 17 OCC.
AGES 2 YRS. - 10 YRS OLD
4 ASSISTANTS
UG-3
OCC. CLASS E
10" DROP PANEL IN CEILING, SEE STRUCT. DWGS., TYP.
(2) REGENCY 24"x60" CHROME WIRE WALL MOUNT SHELVES AT 60" & 78" AFF, INSTALLED BY GC. PROVIDE GROUNDS AS REQUIRED.
DAY CARE FACILITY
TENANT FIT OUT UNDER APPLICATION 123361986
OCC GROUP E, UG 3
OCC COUNT 110
4,094 SF
EXISTING 2HR RATED GWB/ WALL TO REMAIN
T.O.S. +25'-4" (+25.33')
F.F.E. +25'-6" (+25.50')
4,089SF
NOTE: TENANT INTERIOR FIT-OUT TO BE FILED UNDER SEPARATE APPLICATION
STAFF BREAK ROOM
1.6
INTERIOR FINISHES, INCLUDING INSULATION & WALL MATERIAL, (GYP BD, MASONRY, ETC.), AND EGRESS CALCULATIONS TO BE PROVIDED BY TENANT DURING INTERIOR FIT-OUT. REQUIRED FIRE RATED MATERIAL TO BE USED AS REQUIRED BY CODE.
RECEPTION
1.2
FRESH AIR INTAKE (F.A.I.) S.O. DOWN. ENCLOSE PLENUM IN 2 HR. RATED SHAFTWALL AND PROVIDE 2 HR. RATED SOFFIT ENCLOSURE, SEAL ENDS & JOINTS (TO ENCLOSE PLENUM OFFSET). PROVIDE FIRESTOPPING, TYP. @ ALL SIMILAR LOCATIONS
WAITING AREA
1.1
CHANGE FIXED POINT
CHANGE FIXED POINT
24"
24"


EXIT


NO FOOD OR
DRINKS IN
THE GYM
ALLOWED











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FOR MORE INFORMATION
PLEASE CONTACT EXCLUSIVE BROKERS

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