



45

WEST 81ST STREET
UPPER WEST SIDE, NYC



MERIDIAN
RETAIL LEASING

45

WEST 81ST STREET UPPER WEST SIDE, NYC

Between Central Park West & Columbus Avenue

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

6,548 SF

ASKING RENT

\$55,000/Month

TERM

10-20 Years

POSSESSION

Immediate

DIVISIONS

Space A: 2,000 SF

Space B: 4,500 SF

COMMENTS

- At the base of a recently re-developed 145-unit luxury condo
- Currently in "white-box" condition
- Directly next to Central Park and Museum of Natural History
- Dense residential pocket with lots of vehicle and foot traffic
- Logical divisions considered

NEIGHBORS

Park West • Lenwich • Cilantro NYC • West Side Wine • Modern Bread & Bagel • Famous Rays Pizza • Crunch Fitness • Prime Thyme • Bark Avenue Grooming • Gristedes • Variety Coffee

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

KYLE FNK

Senior Associate
212.468.5980
kfink@meridiancapital.com



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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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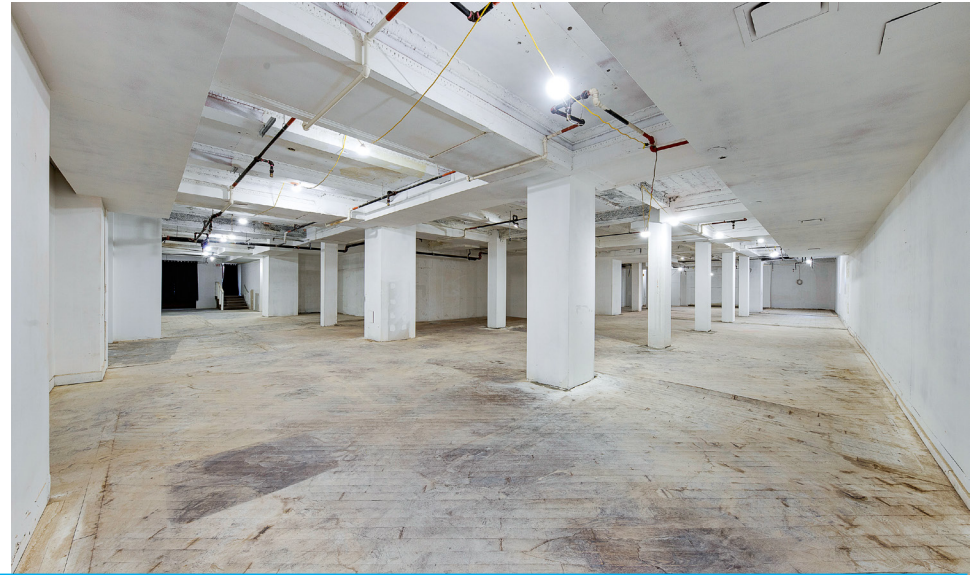
COMMUNITY FACILITY FOR LEASE



SPACE A



SPACE B



INTERIOR

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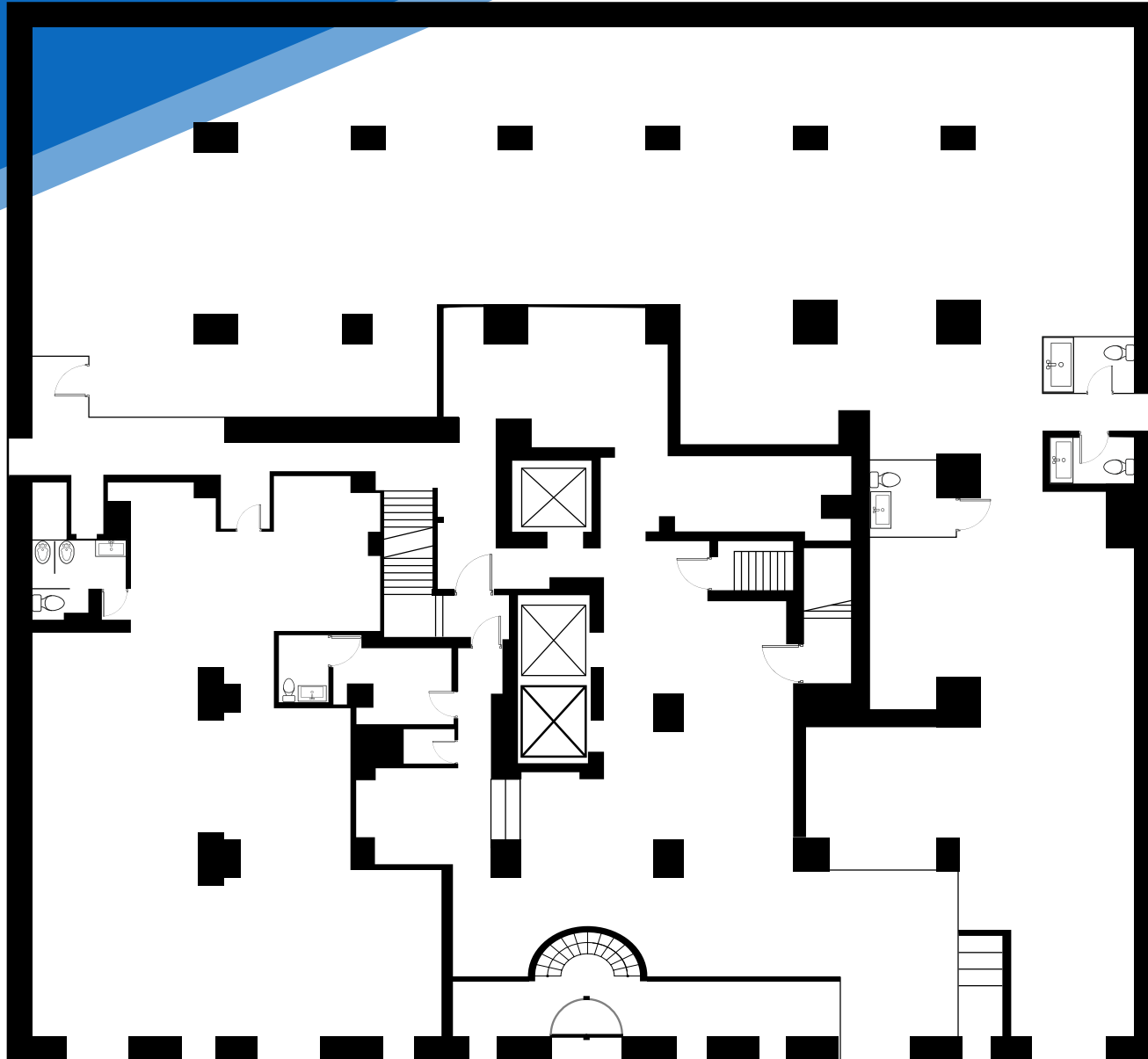
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COMMUNITY FACILITY FOR LEASE



FLOOR PLAN

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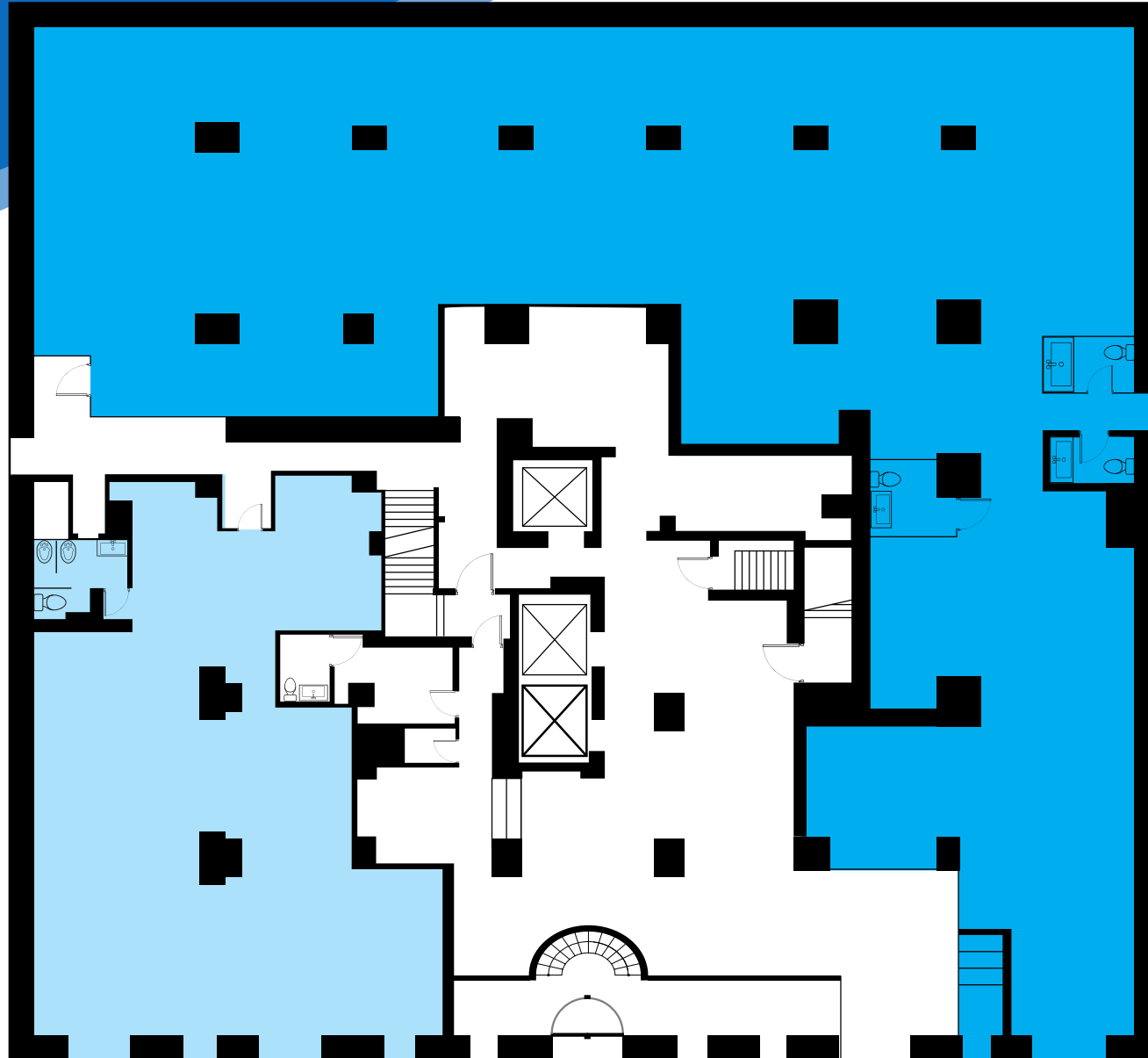
45 WEST 81ST STREET

UPPER WEST SIDE, NYC | Between Central Park West and Columbus Avenue

OFFICE FOR LEASE

FLOOR PLAN | DIVISIONS

SPACE A
2,000 SF



SPACE B
4,500 SF

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NEIGHBORS

The map shows the following streets and businesses:

- Streets:** Columbus Avenue, Central Park West, West 82nd Street, West 81st Street, West 83rd Street, West 84th Street.
- Businesses and Landmarks:**
 - West 84th Street:** Celeste Trattoria & Pizzeria, Gentile Gelateria dal 1880, Jacob's Pickles, Louis D. Brandeis High School, Gristedes, Rosy Shoe Repair, P.S. 009 Sarah Anderson, M.S. 243 Center School.
 - West 83rd Street:** Simply Gourmet Market Place, Darryl's Flor de Mayo, Rutheny Jewelry, Florentin Bistro & Bar, Sugared + Bronzed, Vin Surr Vingt, Noidue Cafe, Bellini Italian Restaurant, Claretto NYC, Suda by the Park, Rodeph Sholom School, Congregation Rodeph Sholom.
 - West 82nd Street:** Fred's Craft + Carry, Scarlet, Eniom Children's Museum of Manhattan, Holy Trinity Roman Catholic Church, Hi Life, Crunch, Casasalvo, Playday, Happy Kangaroo, Chalaith, La Petite Ecole, Alp Signs, Redeemer West Side, Prime Thyme Kitchen & Bar, Modern Bread & Bagel, Charlotte of the Upper West Side, Famous Original Ray's Pizza.
 - West 81st Street:** West 82 Grocery, Senn Van Leeuwen, The Qin Mill, New York Public Library, 203 Condominium, Orwashers, Variety Coffee, Amsterdam Gallery, Barachou, Gazala's Fine Mediterranean Cuisine, Sky Locksmith, Wise Wonder, Endicott Apartment Corporation, Framebridge Savor Beauty, The Writer's Rock, Strand, Frank Stella Gallery, Schwitter Linen, Manhattan Express, Columbus Avenue Barber Shop, About Coffee, Florist, Citi, The Beresford Apartment.
 - West 80th Street:** Jake's Dilemma, Grave Fishbar, Two Wheels, Le Vin Cœur, Patagonia, Specialized, Uno Pizzeria & Grill, Riverside Market on Columbus.

A large blue speech bubble in the center of the map contains the text "45 WEST 81ST STREET".

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MERIDIAN RETAIL LEASING

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