

INTRODUCING

230 West 72

UPPER WEST SIDE | NYC

SERHANT.

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ASSOCIATES



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The information contained in this offering memorandum ("Offering Memorandum") is proprietary and strictly confidential. This Offering Memorandum was prepared by and is the property of Lee & Associates NYC LLC ("L&A") and Serhant and has been reviewed by the owner (the "Owner") of the Property. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of the Owner, L&A, or Serhant. By accepting this Offering Memorandum, the party in possession hereof agrees to return it to L&A or Serhant immediately upon request of L&A, Serhant, or Owner. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of L&A, Serhant, and Owner. Each prospective purchaser and/or broker proceeds at his, her, or its own risk.

You have the obligation to keep this Offering Memorandum, and any various papers, documents, legal instruments, studies, leases, brochures, computer output, and other materials concerning the Property (all of the aforementioned information is collectively referred to as "Evaluation Material") confidential. Certain Evaluation Materials, including any leases, are described in summary form. The summaries do not purport to be complete nor accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither L&A, Serhant, nor the Owner makes any representation or warranty whatsoever regarding the accuracy, veracity, or completeness of the information provided herein and each of Owner, L&A, and Serhant (and their agents, advisors, and representatives) expressly disclaim any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material or for omissions therefrom.

Financial projections and information contained herein and in any Evaluation Material shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to (and subject to) the general economy, market conditions, competition, and other factors beyond control and, therefore, are subject to material change, volatility, or variation. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property. This includes legal, tax, environmental, engineering, and other as deemed necessary relative to a purchase of the Property. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Offering Memorandum does not constitute an offer of securities.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner, L&A, and Serhant reserve the right to negotiate with one or more prospective purchasers at any time. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by L&A or Serhant. Only a fully executed real estate purchase and sale agreement, approved by the Owner, and executed and delivered to Owner and a prospective purchaser shall bind the Property. In no event shall a prospective purchaser have any claims against the Owner, L&A, Serhant, or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

EXECUTIVE SUMMARY

Serhant, in collaboration with Lee & Associates NYC, is thrilled to exclusively present 236 West 72nd Street, a premier mixed-use property nestled in the heart of the Upper West Side. This blank canvas will be delivered vacant, providing a unique opportunity for investors and end-users to immediately execute their vision.

With its flexible C4-6A zoning, the property supports a diverse range of uses, including office space, residential conversions, and mission house operations. This versatility allows for creative possibilities tailored to meet the evolving demands of the neighborhood.

Situated in one of New York City's most desirable areas, this property not only offers an exceptional investment opportunity but also the potential to become a vibrant part of the community.

PROPERTY SUMMARY

Address	236 West 72nd Street
Location	Located on the south side of West 72nd Street between Broadway & West End Avenue
Block/Lot	1163/50
Lot Dimensions	25' x 102.17'
Lot Area	2,554 (Approx.)
Stories	6 (Plus Cellar)
GSF	14,076 (Approx. Subject to Verification)
Rentable SF	15,771 (Approx.)
The rentable square footage calculation is based on a 20% loss factor on the ground floor and a 25% loss factor on floors 2-6	
Zoning	C4-6A
FAR	3.4 / 10 / 10 / 12 (Comm. / Comm. Facility/ Residential / 20% Inclusionary Housing Bonus)
Max Comm. Facility SF	25,543 (Approx.)
Max Residential SF	30,651 (Approx., Includes IH Bonus)
Available Air Rights	11,467-16,575 (Approx)
Building Class	M2, Mission House (Non-Residential)
Assessment (24/25)	\$1,568,520
Taxes (24/25)	\$166,138 (Tax Class 4 - Currently Tax-Exempt)
Historic District	West End / Collegiate Extension

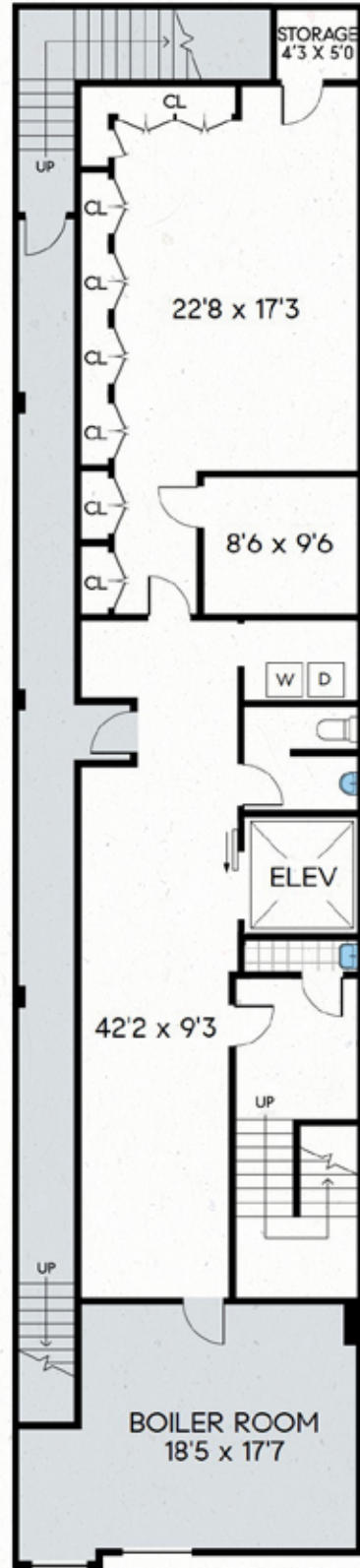
ASKING PRICE: **\$10,750,000**



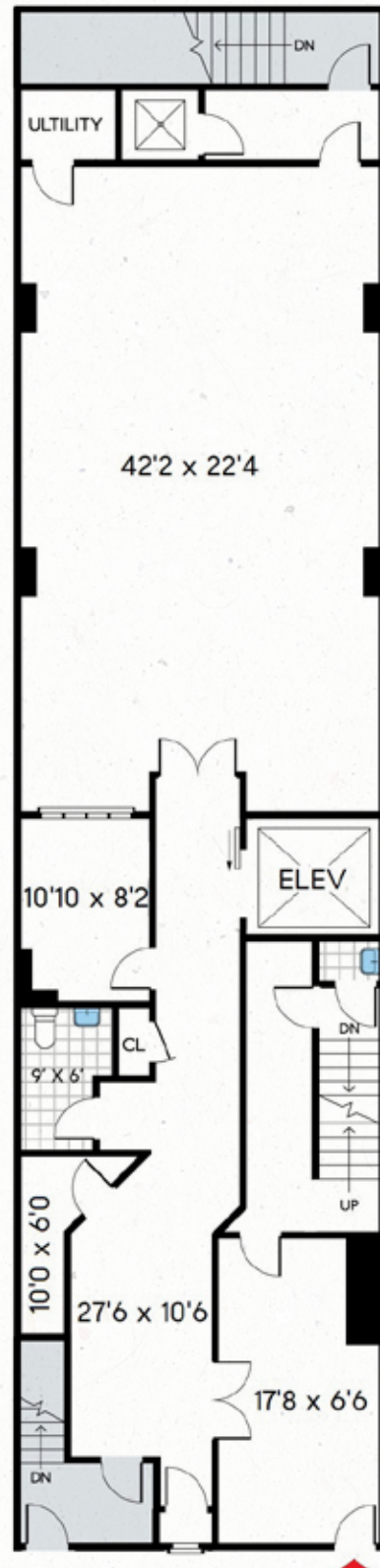
UPPER WEST SIDE



FLOOR PLANS

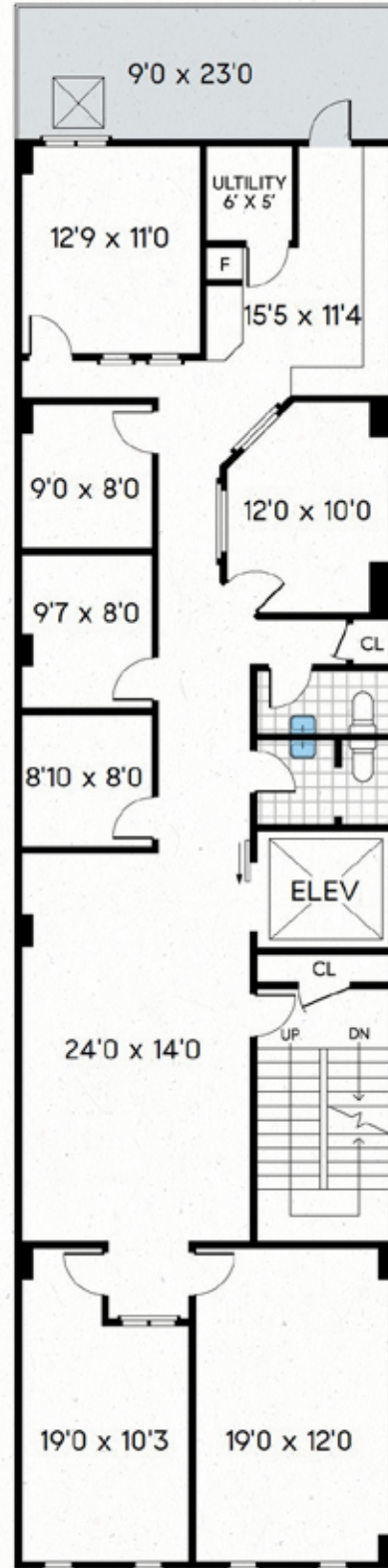


BASEMENT
Ceiling Height - 10'2

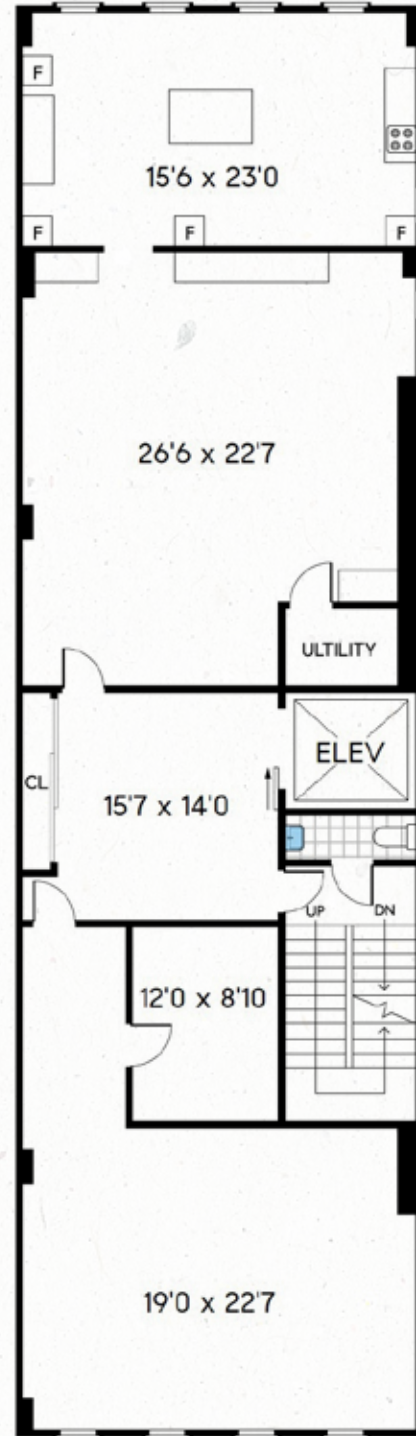


FIRST FLOOR
Ceiling Height - 10'6

6



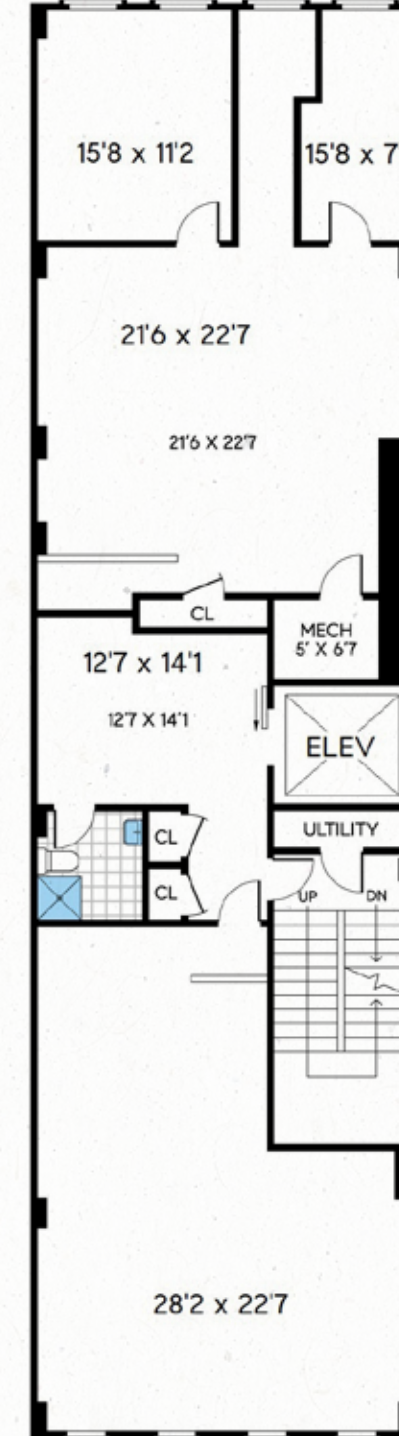
SECOND FLOOR
Ceiling Height - 7'8



THIRD FLOOR
Ceiling Height - 8'0

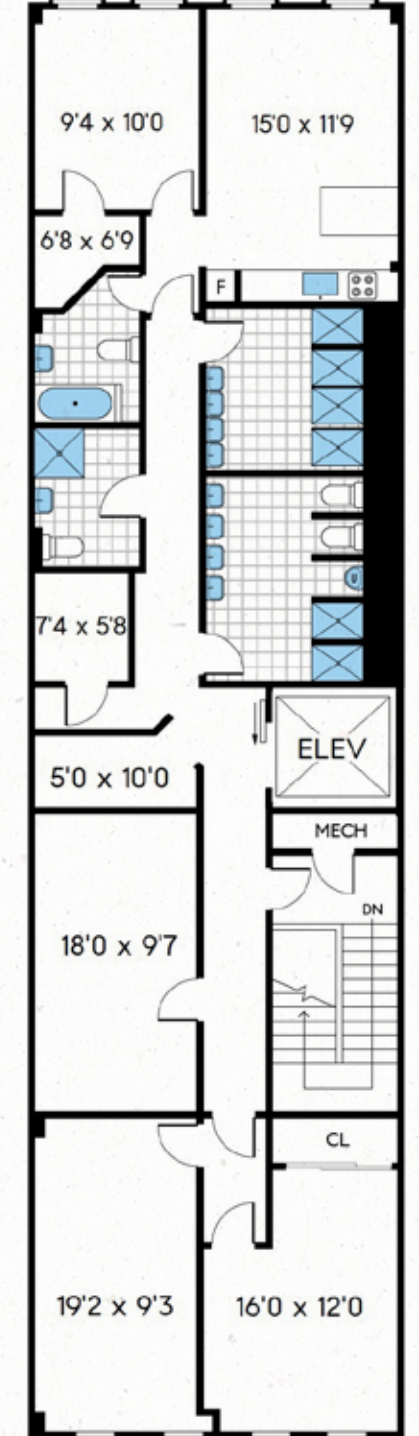


FOURTH FLOOR
Ceiling Height - 8'0



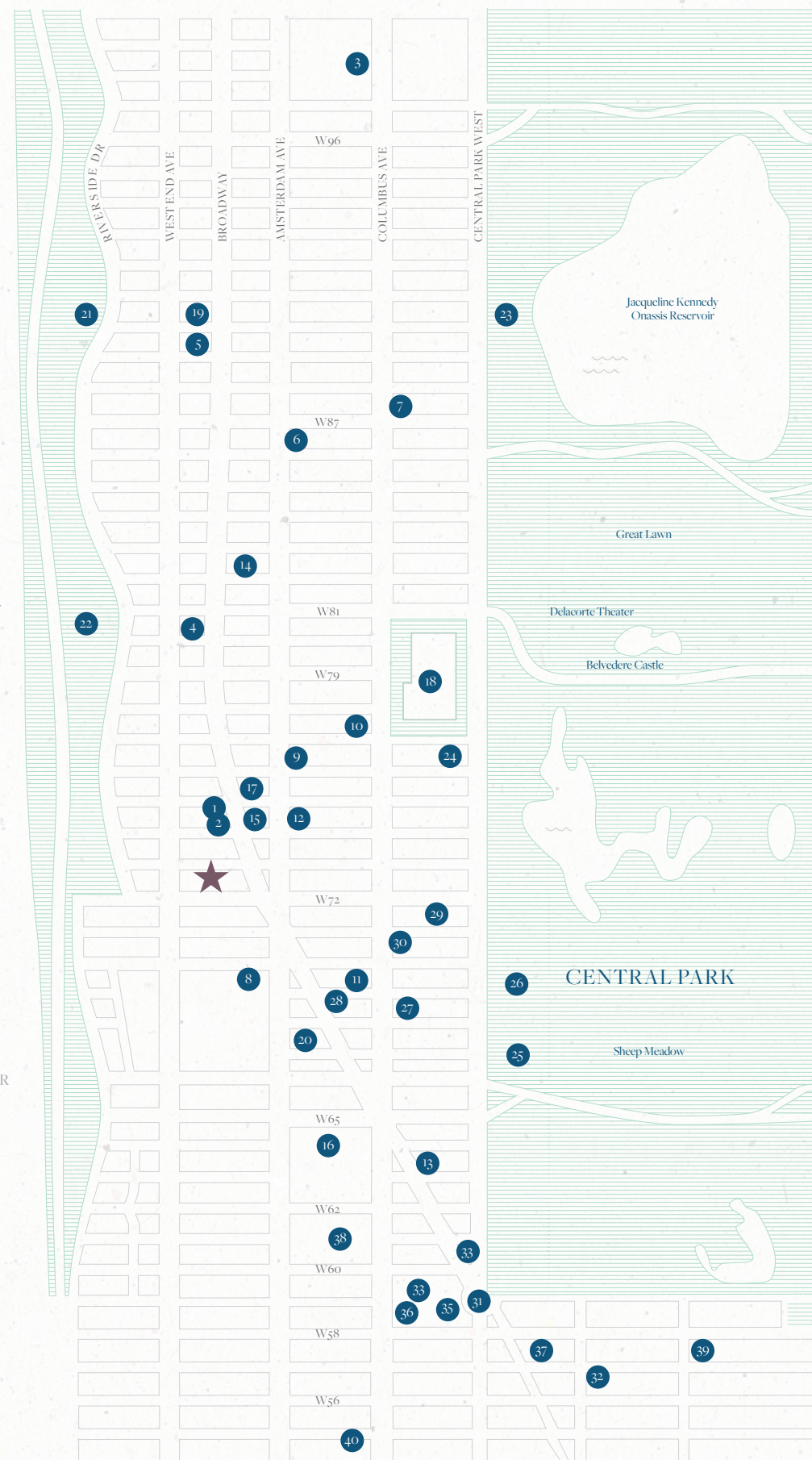
FIFTH FLOOR
Ceiling Height - 9'6

7



SIXTH FLOOR
Ceiling Height - 8'7

- 1 Citarella
- 2 Fairway
- 3 Whole Foods
- 4 Zabar's
- 5 Murray's Sturgeon Shop
- 6 Barney Greengrass
- 7 Milk Bar
- 8 Cafe Luxembourg
- 9 Tessa
- 10 Shake Shack
- 11 Magnolia Bakery
- 12 Levain Bakery
- 13 Boulud Sud
- 14 Children's Museum of Manhattan
- 15 Beacon Theater
- 16 Lincoln Center
- 17 Jewish Community Center
- 18 American Museum of Natural History
- 19 Equinox
- 20 Apple Store
- 21 Hippo Playground
- 22 Riverside Park
- 23 Safari Playground
- 24 New York Historical Society
- 25 Tavern on the Green
- 26 Le Pain Quotidien
- 27 Joanne Trattoria
- 28 Nanoosh
- 29 The Ribbon
- 30 Parm
- 31 Columbus Circle
- 32 Carnegie Hall
- 33 Jean-Georges
- 34 Masa
- 35 The Shops at Columbus Circle
- 36 Whole Foods
- 37 Future Nordstrom
- 38 Fordham University
- 39 Quality Italian
- 40 The Ailey Studios



MARKET OVERVIEW

The Upper West Side stands as one of New York City's most distinguished neighborhoods, celebrated for its rich tapestry of cultural landmarks, beautiful streetscapes, and vibrant community life. Home to iconic institutions like Lincoln Center and the American Museum of Natural History, this area offers a cultural feast for residents and visitors alike. The Upper West Side is more than just a place to live; it is a destination where art, science, and performance converge, offering a dynamic range of activities for all ages.

Strolling along its tree-lined avenues, one cannot help but admire the neighborhood's architectural charm. The historic brownstones, with their ornate facades and inviting stoops, exude timeless elegance, while notable buildings like the Dakota and the Apthorp showcase the grandeur of classic New York City design. Amid this historic backdrop, new luxury developments are emerging, offering modern amenities and cutting-edge design that cater to today's discerning residents. This blend of old and new creates a rich residential market that appeals to a diverse array of buyers, from young professionals to families seeking a vibrant community.

At the southern tip of the Upper West Side lies Lincoln Square, an upscale sub-neighborhood that epitomizes sophistication and convenience. Lincoln Square's prime location, just steps from cultural landmarks and recreational spaces, makes it an attractive enclave for those who desire an urban lifestyle without sacrificing access to nature and leisure. The area boasts excellent public transportation options, with the 59th Street/Columbus Circle subway station providing seamless access to the rest of Manhattan, making commuting and exploring the city a breeze.

Lincoln Square is also home to some of New York City's most cherished public spaces. The verdant expanses of Central Park and Riverside Park are easily accessible, offering residents the opportunity to enjoy leisurely strolls, picnics, and outdoor activities against the backdrop of the city skyline. The vibrant atmosphere of the neighborhood is further enhanced by its eclectic mix of shops, restaurants, and cafes, catering to diverse tastes and preferences. Whether you're in the mood for a cozy brunch spot, an upscale dining experience, or a quick coffee, Lincoln Square has it all.



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