



15 WEST 96TH

PREMIER UPPER WEST SIDE LOCATION

14,419+/- RSF • CONDOMINIUM • COMMUNITY FACILITY SPACE

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law.

Attorney General File No.: CP22-0722 Sponsor: WEST 96TH FEE OWNER LLC

Sponsor's Address: c/o Sackman Enterprises, Inc., 165 West 73rd Street, New York, New York 10016



15 W 96TH STREET

	LOWER LEVEL	GROUND	LEVEL 2	LEVEL 3
±RSF	1,311	4,611	4,471	4,026
SLAB-TO-SLAB	10' 0"	20' 0"	16' 0"	16' 0"
FLOOR LOAD (LIVE)	100 LBS/SF	100 LBS/SF	100 LBS/SF	100 LBS/SF

BUILDING SPECIFICATIONS



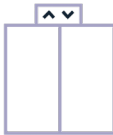
312'
Building Height
22 stories
Late 2023
Projected Completion



Reinforced Concrete
Construction Type



Health & Safety
Sprinkled



ELEVATORS
1 passenger car
Floors: LL-5



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 14,419± 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.

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

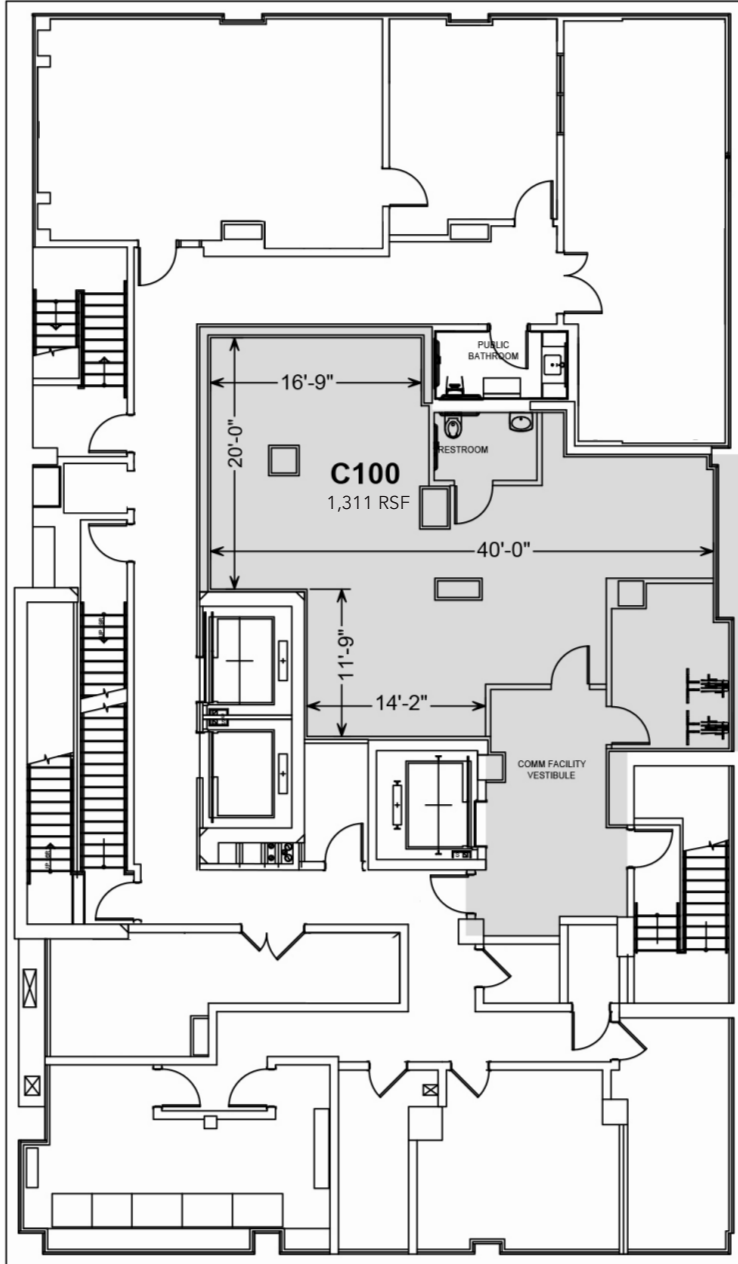
LOWER LEVEL FLOOR PLAN

1,311± RSF

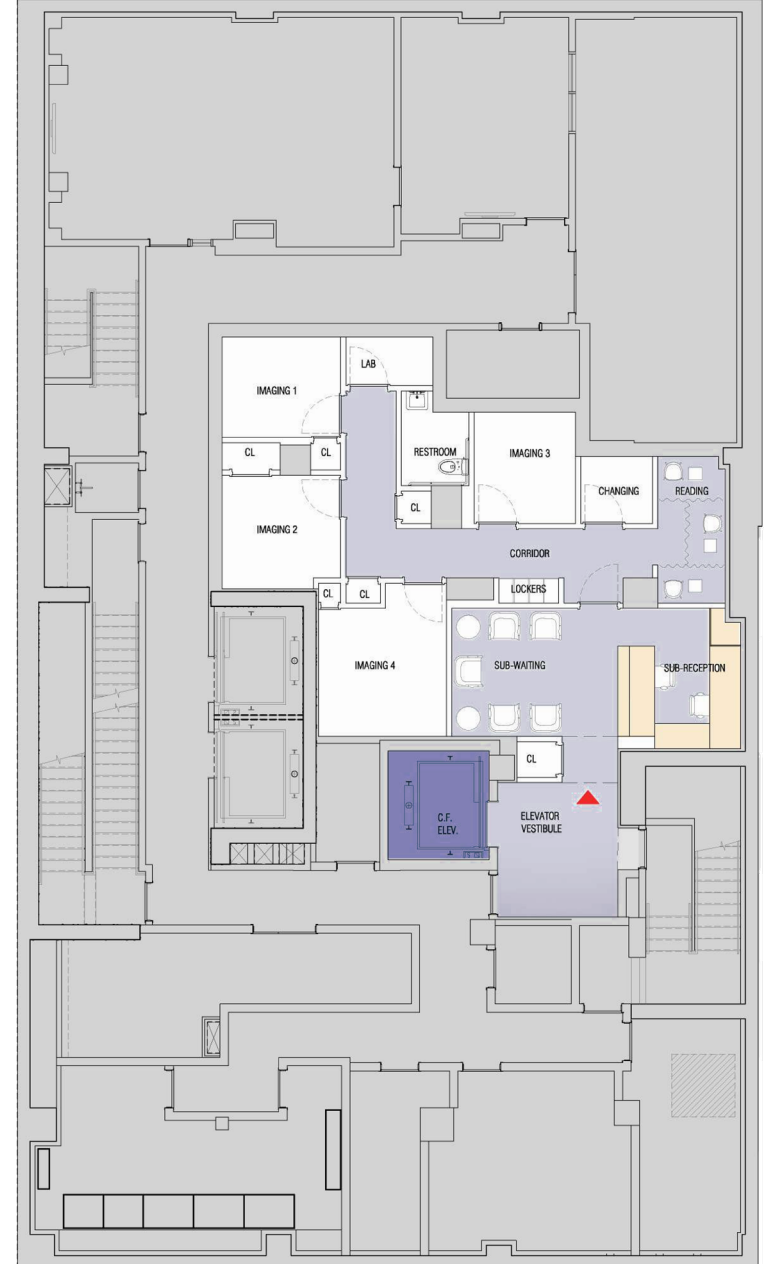
LOWER LEVEL

The 1,311± RSF lower level is accessible via elevator and stairway, features 10-foot ceilings and a restroom.

Floor Plan



Medical Test Fit



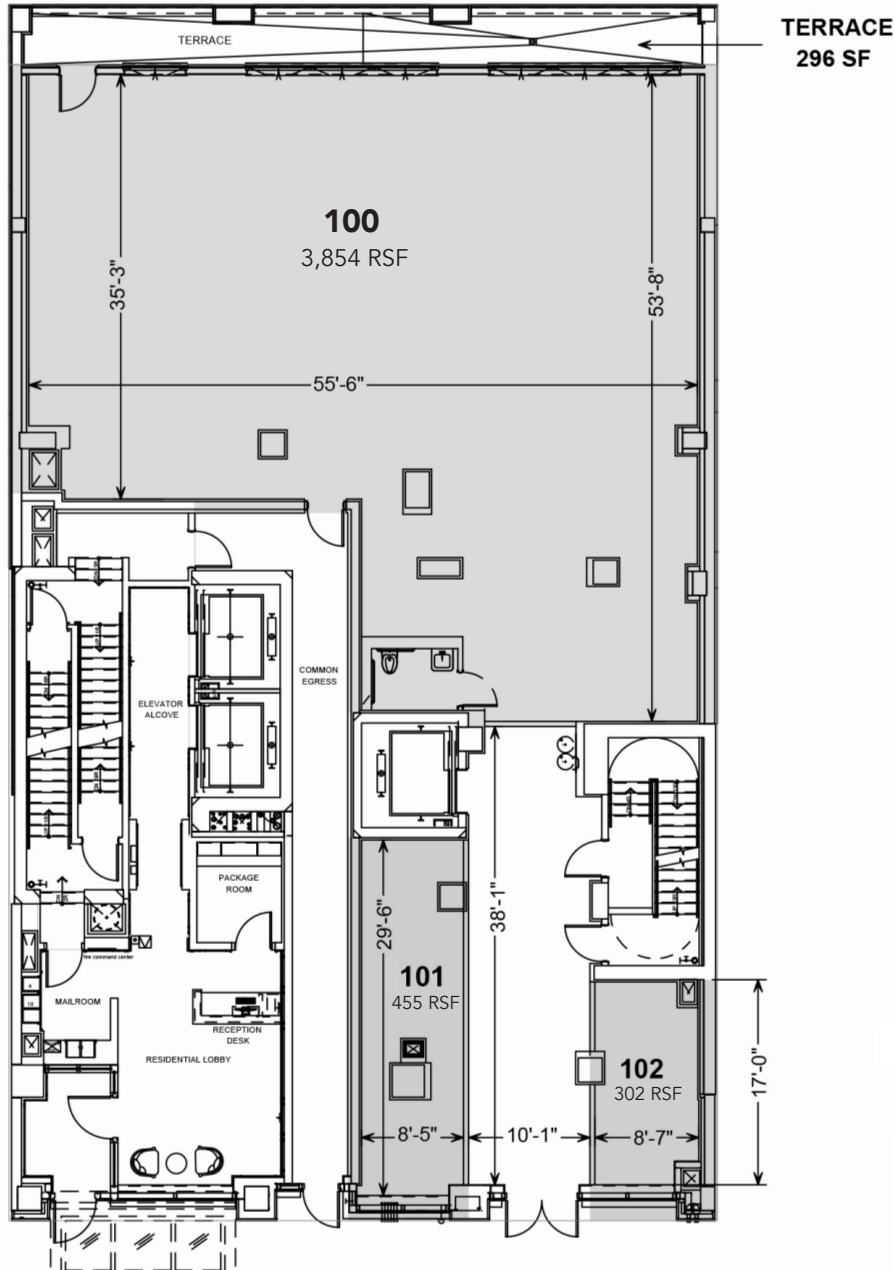
GROUND FLOOR PLAN

4,611± RSF

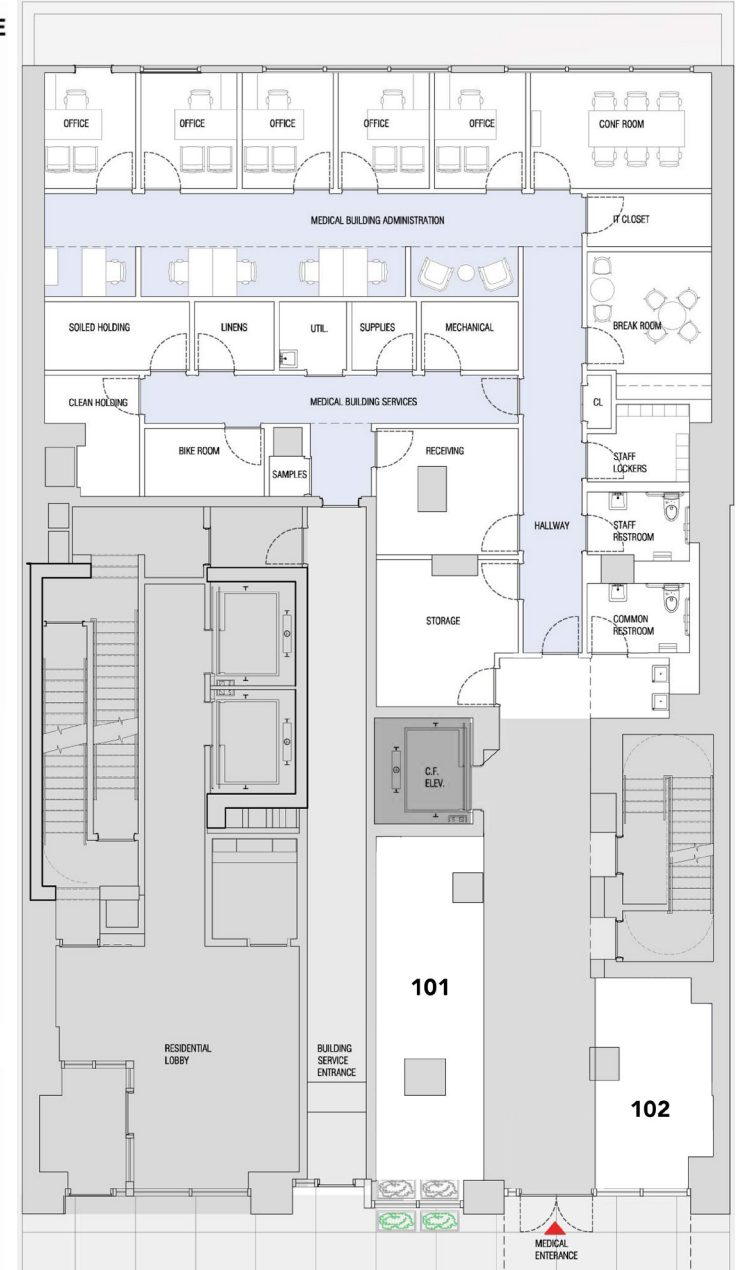
GROUND FLOOR

The 4,611± RSF ground floor will feature stunning 20-foot ceilings, a private entrance and pristine medical lobby.

Floor Plan



Medical Test Fit

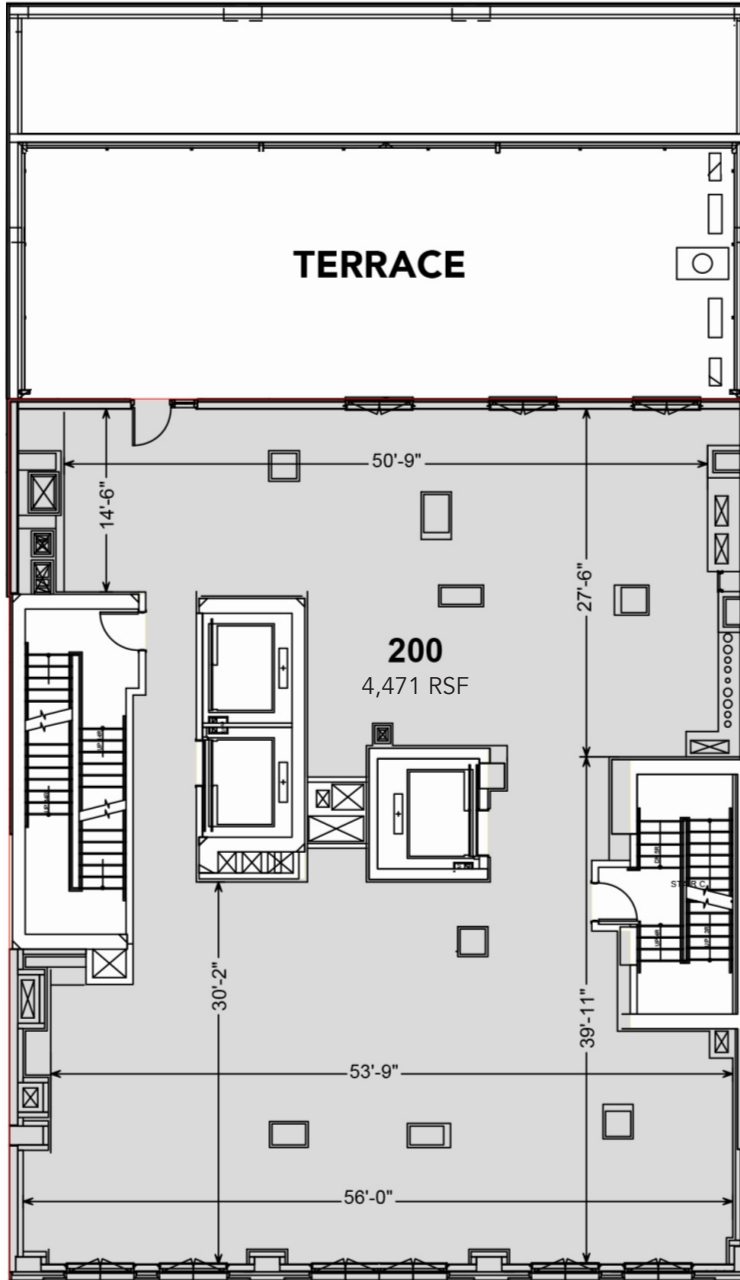


FLOOR 2 FLOOR PLAN

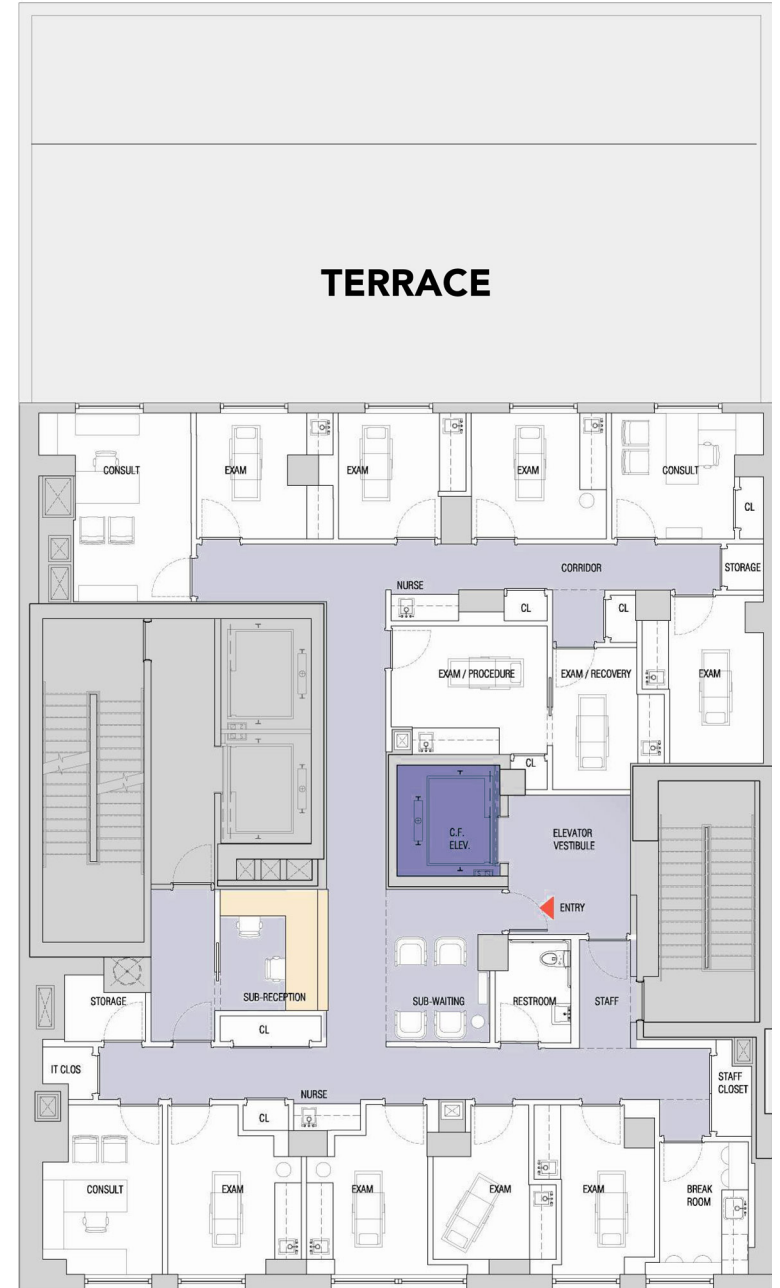
4,471 +/- RSF

FLOOR 2

Floor Plan



Medical Test Fit

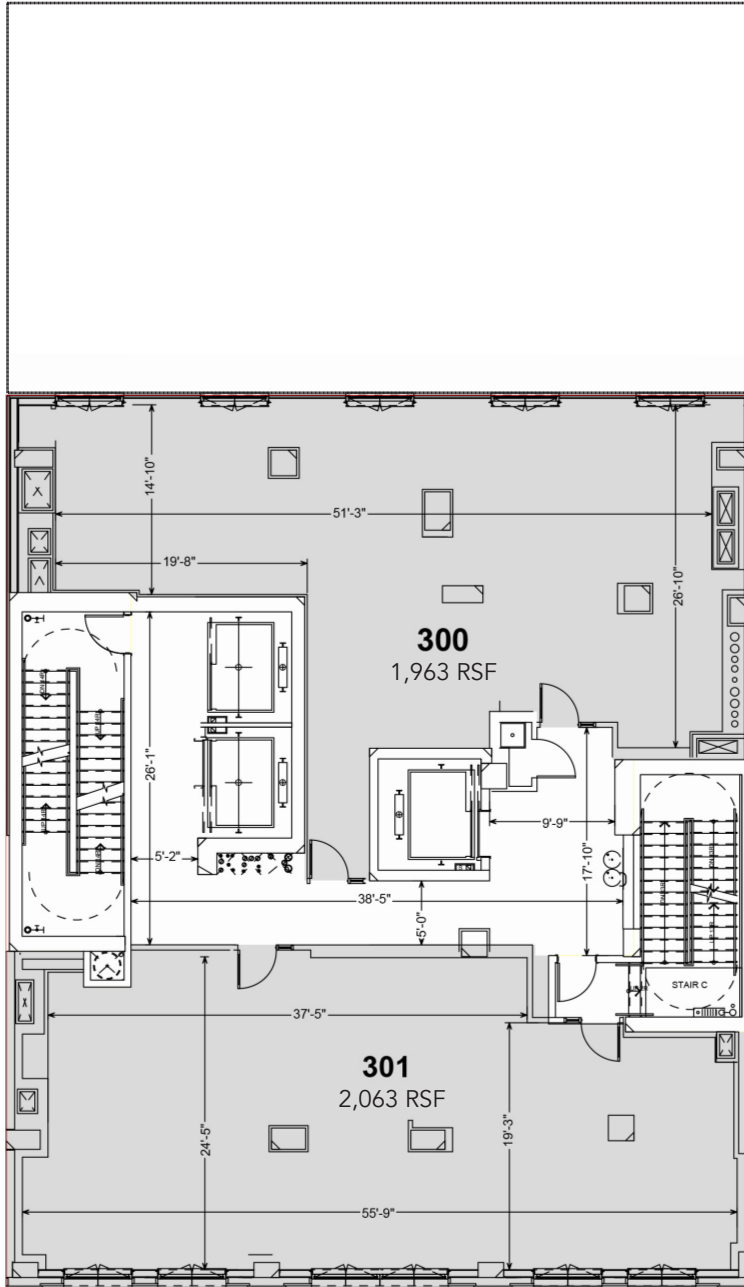


FLOOR 3 FLOOR PLAN

4,026+/- RSF

FLOOR 3

Floor Plan



Medical Test Fit



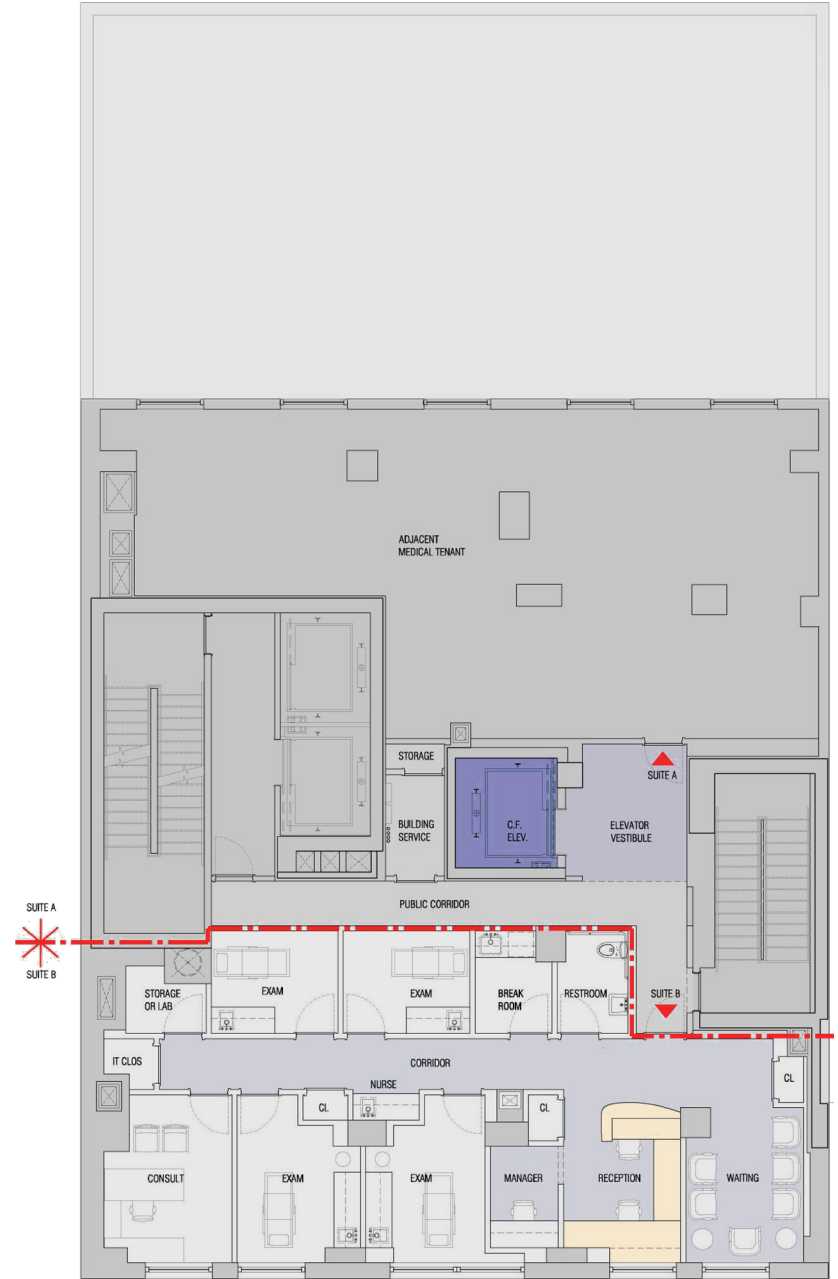
FLOORS 2 - 3 FLOOR PLAN MULTI-TENANT

FLOORS 2 THROUGH 3 | Multi-Tenant

Medical Test Fit, Tenant A



Medical Test Fit, Tenant B



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