

424 WEST END AVENUE

Upper West Side • New York City • Between W. 80th and W. 81st Streets

COMMUNITY FACILITY SPACE FOR LEASE



For more information:

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103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

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OFFERING SUMMARY

Available SF: +/- 950 SF - Ground Floor

Frontage: 14' on West End Avenue

Asking Rent: Upon Request

Term: Long Term

Possession: December 1, 2025

PROPERTY HIGHLIGHTS

- Currently Metropolitan Reproductive Medicine
- Located at the base of West River House, a luxury rental building with onsite parking
- Adjacent to newly opened Inspire Orthodontics
- Across the street from The Calhoun School

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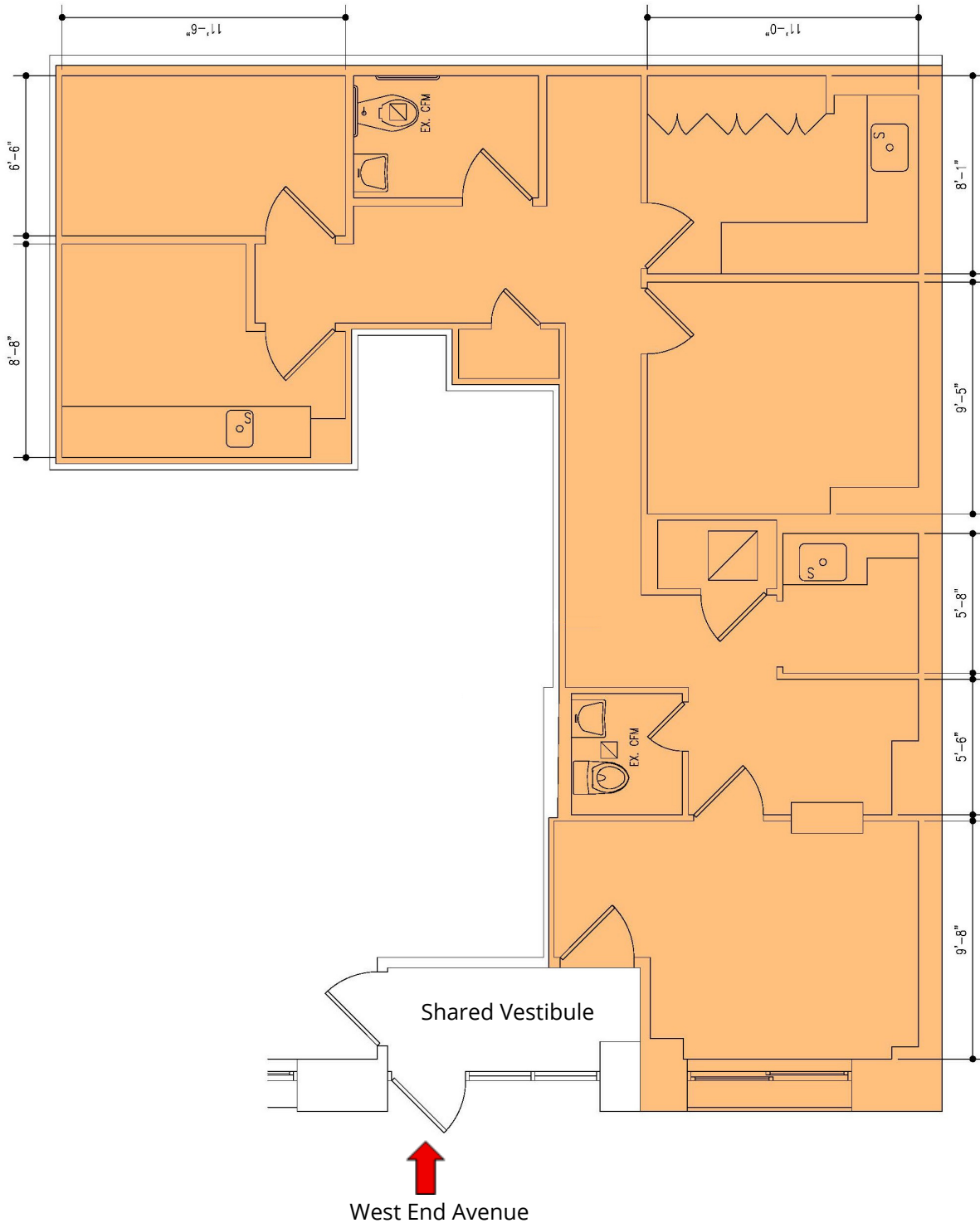


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Floorplan is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

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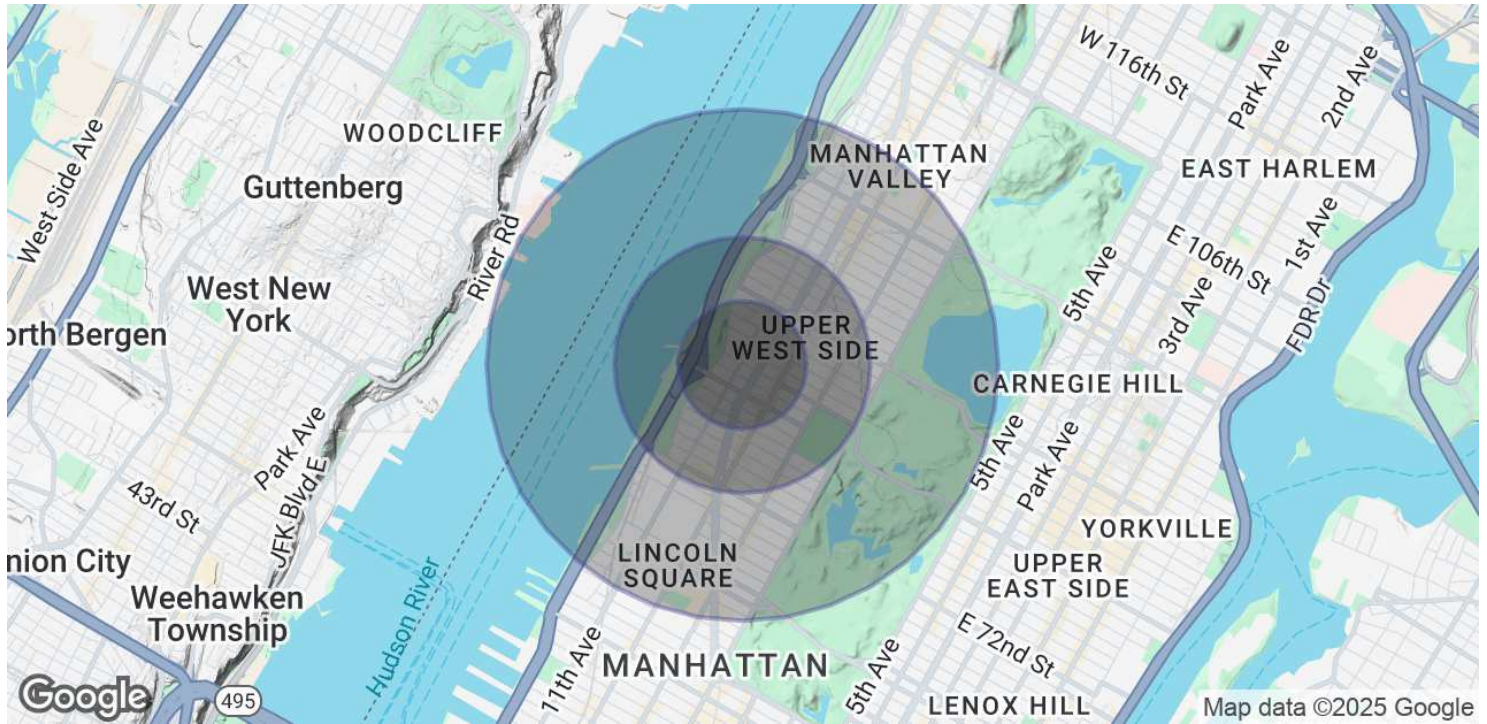


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POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 19,022 | 64,159 | 162,946 |
| Average age | 43.8 | 43.6 | 44.1 |
| Average age (Male) | 41.2 | 43.0 | 43.6 |
| Average age (Female) | 43.7 | 43.8 | 45.3 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-------------|
| Total households | 10,953 | 38,112 | 99,615 |
| # of persons per HH | 1.7 | 1.7 | 1.6 |
| Average HH income | \$246,109 | \$218,479 | \$192,343 |
| Average house value | \$1,599,339 | \$1,470,216 | \$1,242,986 |

* Demographic data derived from 2020 ACS - US Census

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