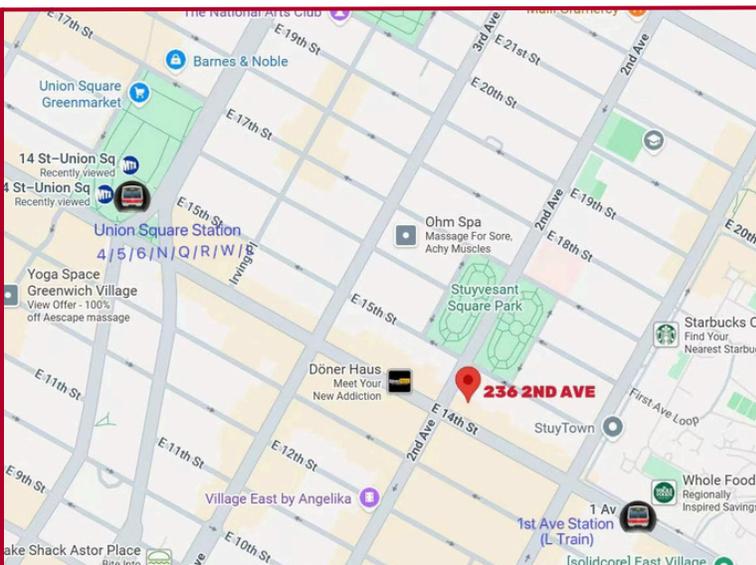


Turn-Key K-8 School Facility for Lease

236 2ND AVE

Fully Built Educational Building

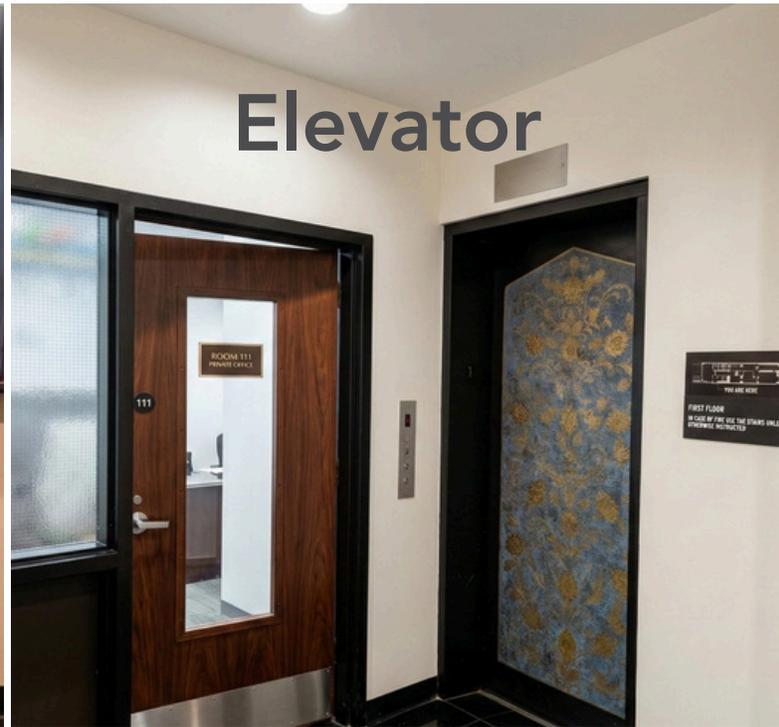
PRICE	INQUIRE
APPROX SIZE	±8,000 RSF
BUILDING	5 FLOORS
POSSESSION	IMMEDIATE



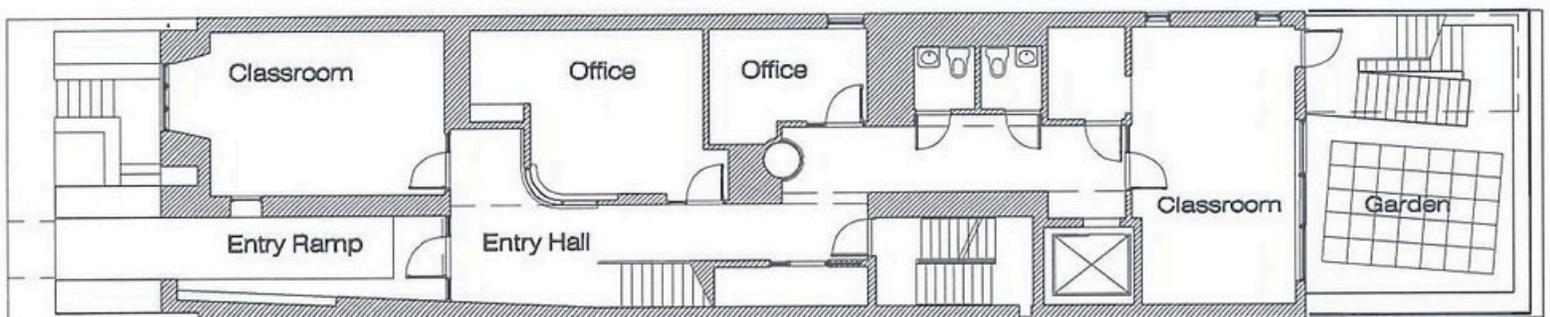
236 SECOND AVENUE
EAST VILLAGE | NEW YORK, NY 10003

ENTIRE 1ST FLOOR

- **Main Entrance with Accessible Ramp – Welcoming entry for students, faculty, and visitors.**
- **Classrooms & Administrative Offices – Combines instructional spaces with office areas for faculty and school administration.**
- **Elevator Access to All Floors – Ensures accessibility and efficient movement throughout the building**



FLOOR PLAN



1ST FLOOR

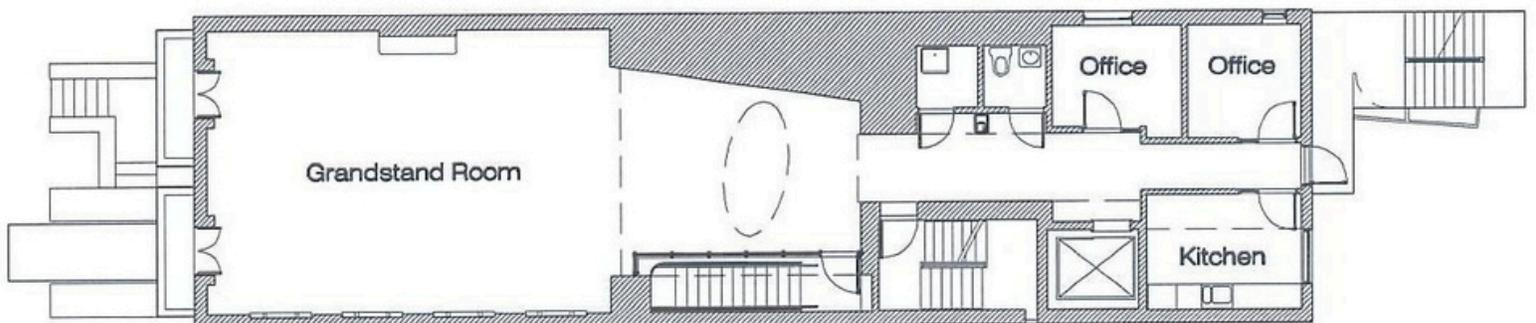
ENTIRE 2ND FLOOR

- **Large Multi-Purpose Assembly Space – The Grandstand Room is ideal for school assemblies, performances, presentations, and indoor activities.**

- **Kitchen & Support Offices – Includes a kitchen and multiple offices, supporting events, staff operations, and school programs.**



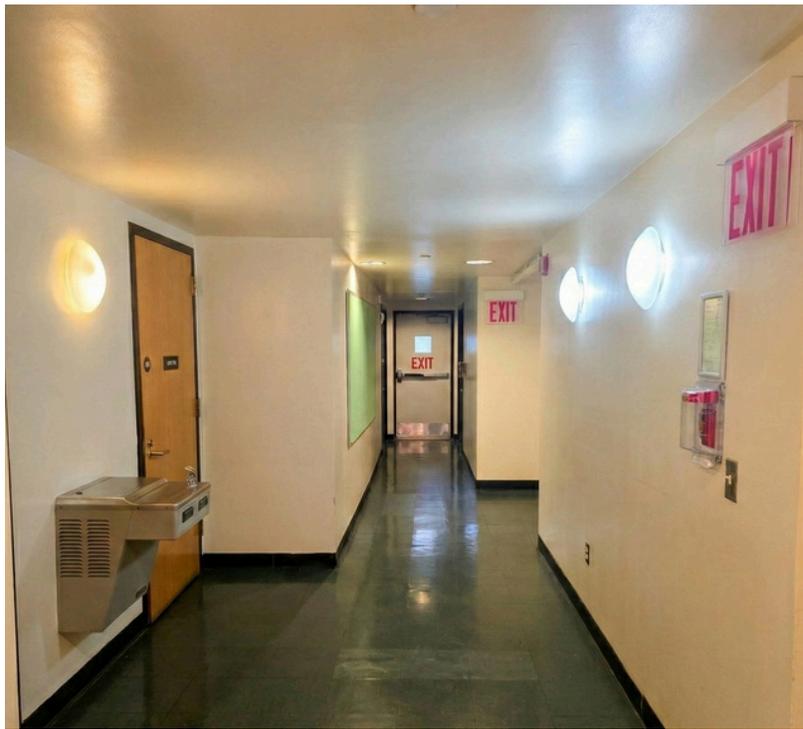
FLOOR PLAN



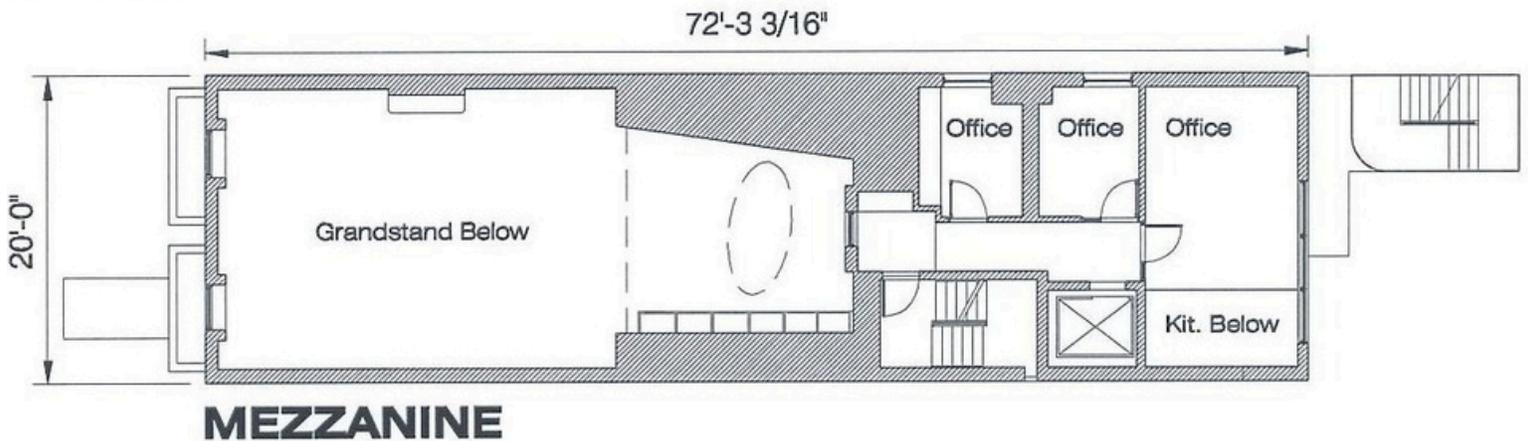
2ND FLOOR

ENTIRE MEZZANINE

- **Overlook to Assembly Hall –**
The mezzanine provides a viewing area overlooking the Grandstand Room, ideal for events and performances.
- **Additional Office Space –**
Includes administrative offices or meeting rooms for faculty and staff.



FLOOR PLAN

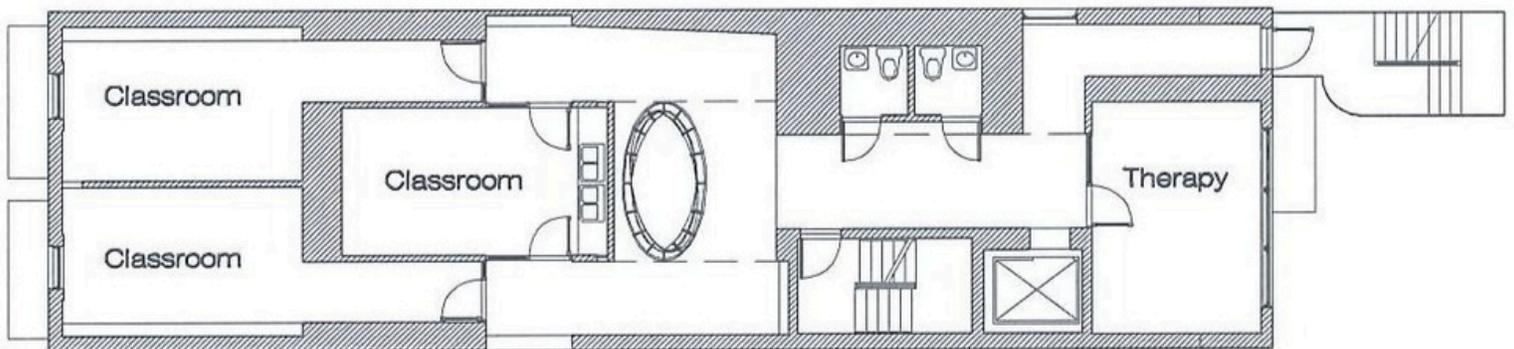


ENTIRE 3RD FLOOR

- **Dedicated Academic Floor – Multiple classrooms designed for structured learning environments.**
- **Therapy / Counseling Room – Provides space suitable for student support services, special education, or counseling programs.**



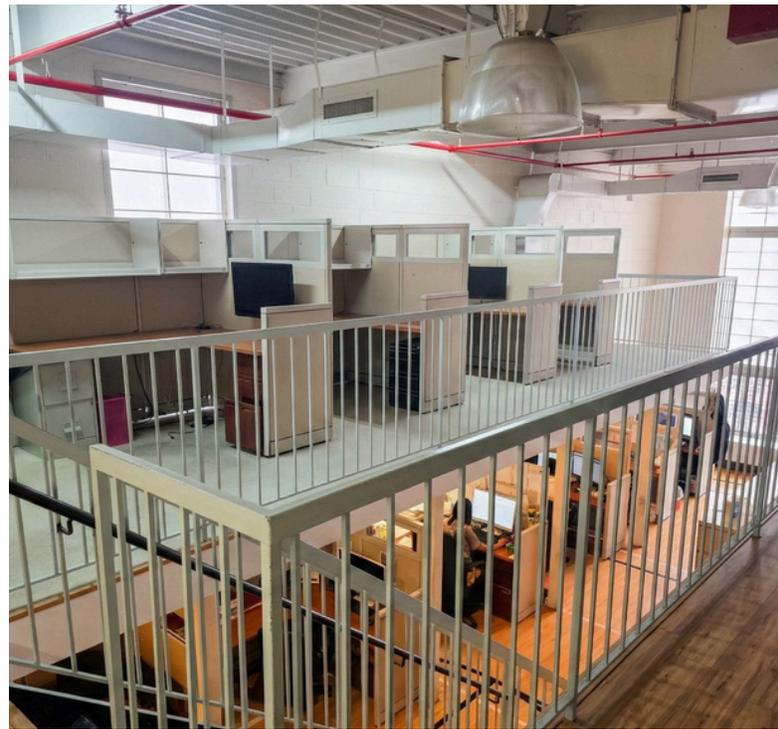
FLOOR PLAN



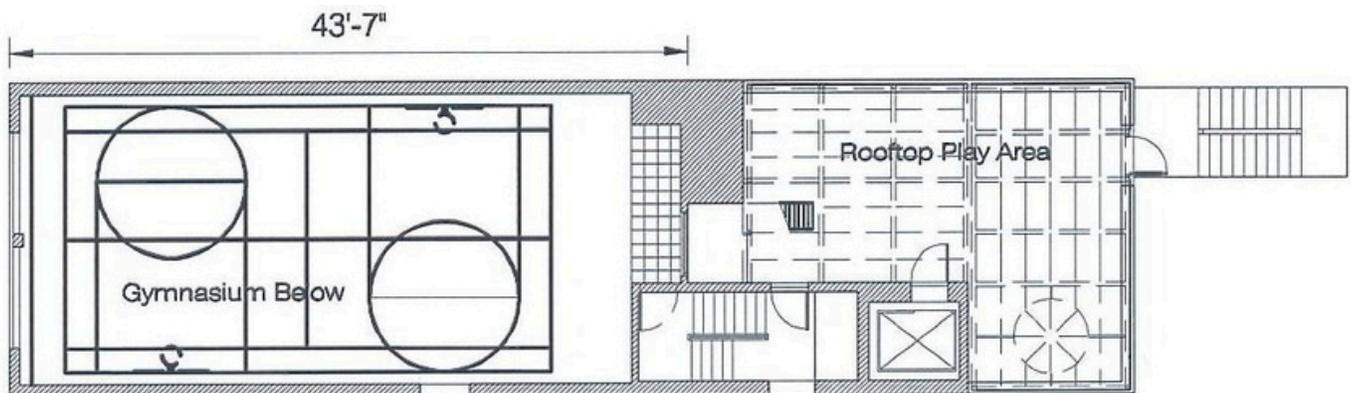
3RD FLOOR

ENTIRE 4TH FLOOR

- **Full Gymnasium –**
A dedicated indoor athletic space for physical education, sports, and student recreation.



FLOOR PLAN



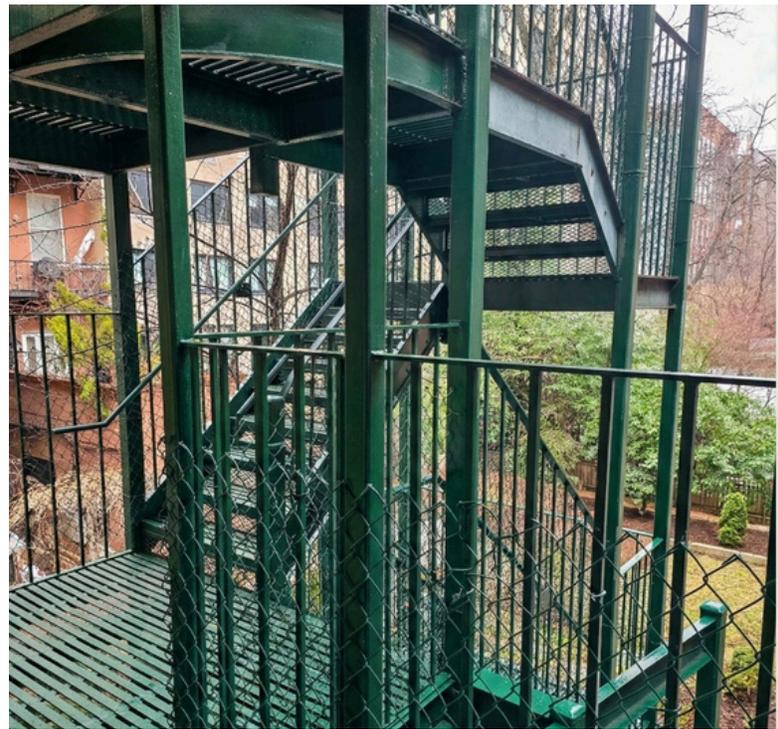
4TH FLOOR

ENTIRE BASEMENT

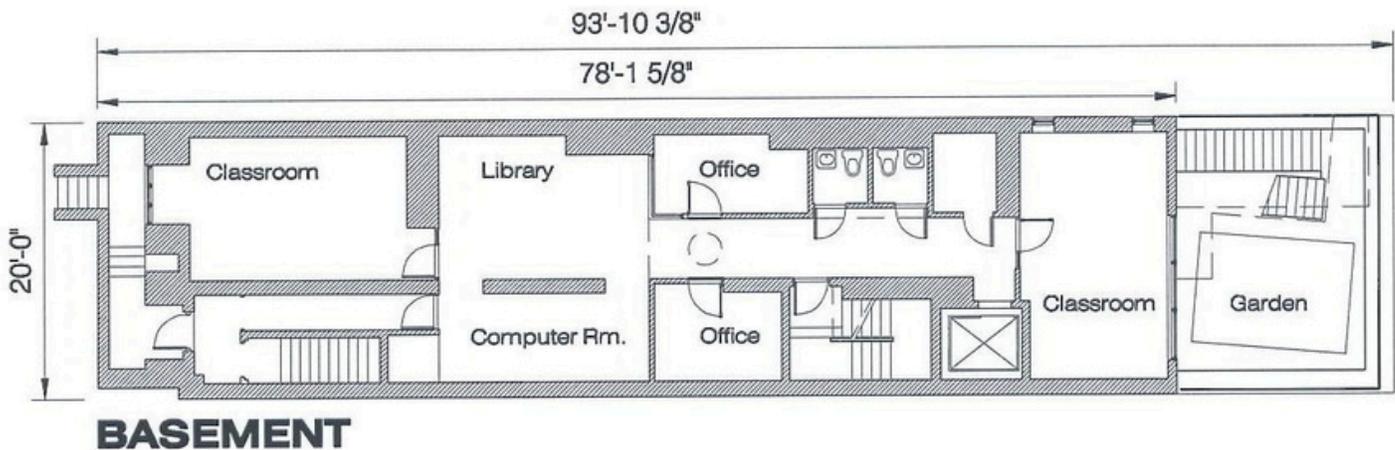
- **Academic Enrichment Facilities** – Includes a Computer Room and Library, supporting research, technology programs, and after-school learning.
- **Additional Classroom & Administrative Offices** – Provides flexible educational and operational space.

ROOFTOP PLAYGROUND

- **Dedicated Rooftop Playground** – A secure outdoor recreation space designed for student play and physical activity.
- **Outdoor Learning & Activity Area** – Ideal for recess, outdoor programs, and student gatherings.



FLOOR PLAN



Location & Full Building Highlights – 236 2nd Ave – Turn-Key K-8 School Facility

Prime Manhattan Location

236 2nd Ave is ideally located at the intersection of East Village and Gramercy, two vibrant Manhattan neighborhoods with a strong residential population and convenient access to public transportation.

Location Advantages

 Entire Building for Lease: Full 5-story property available, ideal for office, medical, or retail use.

 Prime Location: Situated at the intersection of East Village and Gramercy, surrounded by dense residential areas and vibrant retail/dining options.

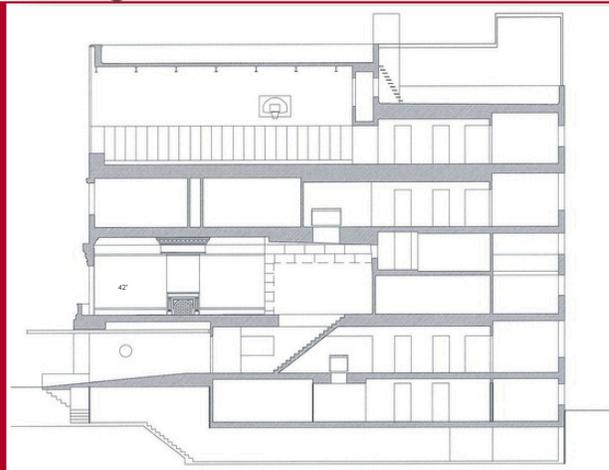
 Community Amenities: Nearby parks, schools, and daily conveniences ensure high livability.

 Nearby Medical Institutions: Close to New York Eye and Ear Infirmary of Mount Sinai and Mount Sinai Beth Israel, generating steady foot traffic.

 Excellent Transit: Walking distance to 14th Street–Union Square Station and 14th St – 3rd Ave Station, served by multiple subway lines (4, 5, 6, N, Q, R, W, L).

Full Building Highlights

- Existing K-8 School Certificate of Occupancy – Ready for immediate educational use
- Multiple Classrooms Across Several Floors – Designed to support structured academic programs
- Library & Computer Room – Supports technology learning and academic enrichment
- Large Assembly / Grandstand Room – Ideal for school gatherings, performances, and events
- Full Gymnasium – Dedicated indoor athletic and physical education space
- Rooftop Play Area & Outdoor Garden Space – Safe outdoor recreation for students
- Kitchen & Staff Facilities – Supports school programs and operations
- Administrative Offices Throughout the Building – Suitable for faculty, counseling, and school management
- Bathrooms on Every Floor – Convenient facilities for students and staff
- Elevator Access to All Floors – Ensures accessibility and efficient movement throughout the building



Jianing Wu Carlisle

Licensed Associate Real Estate Broker
Fultonex Realty

Phone: 718-216-0548

Email: jwcarli2010@gmail.com

Wechat: jcswenzi

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