

657-659 PLAZA WEST 179TH ST NEW YORK, NEW YORK MEDICA

8,458 RSF Medical Office Spaces For Lease



RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

Floors	6
Stair Cases	2, Primary and a secondary egress
Power Supply	1200 AMPS Building load
Energy Efficiency Rating	Building will meet NYC energy rating
Building Availability	24 Hours
Security	Card Key and Code controls
Fire and Life Safety	Sprinkler, Second Interior Fire Egress, Electronically monitored Fire Alarm
Occupancy and Availability	Ready for Interior Modifications 2Q 2025, Occupancy 3Q 2025
Medical Services Provisions	Compliant HVAC for multiple possible uses
Other Medical Infrastructure	Details available upon request

FLOOR	GSF	RSF	NOTES
LOWER LEVEL	3,333 GSF	1,972 RSF	Under active discussions
FIRST FLOOR	3,333 GSF	2,214 RSF	
SECOND FLOOR	3,333 GSF	1,972 RSF	LEASED
THIRD FLOOR	2,167 GSF	1,424 RSF	
FOURTH FLOOR	2,167 GSF	1,424 RSF	
FIFTH FLOOR	2,167 GSF	1,424 RSF	
TOTALS	16,500 GSF	10,430 RSF	

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Contact Exclusive Listing Agent:

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POTENTIAL LOBBY DESIGN (MAIN FLOOR)

First of its kind Medical building in Washington Heights

**1 building off the corner of
Broadway & West 179th Street
Steps away from
GWB bus station hub
Build to suit**



POTENTIAL EXAM ROOM DESIGN



POTENTIAL LOBBY DESIGN (3RD FLOOR)

**5 stories + lower level
24 hour access
Elevator**

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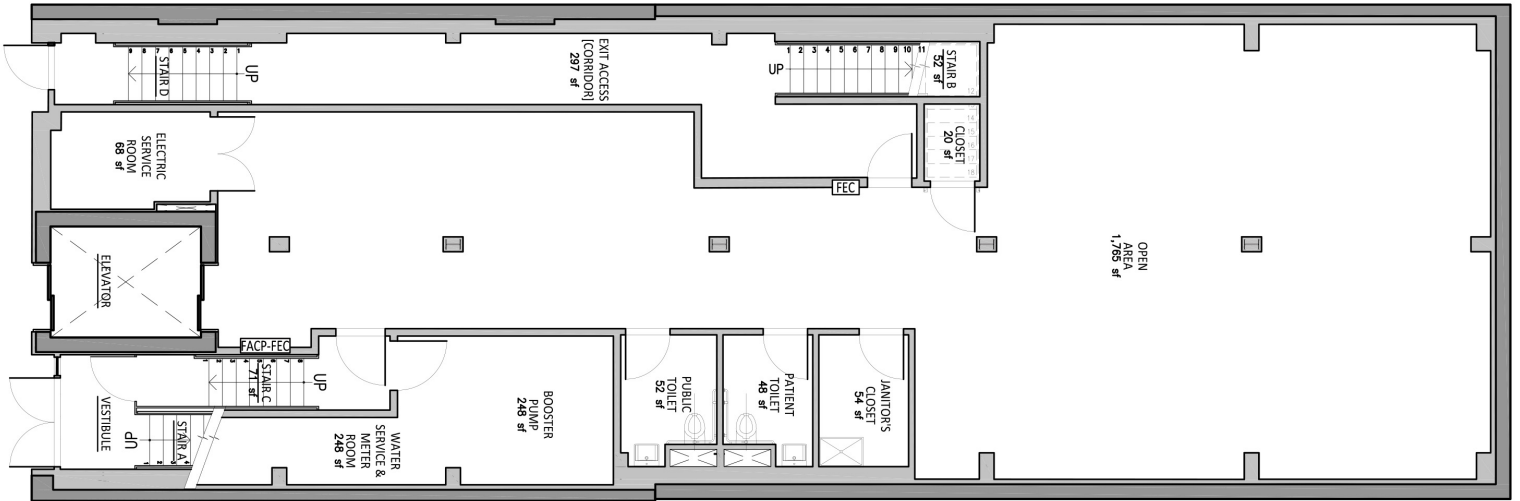
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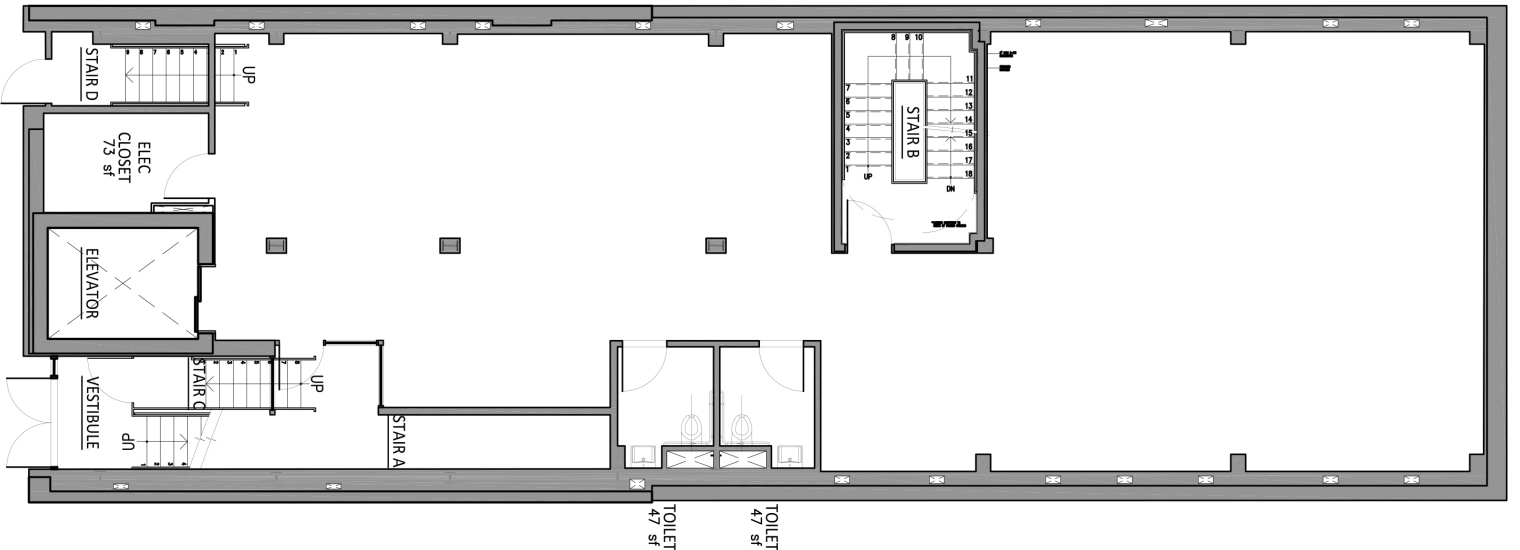
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FLOOR PLANS

LOWER LEVEL FLOOR PLAN - 1,972 RSF



FIRST FLOOR PLAN - 2,214 RSF



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FLOOR PLANS

SECOND FLOOR PLAN - 2,472 RSF



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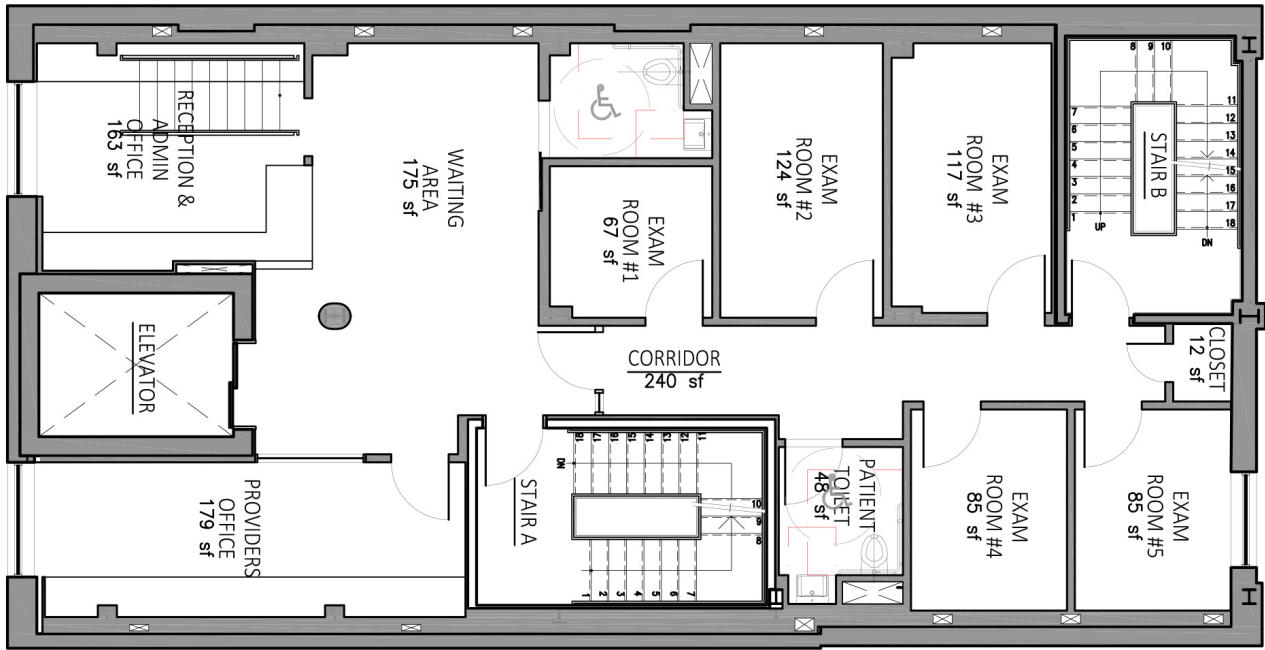
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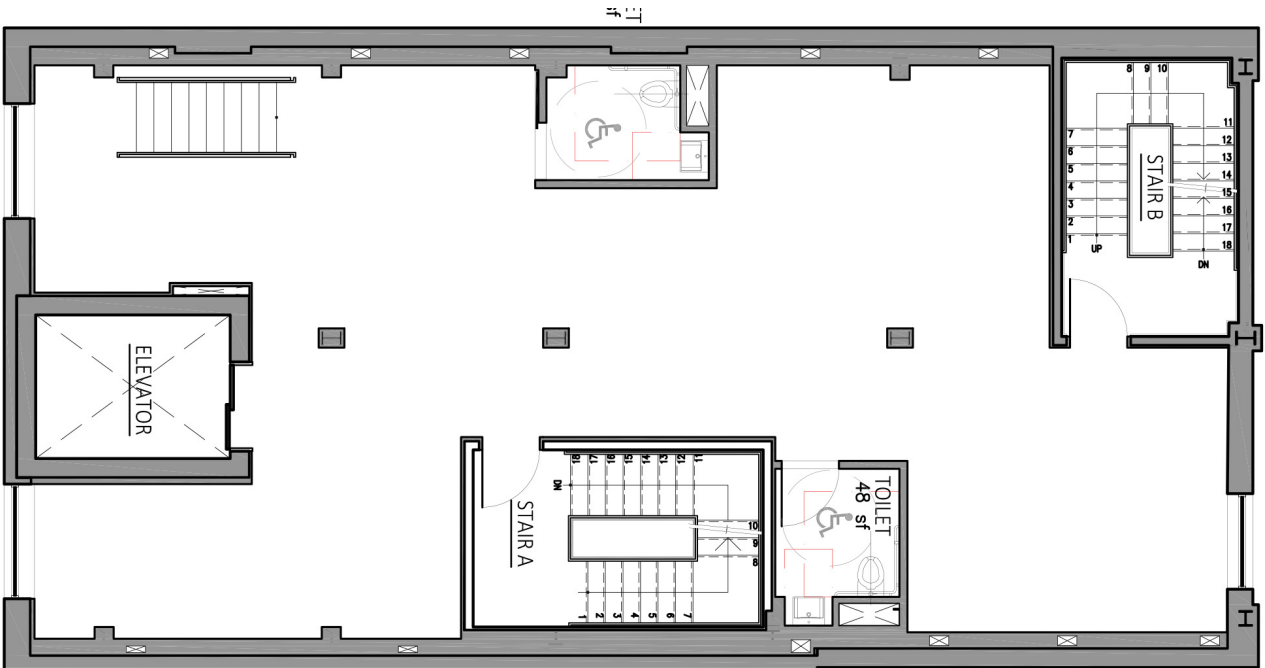
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FLOOR PLANS

THIRD, FOURTH, FIFTH FLOORS SUGGESTED PLAN - 1,424 RSF



THIRD, FOURTH, FIFTH FLOORS OPEN PLAN - 2,167 GSF



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AREA MAP



TRANSPORTATION

-  1-5 min walk (0.1 m-0.2 m) to Bx7, M4, M98, M100, Bx11 Buses
-  5 min walk (0.2 m) to A Train
-  5 min walk (0.2 m) to 1 Train
-  1 min drive (0.1 m) to I-95/GW Bridge/NJ

DEMOGRAPHICS

	0.25 M	0.5 M	0.75 M
Population	14,644	50,907	87,615
Average HH Income	\$89,250	\$84,562	\$107,073
Annual Retail Expenditure	\$191.96 M	\$736.19 M	\$1.34 B
Annual Medical Expenditure	34.86 M	\$115.01 M	\$238.39 M

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