# **799**BDWY

PRIME COMMUNITY FACILITY
OPPORTUNITY ON EAST ELEVENTH ST





**AVAILABILITY** 

Ground: 1,207 RSF 2nd Floor: 10,799 RSF

Total: 12,006 RSF

FRONTAGE
22 FT 9 IN
on East 11th St

**CEILING HEIGHTS** 

Ground Floor: 12 FT 2nd Floor: 15 FT

**POSSESSION** 

Immediate

**LEASE TERM** 

Long Term

**LEASE TYPE** 

Direct

**ASKING RENT**Upon Request

## **HIGHLIGHTS**

- Excellent Community Facility opportunity at the intersection of Union Square and Greenwich Village
- · Dedicated entrance on East 11th Street
- · Tenant-dedicated stair and vertical solution to be provided
- · All-glass frontage and windows on Ground and Second Floor
- Easily accessible from various subway stations, bus lines and on foot/bike

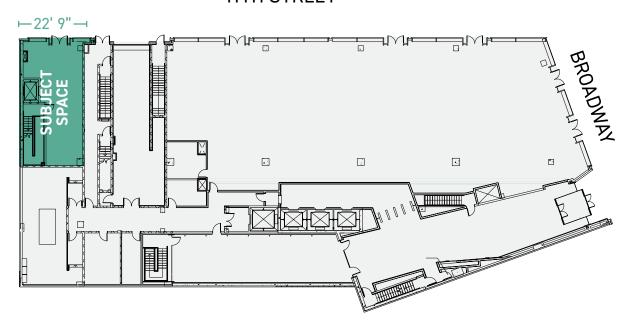
- · Sample Uses Considered:
  - Schools
  - Medical Providers and Offices
  - Fitness Operators with Physical Therapy component
  - Non-Profits



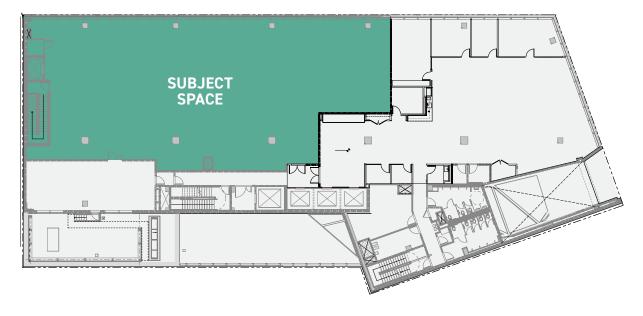
# FLOOR PLANS COMMUNITY FACILITY

GROUND FLOOR 1,207 SF

11TH STREET



2ND FLOOR 10,799 SF





GROUP

Butter

# AREA TRANSIT

# **WALKING TIME TO 799 BROADWAY**

# 5 mins

From Union Square Park

# 4 mins

From Astor Place

# 8 mins

From Washington Square Park

From 9th Street **PATH Station** 

# **2023 ANNUAL RIDERSHIP**

Q R W 4 5 6 L 21,527,757

At 14th Street-Union Square 4th Busiest Subway Station in NYC RW

3,780,675

At 8th Street-NYU

6 3,717,074 At Astor Place

975,605

At 9th Street & 6th Avenue



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SAVANNA

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