

309 EAST 45TH STREET

MIDTOWN EAST | NEW YORK, NY 10017



CONCEPTUAL RENDERING

rtl

18,351 SF BUILT-OUT SCHOOL FOR LEASE

TFC

SPACE DETAILS (SIZES APPROX.)

GROUND FLOOR

12,881 SF

MEZZANINE

3,040 SF

THIRD FLOOR

1,928 SF

BASEMENT

502 SF

FRONTAGE

40 SF

POSSESSION

SEPTEMBER 2027

*an additonal 1,585 SF of ground floor space can be made available

COMMENTS

- » Built-out school just off of 2nd Avenue
- » The school is comprised of over 15 classrooms
- » Steps from the United Nations Headquarters
- » Rare three-floor opportunity in Midtown East

NEIGHBORS

United Nations Headquarters, Pennylane Coffee, Club Pilates, Zara Terrace, Sparks Steak House, CHIRP, Barnea Bistro, Pietros, and many more



GROUND FLOOR
12,881 SF*

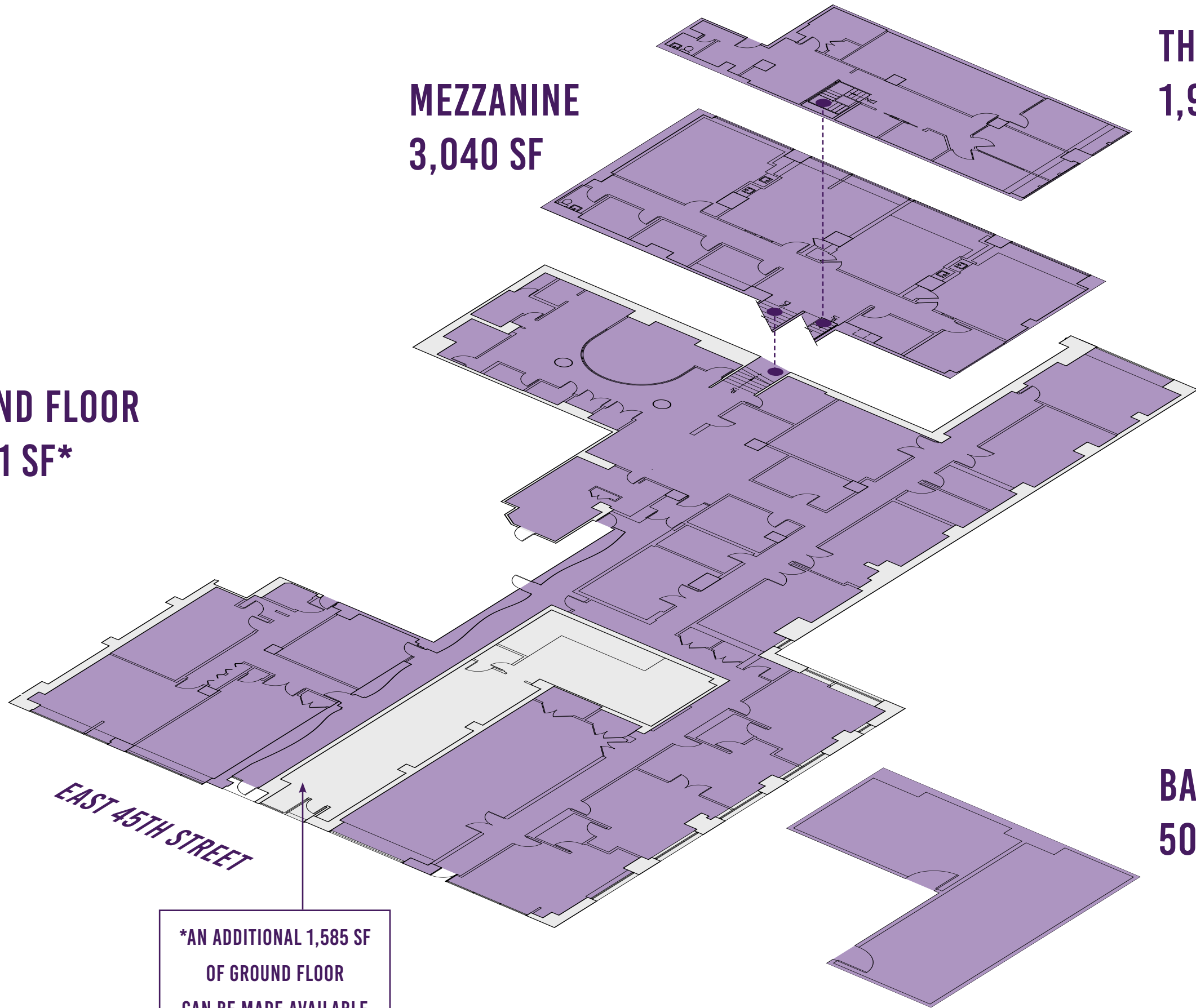
MEZZANINE
3,040 SF

THIRD FLOOR
1,928 SF

BASEMENT
502 SF

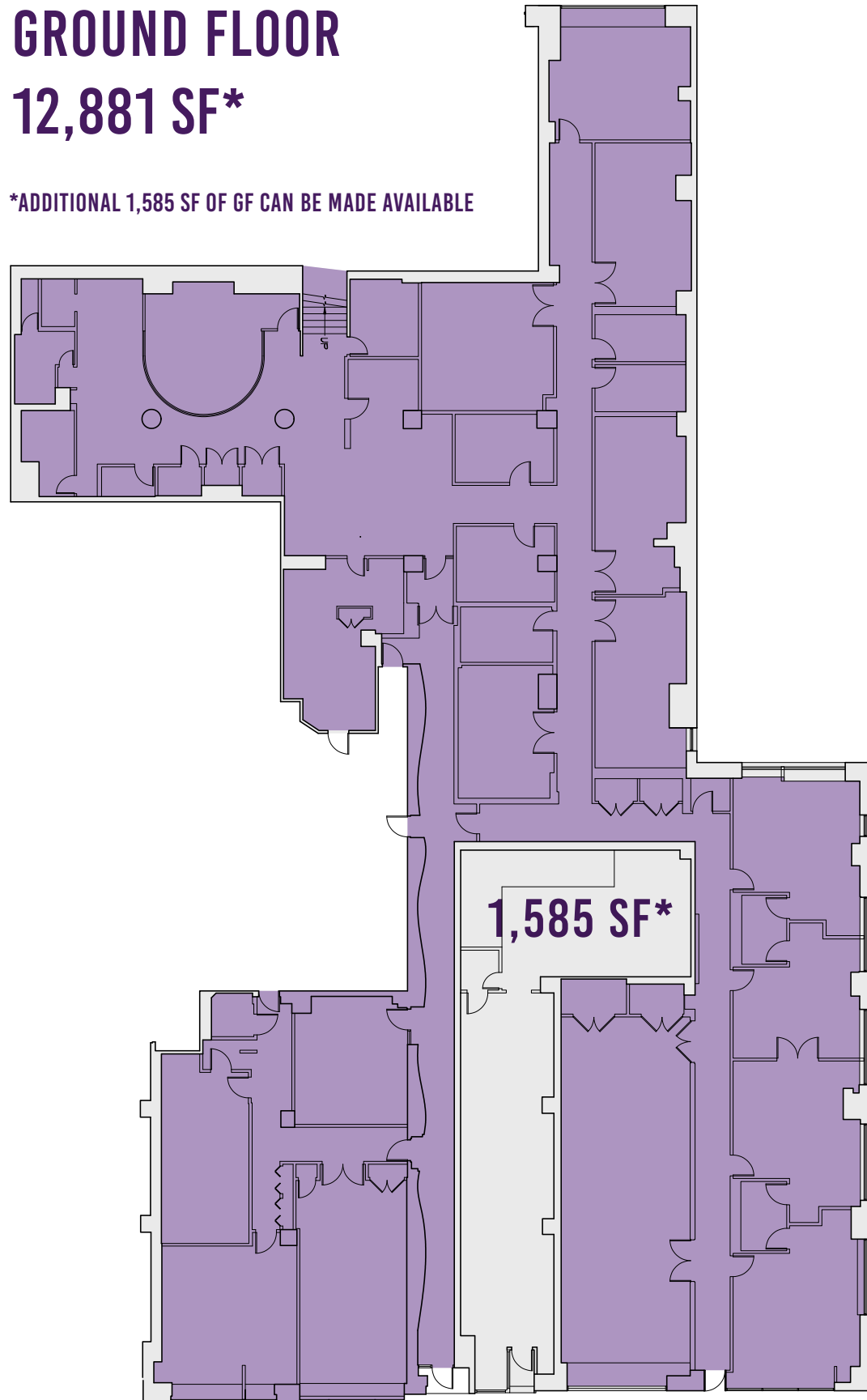
EAST 45TH STREET

***AN ADDITIONAL 1,585 SF
OF GROUND FLOOR
CAN BE MADE AVAILABLE**



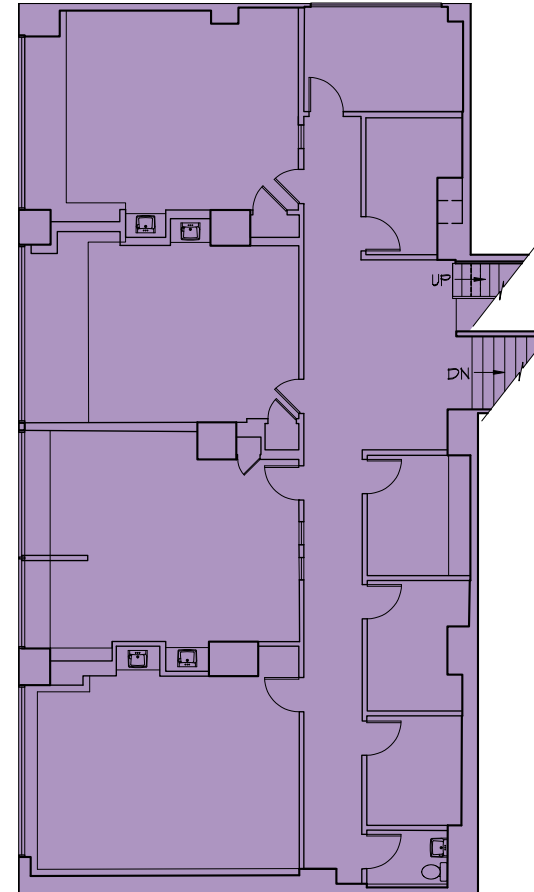
GROUND FLOOR 12,881 SF*

*ADDITIONAL 1,585 SF OF GF CAN BE MADE AVAILABLE

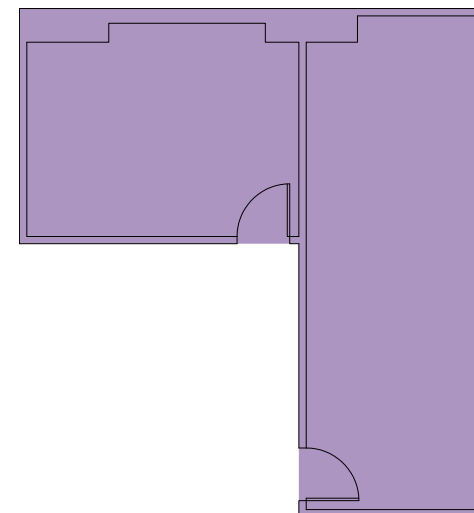


EAST 45TH STREET

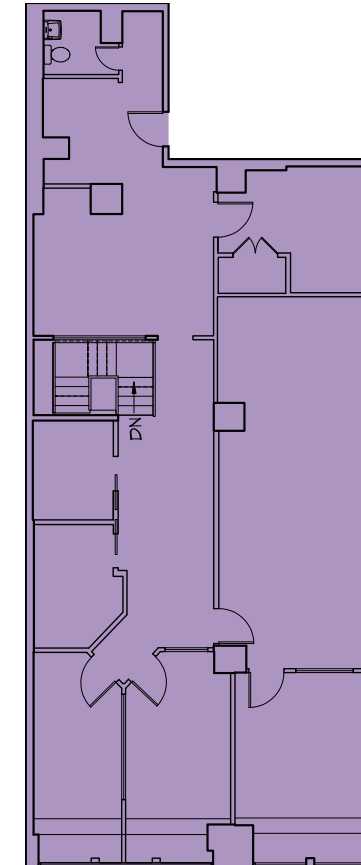
MEZZANINE 3,040 SF



BASEMENT 502 SF



THIRD FLOOR 1,928 SF



INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

WITHIN A FIVE MINUTE WALK TIME

BUSINESS



47,887

TOTAL EMPLOYEES



2,283

TOTAL BUSINESSES



53,747

DAYTIME POPULATION: WORKERS

RESIDENTIAL



\$223,709

AVERAGE HOUSEHOLD INCOME



1.6

AVERAGE HOUSEHOLD SIZE



37.4

MEDIAN AGE



13,609

RESIDENTIAL POPULATION

CONSUMER SPENDING



\$1.557 B

ANNUAL BUDGET EXPEDITURES



\$109.9 B

FOOD



\$61.2 B

ENTERTAINMENT



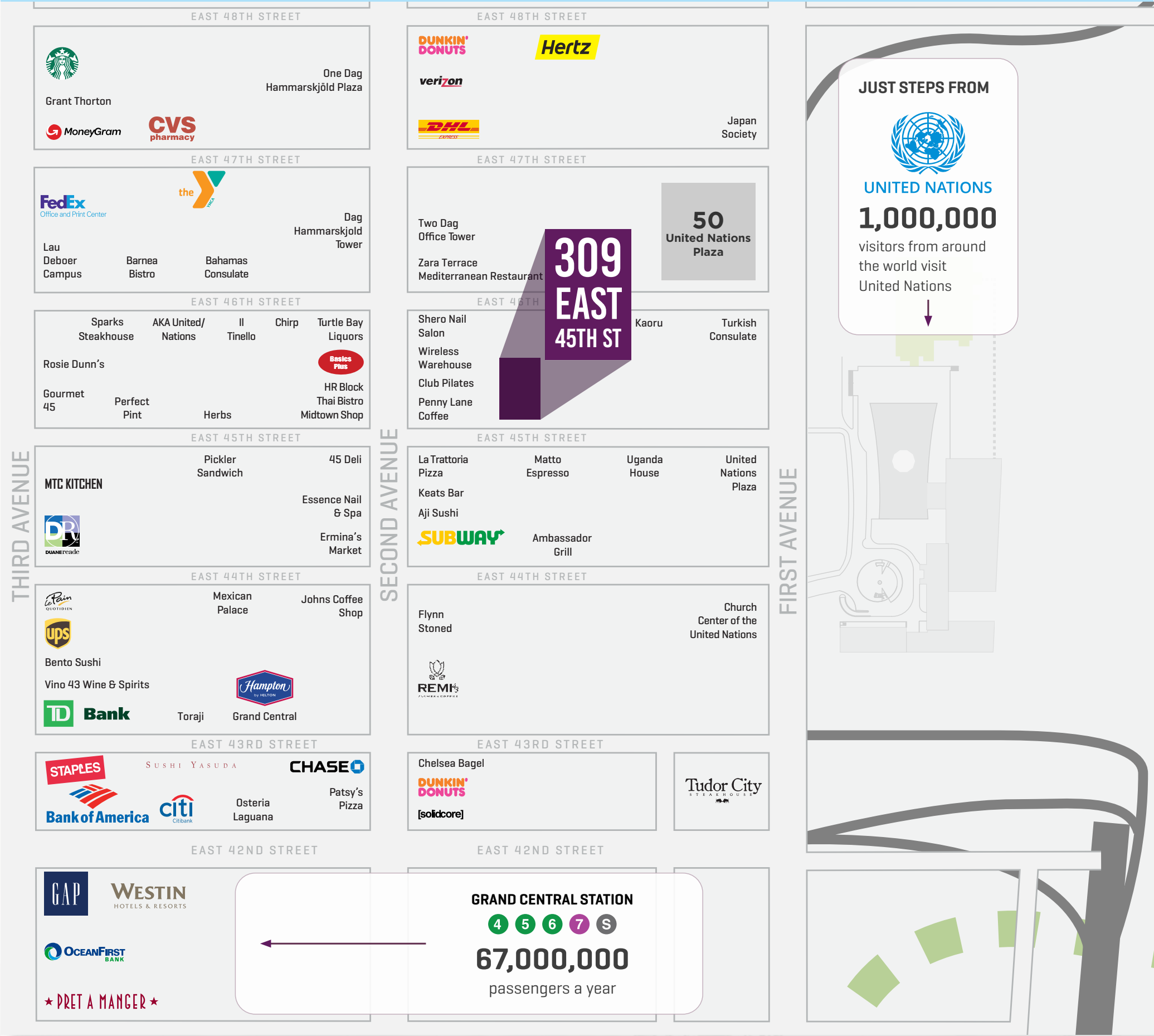
\$41.8 B

APPAREL & SERVICES



\$17.6 B

PERSONAL CARE
PRODUCTS & SERVICES



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FOR MORE INFORMATION

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