

# 45

WEST 81<sup>ST</sup> STREET  
UPPER WEST SIDE, NYC



**MERIDIAN**  
RETAIL LEASING

# 45

## WEST 81<sup>ST</sup> STREET UPPER WEST SIDE, NYC

Between Central Park West & Columbus Avenue

COMMUNITY FACILITY FOR LEASE



### APPROXIMATE SIZE

6,548 SF

### ASKING RENT

\$55,000/Month

### POSSESSION

Immediate

### TERM

10-20 Years

### DIVISIONS

Space A: 2,000 SF

Space B: 4,500 SF

### COMMENTS

- At the base of a recently re-developed 145-unit luxury condo
- Currently in "white-box" condition
- Directly next to Central Park and Museum of Natural History
- Dense residential pocket with lots of vehicle and foot traffic
- Logical divisions considered

### NEIGHBORS

Park West • Lenwich • Cilantro NYC • West Side Wine • Modern Bread & Bagel • Famous Rays Pizza • Crunch Fitness • Prime Thyme • Bark Avenue Grooming • Gristedes • Variety Coffee

### TRANSPORTATION



### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

### COLE KLEPPINGER

Senior Associate  
212.468.5993  
ckleppinger@meridiancapital.com

### BEN HAGGARD

Associate  
212.468.5952  
bhaggard@meridiancapital.com



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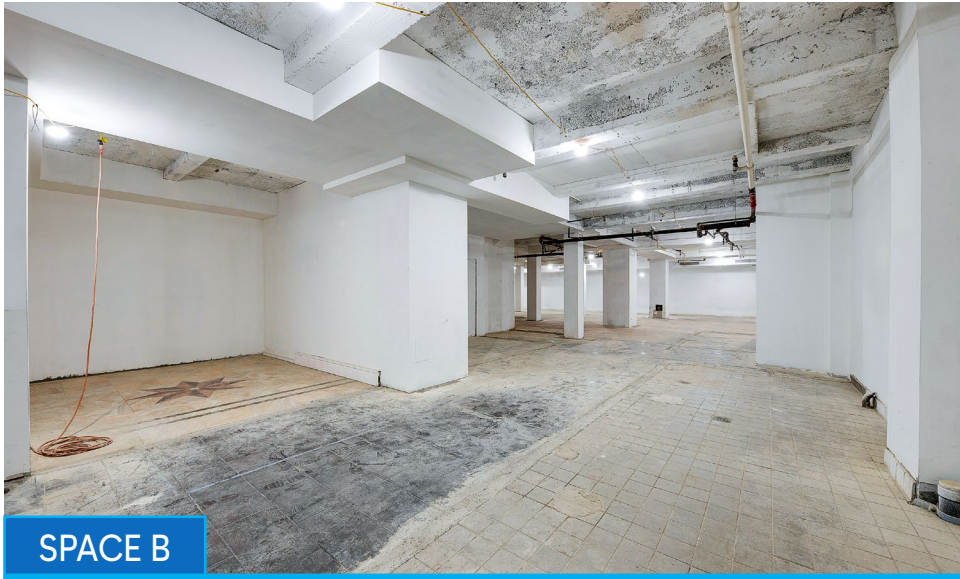
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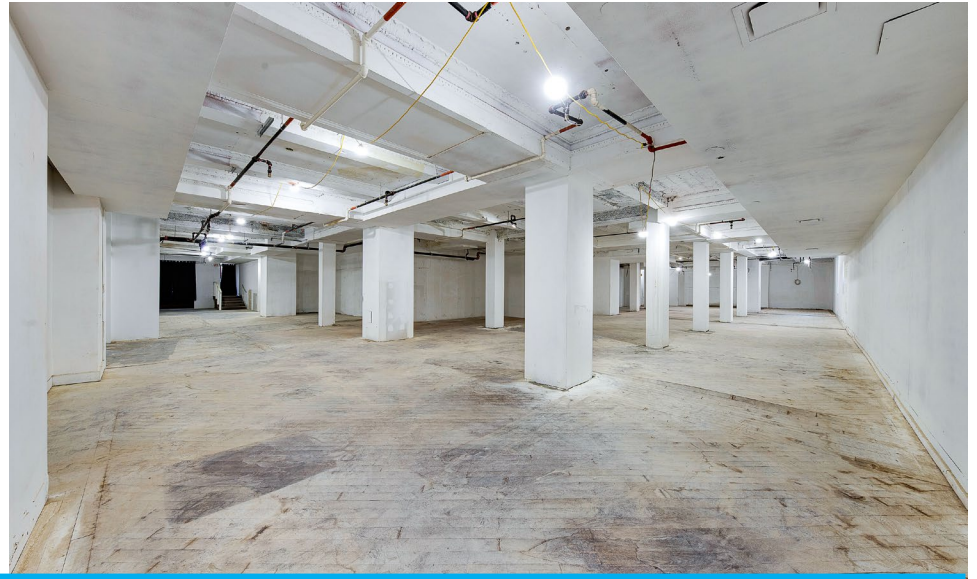
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SPACE A



SPACE B



INTERIOR

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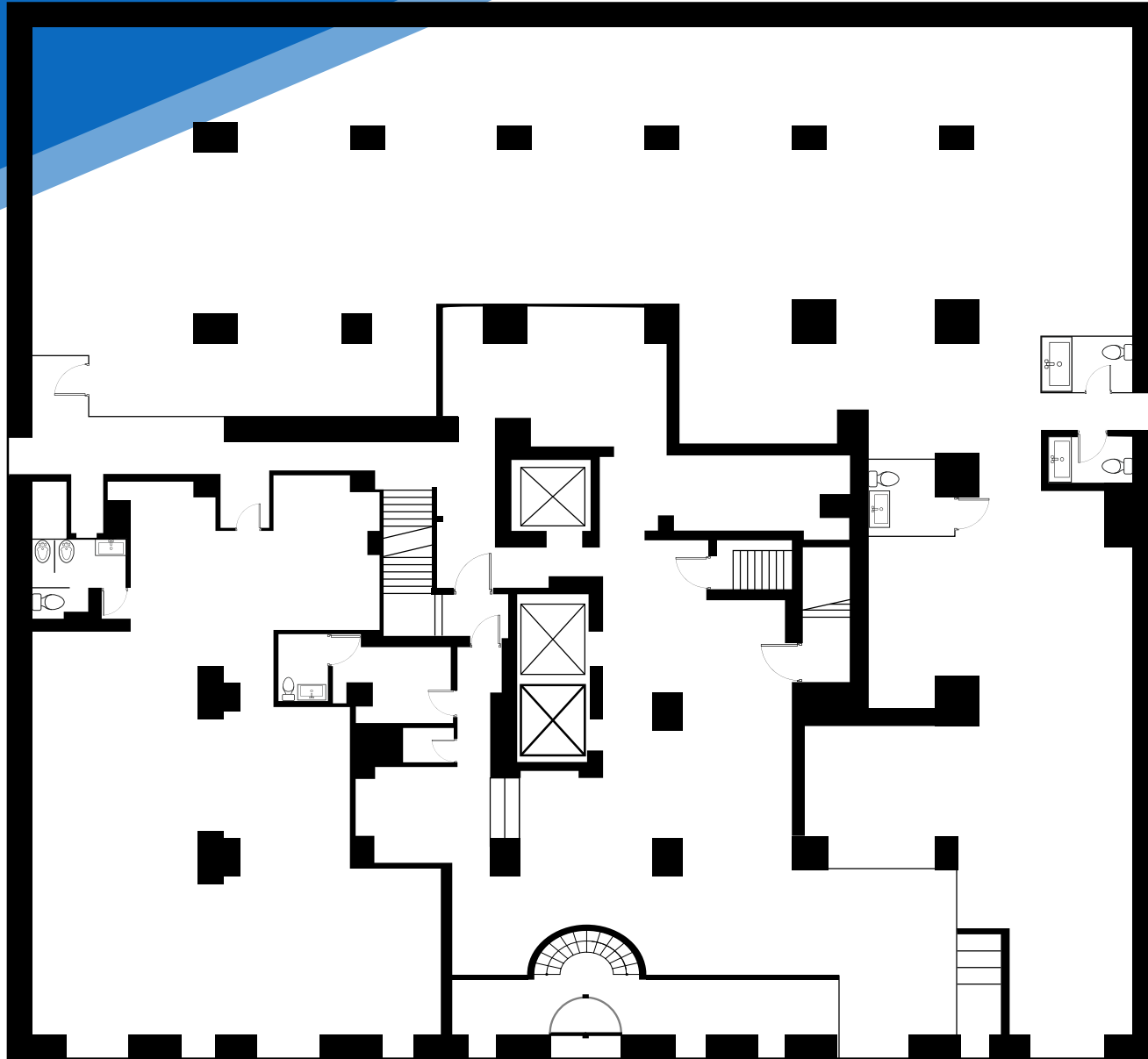
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## COMMUNITY FACILITY FOR LEASE



FLOOR PLAN

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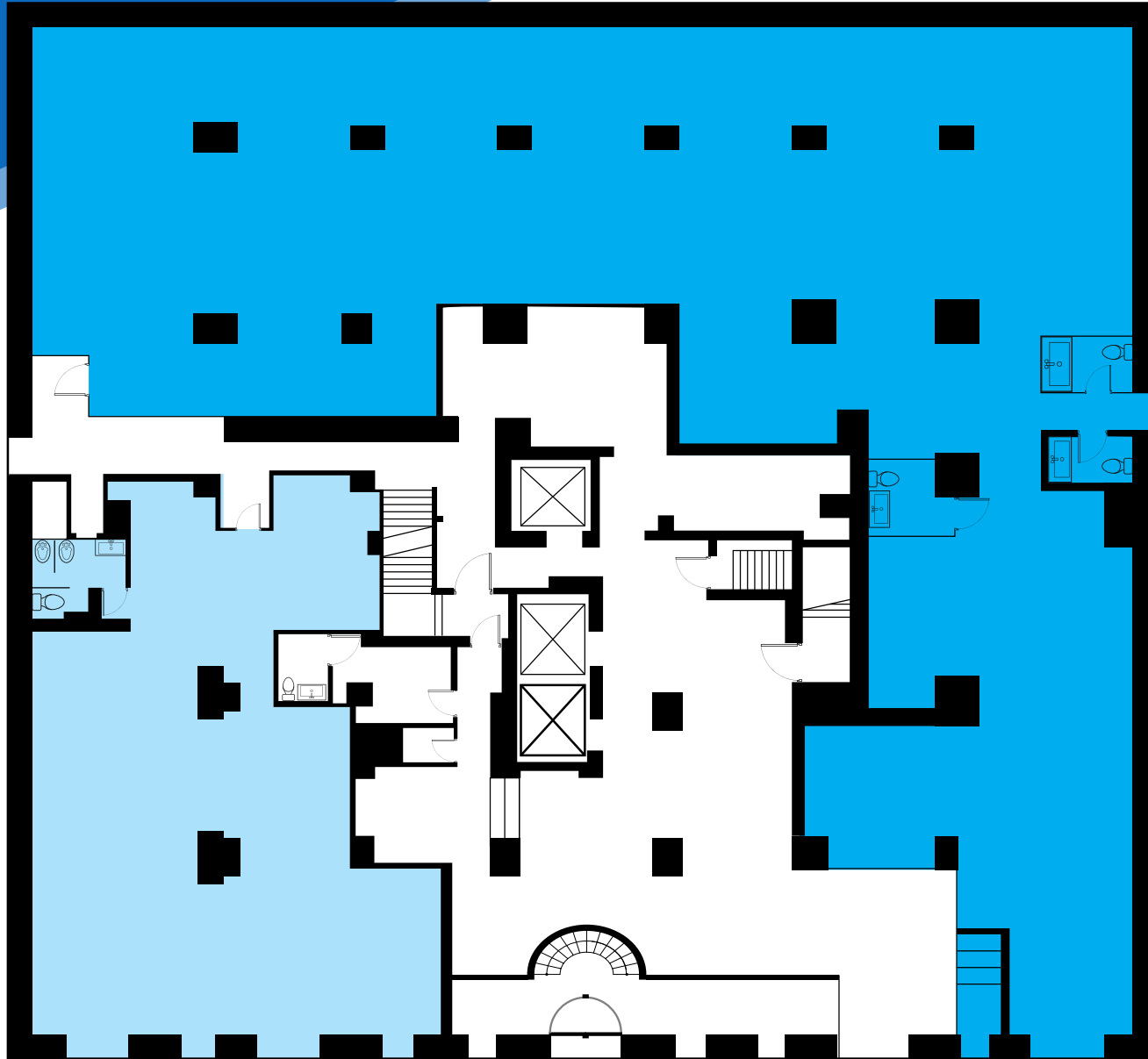
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OFFICE FOR LEASE

FLOOR PLAN | DIVISIONS

SPACE A  
2,000 SF



SPACE B  
4,500 SF

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NEIGHBORS



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