

310 W144

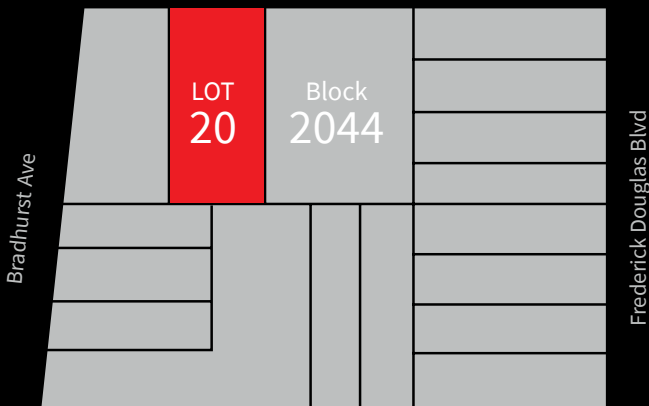
Vacant Garage with Residential / Community Facility Conversion Potential in Central Harlem



310 W144



W 144 St



W 143 St

PROPERTY INFORMATION

ADDRESS

310 West 144th Street New York, NY 10030

LOCATION

South side of 144th Street between Bradhurst Avenue and Frederick Douglas Blvd.

BLOCK / LOT

2044/20

LOT DIMENSIONS

50' x 99'

BUILDING INFORMATION

BUILDING DIMENSIONS

50' x 89.92'

STORIES

4

ABOVE GRADE SF

18,354 (Per DOF)

TOTAL UNITS

1 (Garage)

EXISTING PARKING CAPACITY

130 Spots

ZONING

R7-2

BASE RESIDENTIAL ZFA

3.44

BASE COMMUNITY FACILITY ZFA

6.5

LOT SQUARE FOOTAGE

4,996

TOTAL RESIDENTIAL BSF

17,186

TOTAL COMMUNITY FACILITY BSF

32,474

EXISTING

18,354

ADDITIONAL AIR RIGHTS

14,120

HISTORIC DISTRICT OPPORTUNITY ZONE

No

Yes

ASSESSMENT (24/25)

\$736,740

TAXES (24/25)

\$78,036

**Ownership Requests
Ground Lease Proposals**

PROPERTY DESCRIPTION

JLL has been retained on an exclusive basis to arrange the ground lease of 310 West 144th Street ("the Property"), a vacant, 4-story, elevated garage that is located on the south side of 144th Street between Bradhurst Avenue and Frederick Douglas Boulevard. The current garage layouts would afford an operator 130 parking spots or a developer could redevelop the property for multifamily or subsidized housing use.

The property is situated in a R7A zoning district which grants an as-of-right FAR of 3.44 for Residential use and 6.5 FAR for community facility which affords flexibility to a developer.

The property is situated between beautiful parks such as St. Nicholas Park, Jacob H. Schiff Playground and Riverside Park and is a short walk to The City College of New York. 310 West 144th Streets accessibility is unparalleled as it's located a short walk from the 145th Street subway station with direct access to the **A B C D 1** trains providing access to midtown Manhattan in 25 minutes.

Ownership is currently pursuing a long term ground lease for this incredible opportunity and encourage all interested parties to submit bids.

PROPERTY HIGHLIGHTS



Prime Multifamily / Subsidized Housing Conversion Opportunity

The R7A zoning is zoned for both residential and community facility which will afford a developer the opportunity to utilize the 32,474 square feet of development rights



Steps from The City College of New York

With over 15,000 students, the City College of New York is a driver of major activity around the property.



Property Delivered Vacant

The vacant delivery allows for new ownership to have flexibility and creativity in the redevelopment of the property



Proven Harlem Neighborhood

Central Harlem has established itself as a highly sought-after destination for large scale commercial developments resulting in a true live-work neighborhood.



Excellent Accessibility

The property is within walking distance of the **A B C D 1** subway lines, providing riders with access to the rest of Manhattan and the outer boroughs.



RETAIL MAP



EXCELLENT TRANSPORTATION ACCESS



SUBWAY

In addition to the variety of services and amenities located in the neighborhood, 310 West 144th Street has excellent access to various transportation options. The property is a 5-minute walk from the 145th Street, St. Nicholas Avenue subway station which services the **A B C D** lines which allows commuters to access both express and local stops throughout the city. Additionally, travelers can access the 1 line, located at 145th Street- Broadway station by walking 10 minutes.



BUSES

The area is serviced by both express and local MTA busses for southbound traffic along Amsterdam Avenue, St. Nicholas Avenue, Convent Avenue, Broadway, and Frederick Douglass Boulevard. Also, the Hamilton Heights neighborhood is home to ample Citi Bike Stations which locals and tourists can utilize the bike paths along the West Side Highway and the FDR.



AIRPORTS

There are three major metropolitan airports that are reachable from the site by car or public transit. LaGuardia Airport is closest option as it takes approximately 20-25 minutes by car. Next, Newark International Airport is approximately 30-35 minutes away by car. While JFK International Airport is the furthest away taking roughly 45-50 minutes by car. The advantageous accessibility from the property to local and regional business destinations is symbolic of Midtown and only augments the property's value.

AIRPORT DISTANCE FROM 310 WEST 144TH ST

LaGuardia Airport	20-25 Minute Drive
Newark International Airport	30-35 Minute Drive
JFK International Airport	45-50 Minute Drive

ANNUAL RIDERSHIP

W 135 St B C	753,875	W 145 St A B C D	3,468,964
W 137 St /City College 1	1,941,779	W 155 St B D	581,704
W 145 St 1	1,559,488	W 155 St C	415,142
W 145 St 3	506,217	Harlem / W 148 St 3	532,571

310
W144

TRANSPORTATION MAP



NEIGHBORHOOD OVERVIEW

West Harlem

West Harlem is a neighborhood located in Manhattan (Part of Community Board 9) overlooking the Hudson River and bordering the Upper West Side, Central Harlem, and Washington Heights. West Harlem is comprised of the Morningside Heights, Manhattanville, and Hamilton Heights sub-neighborhoods. Some key features of West Harlem include Columbia University, City College, Riverbank State Park, and 125th Street.

Morningside Heights

Morningside Heights is a sub-neighborhood in West Harlem bordered by the Upper West Side to the South, Central Harlem to the East, and Manhattanville to the North. Home to Manhattan's only Ivy League University, Morningside Heights is a hub for students and teaching professionals. The sub-neighborhood is also home to a number of tourist destinations including the Cathedral of Saint John the Divine, Riverside Church, and Grant's Tomb.

Higher Education

West Harlem is home to two of New York's institutions of higher learning including Columbia University, a private Ivy League research university, and the City College of New York, a public college providing high quality and affordable education to generations of New Yorkers.



NEIGHBORHOOD OVERVIEW



Hamilton Heights

Hamilton Heights is a sub-neighborhood in West Harlem bordered by Manhattanville to the South, Central Harlem to the East, and Washington Heights to the North. Notable sites of the area include City College, Riverbank State Park, and The Harlem School of the Arts. Hamilton Heights is also comprised of Sugar Hill, a historic district in the northern section of Hamilton Heights. The sub-neighborhood is named after Alexander Hamilton who lived the remainder of his life in the area. Hamilton Heights is a community of diverse cultures and ethnic groups, where everyone knows and interacts with their neighbors.

Manhattanville

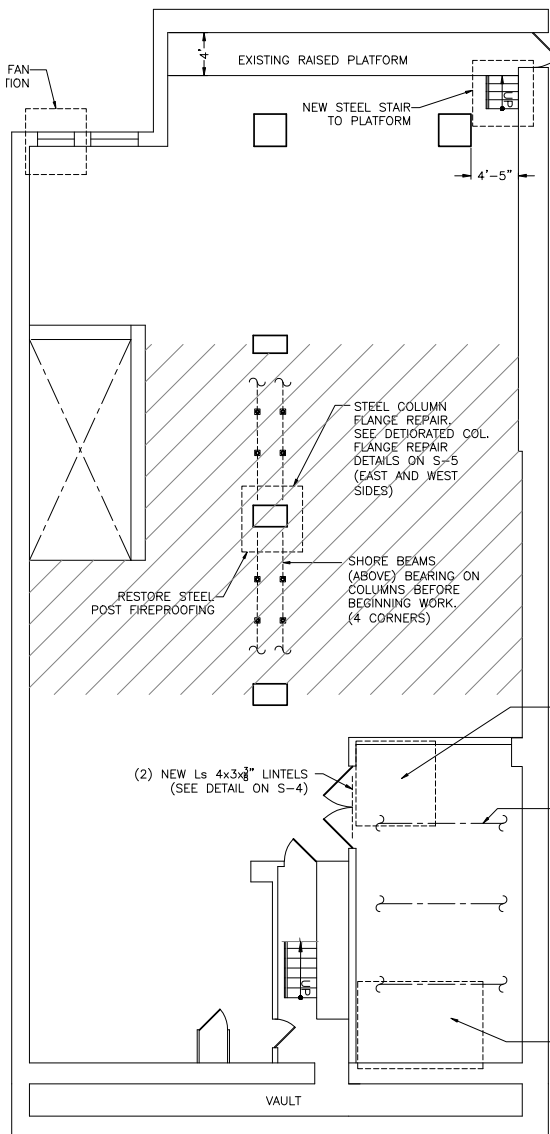
Manhattanville is a sub-neighborhood in West Harlem bordered by the Morningside Heights to the South, Central Harlem to the East, and Hamilton Heights to the North. The sub-neighborhood is currently undergoing major development by socially conscious developers including Columbia University and Janus Partners. The combined development size consists of well over 7 million square feet and is geared towards researchers, students, and community members.

Central Park North

Central Park North is located on 110th Street between 5th Avenue and Frederick Douglass Boulevard. The northern border of the park is home to a number of condominium buildings, a 38-unit condominium development, and Lasker Rink and Pool.

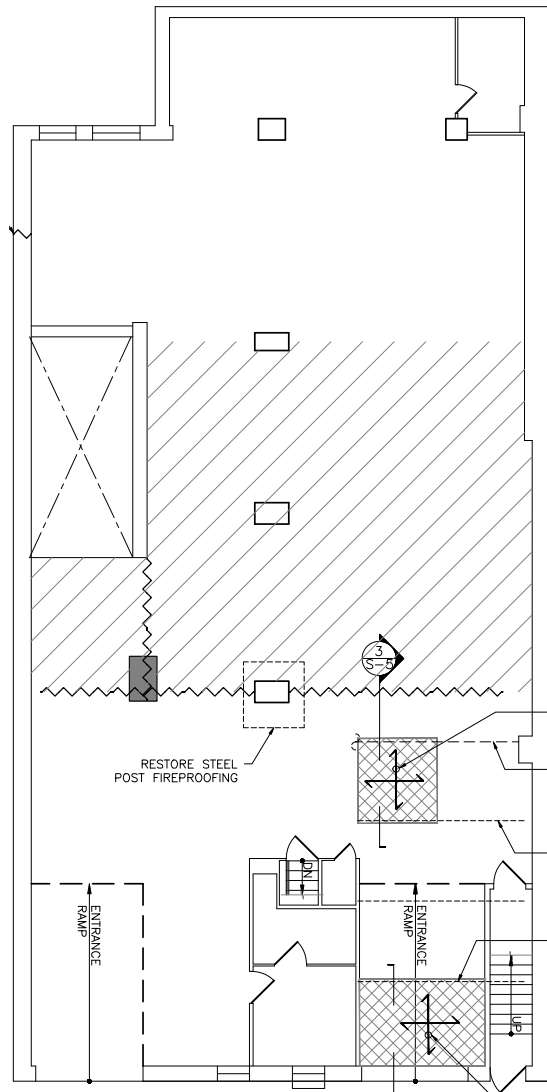
FLOOR PLANS

CELLAR FLOOR PLAN



W 144th Street

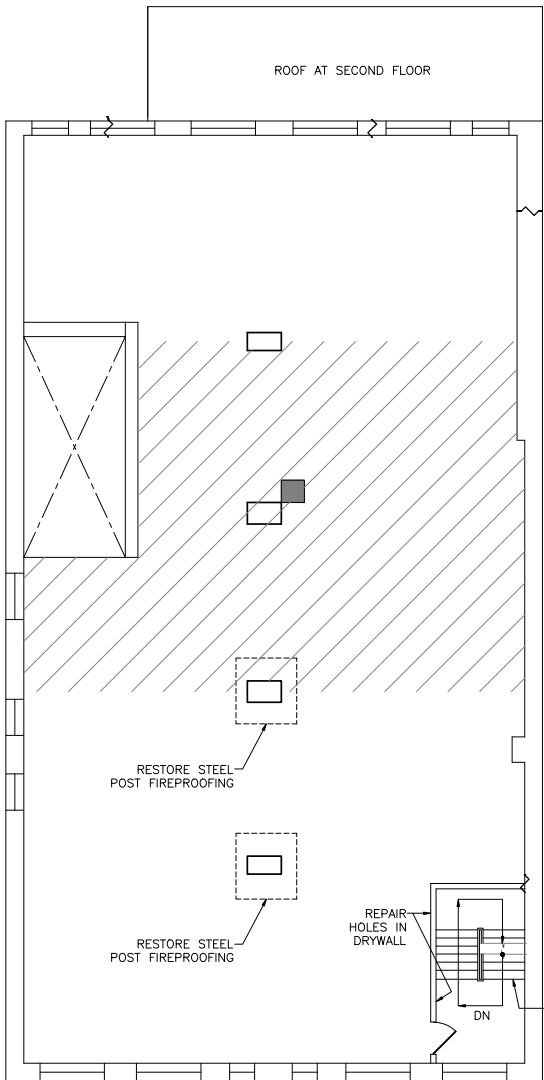
FIRST FLOOR PLAN



W 144th Street

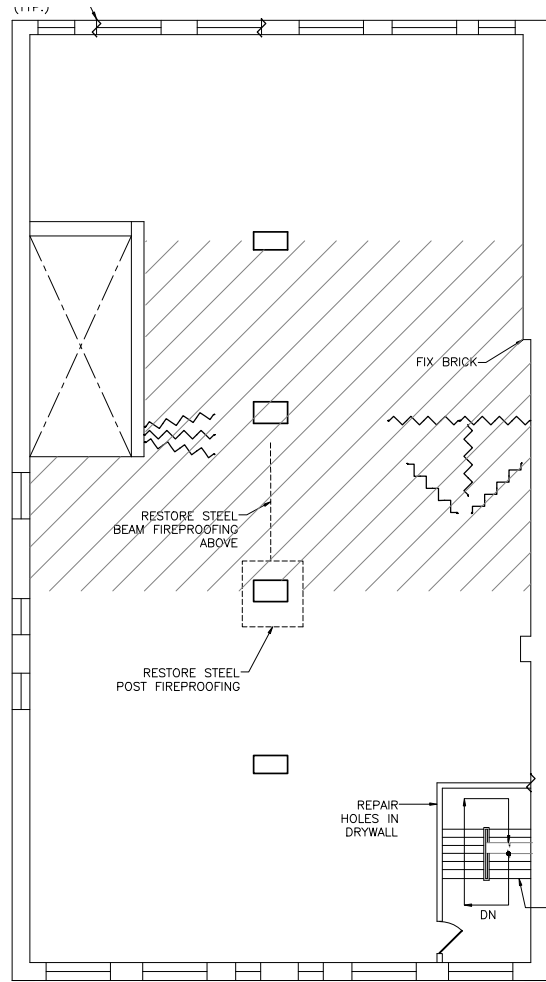
FLOOR PLANS

SECOND FLOOR PLAN



W 144th Street

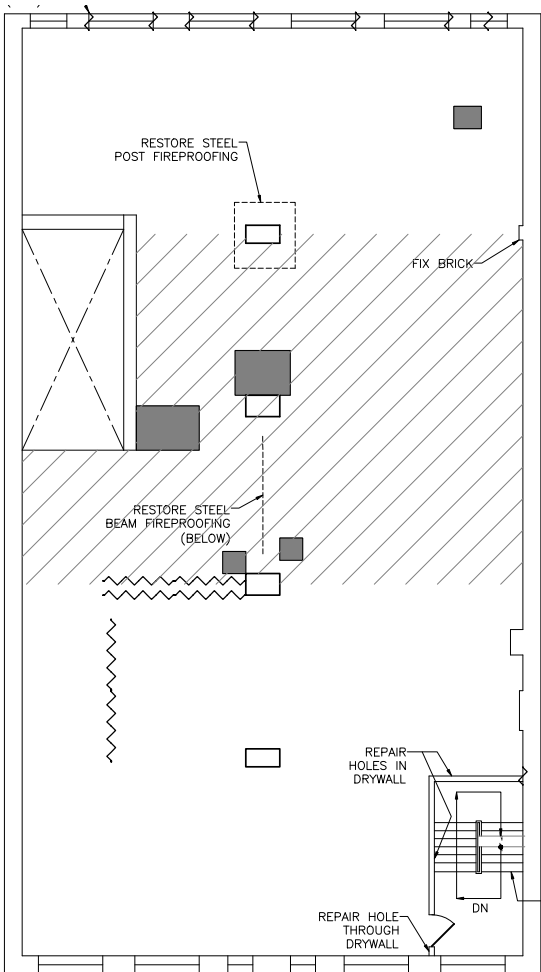
THIRD FLOOR PLAN



W 144th Street

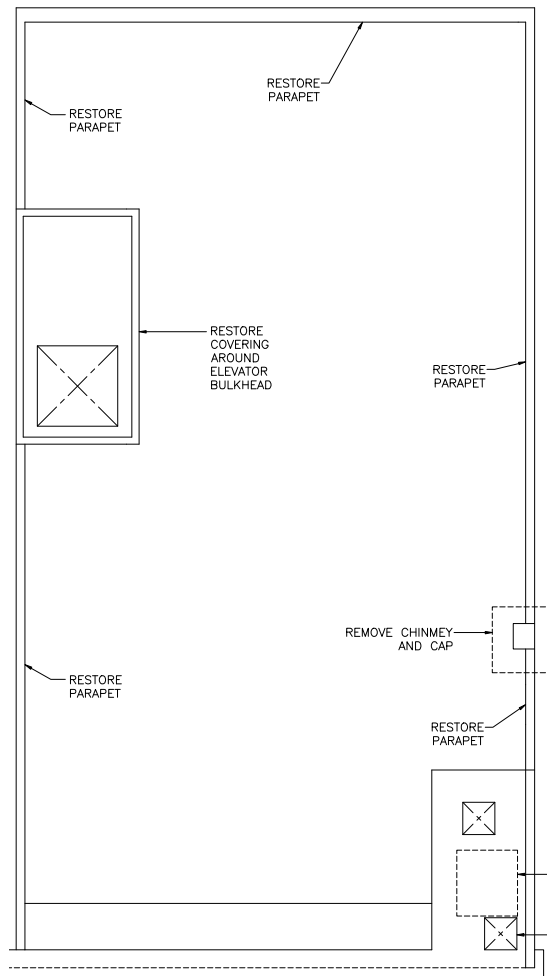
FLOOR PLANS

FOURTH FLOOR PLAN



W 144th Street

ROOF FLOOR PLAN



W 144th Street

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