

# 775 UPPER WEST SIDE COLUMBUS AVENUE



## LOCATION

775 Columbus Avenue, just off of 97<sup>th</sup> Street

## SIZE

Ground Floor	3,817 sf
Lower Level	13,269 sf
Total	17,086 sf

## ASKING RENT

\$900,000 per annum gross

## FRONTAGE

58 ft on Columbus Avenue

## POSSESSION

Immediate

## TERM

5/1/2030

## COMMENTS

- At the base of Columbus Square Development with over 700 residential units
- Located in the heart of the Upper West Side
- Densely populated residential market
- Steps from the 96<sup>th</sup> Street Station servicing the 1 2 3 C B lines with an annual ridership of 7,988,385
- One block away from Central Park with over 25 million visitors annually

## NEIGHBORING TENANTS



LOFT



SEPHORA

BIRCH.  
coffee



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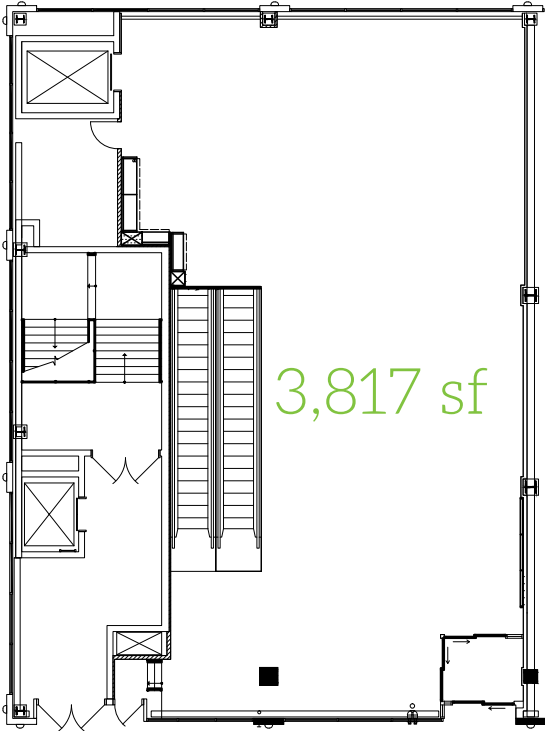
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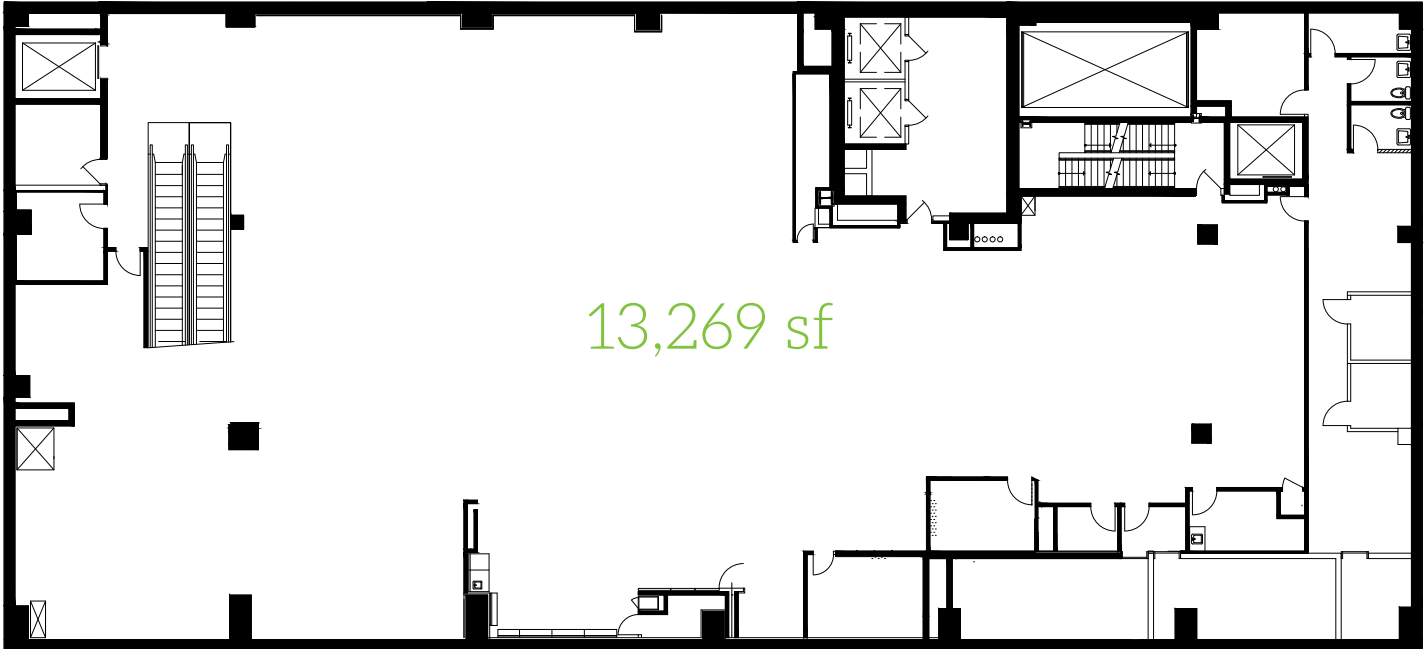
## GROUND FLOOR



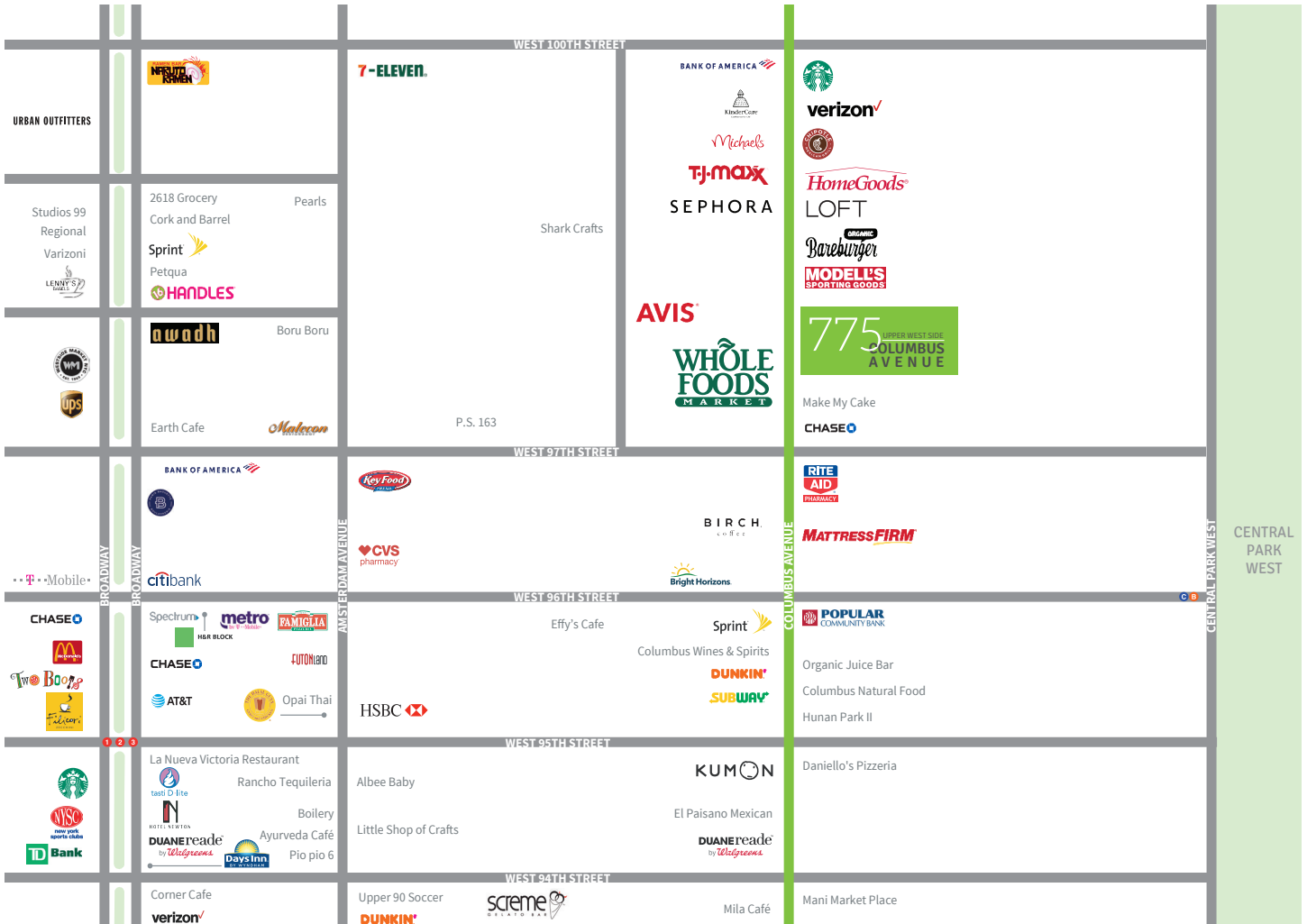
COLUMBUS AVENUE



## LOWER LEVEL



# 775 UPPER WEST SIDE COLUMBUS AVENUE



AREA DEMOGRAPHICS	
20,719	218,135
area employees	total office sf
23,424	\$86,473
area residents	median income



\*within 1/4 mile radius

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