

THE ASTOR

2151 BROADWAY

VIRTUAL TOUR

UPPER WEST SIDE, NYC

CONCEPTUAL RENDERING

Curated Destination

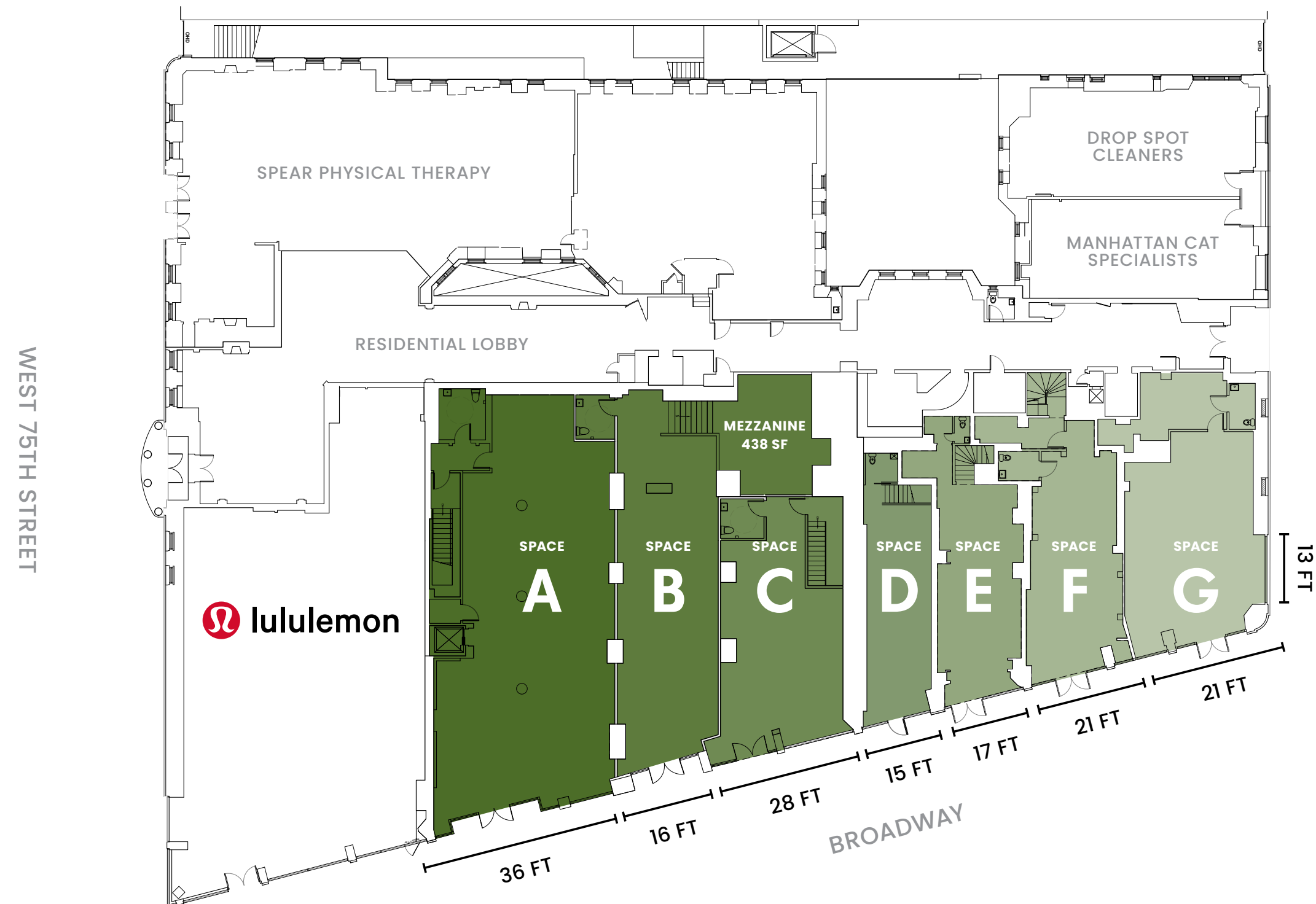
The Astor is one of the most historical and architecturally significant buildings in the Upper West Side. Anchored by best-in-class athleisure brand lululemon, the Astor provides the opportunity for a thoughtfully curated collection of retail, beauty, food, and fitness, that will serve the community who live and work nearby.



CONCEPTUAL RENDERING

Space A	Space B	Space C	Space D	Possession	Comments
Ground Floor 2,551 SF Lower Level 3,206 SF	Ground Floor 1,895 SF Lower Level 438 SF	Ground Floor 1,108 SF Lower Level 1,589 SF	Ground Floor 750 SF Lower Level 697 SF	Immediate	Considering vented and non-vented food uses Blade signage available Allocation for tenant allowance Spaces A+B+C are currently combined
Space E	Space F	Space G		Ceiling Heights	
Ground Floor 900 SF Lower Level 1,121 SF	Ground Floor 1,000 SF Lower Level 580 SF	Ground Floor 1,382 SF Lower Level 632 SF		14.5 FT on the Ground Floor	

Ground Floor



Lower Level





Alternative Scenarios

Space A

Ground Floor 5,800 SF
Lower Level 5,300 SF

Space B

Ground Floor 750 SF
Lower Level 697 SF

Space C

Ground Floor 3,272 SF
Lower Level 2,344 SF

Space A

Ground Floor 2,551 SF
Lower Level 3,206 SF

Space B

Ground Floor 1,895 SF
Lower Level 438 SF

Space C

Ground Floor 1,108 SF
Lower Level 1,589 SF

Space D

Ground Floor 750 SF
Lower Level 697 SF

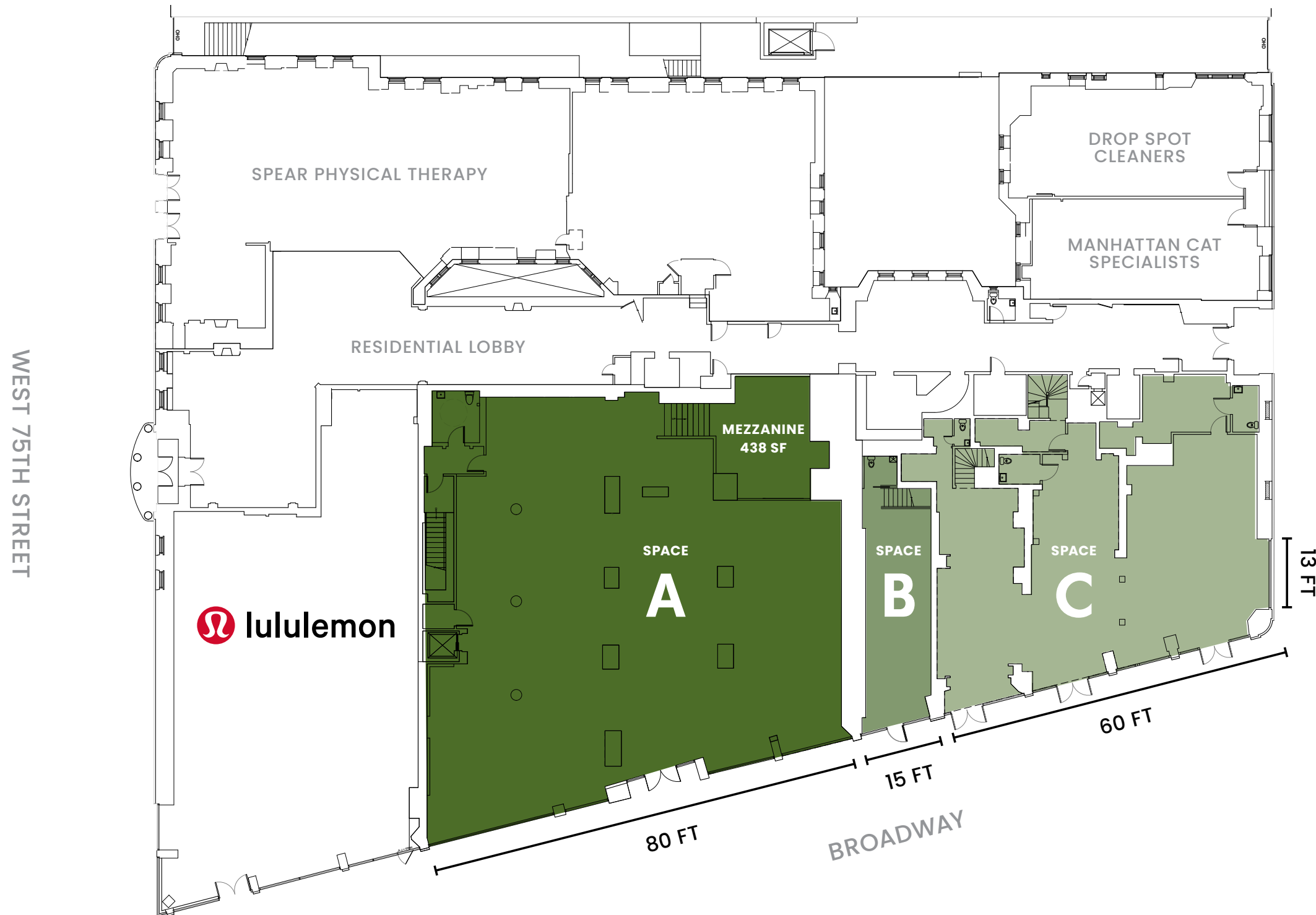
Space E

Ground Floor 900 SF
Lower Level 1,121 SF

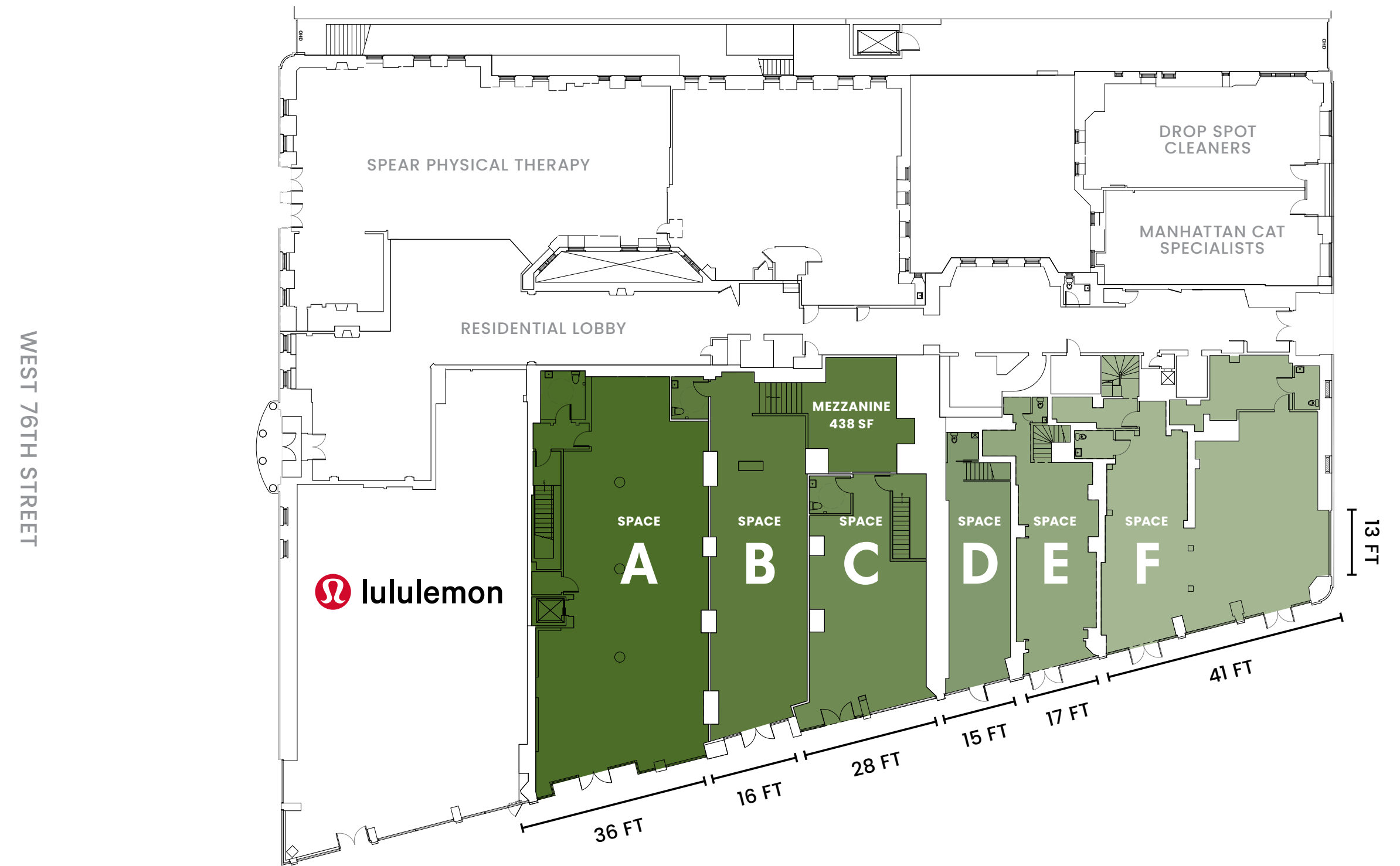
Space F

Ground Floor 2,399 SF
Lower Level 1,213 SF

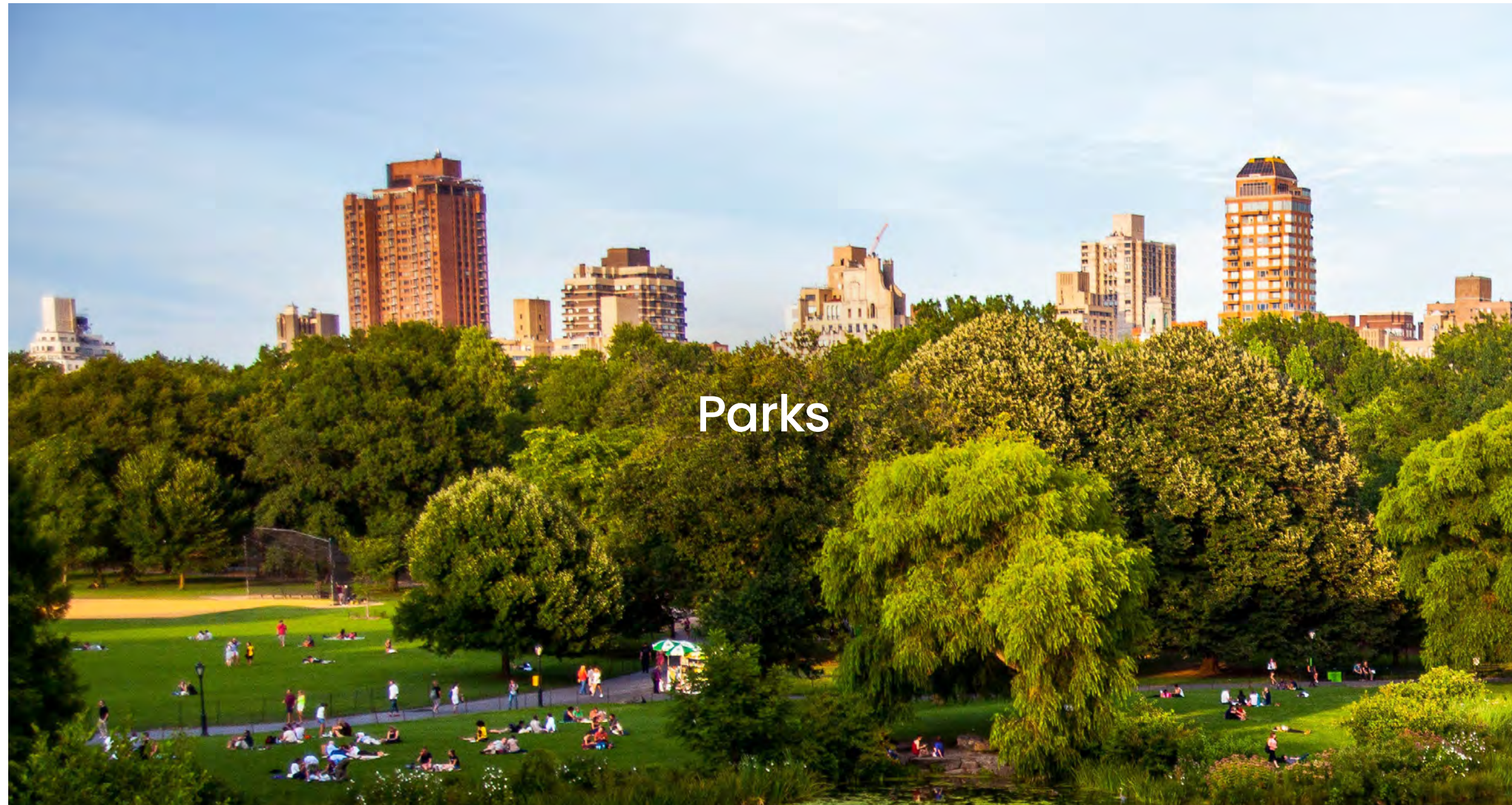
Ground Floor alt 1



Ground Floor alt 2







Parks



Shopping



Wellness



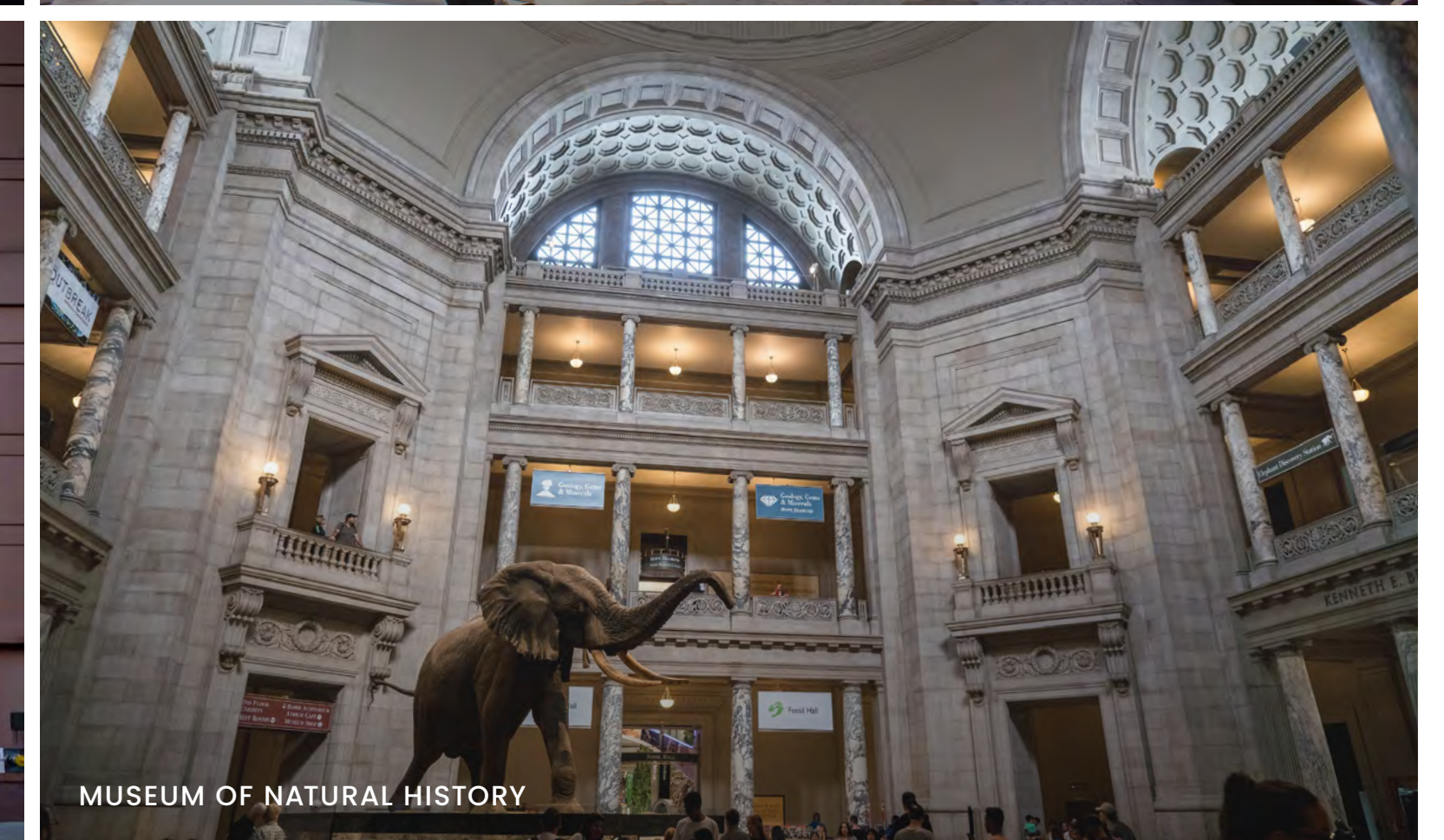
Dining



Families

New York City's Cultural Hub

The Upper West Side embodies New York City culture and is uniquely an oasis in the concrete jungle. Central Park and Riverside Park attract families, fitness, and large events leading the community and visitors to eat, shop, and play. Crowds from all over come for its performance art venues, recording studios, and museums.



12.9M ANNUAL RIDERS AT THE 72ND STREET SUBWAY STATION

134K TOTAL DAYTIME POPULATION

163K TOTAL POPULATION

92K TOTAL HOUSING UNITS

\$168K AVERAGE HOUSEHOLD INCOME

THE
ASTOR
2151 BROADWAY

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masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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VIRTUAL TOUR



CONCEPTUAL RENDERING

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