

# 2175 BROADWAY

SOUTHWEST CORNER OF WEST 77TH STREET

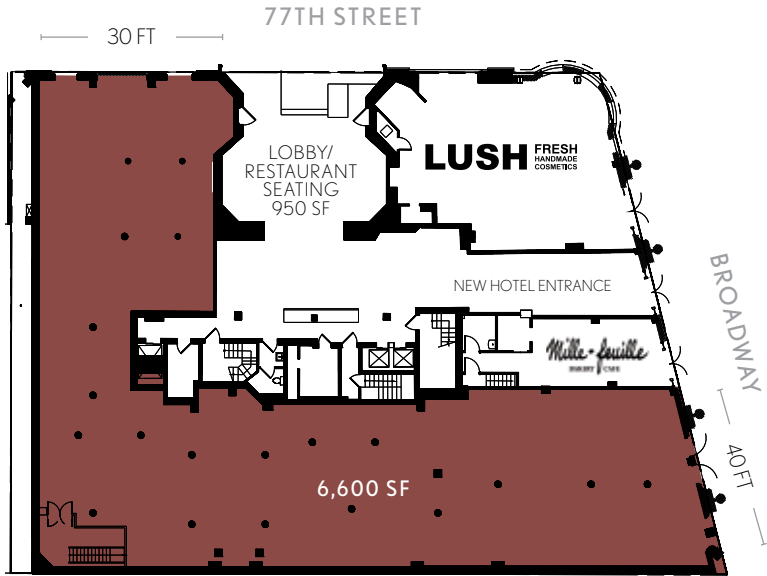


CONCEPTUAL RENDERING

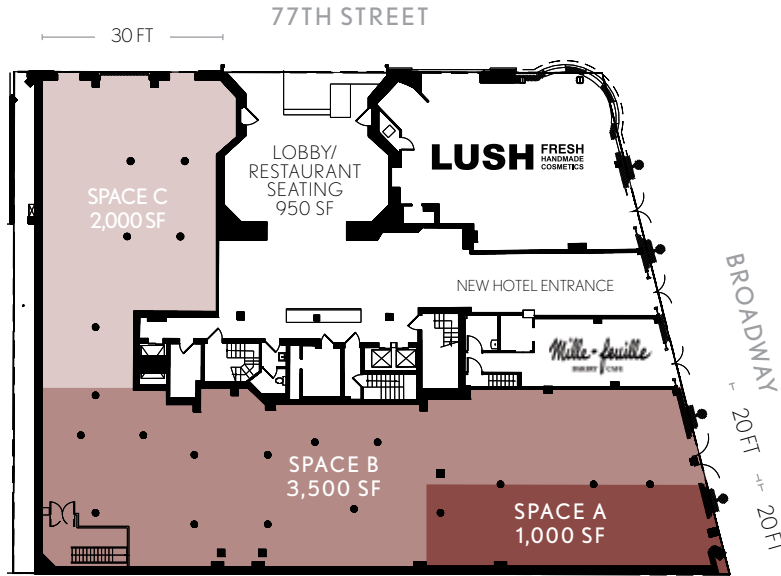
CROSSROADS OF FITNESS, DINING AND FASHION ON THE UPPER WESTSIDE

# THE SPACE

## GROUND FLOOR EXISTING



## GROUND FLOOR PROPOSED DIVISION



### SIZE

EXISTING CONDITION	
GROUND FLOOR	6,600 SF
LOWER LEVEL	5,300 SF

PROPOSED DIVISION	
GROUND FLOOR	
SPACE A	1,000 SF
SPACE B	3,500 SF
SPACE C	2,000 SF
LOWER LEVEL	
SPACE A	1,000 SF
SPACE B	2,000 SF
SPACE C	1,600 SF

### CEILING HEIGHTS

GROUND FLOOR	12 FT 9 IN
LOWER LEVEL	9 FT 6 IN

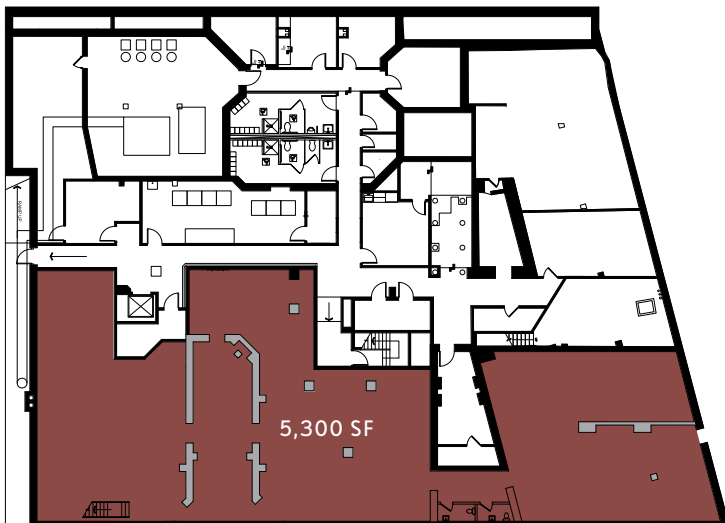
### FRONTAGE

BROADWAY	40 FT
77TH STREET	30 FT

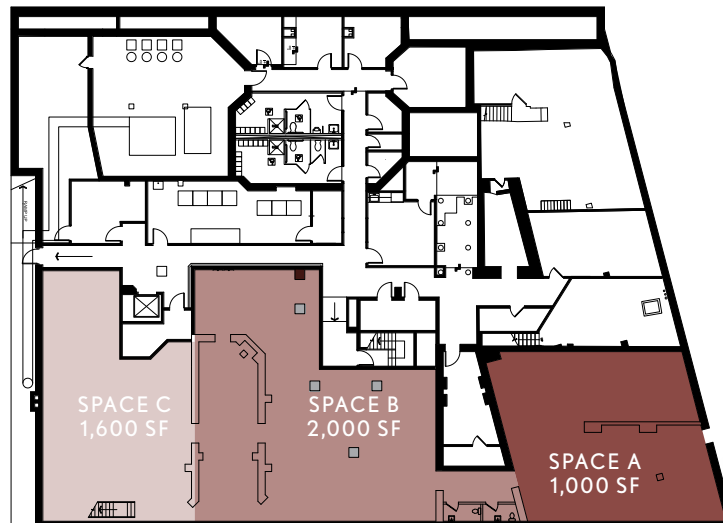
### COMMENTS

AN ADDITIONAL 950-SF SPACE IS AVAILABLE FOR LOBBY/ RESTAURANT SEATING

## LOWER LEVEL EXISTING



## LOWER LEVEL PROPOSED DIVISION



# THE SPACE

## ROOF TOP EXISTING

### SIZE

EXISTING CONDITION

OUTDOOR ROOF TOP	6,185 SF
INDOOR ROOF TOP	1,550 SF

### FEATURES

INDOOR AND OUTDOOR EVENT SPACE

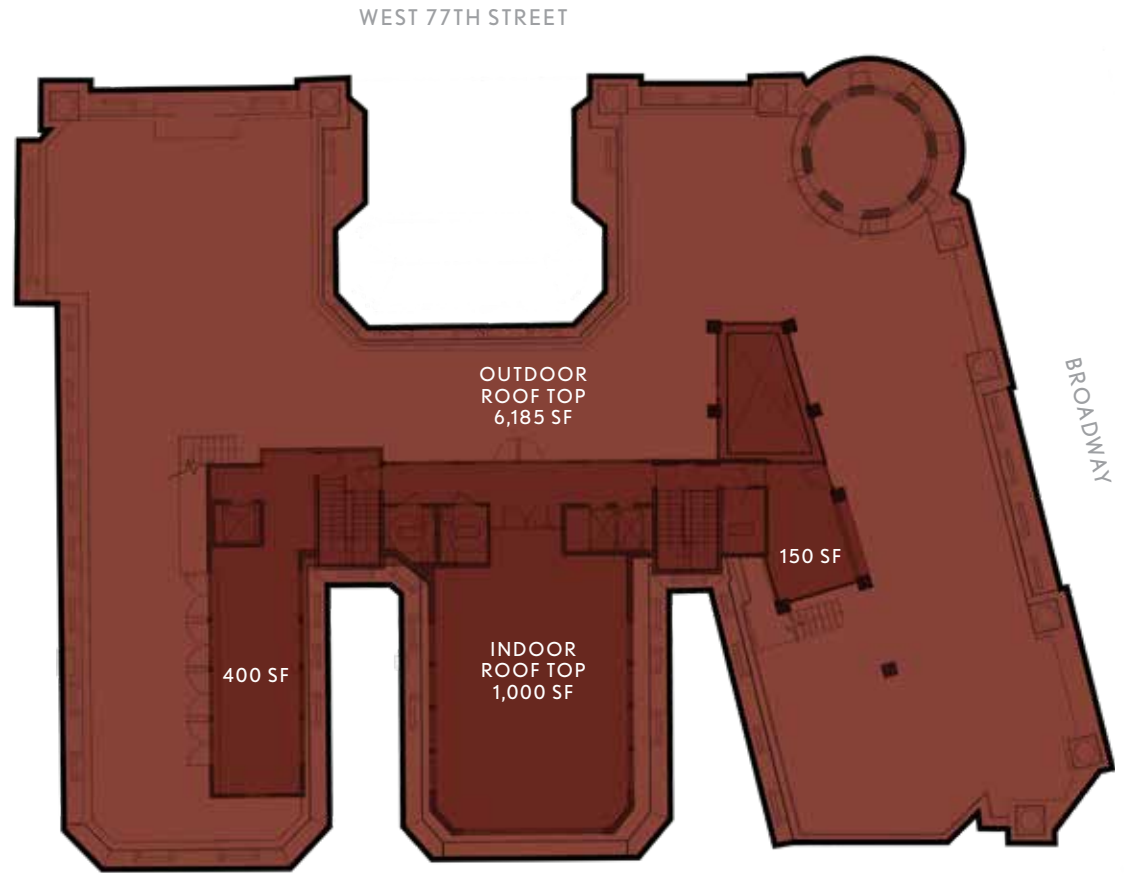
CUSTOMER SEATING AREA

FOOD & BEVERAGE SERVICES

OUTDOOR ENTERTAINMENT



AERIAL VIEW OF ROOFTOP FROM ABOVE



A MAGNIFICENT ROOF TOP IS LOCATED ON THE 10TH FLOOR FEATURING A SPECTACULAR LAYOUT COMPLETE WITH AN INDOOR AREA IDEAL FOR MORE INTIMATE SETTINGS. THE OUTDOOR AREA OFFERS FLEXIBILITY FOR EXPANDED SEATING, LIVE ENTERTAINMENT, A CAFÉ AND BAR, AND UNOBSTRUCTED VIEWS OF BOTH THE HUDSON RIVER AND CENTRAL PARK, ADDING A TRULY UNIQUE CUSTOMER EXPERIENCE.





THE RETAIL AT 2175 BROADWAY SITS AT THE BASE OF HOTEL BELLECLAIRE, ONE OF STARCHITECT EMERY ROTH'S FIRST BUILDINGS. HOTEL BELLECLAIRE RECENTLY UNDERWENT A MULTI-MILLION DOLLAR RENOVATION, UNLIKE ANY OTHER MODERN DEVELOPMENT IN THE AREA. THE HIGHLY ANTICIPATED RENOVATION WILL UNVEIL A NEW HOTEL ENTRANCE ON BROADWAY AND THE RESTORATION OF THE FAÇADE BACK TO ITS' ORIGINAL GRANDEUR OF THE EARLY 1900'S. 2175 BROADWAY COMBINES THE HISTORIC CHARM OF THE UPPER WEST SIDE WITH MODERN LUXURIES FOR AN UNPARALLELED RETAIL AND BRANDING OPPORTUNITY.



## THE MARKET

THE UPPER WEST SIDE RETAIL LANDSCAPE HAS BEEN TRANSFORMING INTO A DESTINATION FOR LOCAL, NATIONAL AND INTERNATIONAL RETAILERS. 2175 BROADWAY IS STEPS FROM THE 72ND STREET SUBWAY STATION SERVICING THE 1, 2, AND 3 SUBWAY LINES WHICH HAS AN ANNUAL RIDERSHIP OF 13.4 MILLION PASSENGERS.

# THE AREA

RESIDENTIAL UNITS  
**76,642**

TOTAL POPULATION  
**124,000**

AVERAGE DAYTIME POPULATION  
**92,500**

AVERAGE HOUSEHOLD INCOME  
**185,000**

## 2175 BROADWAY

FOR MORE INFORMATION,  
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