



UPPER WEST SIDE

12,000-SF RETAIL/MEDICAL SPACE

ADDRESS: 2109 Broadway
between 73rd & 74th Streets

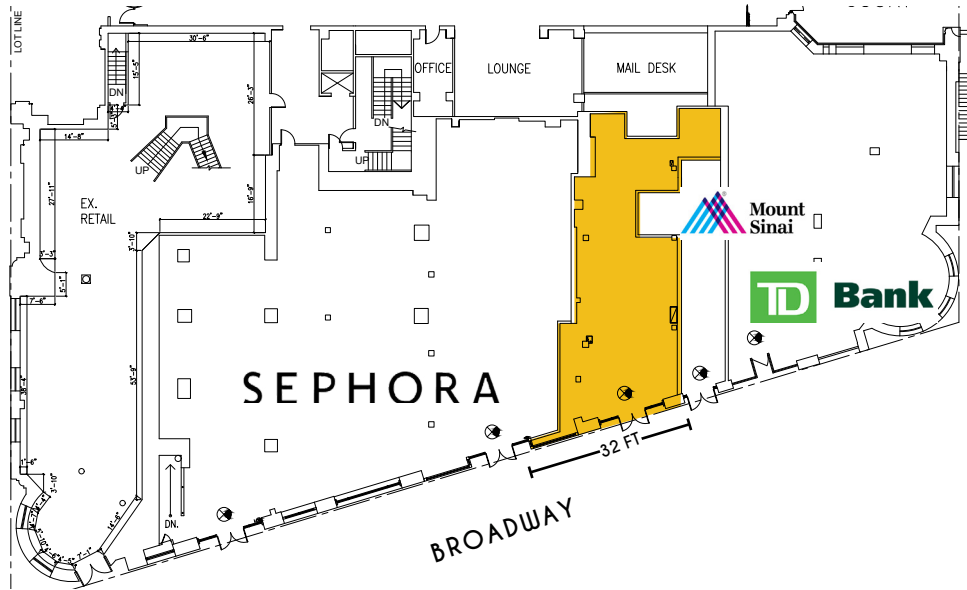
GROUND FLOOR: Approx. 1,381 SF
LOWER LEVEL: Approx. 10,573 RSF

FRONTAGE: Approx. 32 FT on Broadway

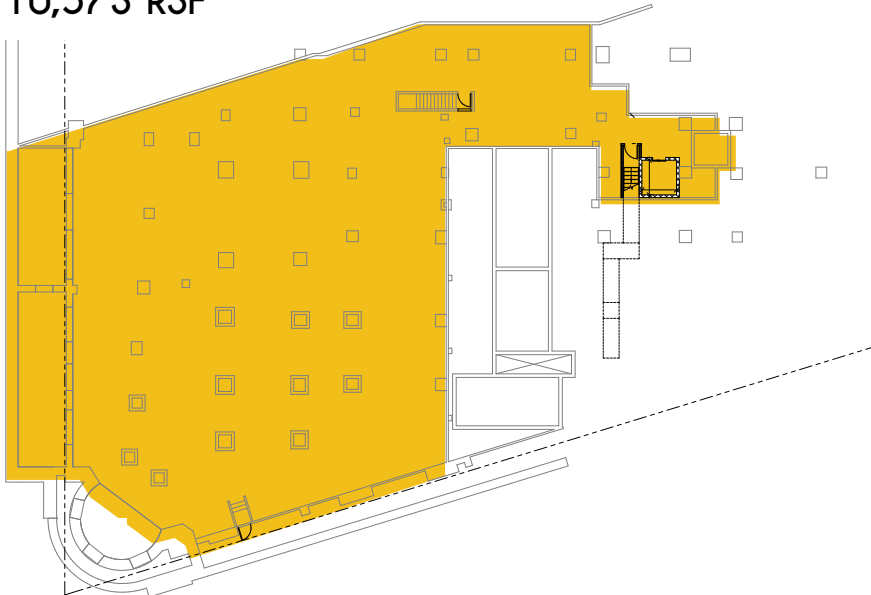
FEATURES:
Ground Floor entrance on Broadway with 18-FT ceilings
Ceiling heights range from 11-12 FT in the Lower Level
Join Mount Sinai, The Goddard School, Sephora and TD Bank at the base of the Ansonia, with 400 luxury residential units above

NEWMARK

GROUND FLOOR 1,381 SF



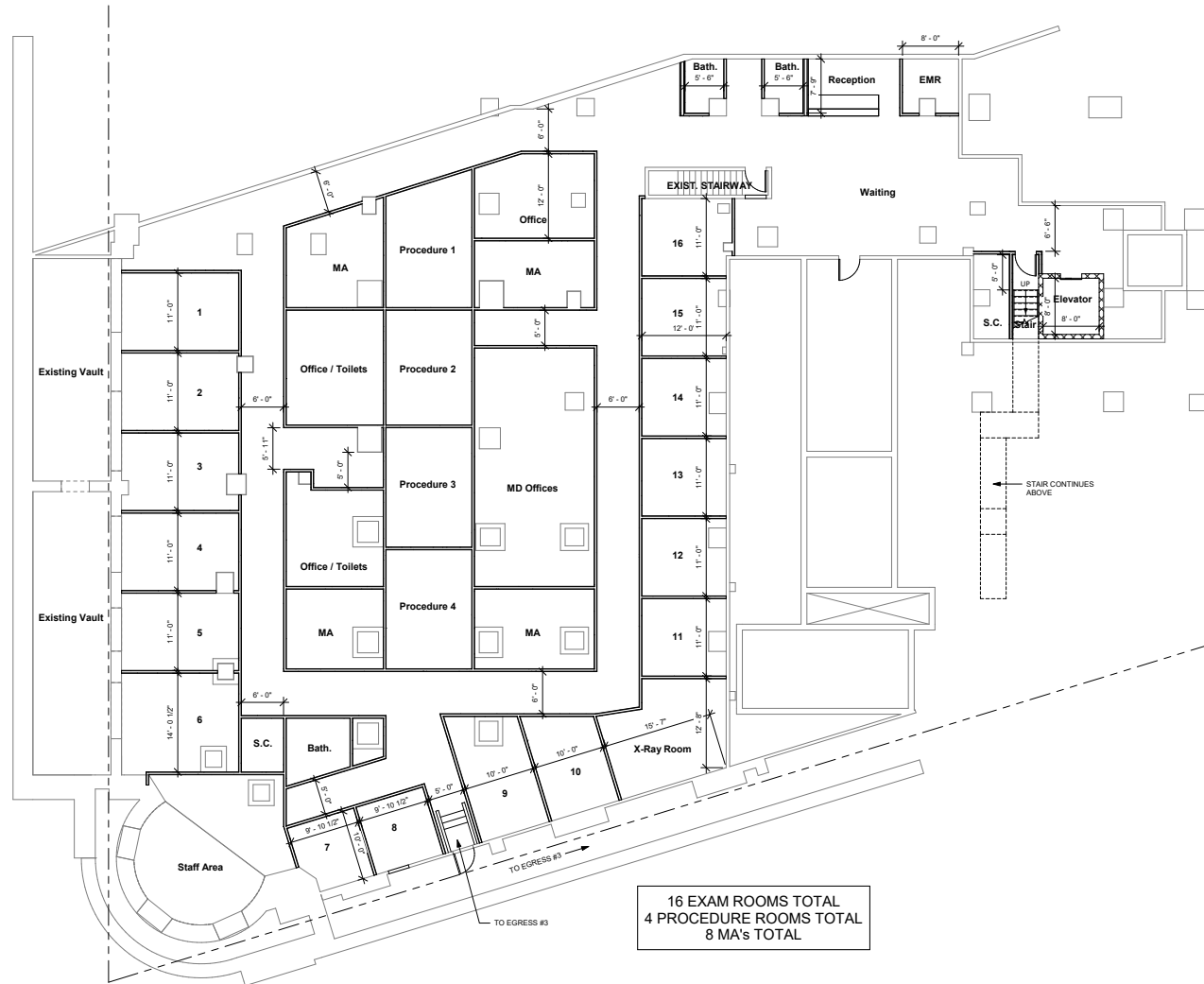
LOWER LEVEL 10,573 RSF



AREA RETAIL



LOWER LEVEL TEST FIT Proposed Medical Space Layout



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