FOR LEASE

EXCELLENT MODERN UPPER EAST SIDE COMMUNITY FACILITY
1745 FIRST AVENUE, NEW YORK, NY 10128

As an exclusive agent, Denham Wolf Real Estate Services is pleased to present the opportunity to lease a modern, third floor community facility space located in the heart of the Upper East Side, totaling 3,020 RSF.

OPEN PLAN

ROOM 1

BUILDING EXTERIOR

HIGHLIGHTS

- 2 Large Multipurpose Rooms
- Shared Terrace totaling 1,553 SF
- New Modern Elevator
- Central HVAC
- Fully Sprinklered
- 2 Dedicated Restrooms
- 2 Blocks from the East River & Carl Schurz Park
- 24 Hour Access
- Directly Adjacent to Bus Stop (M15)
- Easy Access to Subway Lines (Q/6 Trains)
- Ideal for Afterschool Programs
- Near Numerous Schools, Playgrounds and Asphalt Green
- High Traffic Retail Corridor
- Popular Residential Neighborhood

SPACE SHOWN BY APPOINTMENT ONLY
FOR ADDITIONAL INFORMATION PLEASE CONTACT:

KATE HROBSKY | khrobsky@denhamwolf.com | +1 646 814 8856
CAMERON TUTTLE | ctuttle@denhamwolf.com | +1 646 307 4546

DENHAM WOLF

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective tenant should carefully verify all information contained herein. © 2025 Denham Wolf

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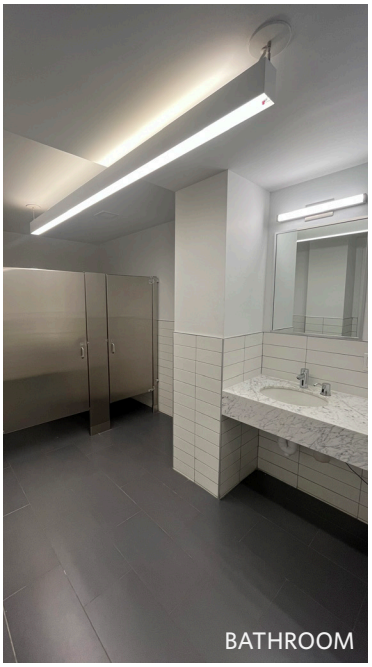
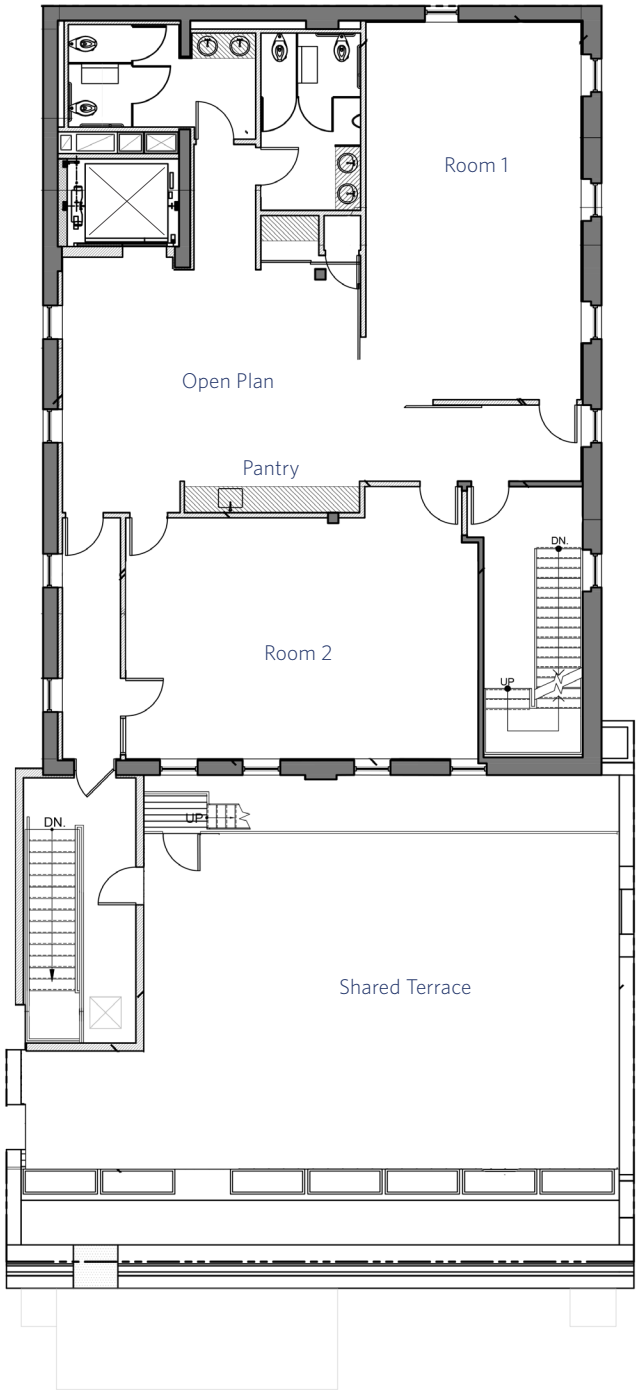
PROPERTY OVERVIEW	
SIZE	3,020 RSF
POSSESSION	Immediate
RENT	Upon request
TERM	5 Years
TENANT	Nonprofit
FLOOR	3rd


BATHROOM

ELEVATOR



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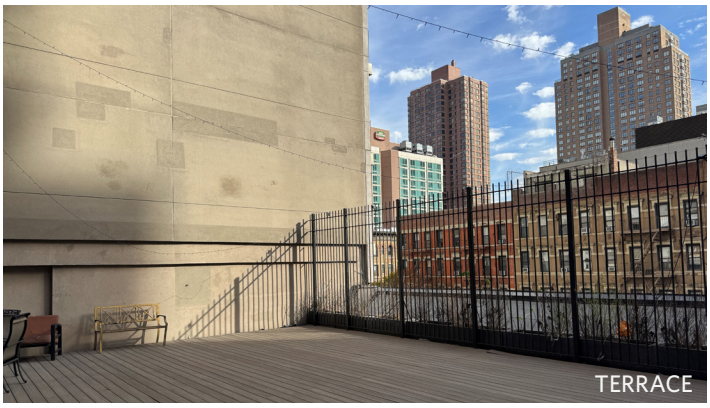

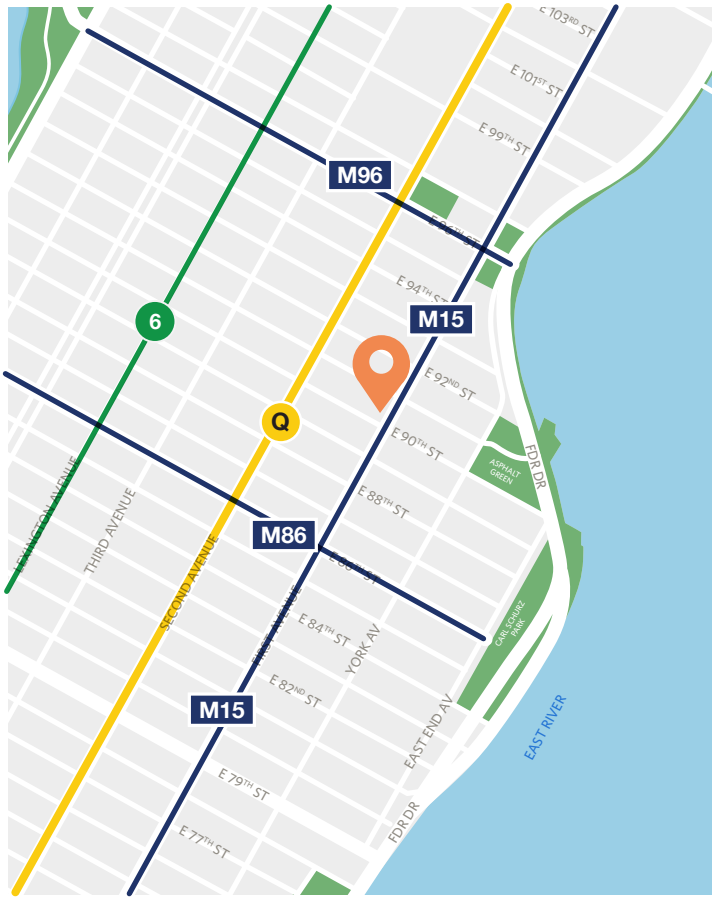

ROOM BREAKDOWN	
MULTIPURPOSE ROOMS	2
LOBBY	1
BATHROOM STALLS	4
ELEVATOR	1
SHARED TERRACE	1

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