

VERADA

2461 Broadway

Upper West Side

Prime Retail
Opportunity



Corner retail at the base of The Westly, a 20-story luxury condominium

The space runs 2,024 SF with 12 FT ceilings and 25 FT of frontage, wrapping the corner in full glass.

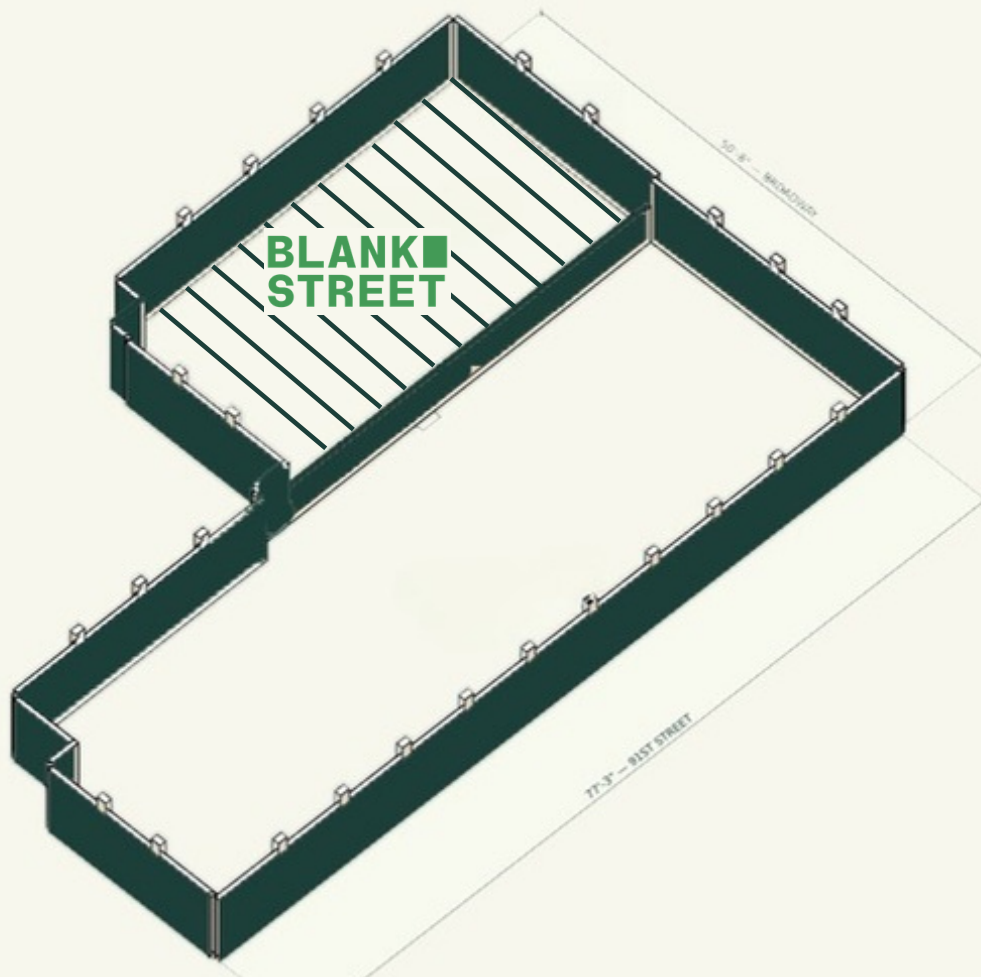
The former Bond Vet buildout is in place. Plumbing, dedicated venting, and mechanical systems are already in place.

Blank Street Coffee anchors the retail base alongside the space.

The 1 stops two blocks south at 86th Street, and the 1, 2, and 3 run five blocks north at 96th Street.

Well suited for medical or veterinary groups.

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Total Square Footage	2,024 SF
Ceiling Height	12 FT
Frontage	25 FT
Previous Tenant	Bond Vet
Current build-out	Veterinary office
Building co-tenancy	Blank Street
Market Concessions	Ownership will provide market concession for qualified tenant

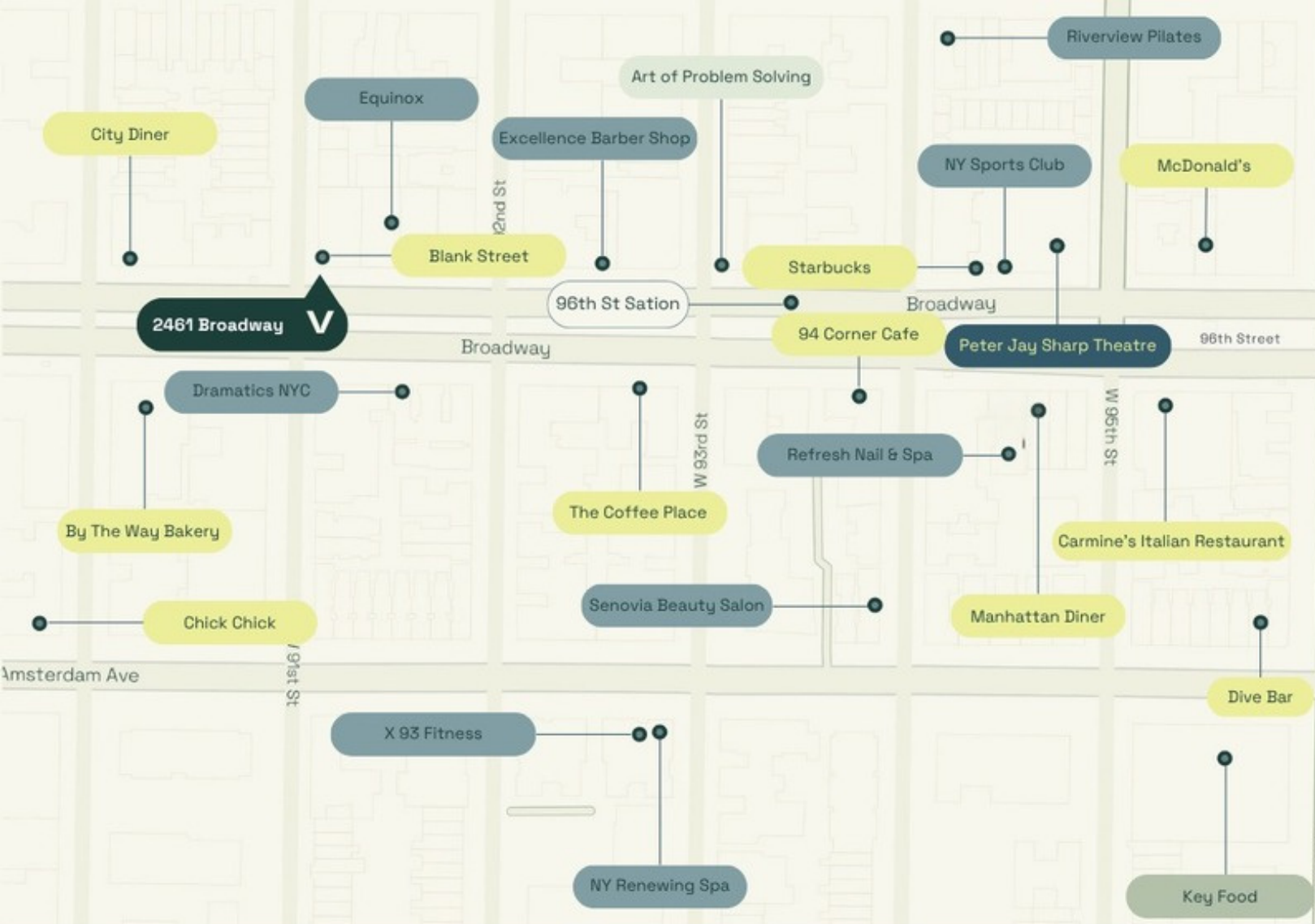
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V 2461 Broadway

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Subway

Grocery

Entertainment

Health & Wellness

Education

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