



2045
MADISON AVE

100,000 RSF
East Harlem Newly Converted School
Partial or Full Building Net Lease

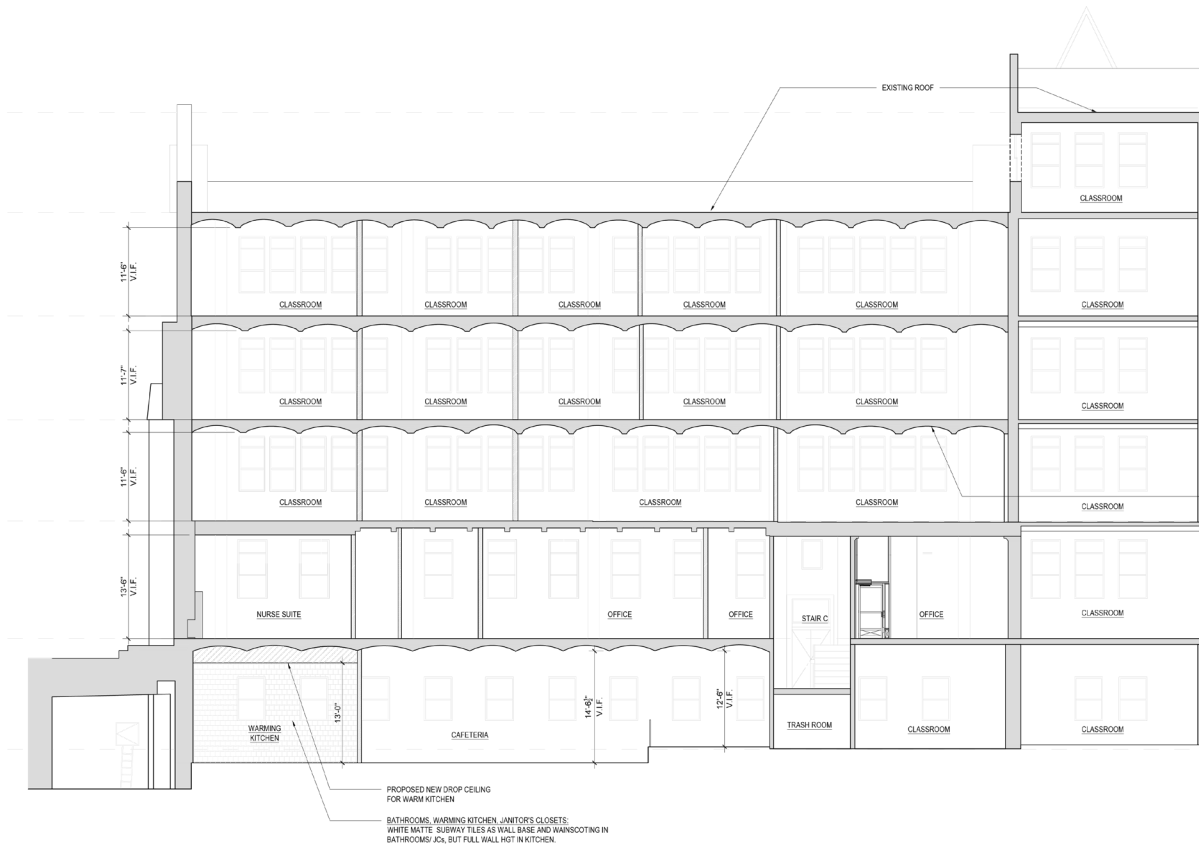
NEWMARK







Executive Summary

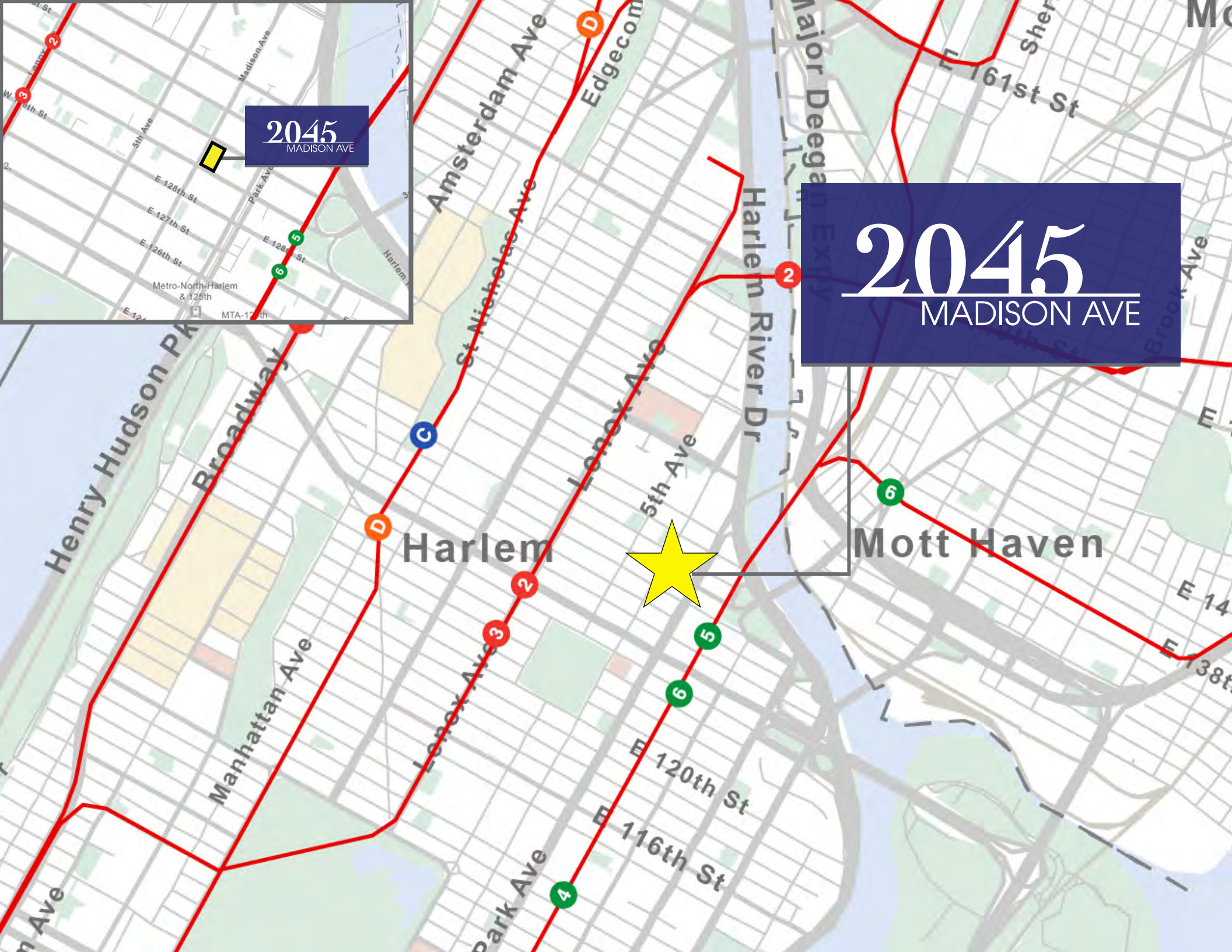


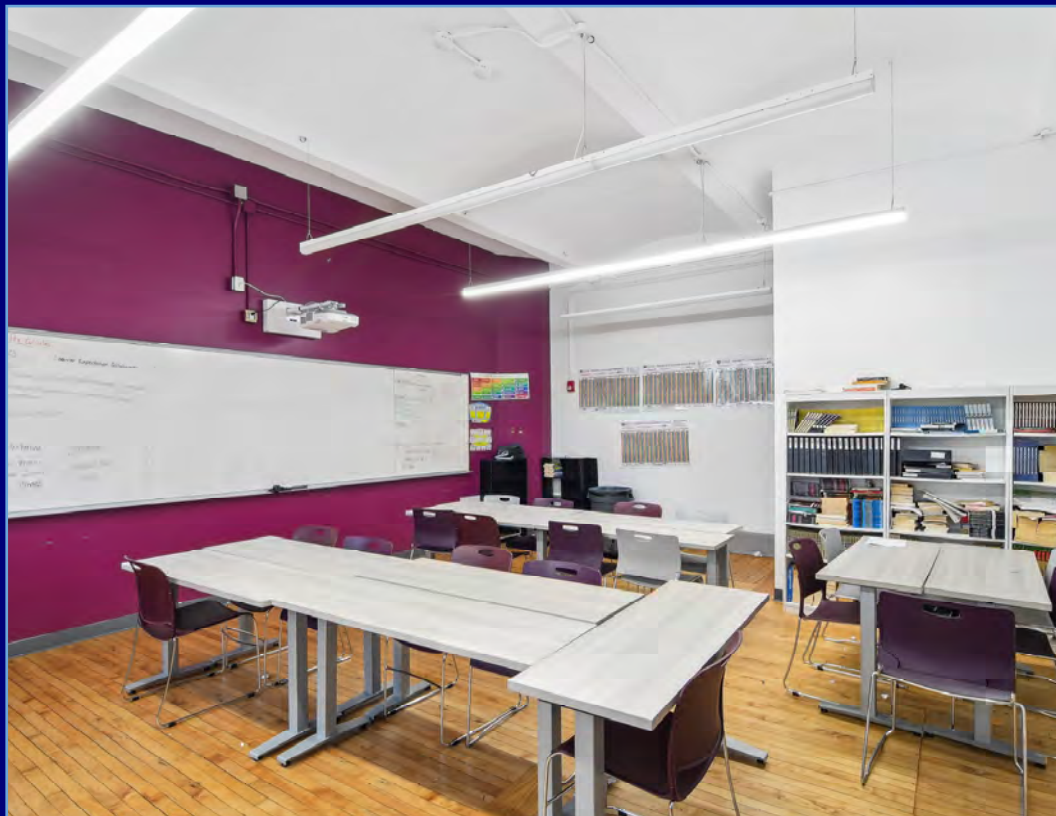
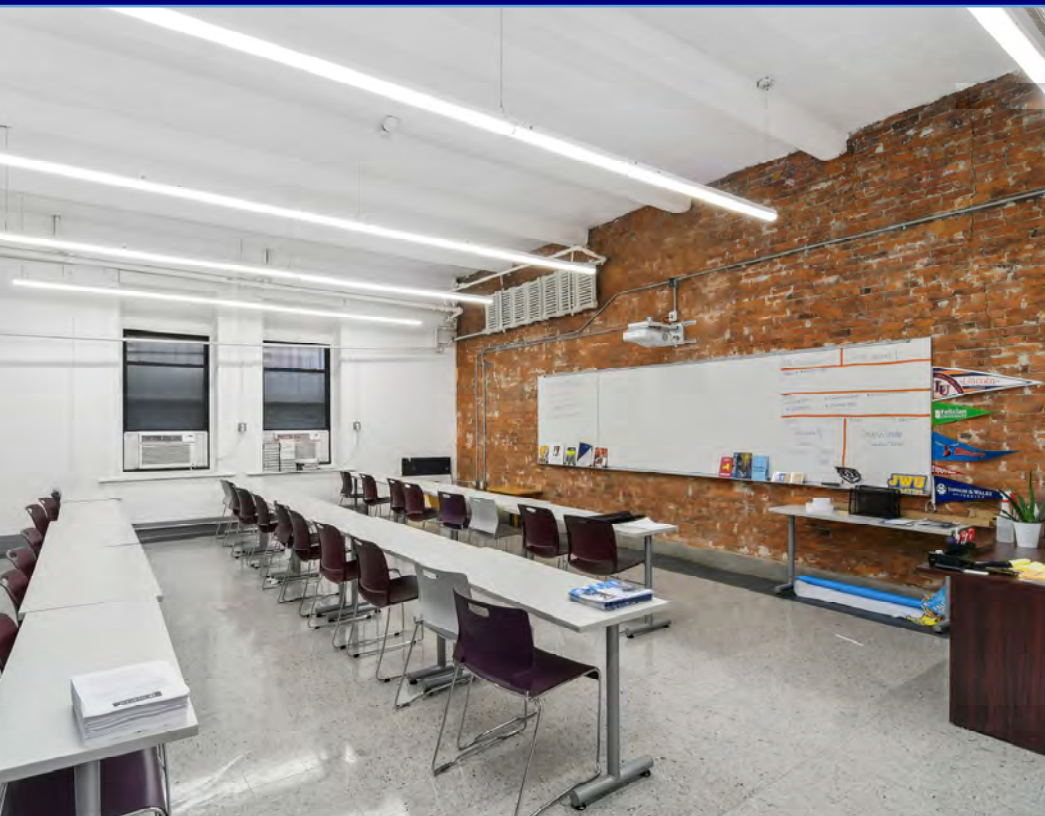
Floor	Rentable Size	Use
Fifth Floor 12'8"	5,021 RSF	2 Classrooms with 5 Offices
Fourth Floor 12'10"	9,670 RS	6 Classrooms and 1 Office
Third Floor 12'10"	9,670 RSF	6 Classrooms and 1 Office
Second Floor 14'8"	10,604 RSF	7 Classrooms and 1 Office
First Floor 13'1"	26,637 RSF Plus 3,689 RSF mezzanine loft space	2 Classrooms, Auditorium and Accessory Offices
Lower Level 11'8"	34,507 RSF	14 Classrooms, Cafeteria and Warming Kitchen
Total: 99,798 RSF, 35 Classrooms, Auditorium Cafeteria, 8 Offices , Outdoor courtyard and patio space available		

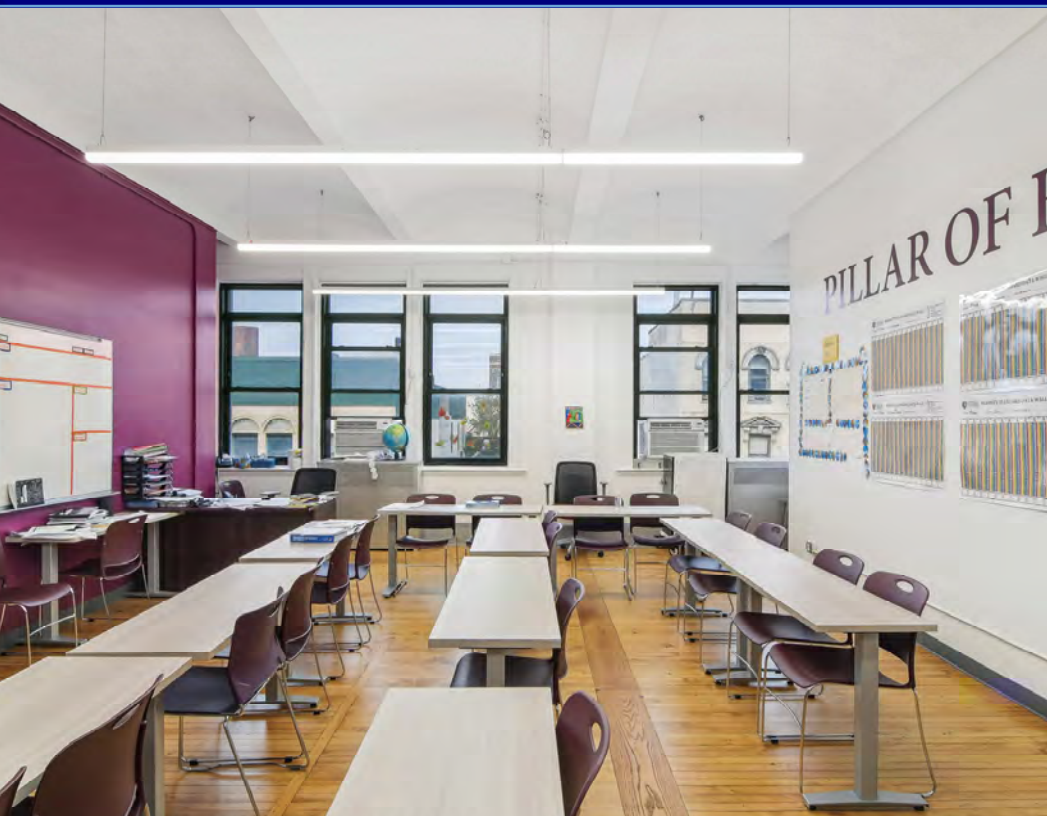


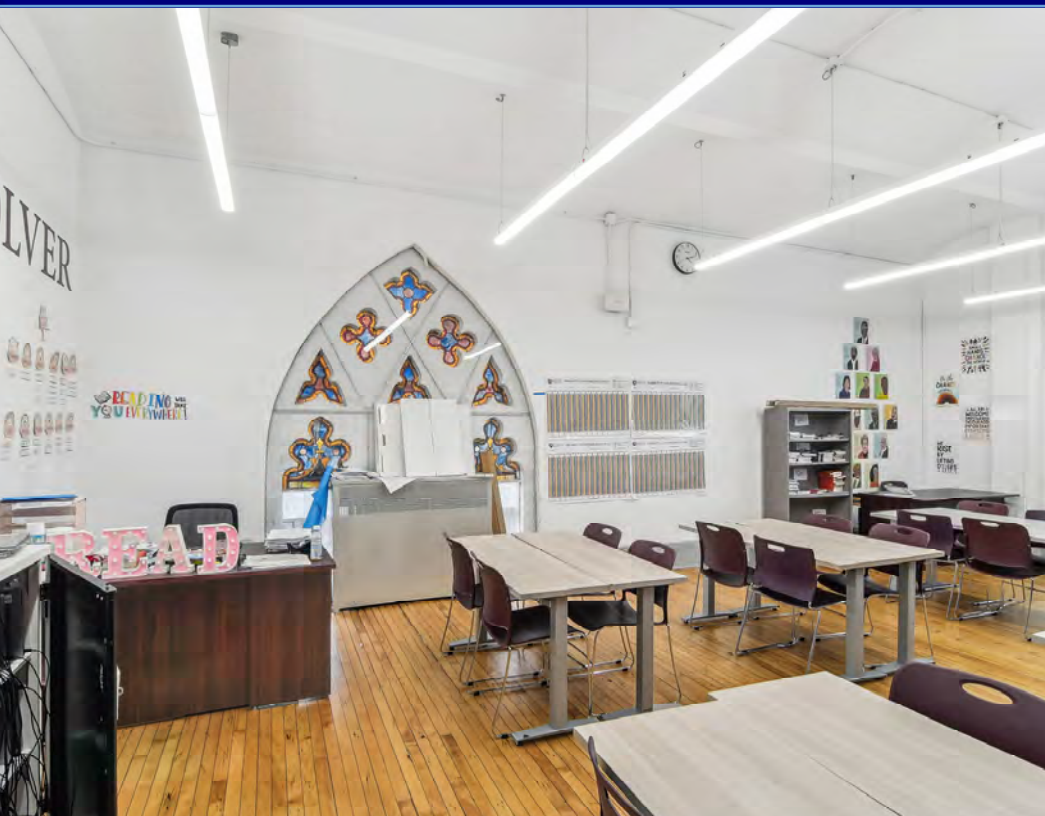
2045

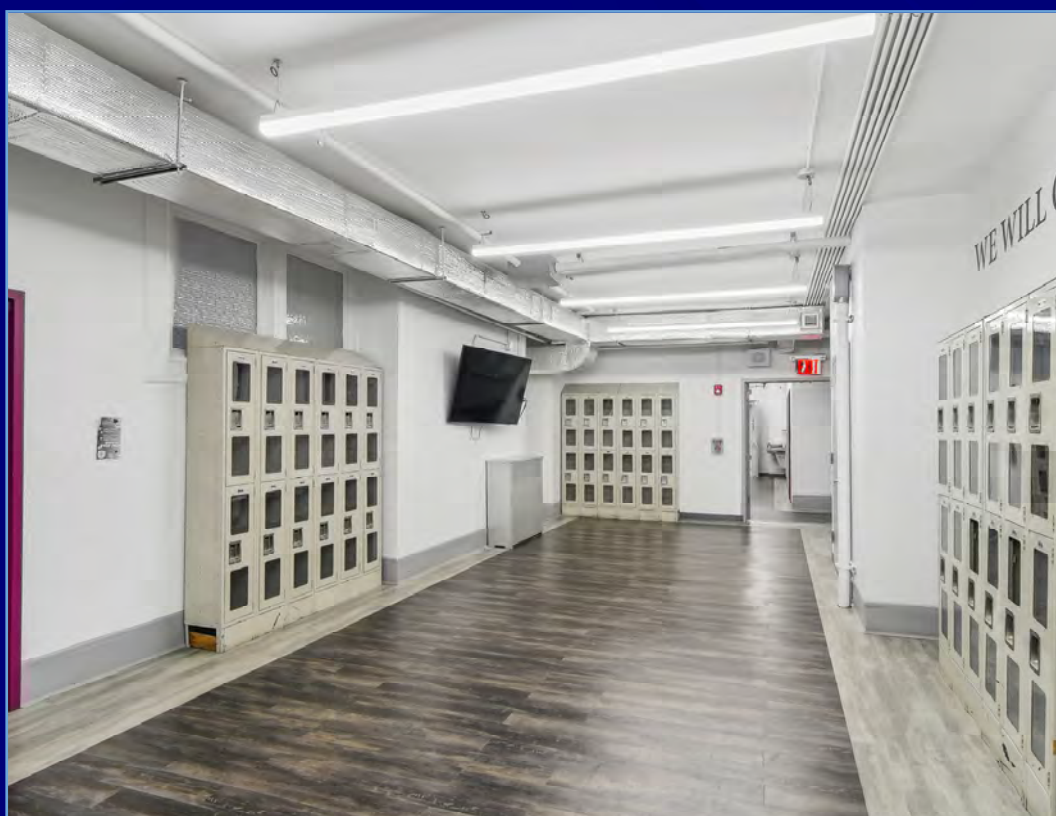
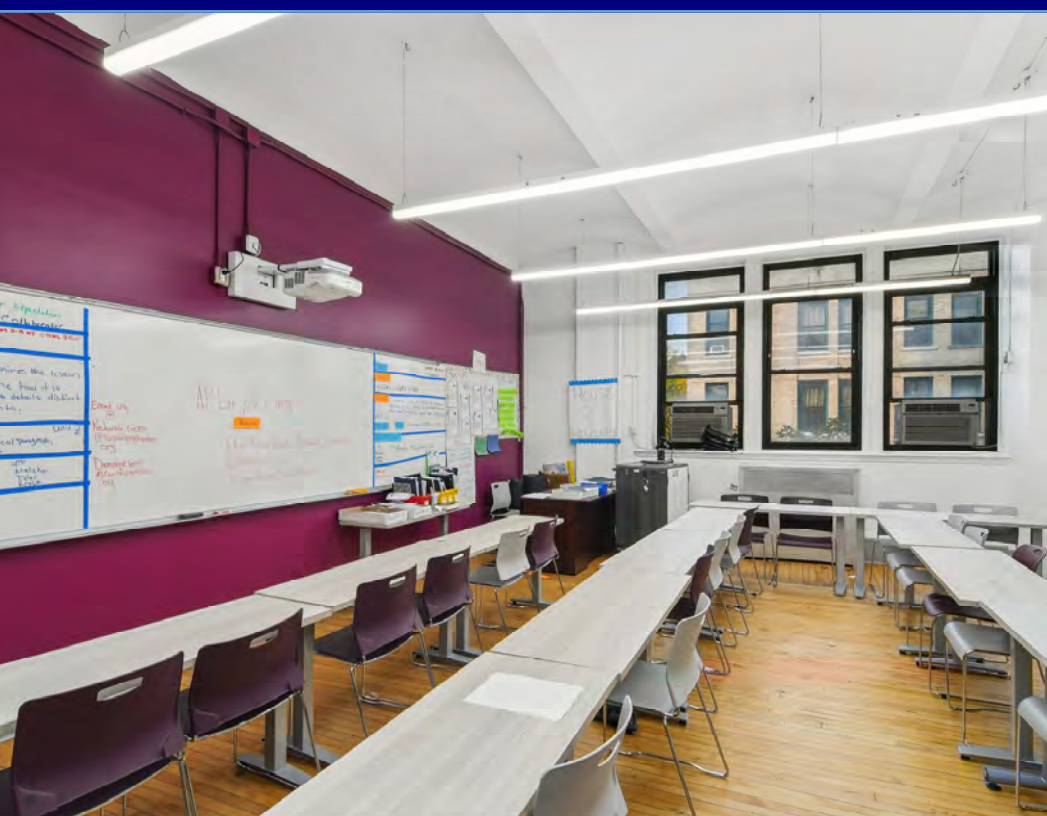
MADISON AVE















Lower Level

34,507 RSF

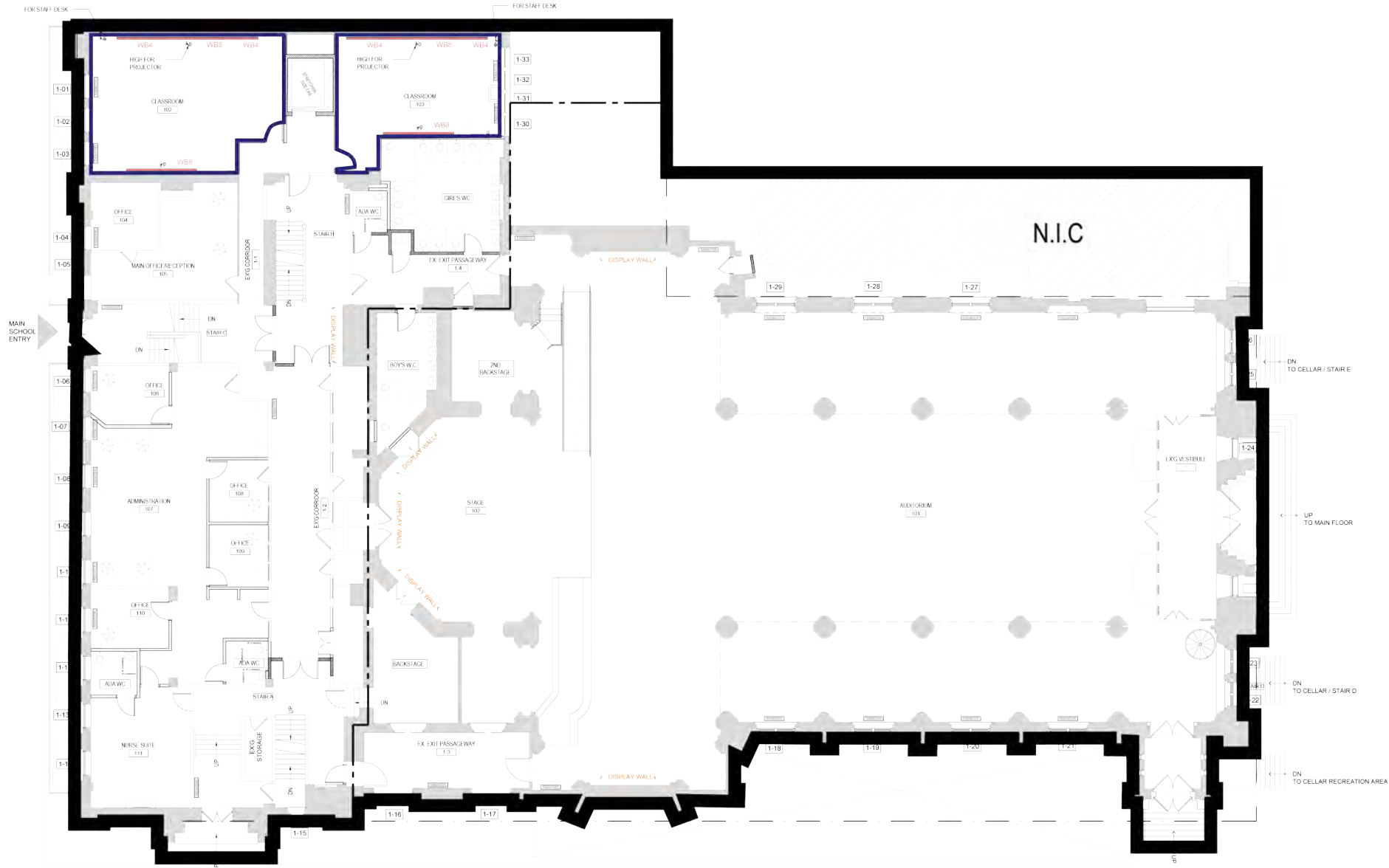
14 Classrooms, Cafeteria and Warming Kitchen



1st Floor

26,637 RSF

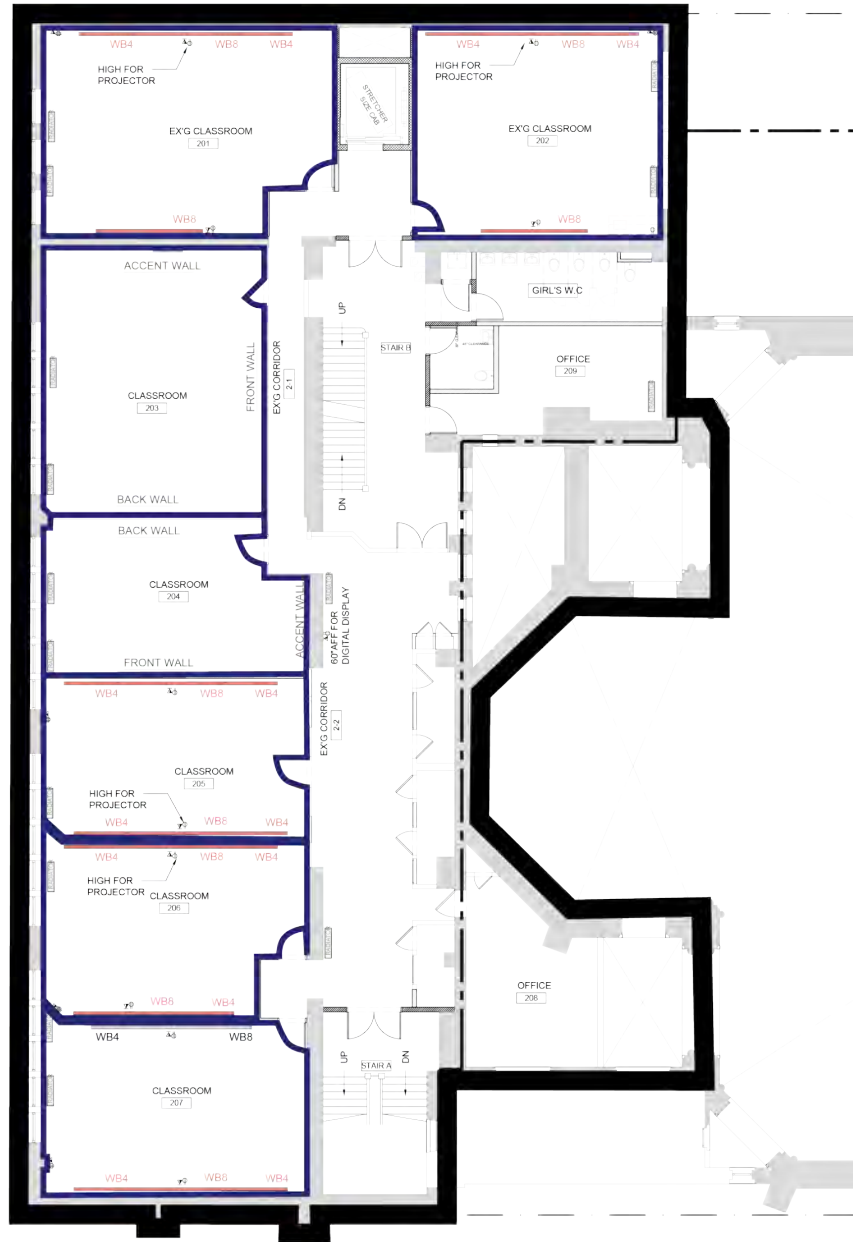
2 Classrooms, Auditorium and Accessory Offices



2nd Floor

10,604 RSF

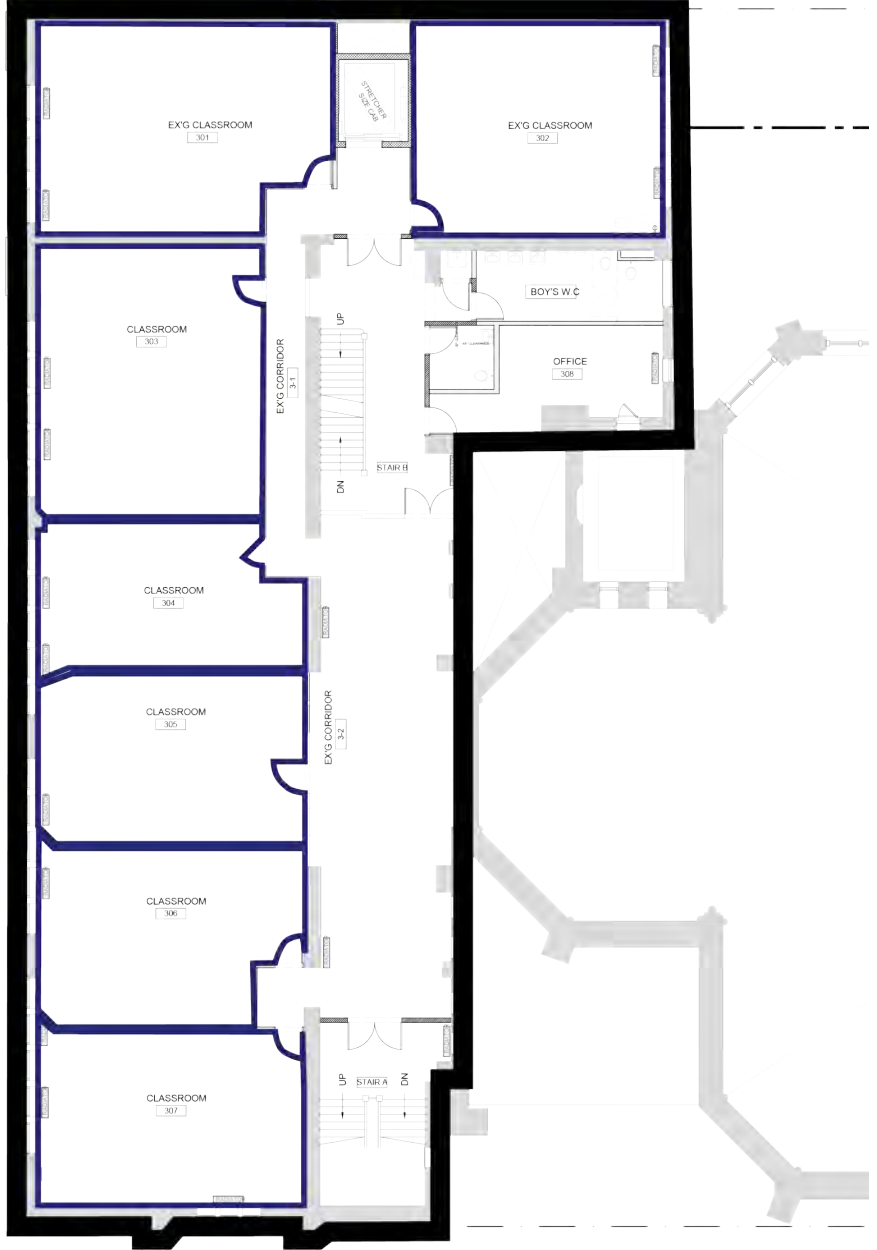
7 Classrooms and 1 Office



3rd Floor

9,670 RSF

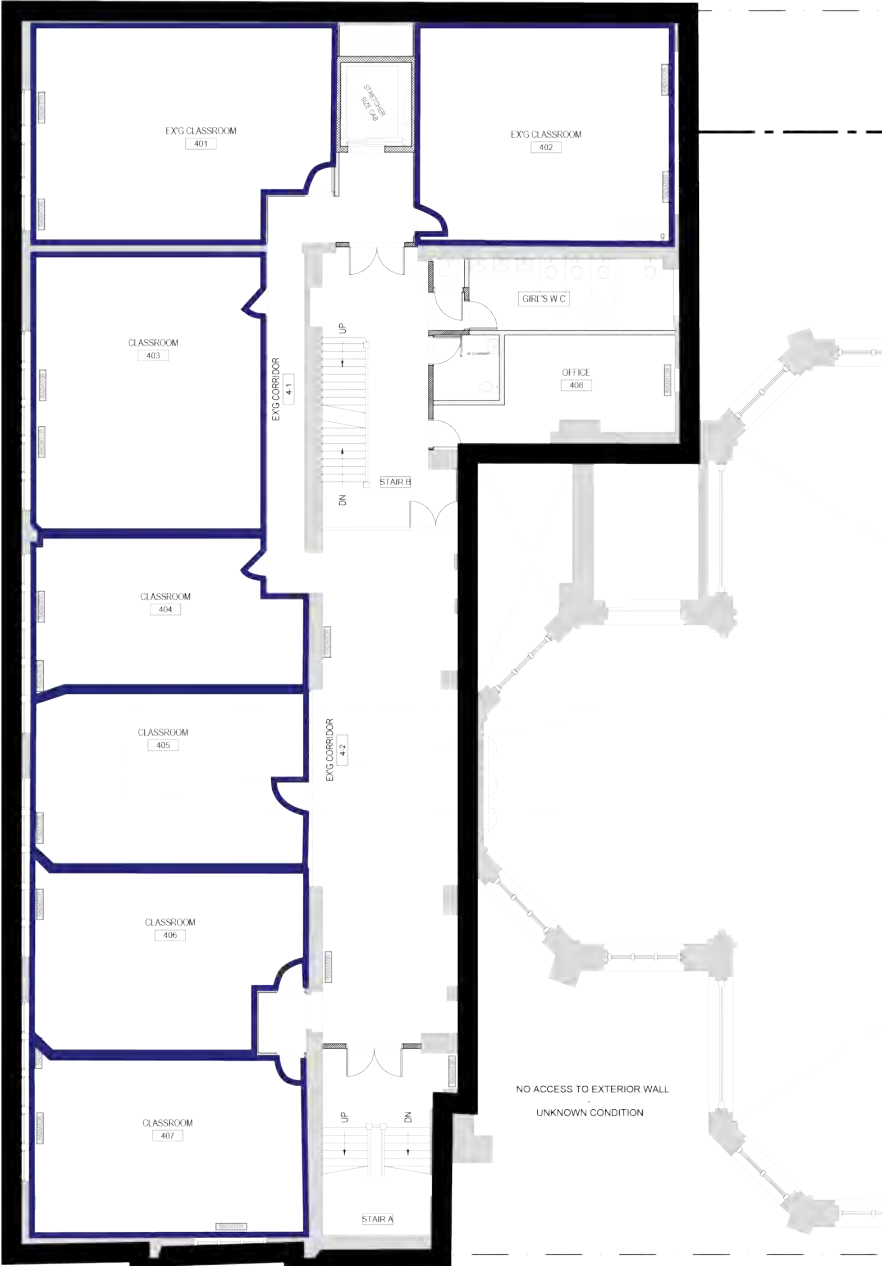
6 Classrooms and 1 Office



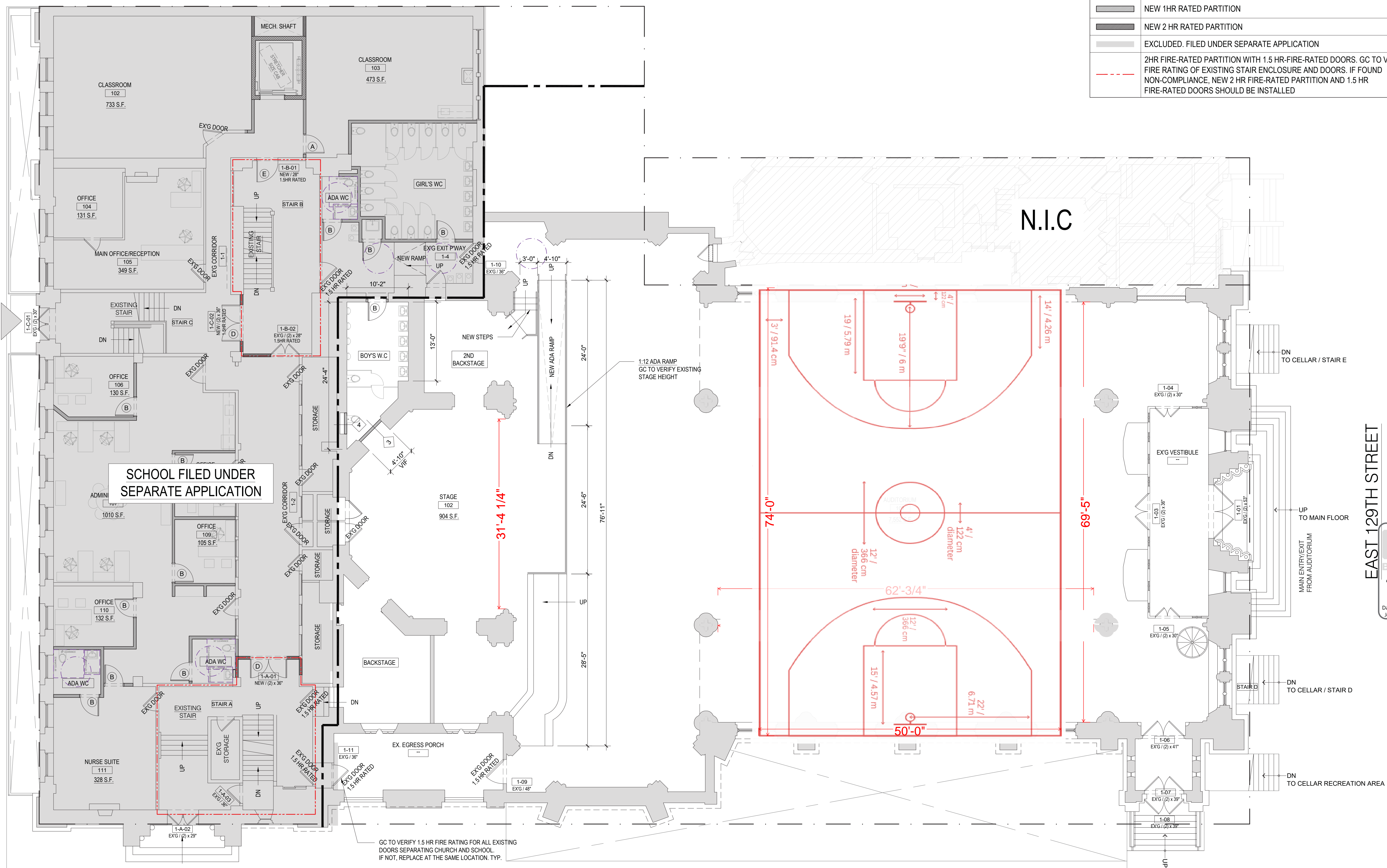
4th Floor

9,670 RSF

6 Classrooms and 1 Office



EAST 130TH STREET



2ND SCHOOL ENTRY/EXIT

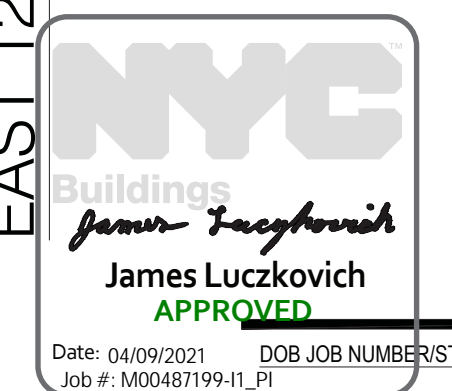
MADISON AVENUE

LEGEND	
	PROPERTY LINE
	BUILDING SEPARATION LINE
	EXISTING WALL TO REMAIN
	NEW 1HR RATED PARTITION
	NEW 2 HR RATED PARTITION
	EXCLUDED, FILED UNDER SEPARATE APPLICATION
	2HR FIRE-RATED PARTITION WITH 1.5 HR-FIRE-RATED DOORS. GC TO VERIFY FIRE RATING OF EXISTING STAIR ENCLOSURE AND DOORS. IF FOUND NON-COMPLIANCE, NEW 2 HR FIRE-RATED PARTITION AND 1.5 HR FIRE-RATED DOORS SHOULD BE INSTALLED

PROJECT:
CAPITAL PREPARATORY HARLEM CHARTER SCHOOL @ ALL SAINTS CHURCH
 2041-2053 MADISON AVE. (CHURCH)
 NEW YORK, NY 10035
 BLOCK: 1754 LOT: 20
 OWNER:

ARCHITECT:
TANG STUDIO ARCHITECT LLC
 1452 COLLEGE POINT BLVD.
 COLLEGE POINT, NY 11356
 MEP ENGINEER:
NEW YORK ENGINEERS
 135 W. 41 STREET, 5TH FLOOR
 NEW YORK, NY 10036
 (212) 575-5300
 STRUCTURAL ENGINEER:
SILMAN
 30 OLD SLIP, 10TH FLOOR
 NEW YORK, NY 10005
 (212) 620-7970
 FACADE ENGINEER:
VIDARIS, INC
 360 PARK AVE, SOUTH 15TH FLOOR
 NEW YORK, NY 10010
 (212) 689-5389
 DOB APPROVAL STAMP:

EAST 129TH STREET



DOB NOW GC:
M00487199-11

03.26.2021 DOB SUBMISSION 01 - CHURCH



DRAWING TITLE:
PROPOSED PLAN - 1ST FLOOR

PROJECT #: 20-34 DATE: 03.26.2021 SHEET TITLE:

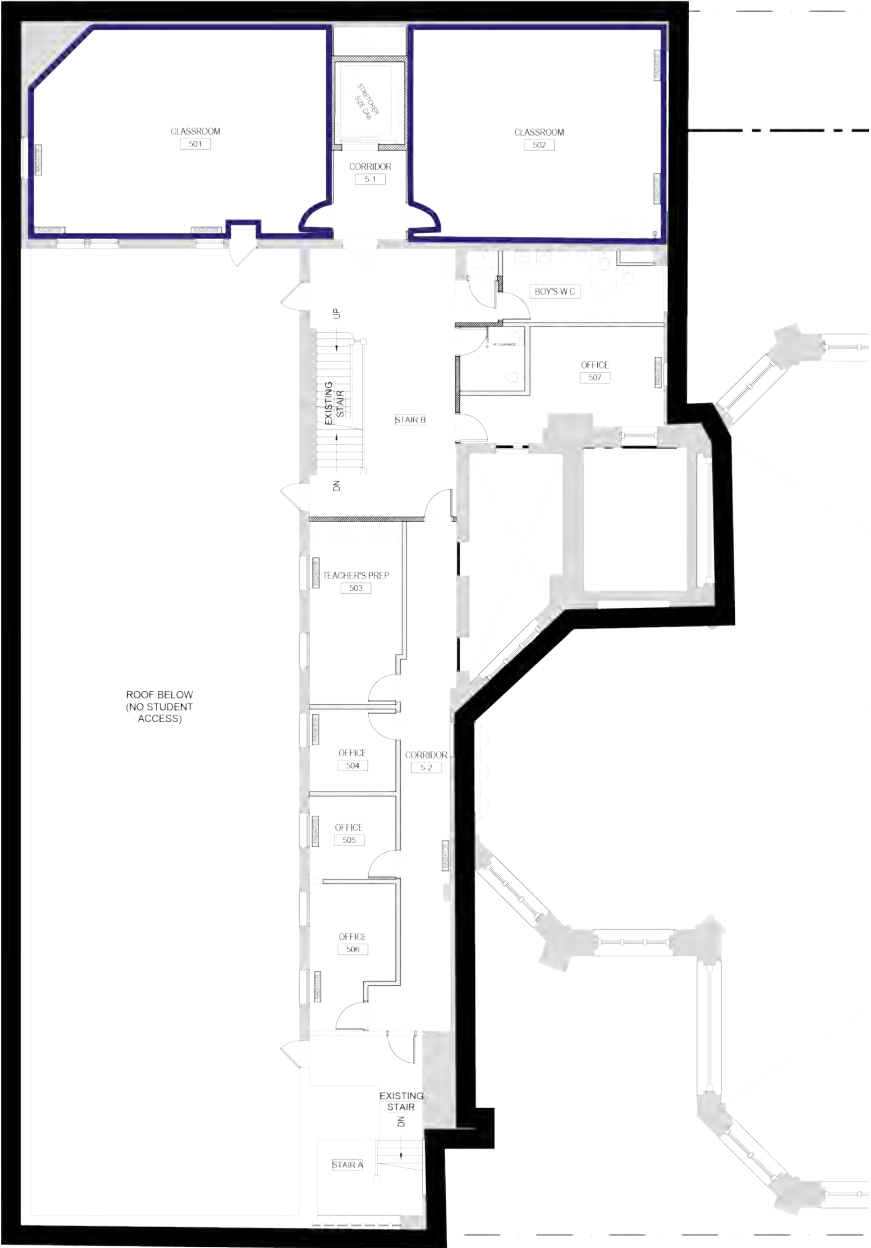
PAGE: 12 OF 18 **A-101.00**

1 PROPOSED FLOOR PLAN - 1ST FLOOR
 1/8" = 1'-0"

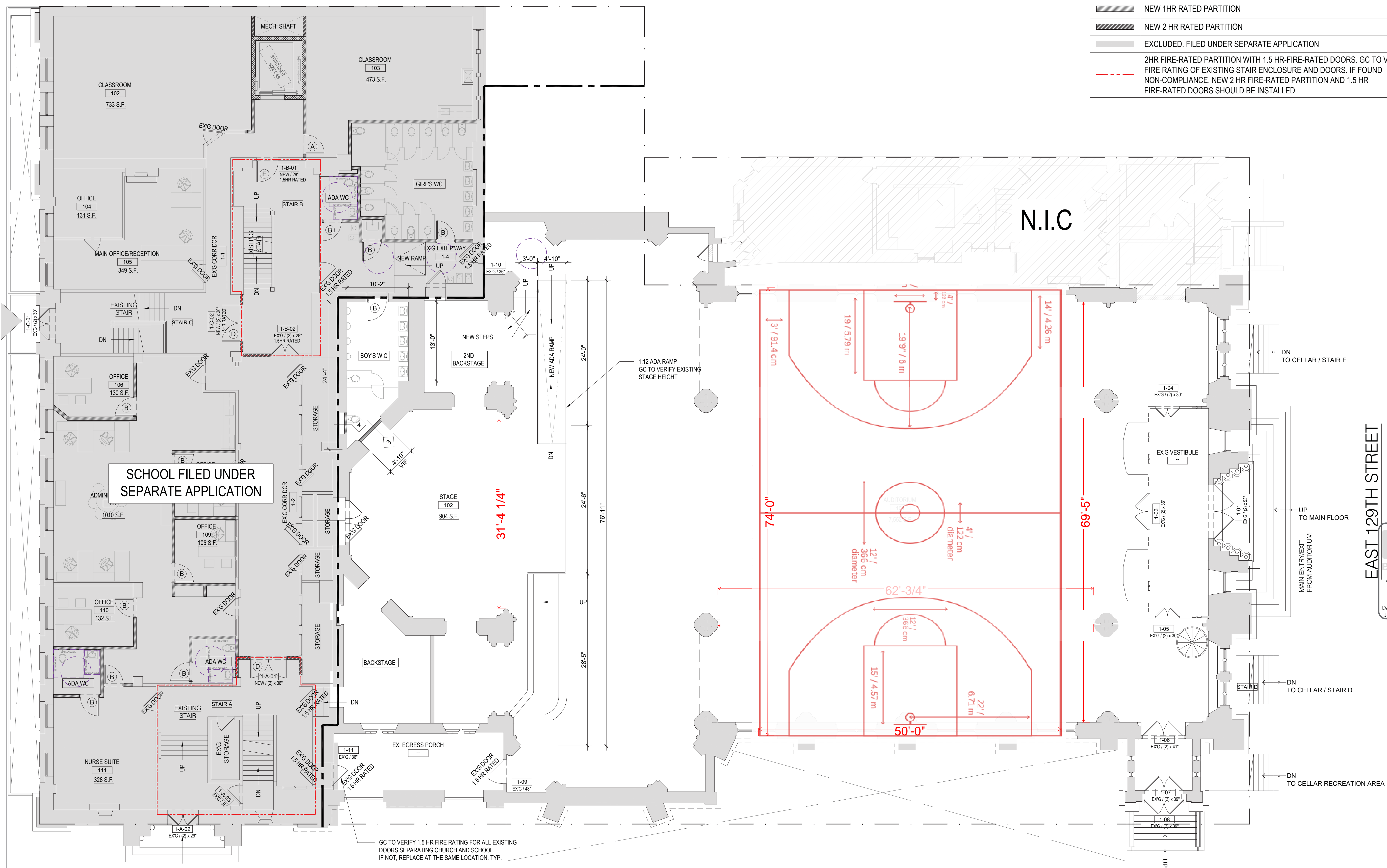
5th Floor

5,021 RSF

2 Classrooms with 5 Offices



EAST 130TH STREET

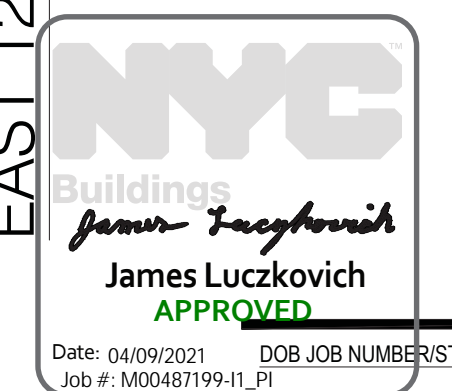


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2ND SCHOOL ENTRY/EXIT

MADISON AVENUE

1 PROPOSED FLOOR PLAN - 1ST FLOOR
 1/8" = 1'-0"

03.26.2021 DOB SUBMISSION 01 - CHURCH
 SEAL:

 DRAWING TITLE:
PROPOSED PLAN - 1ST FLOOR
 PROJECT #: 20-34 DATE: 03.26.2021
 SHEET TITLE:
A-101.00
 PAGE: 12 OF 18



Global
Community
Charter School

03-01

Global
Community
Charter School

Global
Community
Charter School