

FOR SALE

815 Second Avenue, New York, NY 10017

Value-Add Play in Vibrant Work / Live District in Midtown East

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present the opportunity to acquire 815 Second Avenue ("the Property"), a 146,881 RSF commercial office building prominently positioned on the corner of East 43rd Street, serving as the current global headquarters of the Episcopal Church.

The Property offers a compelling opportunity for investors seeking a value-add office repositioning, redevelopment or office-to-residential conversion potential, at a price significantly below replacement cost.

Strategically located in the heart of Midtown East, the building sits a short distance from Grand Central Terminal and the United Nations Headquarters, providing exceptional access to one of New York City's most important transportation hubs. This location attracts a diverse tenant base including traditional office users, diplomatic missions, foundations, international schools, and non-profit organizations.

Ownership will consider proposals for a ground lease or an outright sale.

INVESTMENT HIGHLIGHTS

- Premier Midtown East Location
- Institutional-Quality Asset
- Large Block of Space Available In Supply Constrained Market
- Owner-User Opportunity In Well Maintained Building
- Significant Value-Add Potential
- Office-to-Residential Conversion Potential
- Flexible Transaction Structure



**DENHAM
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SPACE SHOWN BY APPOINTMENT ONLY
FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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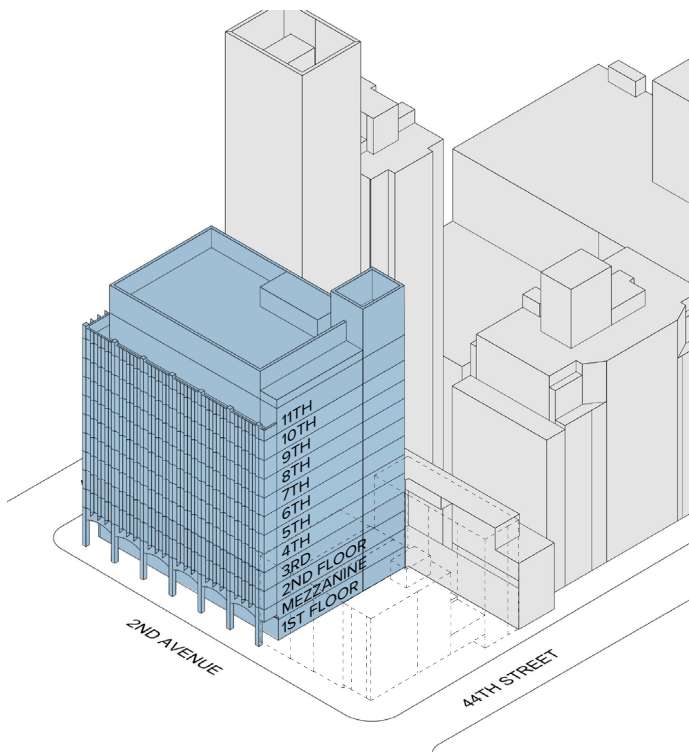
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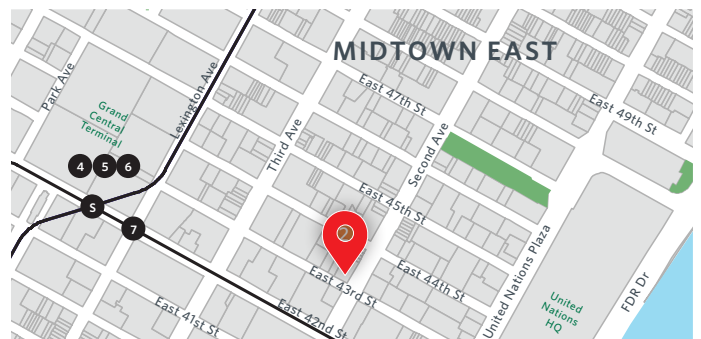
815 Second Avenue features efficient floor plates and abundant natural light through oversized vertical casement windows. Additional upside exists through future activation or repositioning of the top-floor residential penthouse, and the large, column-free ground floor space in a prominent retail location at the corner of Second Avenue and East 43rd Street.



VIEW FROM NORTHEAST

PROPERTY SNAPSHOT

ADDRESS	815 Second Avenue, New York, NY 10017
SUBMARKET	Grand Central
LOCATION	North-west corner of Second Avenue and East 43rd Street
BLOCK/LOT	1317-21
ZONING	C1-9, TA
LOT DIMENSIONS	125.42' x 80' (Rectangle)
LOT AREA	10,534 SF
FRONTAGE	125.42' on Second Avenue and 80' on East 43rd Street
YEAR BUILT	1963
NUMBER OF FLOORS	Eleven plus a partial mezzanine and two lower levels
OCCUPANCY	53%
LOADING	Enclosed loading dock on East 43rd Street
GROSS SQUARE FOOTAGE	137,851 GSF
RENTABLE SQUARE FOOTAGE	146,881 RSF
EXISTING ABOVE GROUND SF	116,201 GSF



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