

# I47 ST NICHOLAS

AT WEST 118TH STREET

New Construction School  
Building For Net Lease  
or Purchase

**50,000 RSF**

**NEWMARK**

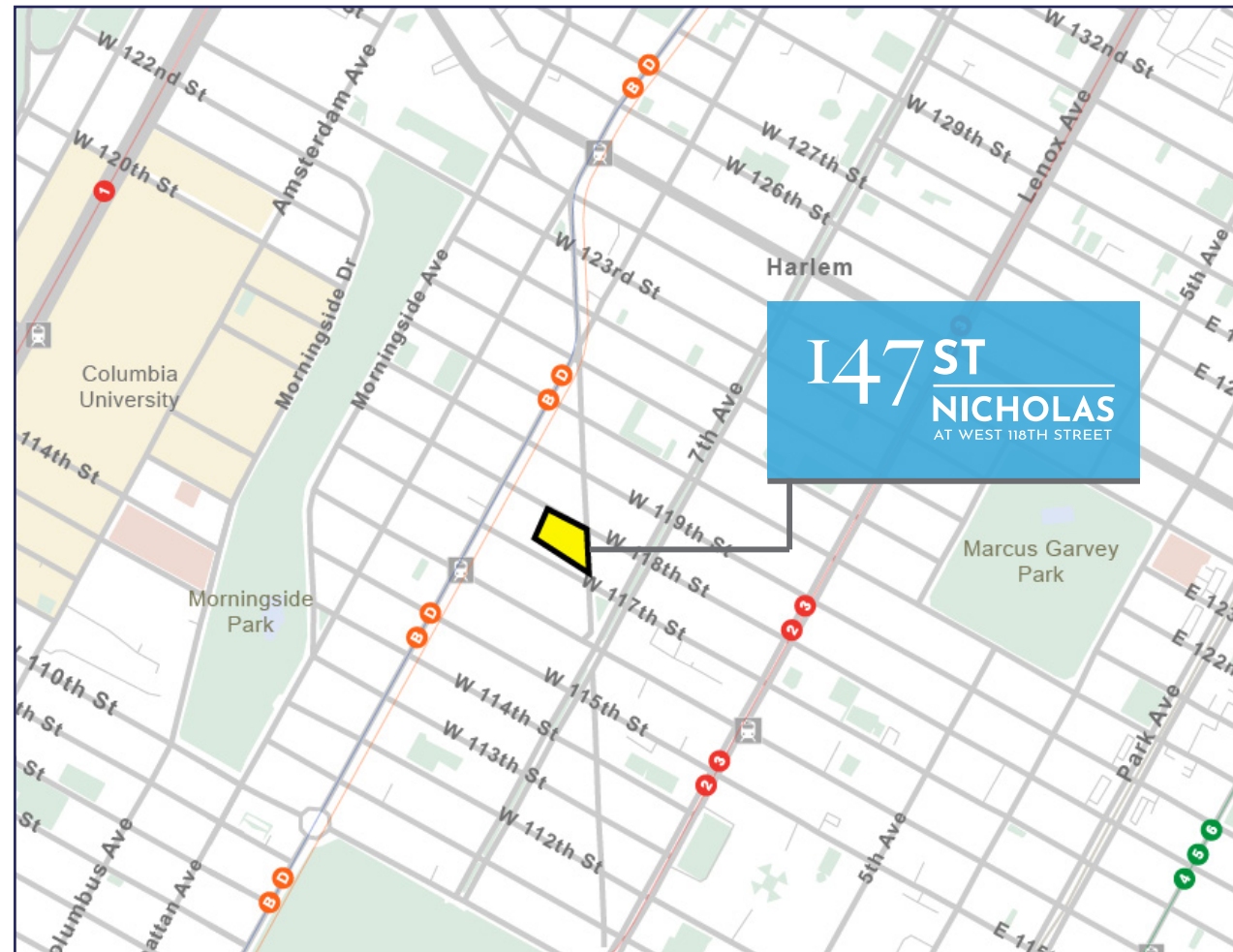


## Executive Summary

Floor	Gross Size	Use
Lower Level	7,816 RSF	Cafeteria
Ground Floor	7,751 RSF	Auditorium / Gym, Office, Conference room
Second Floor	7,574 RSF	6 Classrooms, Offices
Third Floor	7,559 RSF	6 Classrooms, Offices
Fourth Floor	7,559 RSF	6 Classrooms, Offices
Fifth Floor	7,569 RSF	6 Classrooms, Offices
Sixth Floor	3,791 RSF With 3,000 RSF Outdoor Area	2 Classrooms, Music Room, Outdoor Play
<b>Total</b>	<b>49,619 Total With 3,000 RSF Outdoor</b>	

## Building Overview

- 2017 New Construction School
- Approximately 700 student capacity
- 164 student capacity auditorium
- 26 Large Light Filled Classrooms plus Large Music Room
- 5 conference room and administrative spaces
- Rooftop Play Area





**147<sup>ST</sup>**  
**NICHOLAS**  
AT WEST 118TH STREET

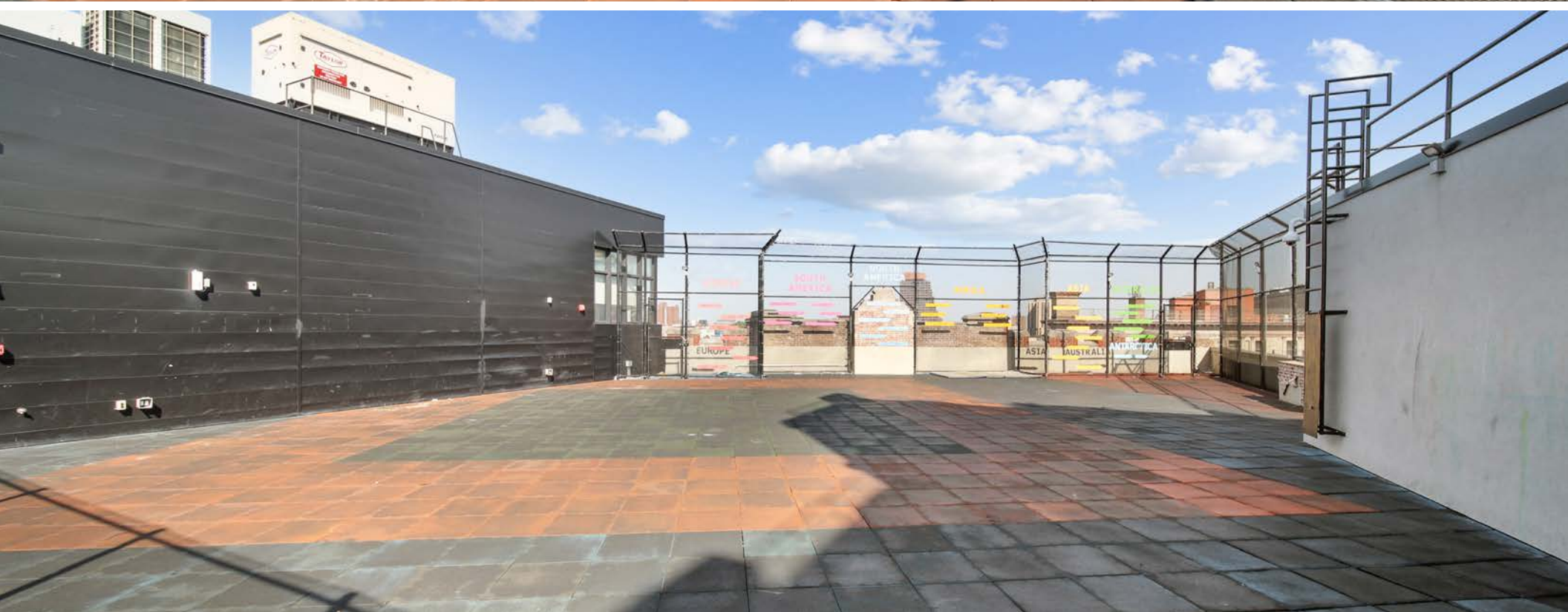




414  
ELECTRIC

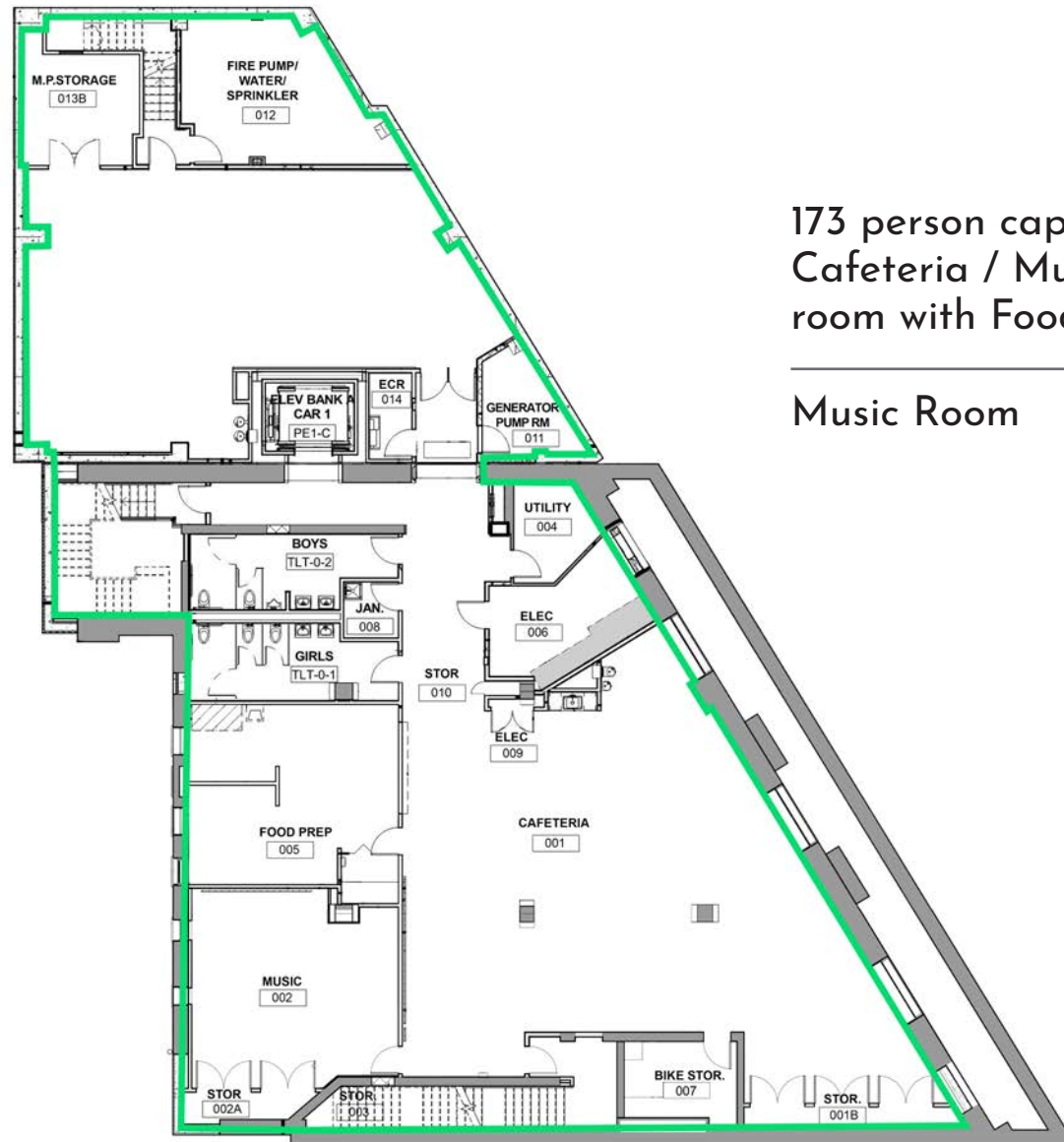






# Lower Level

7,816 RSF

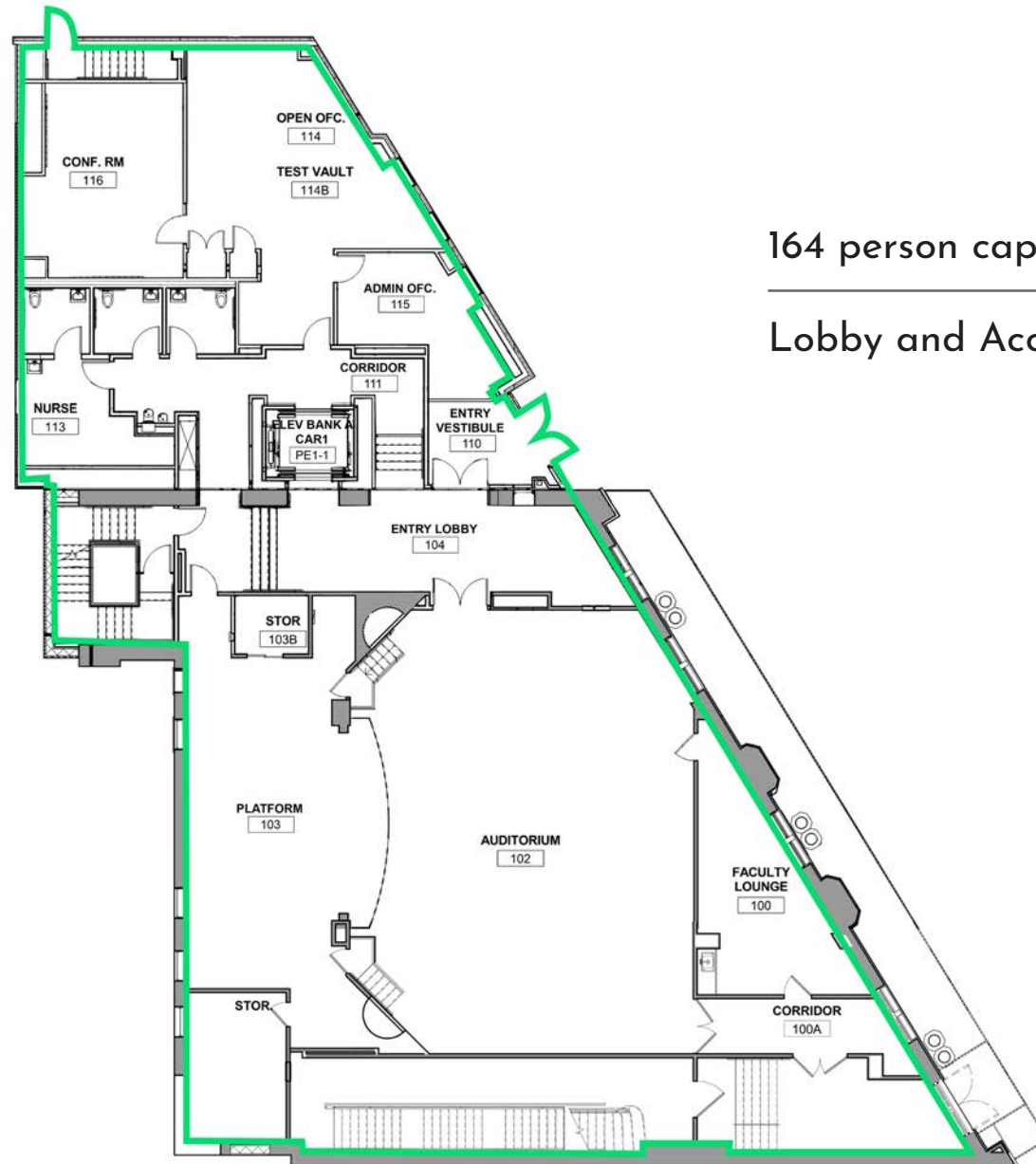


173 person capacity  
Cafeteria / Multi Purpose  
room with Food Prep Room

Music Room

## Ground Floor

7,751 RSF

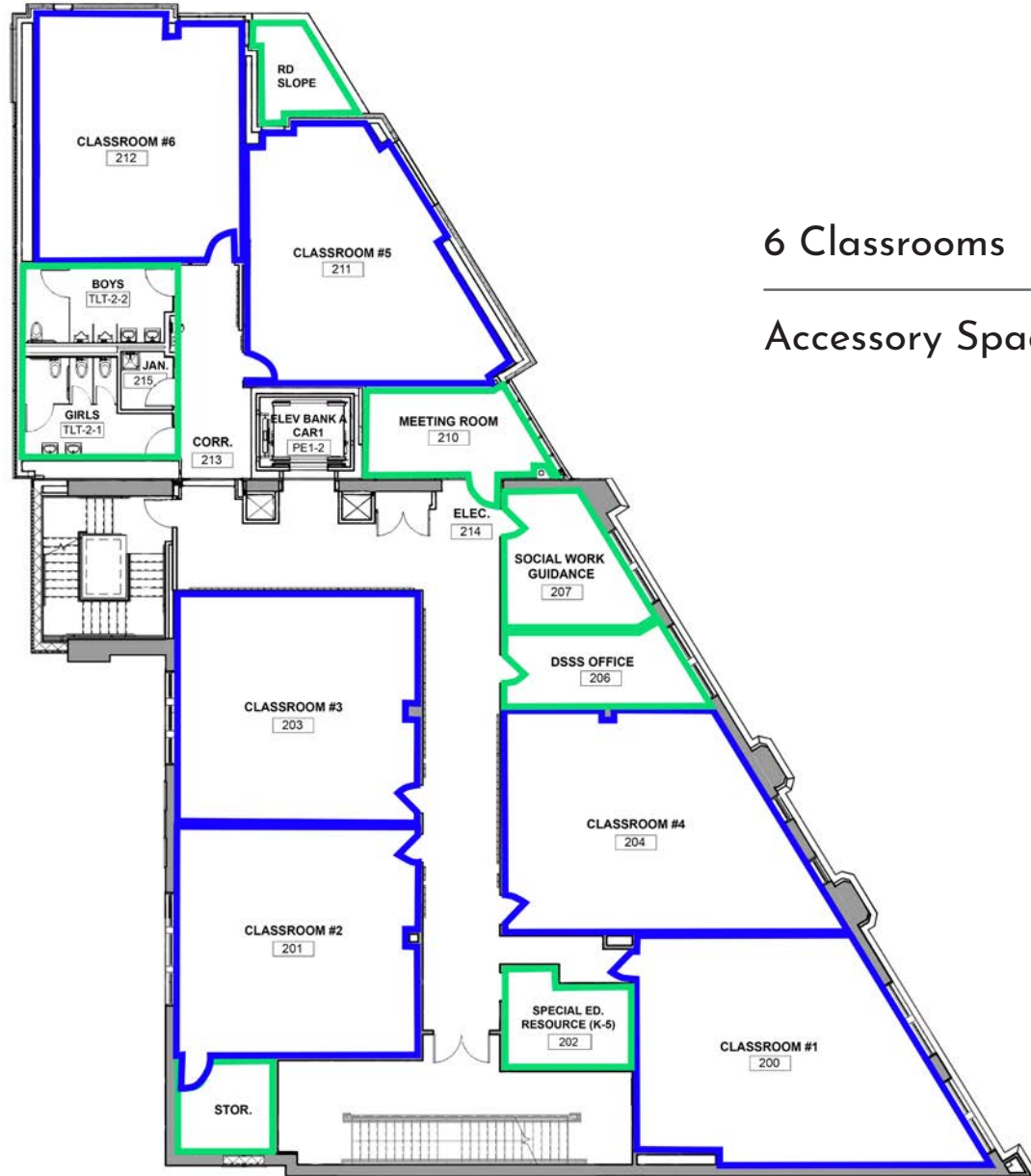


164 person capacity Auditorium

Lobby and Accessory Space

# 2nd Floor

7,574 RSF

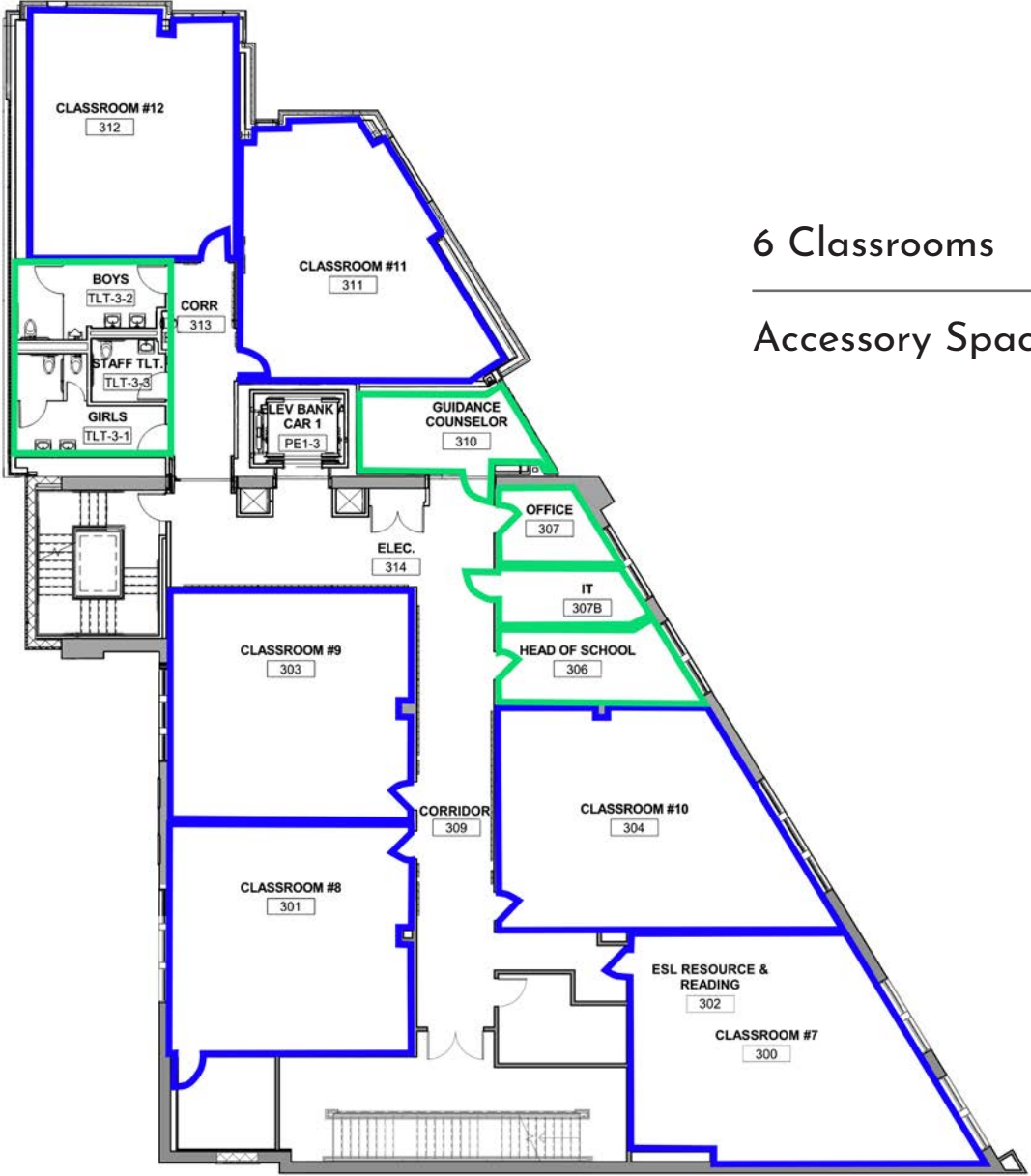


6 Classrooms

Accessory Spaces

# 3rd Floor

7,559 RSF

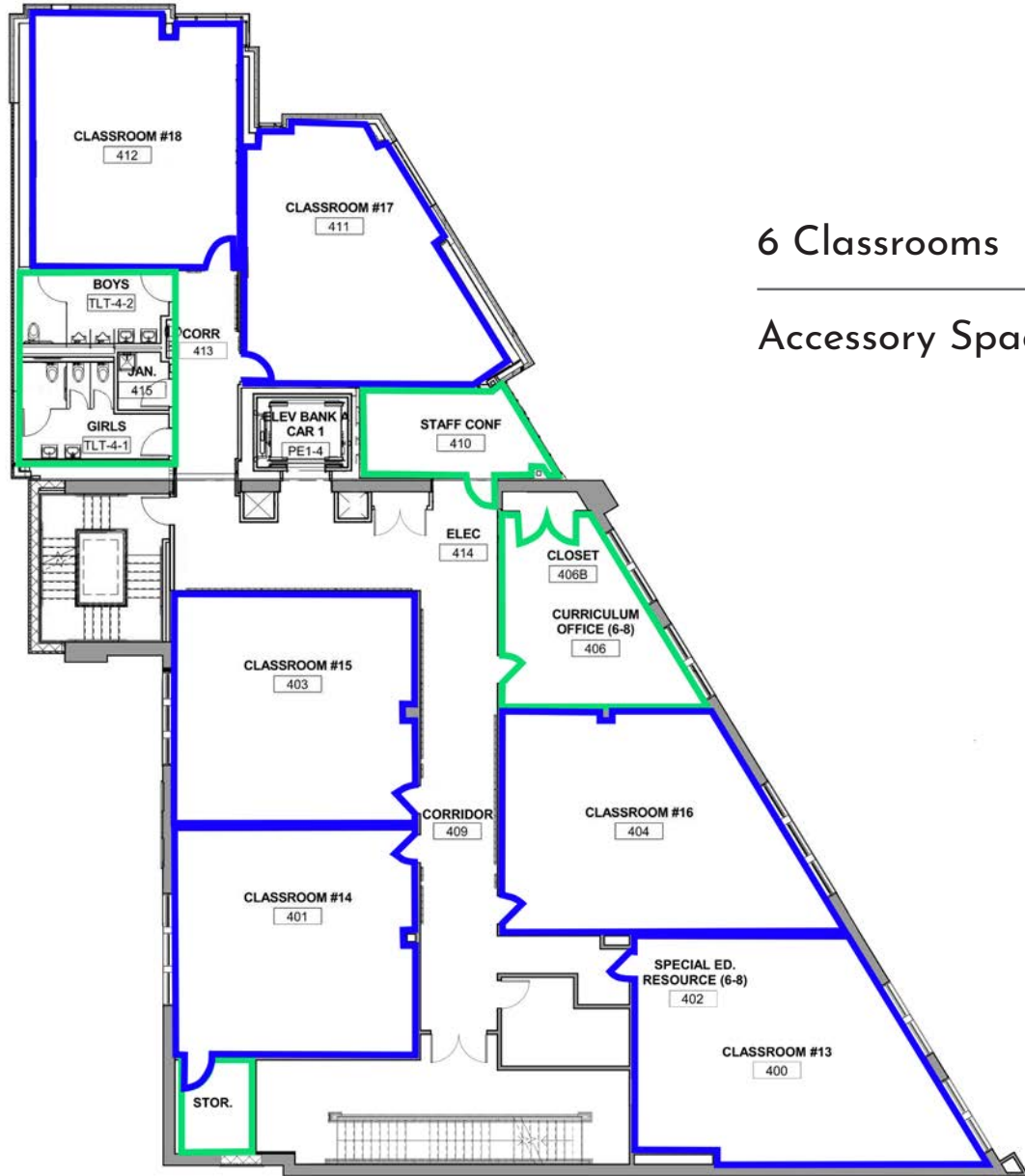


6 Classrooms

Accessory Spaces

# 4th Floor

7,559 RSF

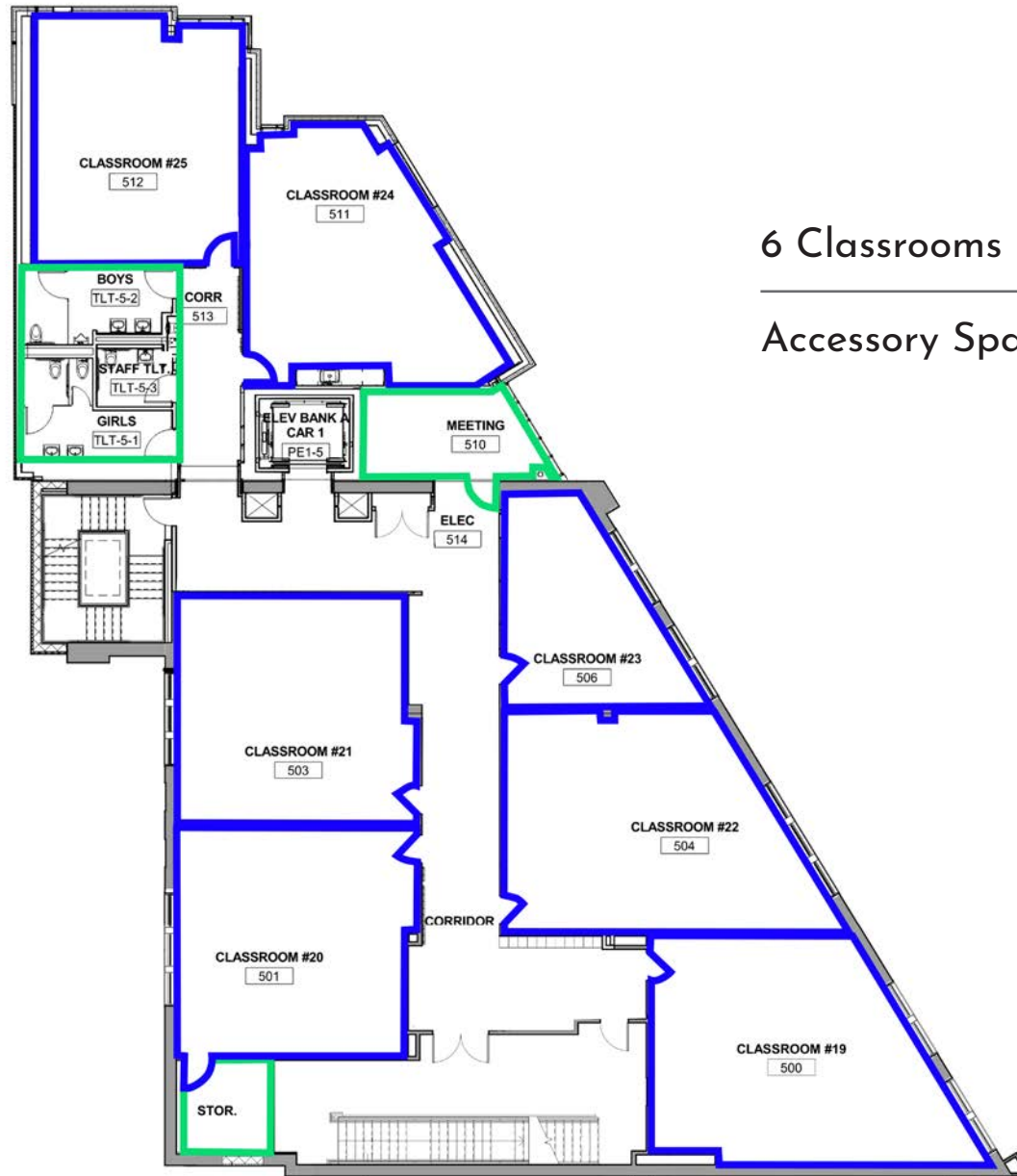


6 Classrooms

Accessory Spaces

# 5th Floor

7,569 RSF

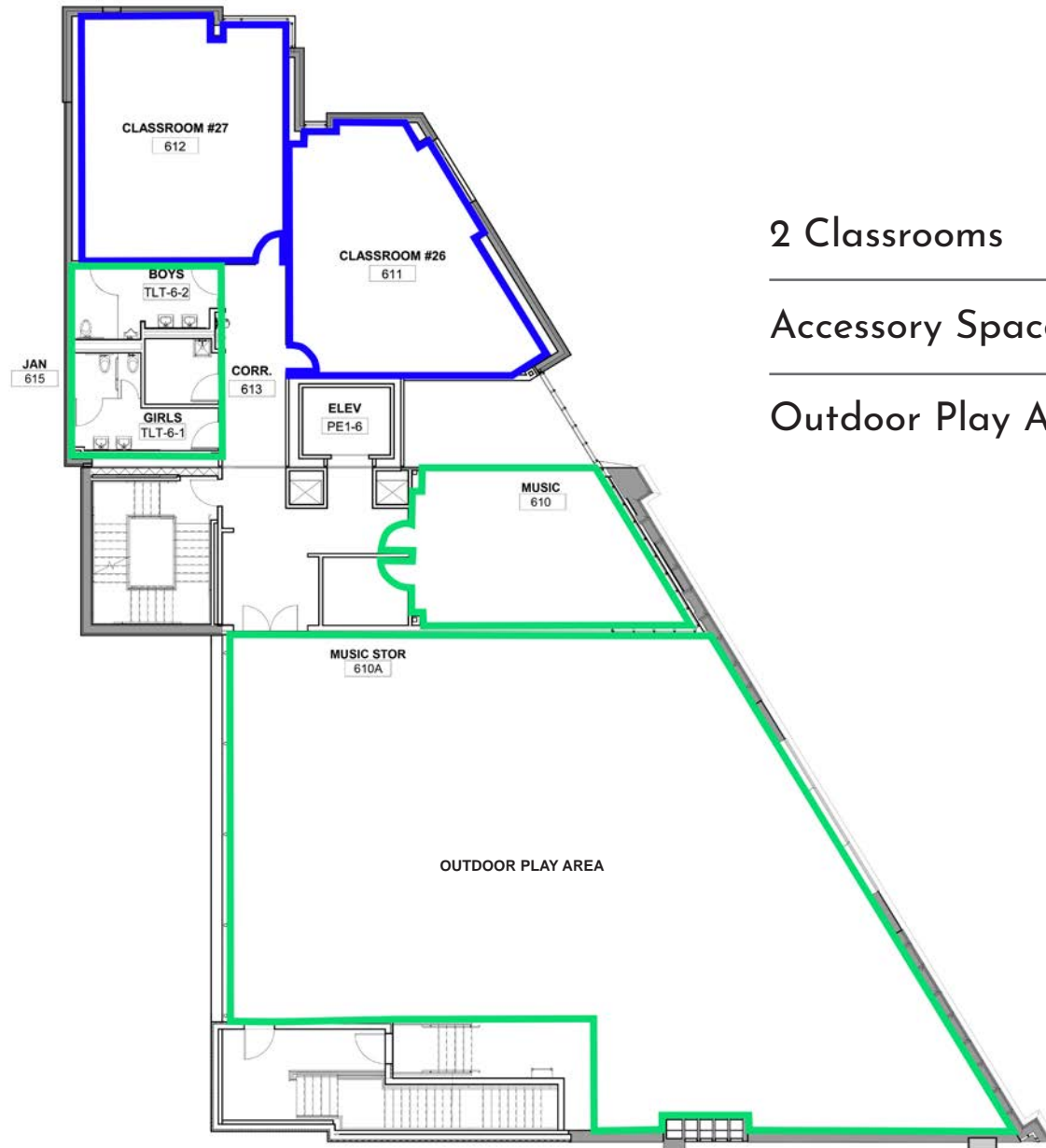


6 Classrooms

Accessory Spaces

# 6th Floor

3,791 RSF With 3,000 RSF Outdoor Area



2 Classrooms

Accessory Spaces

Outdoor Play Area



Buildings

# Certificate of Occupancy

CO Number: 122544112T010

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01923	Certificate Type: Temporary
	Address: 147 SAINT NICHOLAS AVENUE	Lot Number(s): 49	Effective Date: 07/24/2018
	Building Identification Number (BIN): 1058397	Building Type: Altered	Expiration Date: 10/22/2018
This building is subject to this Building Code:			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B	(2014/2008 Code)	
	Building Occupancy Group classification: E	(2014/2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 6	Height in feet: 72	No. of dwelling units: 0
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 50 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			

Borough Commissioner

Commissioner



# Certificate of Occupancy

CO Number: 122544112T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	173	OG	A-3		3	CAFETERIA
CEL	105	OG	A-3		3	MULTI-PURPOSE ROOM
CEL	2	OG	E		3	MECHANICAL ROOMS
CEL	41	OG	E		3	CLASSROOMS AND ACCESSORY SPACES
001	16	100	E		3	FACILITY LOUNGE (FIRST FLOOR LOWER LEVEL)
001	34	80	E		3	OFFICES (FIRST FLOOR)
001	55	125	E		3	PLATFORM:PART OF AUDITORIUM ( FIRST FLOOR)
001	164	100	A-3		3	AUDITORIUM & LOBBY ACCESSORY TO SCHOOL ( FIRST FLOOR LOWER LEVEL)
002	229	80	E		3	CLASSROOMS AND ACCESSORY SPACES
003	221	80	E		3	CLASSROOMS AND ACCESSORY SPACES
004	223	80	E	3	3	CLASSROOMS AND ACCESSORY SPACES
005	232	80	E		3	CLASSROOMS AND ACCESSORY SPACES
006	216		A-3		3	OUTDOOR PLAY AREA( NON-SIMULTANEOUS)

Borough Commissioner

Commissioner

CO Number: 122544112T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
006	91	80	E		3	CLASSROOMS AND ACCESSORY SPACES
RO F			E		3	BULKHEAD
CITYV RRECORD FILING NUMBERS: CRFN 2015000175652: EXHIBIT III-ZONING LOT DESCRIPTION; CRFN 2015000175651: EXHIBIT II-CERTIFICARION OF ZONING LOT; CRFN 2015000175654: EXHIBIT V-WAIVER OF DECLARATION OF ZONING LOT RESTRICTIONS; CRFN 2015000175652: EXHIBIT IV DECLARATION OF ZONING OF ZONING LOT RESTRICTIONS						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner



# I47<sup>ST</sup>

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## NICHOLAS

AT WEST 118TH STREET

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## NEWMARK

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