

470 COLUMBUS AVENUE

BETWEEN W82nd & W83rd STREETS | UPPER WEST SIDE

Royal  Optical

466

470

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First Ground Up New Construction building on Columbus Avenue in Upper West Side in almost 40 years!

- Turnkey Retail Space below the Charlotte of the Upper West Side, deemed by the press as the “Most Sustainable Residential Building Ever Built in New York City”. Residential component is a Passive House Institute Certified Building
- Brand New infrastructure for any Retail use. New Elevator, Lennox VRF HVAC system with energy recovery ventilation, 3 ADA bathrooms and 2 trash rooms (flexible layout), Fully Sprinklered, 400 AMP power with reinforced concrete load bearing floors, Low Iron glass enclosure for staircase to lower level and fully approved FNY Fire Alarm system for the entire space. Certificate of Occupancy for Retail Use on both levels
- Striking eye catching award winning building Landmark Preservation Commission approved double terra cotta and glass façade
- One block from Central Park and the Museum of Natural History. This year the Gilder Center for Science, Education and Innovation opened it’s doors. This 450 million dollar addition to the Museum of Natural History added substantial foot traffic and exposure
- **Neighbors include** Starbucks, Jacardi Paris, Monica & Andy, Citibank, Warby Parker, Patagonia, The Strand Bookstore, Schweitzer Linen, Modern Bread & Bagel, Chase bank, and L’Occitane

SIZE

Ground Floor 3,187 SF
Selling Lower Level 765 SF

CEILING HEIGHT

Ground Floor 13'-4"
Lower Level 11'-4"

FRONTAGE

22'

ASKING RENT

Upon Request

TRANSPORTATION

B A C 1 2

POSSESSION

Immediate

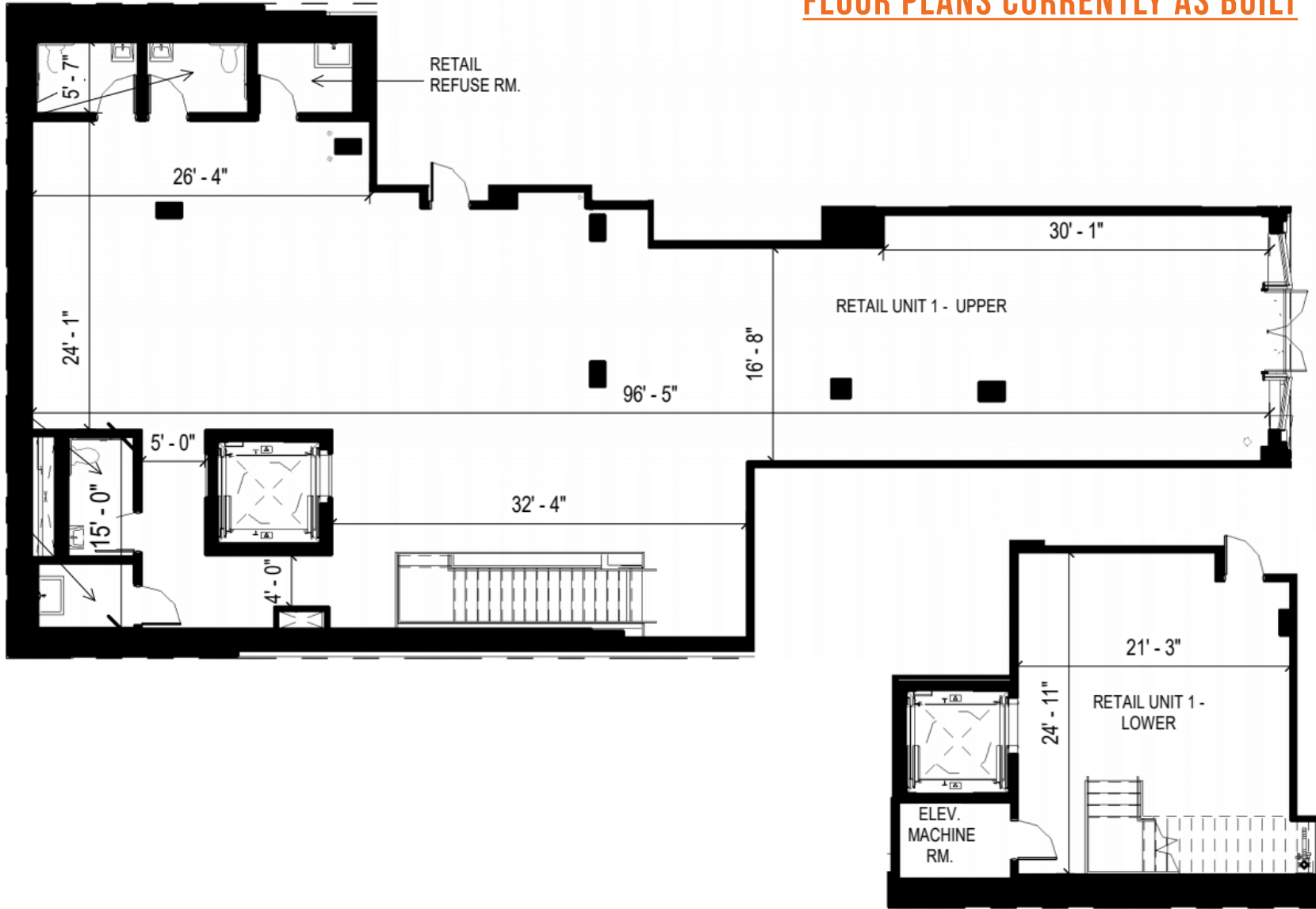


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GROUND FLOOR - 3,187 SF



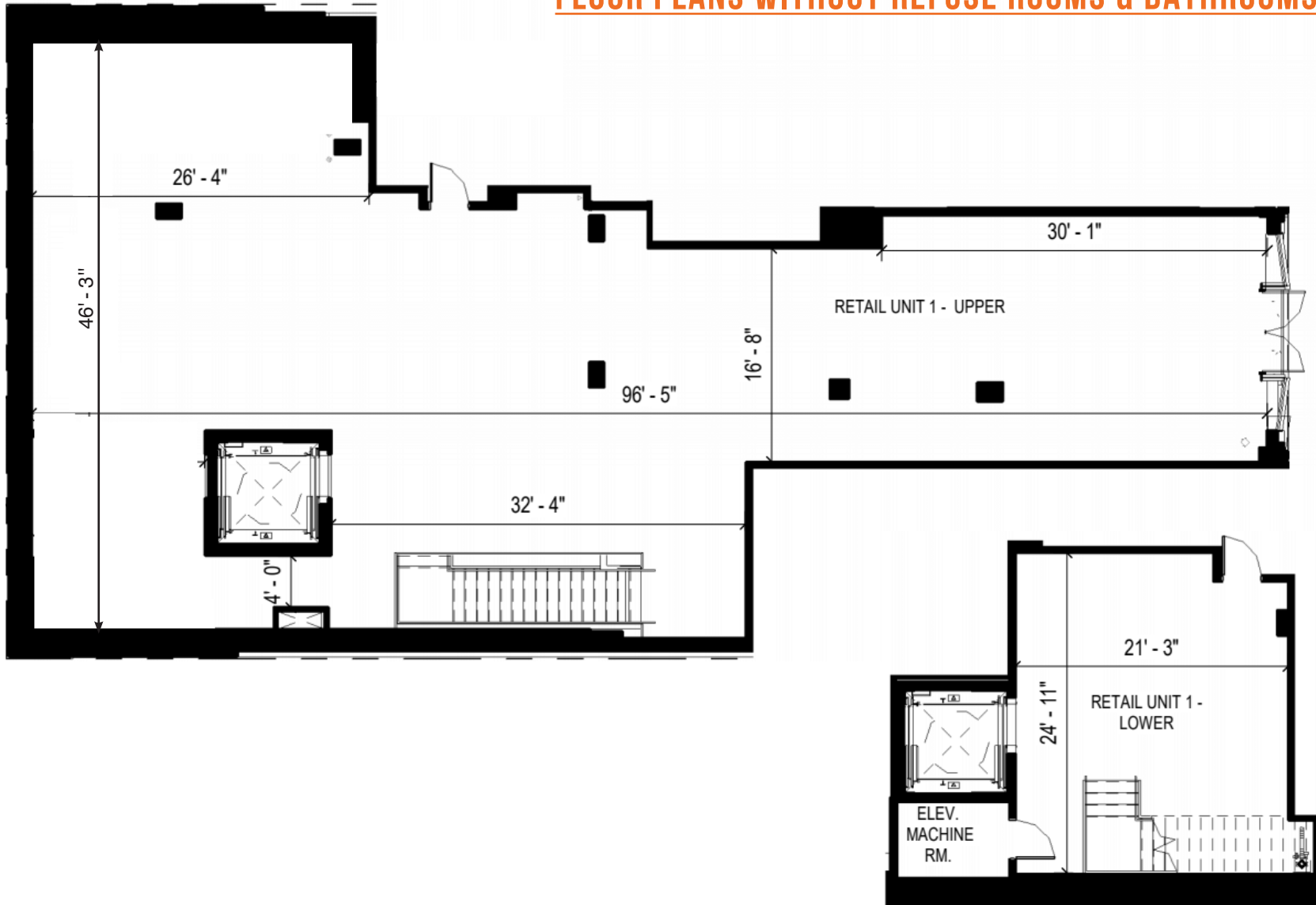
FLOOR PLANS CURRENTLY AS BUILT

SELLING LOWER LEVEL - 765 SF



GROUND FLOOR - 3,187 SF

FLOOR PLANS WITHOUT REFUSE ROOMS & BATHROOMS

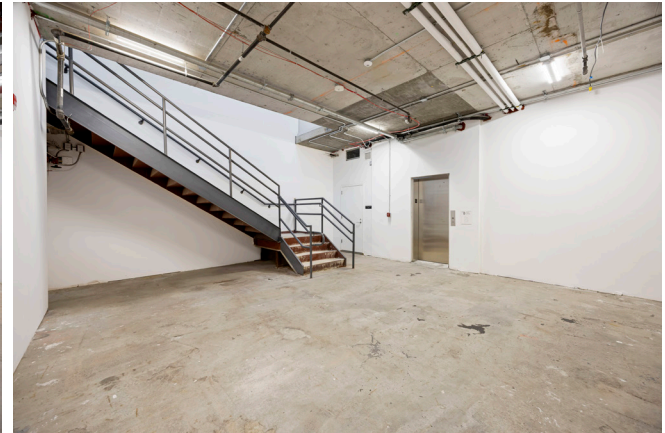
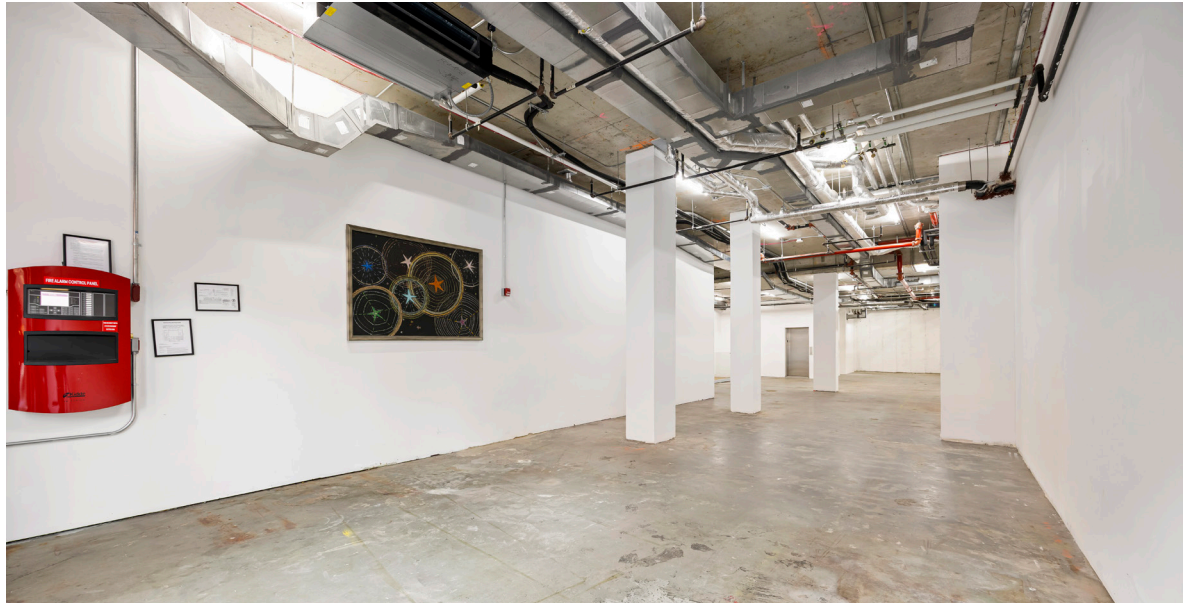


SELLING LOWER LEVEL - 765 SF

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INTERIORS (CLICK PHOTOS FOR VIRTUAL TOUR):



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ABOUT THE AREA

The Upper West Side neighborhood surrounding **470 Columbus Avenue** presents a distinct urban environment, characterized by a blend of residential buildings and a curated selection of retail establishments. This area contributes to the established character of the Upper West Side, offering a range of services and goods that cater to the local community.

The building at 470 Columbus Avenue itself is a notable residential presence, exemplified by the Charlotte of the Upper West Side condominiums.

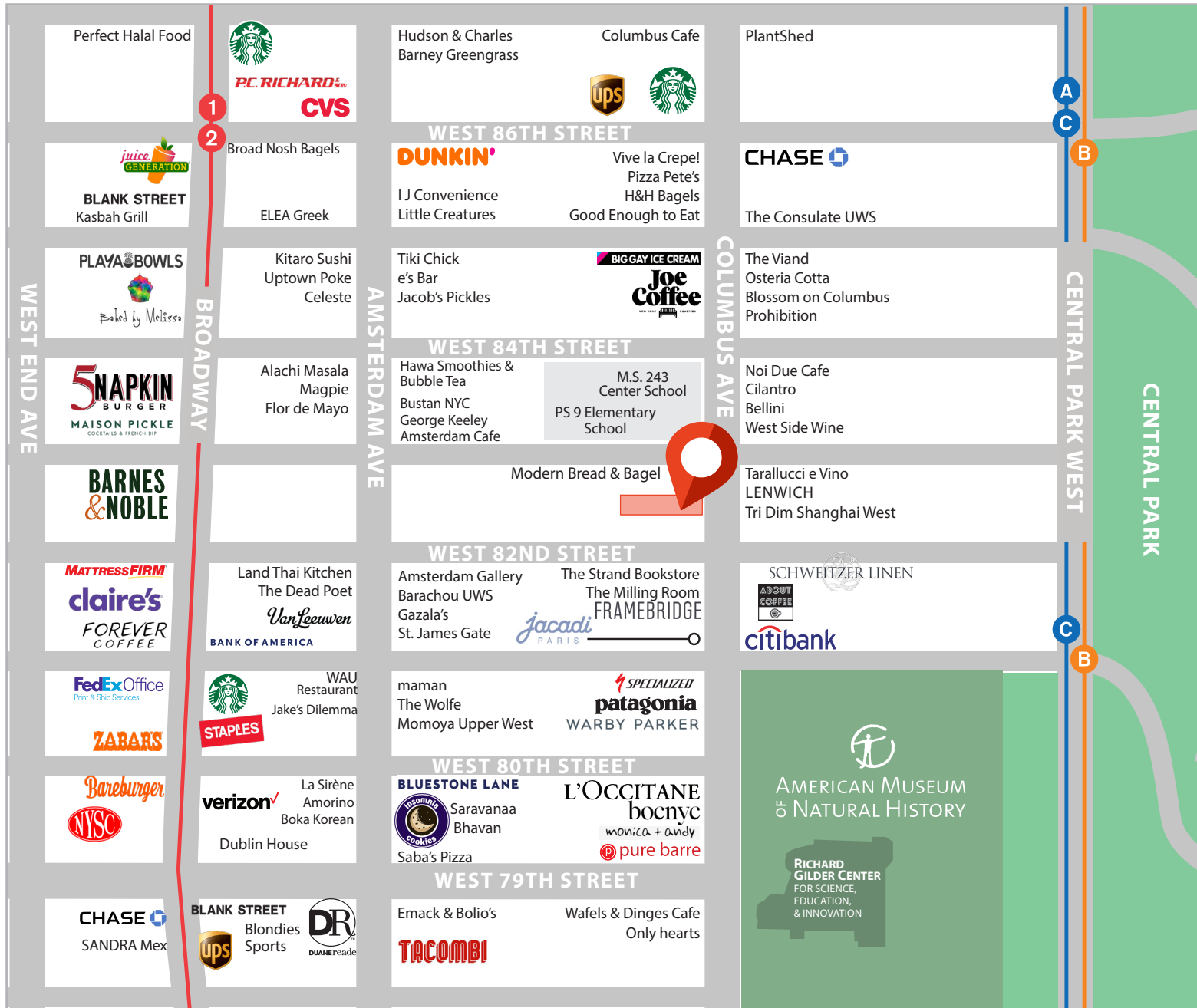
The commercial corridor along Columbus Avenue in this section is defined by several specialized businesses. At 410 Columbus Avenue, **Monica + Andy** provides organic children's clothing and essentials, catering to families in the neighborhood. Adjacent to this, **boconyc** offers contemporary women's fashion and accessories, contributing to the local retail apparel options. For residents focused on health and wellness, **Pure Barre**, located at 412 Columbus Avenue, provides specialized fitness classes.

Further north on Columbus Avenue, **L'Occitane en Provence** at 416 Columbus Avenue offers a selection of beauty and skincare products, while **Warby Parker** at 424 Columbus Avenue addresses eyewear needs. These establishments contribute to the convenience and variety of shopping available to area residents. In closer proximity to 470 Columbus Avenue, **Framebridge** at 452 Columbus Avenue provides custom framing services, serving artistic and preservation needs. Lastly, **Jacadi**, a children's fashion brand, is situated at 468 Columbus Avenue, further solidifying the area's appeal to families. Collectively, these businesses form a commercial fabric that supports the daily lives and lifestyle preferences of the Upper West Side community around 470 Columbus Avenue.



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