

FOR LEASE

PRIME UPPER WEST SIDE SCHOOL LOCATION

15 WEST 86TH STREET NEW YORK, NY 10024

Denham Wolf Real Estate Services, as an exclusive agent, is pleased to present the opportunity to lease a school facility adjacent to Central Park with superior bus and subway access totaling **12,326 - 17,814 RSF**, which includes a number of shared spaces.



PROPERTY OVERVIEW	
SIZE	12,326 - 17,814 RSF
POSSESSION	January 2026
RENT	Upon request
HIGHLIGHTS	<ul style="list-style-type: none">• 7 classrooms• 330' from Central Park• 3 Large Multipurpose Rooms• 4 Offices and Reception• Elevator Serving Ground to 3rd Floor• Kosher Warming Kitchen• Potential for Exterior Space• Directly Adjacent to Crosstown Bus (M86) Providing Access to UES and UWS• Easy Access to a Subway Lines (B + C + 1)• Local Attractions Include:<ul style="list-style-type: none">- American Museum of Natural History- Bard Graduate Center Library- Playgrounds- Many Retail Stores & Restaurants Along Nearby Columbus Ave
VIRTUAL TOUR	https://bit.ly/3pgYBly

SPACE SHOWN BY APPOINTMENT ONLY
FOR ADDITIONAL INFORMATION PLEASE CONTACT:

KATE HROBSKY | khrobsky@denhamwolf.com | +1 646 814 8856
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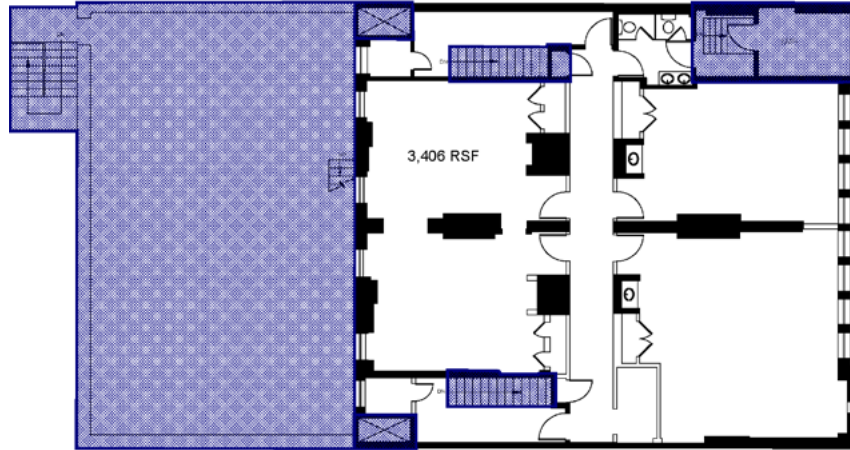
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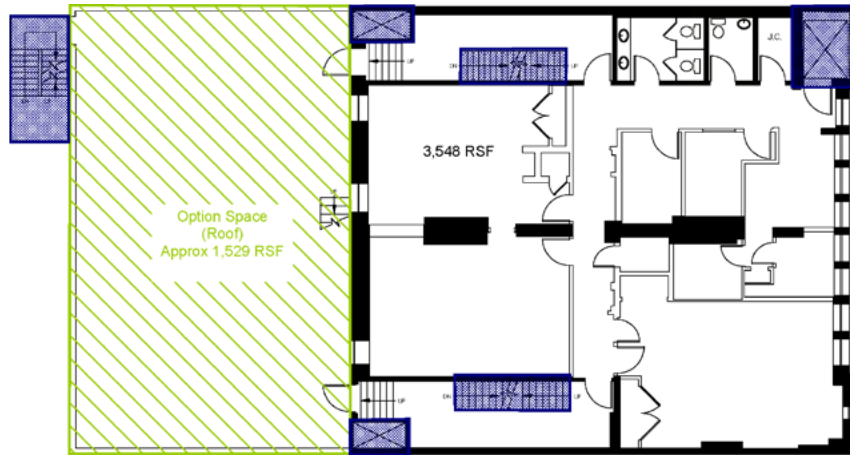
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Existing Floor Plans

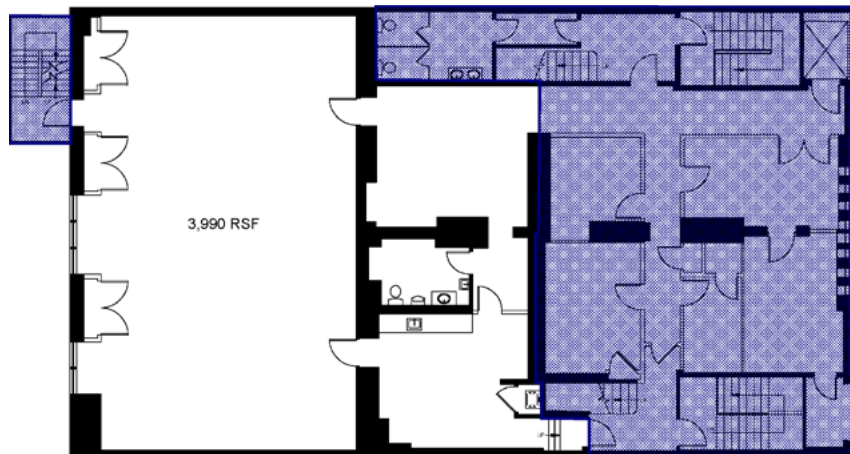
4th Floor






3rd Floor



2nd Floor



-  Rentable Space
-  Option Space
-  Nonrentable Space



West 86th Street

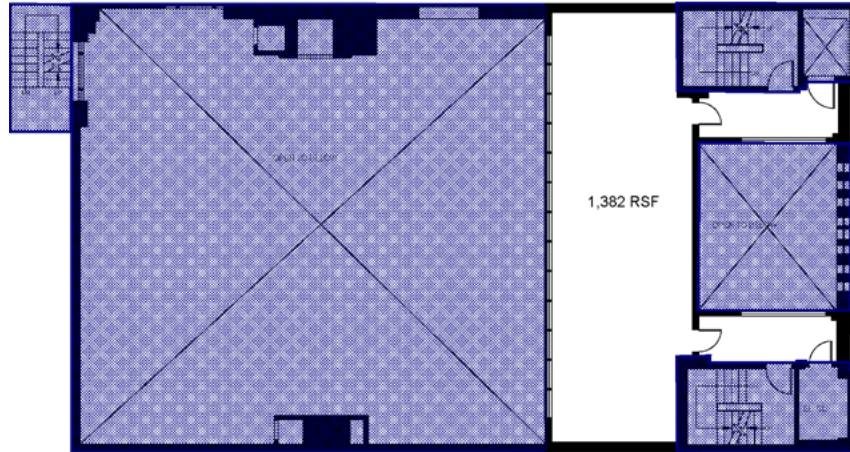
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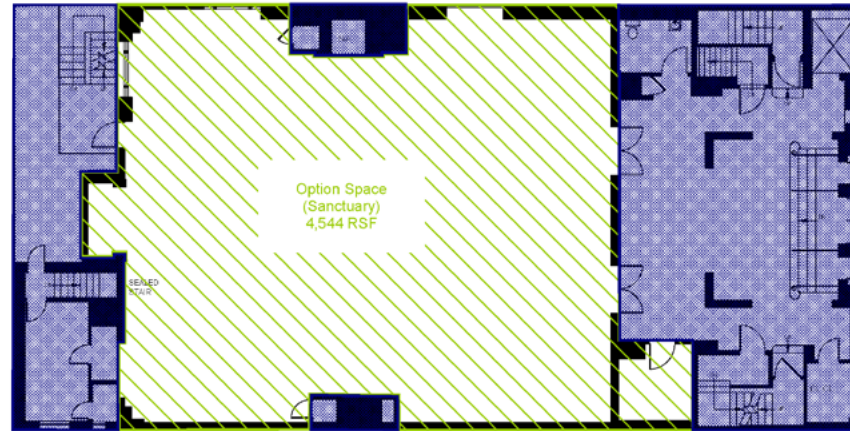
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Existing Floor Plans

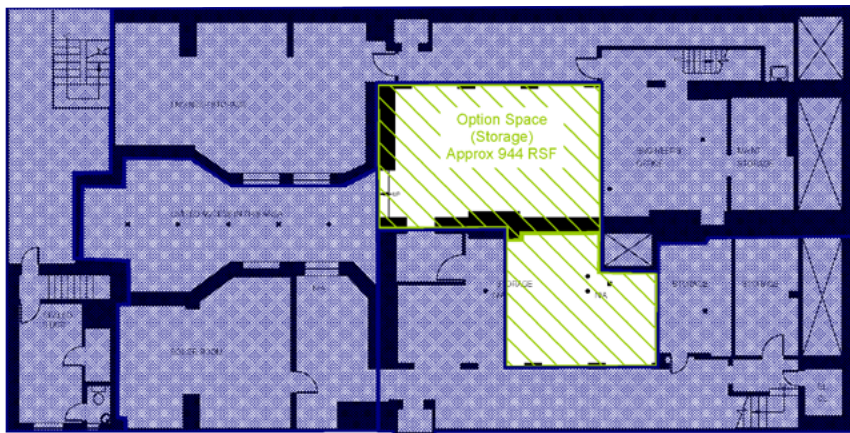
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


Ground Floor



Cellar



-  Rentable Space
-  Option Space
-  Nonrentable Space

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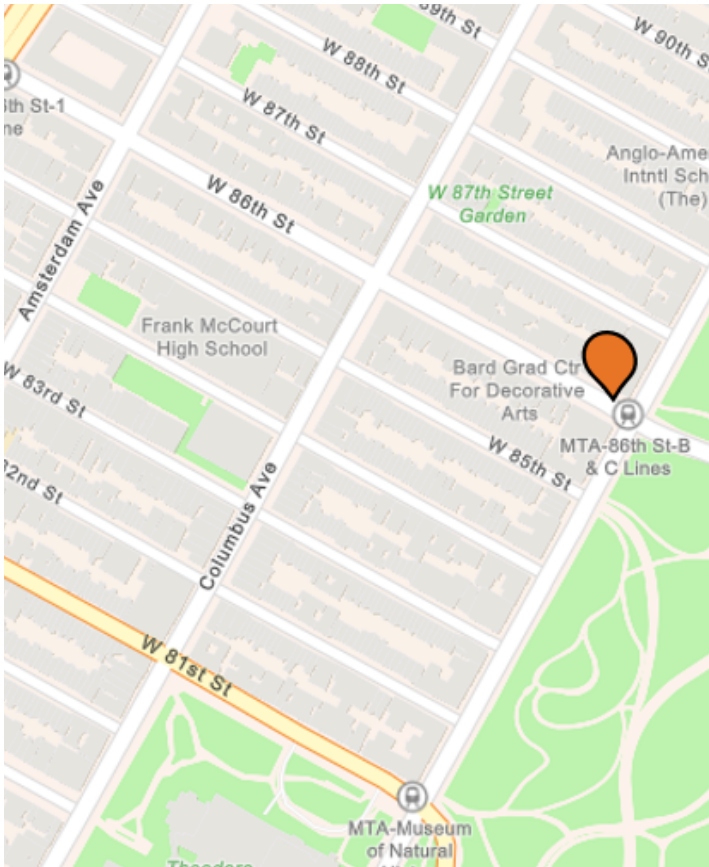
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SPACE AVAILABLE

LEVEL	RSF
4 TH	3,406
3 RD	3,548
2 ND	3,990
MEZZANINE	1,382
TOTAL (MIN.)	12,326
GROUND *	4,544
CELLAR *	944
TOTAL (MAX.)	17,814



* Optional Spaces: Ground Fl Sanctuary, Cellar Storage, and 3rd Fl Roof Deck



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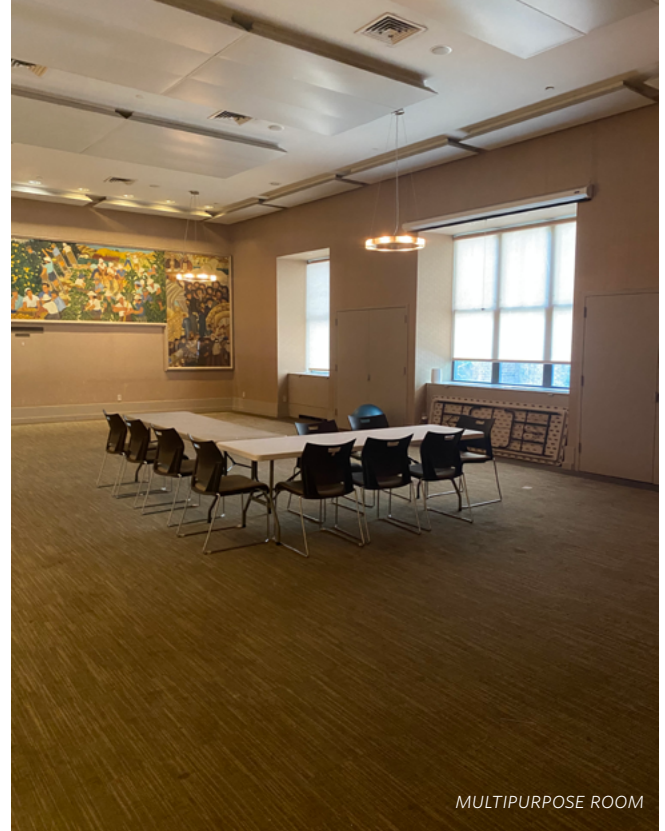
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3RD FLOOR CLASSROOM



MULTIPURPOSE ROOM



GROUND FLOOR SANCTUARY

ROOM BREAKDOWN

CLASSROOMS	7
OFFICES	4
MULTIPURPOSE ROOMS	3
RESTROOMS	6
CONFERENCE SPACE	1
KITCHEN	1

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