

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 a **shared space** 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">▪ Shared Space Opportunity▪ 7 classrooms▪ 330' from Central Park▪ 3 Large Multipurpose Rooms▪ 4 Dedicated 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
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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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2025 Denham Wolf

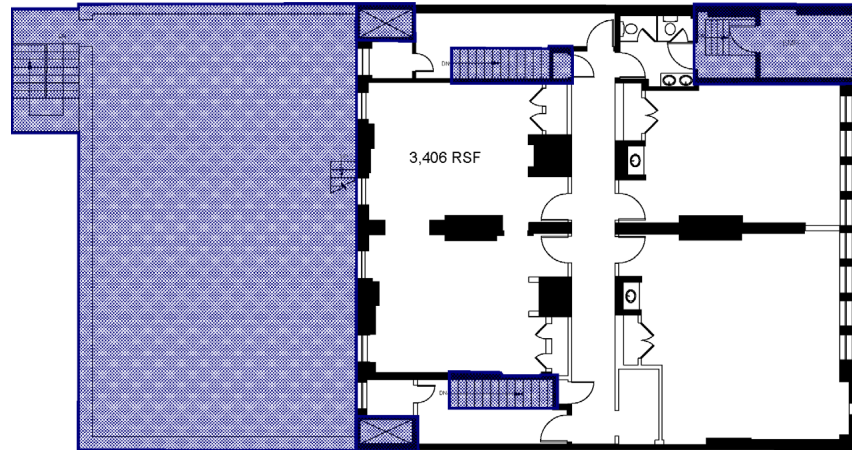
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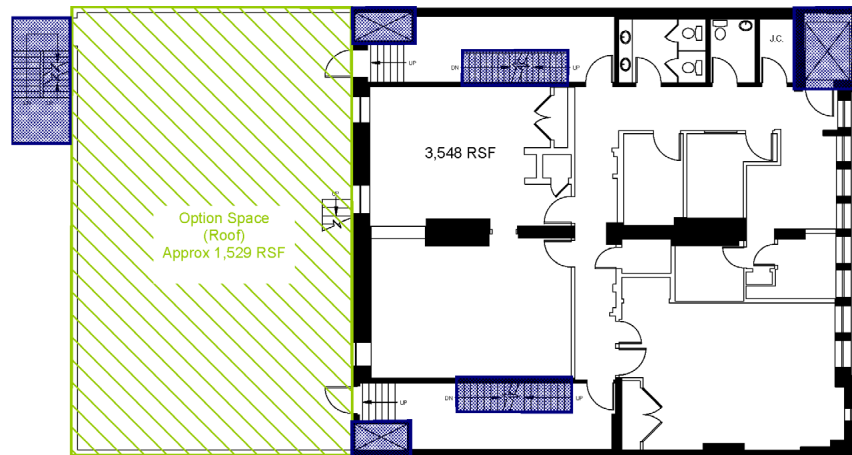
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Existing Floor Plans

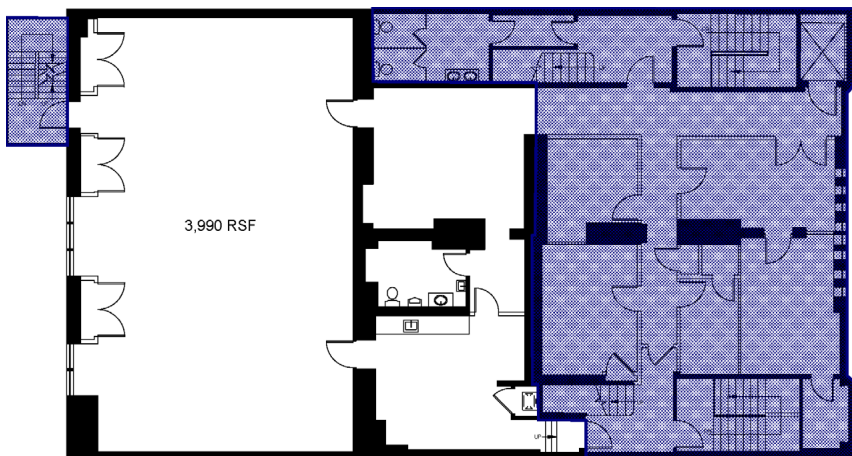
4th Floor






3rd Floor



2nd Floor



-  Rentable Space
-  Option Space
-  Nonrentable Space

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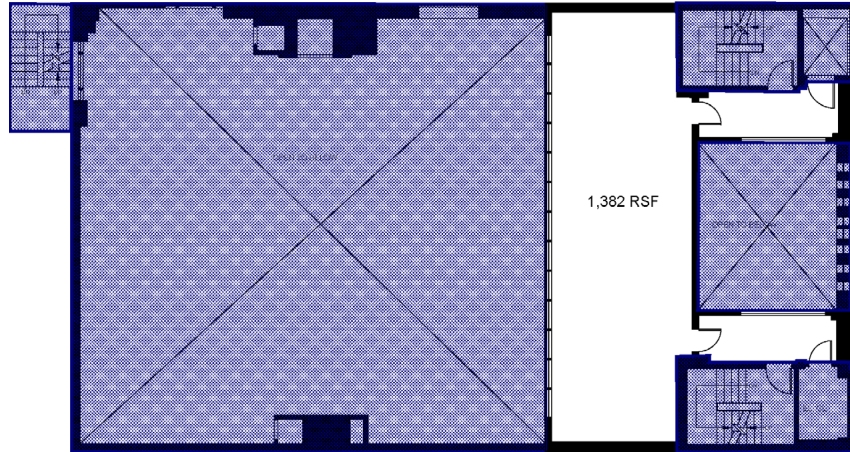
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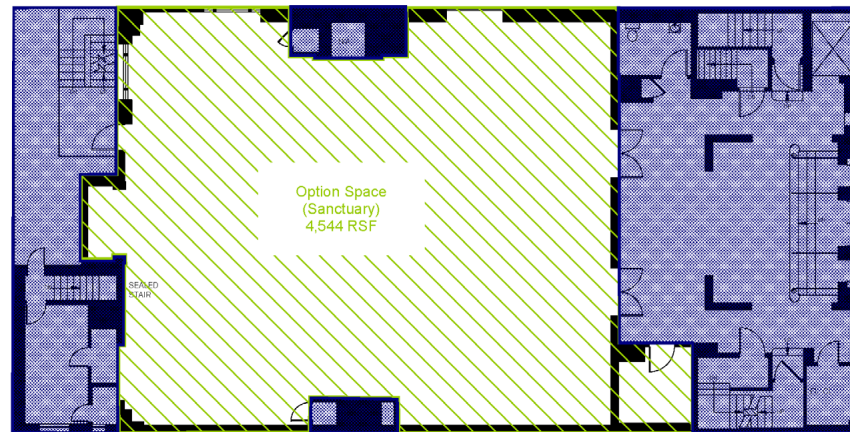
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Existing Floor Plans

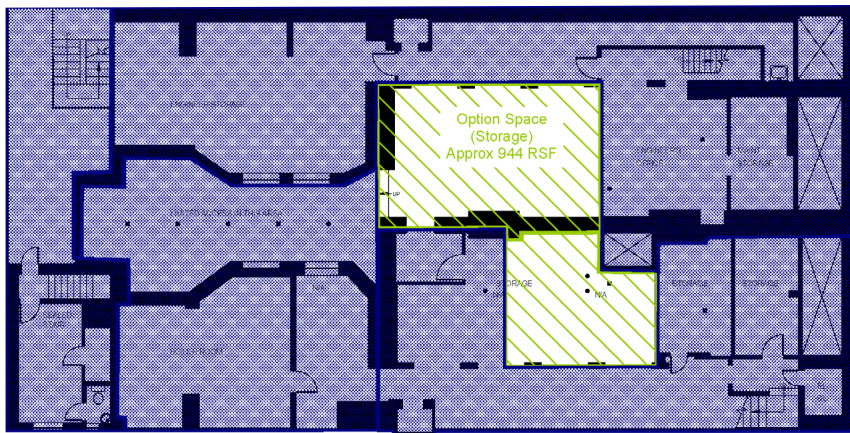
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


Ground Floor



Cellar



-  Rentable Space
-  Option Space
-  Nonrentable Space

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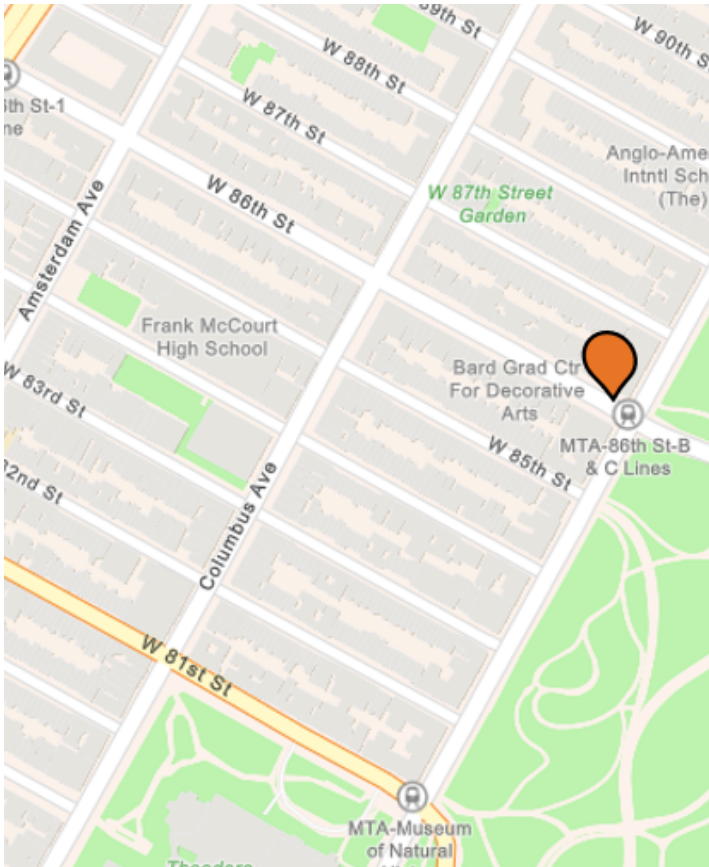
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SPACE AVAILABLE

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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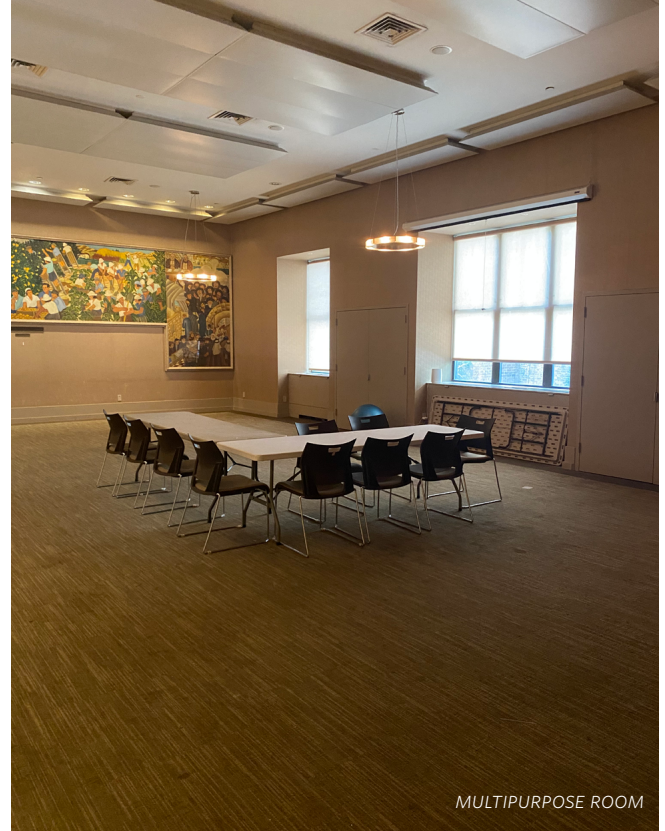
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3RD FLOOR CLASSROOM



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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