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.


FRONT OF BUILDING




4TH FLOOR CLASSROOM

PROPERTY OVERVIEW	
SIZE	12,326 – 17,814 RSF
POSSESSION	January 2026
RENT	Upon request
HIGHLIGHTS	• **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: – 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
CHRISTOPHER D. TURNER, MRICS | cturner@denhamwolf.com | +1 212 629 7013

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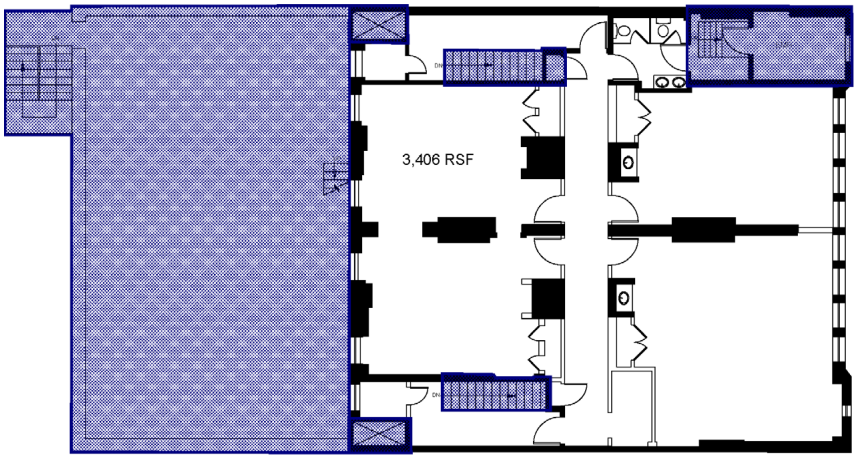
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2025 Denham Wolf

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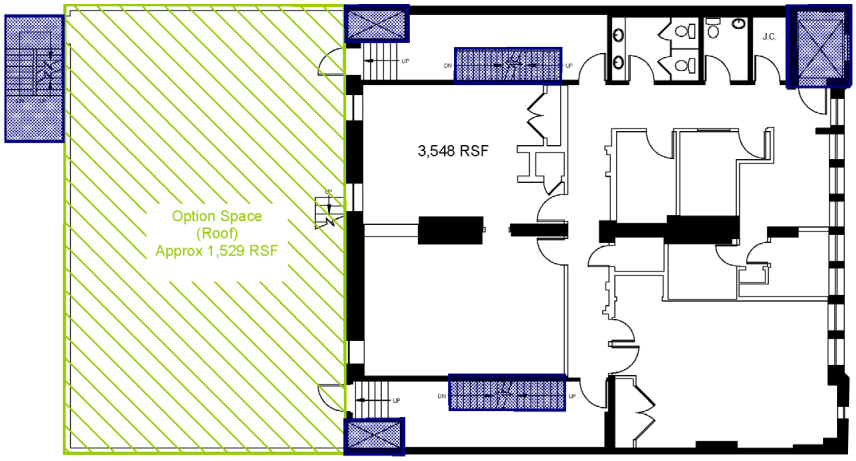
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Existing Floor Plans

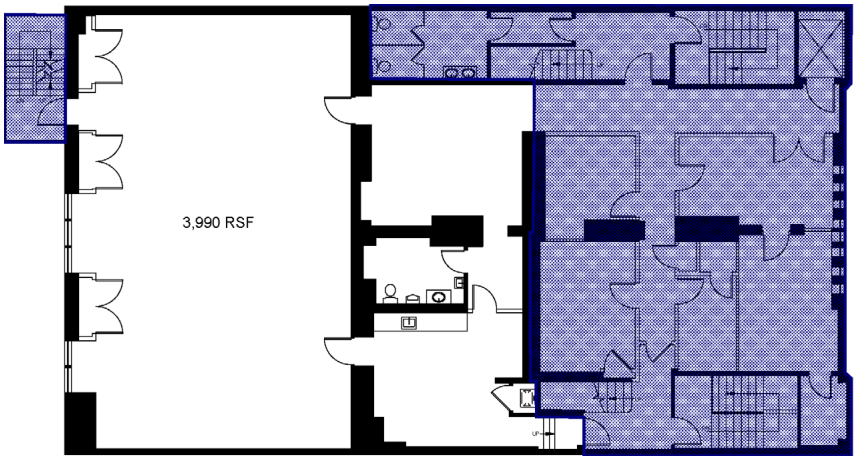
4th Floor



3rd Floor



2nd Floor



West 86th Street

Rentable Space

Option Space

Nonrentable Space

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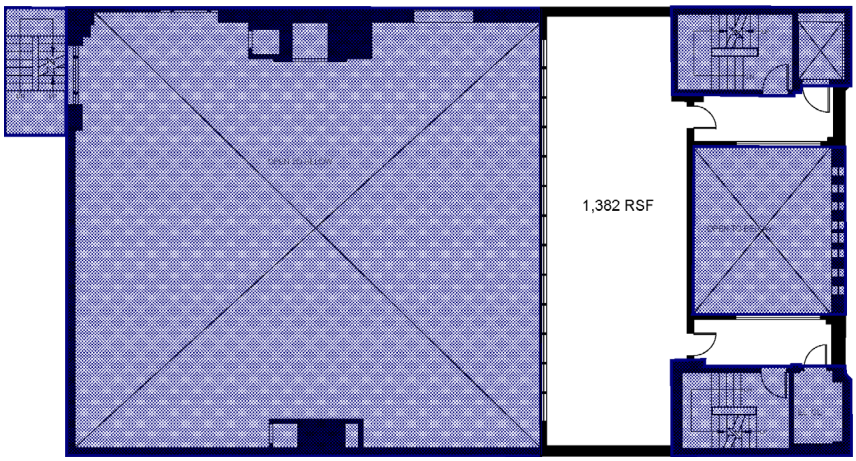
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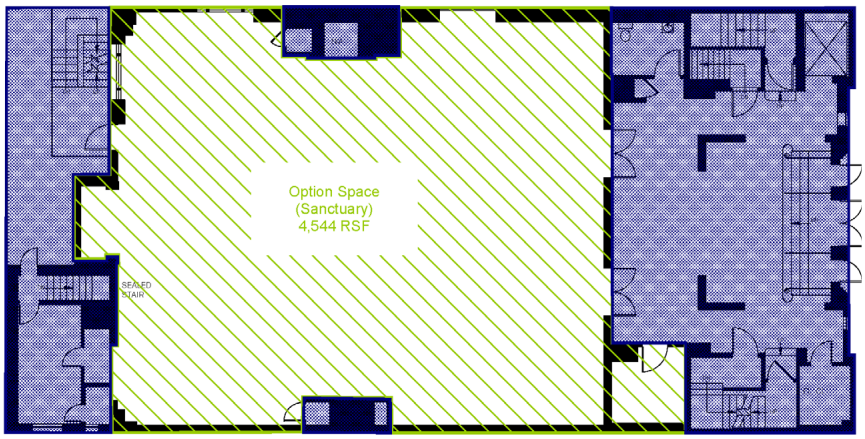
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Existing Floor Plans

Mezz

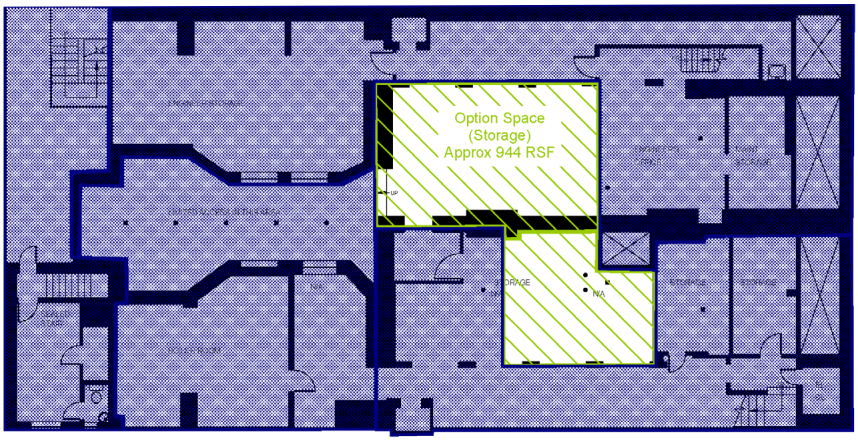


Ground Floor



West 86th Street

Cellar



Rentable Space

Option Space

Nonrentable Space

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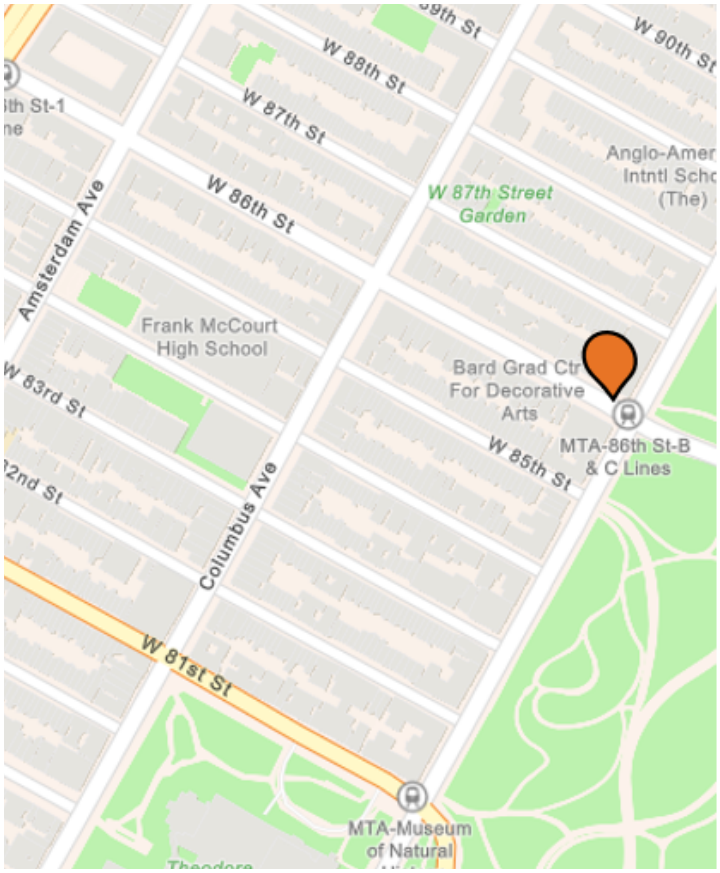
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SPACE AVAILABLE	
LEVEL	RSF
4TH	3,406
3RD	3,548
2ND	3,990
MEZZANINE	1,382
TOTAL (MIN.)	12,326
GROUND *	4,544
CELLAR *	944
TOTAL (MAX.)	17,814

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




4TH FLOOR CLASSROOM


KITCHEN


3RD FLOOR ROOF DECK

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3RD FLOOR CLASSROOM


GROUND FLOOR SANCTUARY


MULTIPURPOSE ROOM

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

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