

# Upper West Office / Fitness

## 175 West 72<sup>nd</sup> Street

Between Amsterdam & Columbus Avenue

*Neighborhood*  
*Approximate Size*

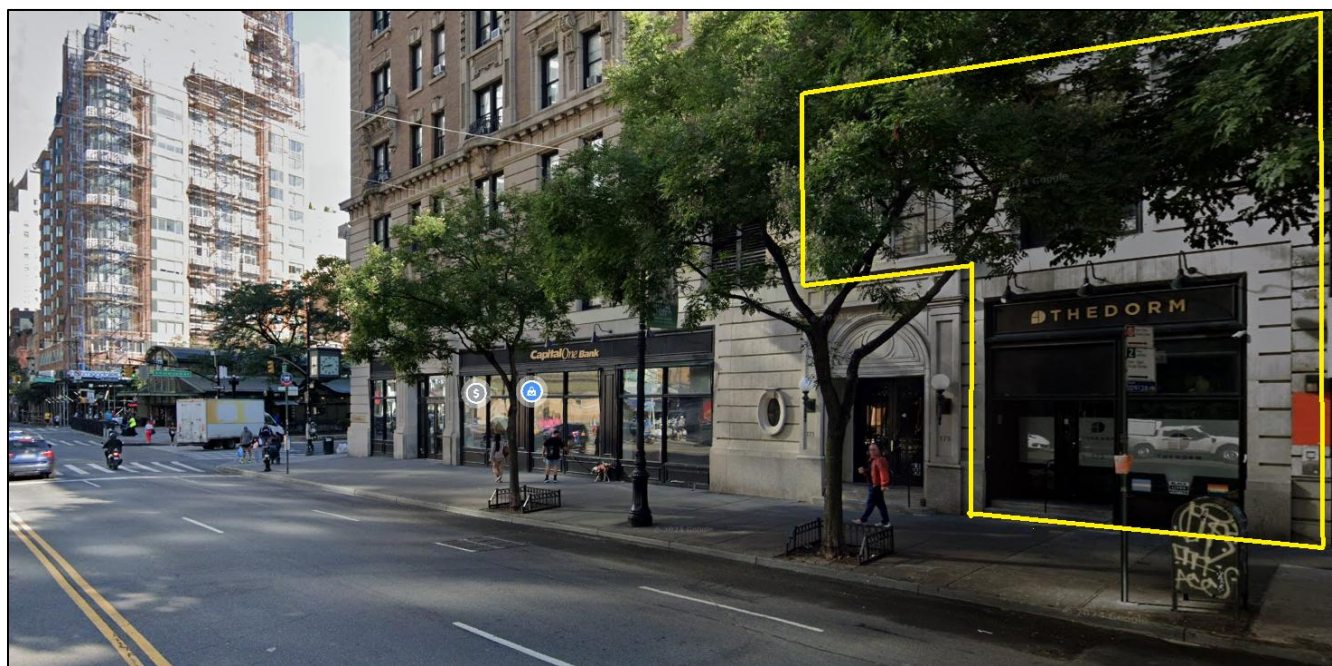
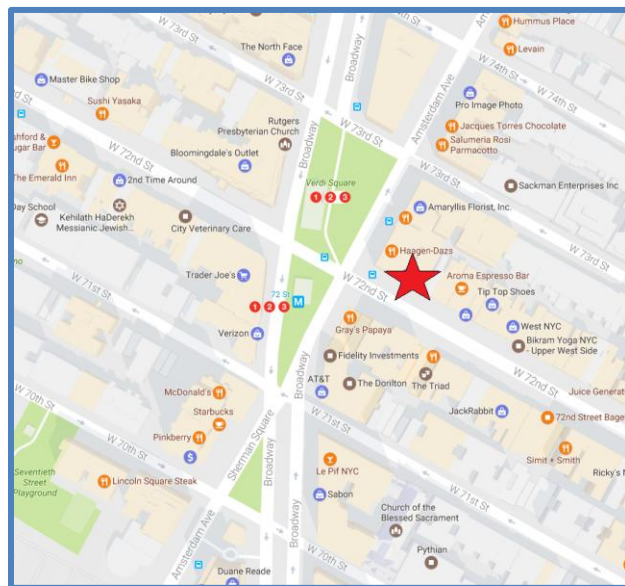
Upper West Side  
2,744 sf on 2<sup>nd</sup> floor  
1,595 sf on ground floor  
**4,339 sf total**

*Currently*  
*Ideal Uses*

The Dorm counseling center  
Office, Specialty Fitness,  
Education

*Rent*  
*Possession*  
*Features*

\$92 psf **NO LOSS FACTOR**  
3Q26  
Very Busy Block  
**1 2 3** 40,500 daily riders  
Renovated, clean, high ceilings  
Thirteen offices, 2 conference rooms  
Open Areas, Reception, Kitchenette



For More Information Contact Exclusive Agent:

Rafe Evans • [rafeevans@walkermalloy.com](mailto:rafeevans@walkermalloy.com) • cell 917.701.4059

# WalkerMalloy

157 Columbus Avenue • New York NY 10023

[walkermalloy.com](http://walkermalloy.com)

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

# Walker Malloy & Company, Inc.

