



Colliers

# For Direct Lease

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## 549 West 180<sup>th</sup> Street New York, NY

### Washington Heights

- 5,702 SF available on 2<sup>nd</sup> Floor
- Excellent office space
- All uses considered
- Co-Tenancy NY Presbyterian

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NY, LLC

Accelerating success.

549 West  
180<sup>th</sup> Street

Colliers

Second Floor

Leased



Available

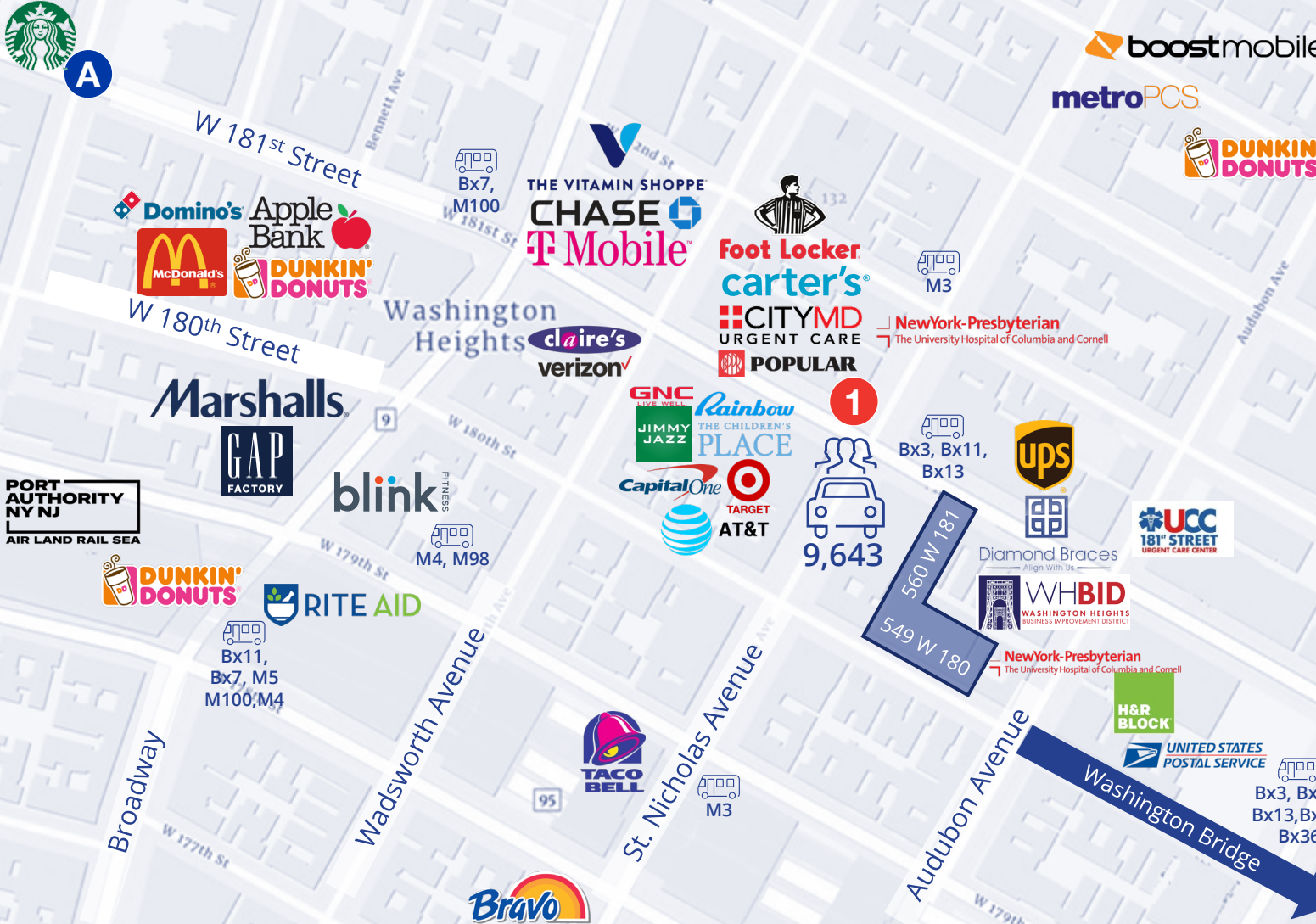
Suite 200  
5,702 SF  
Ceiling Heights 10.8'

Leased

└ NewYork-  
└ Presbyterian

Entrance Here

W 180<sup>th</sup> Street



| Ridership                                                 | Count     | Demographics                                                                                        | 1 Mile Radius                                                                                 |
|-----------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Annual Subway:<br>181 <sup>st</sup> St. (A Line in 2020)  | 1,364,548 | Daytime Population                                                                                  | 167,992                                                                                       |
| Annual Subway:<br>181 <sup>st</sup> St. (1 Line in 2020)  | 1,682,772 | Total Population                                                                                    | 188,553                                                                                       |
| Annual Bus:<br>M2 (2020)                                  | 958,805   | Median Age                                                                                          | 35.7                                                                                          |
| Annual Bus:<br>M3 (2020)                                  | 1,599,260 | <b>Contacts:</b>                                                                                    |                                                                                               |
| Vehicles/Day:<br>181 <sup>st</sup> St. & St. Nicholas Ave | 9,643     |                                                                                                     |                                                                                               |
|                                                           |           | <b>Dina Coulianidis</b><br>Licensed Salesperson<br>+1 516 284 3447<br>Dina.Coulianidis@colliers.com | <b>Robert Getreu</b><br>Licensed Salesperson<br>+1 212 716 3697<br>Robert.Getreu@colliers.com |