



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE
36,047 SF | 81 E 3rd St | 190-220 Bed Dormitory for Lease

81 E 3rd St, New York, NY 10003

Shlomi Bagdadi
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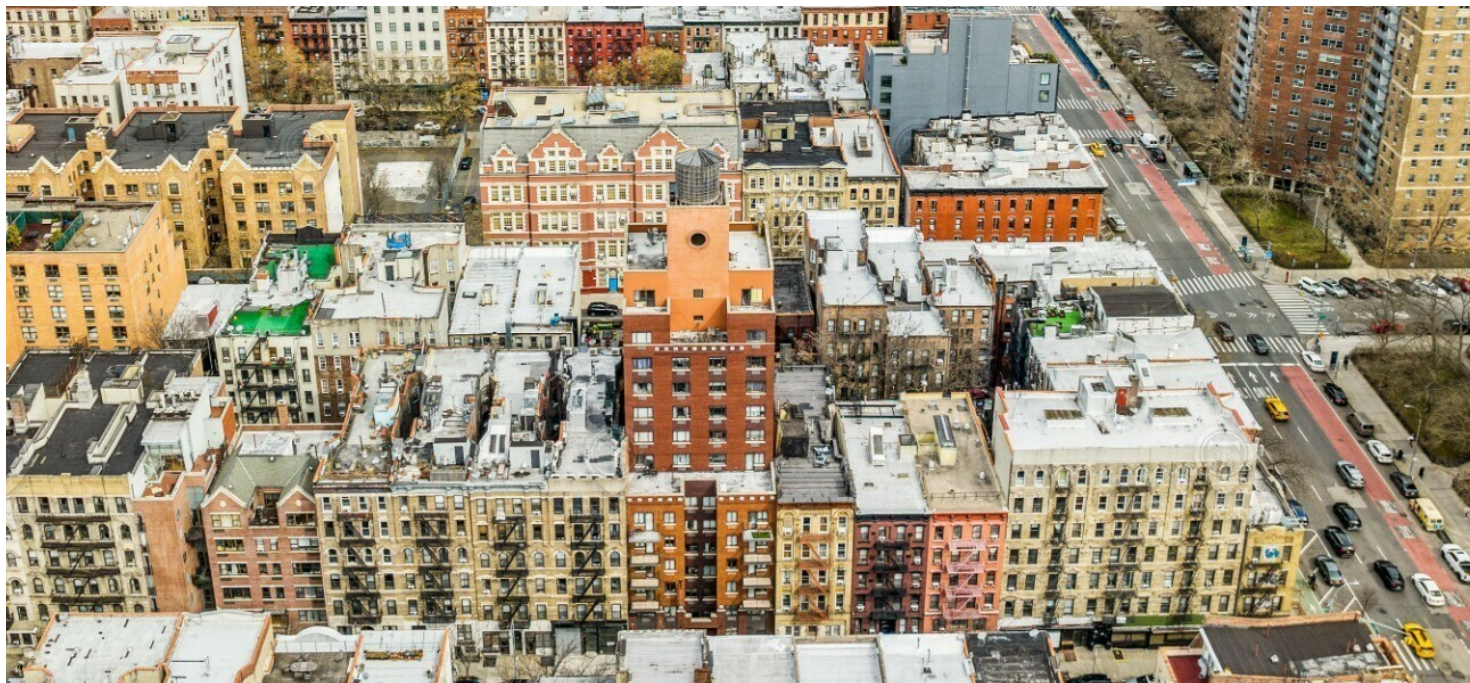
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 36,047 SF

Building Size: 36,047 SF

Lot Size: 4,809 SF

Zoning: R8D

PROPERTY OVERVIEW

12 floors
190 - 220 bed dormitory
Rear courtyard
Common recreation room
In-building gym
In-building laundry
Long-term lease preferred
Delivery: August 2023 (ready for Fall Term 2023)
Citywide college and graduate student population, nearing a million, is underserved by current dormitory availability.

LOCATION OVERVIEW

Located in the East Village neighborhood of Manhattan between 1st Ave & 2nd Ave near the 2nd Ave subway station.

Nearest Transit: F train at 2nd Ave and the M15 & M21 bus lines.

Nearby tenants include Starbucks, Double Zero, Bar Verde, Lil Frankie's, Equinox, Russ & Daughters, Lucien, Dunkin', Whole Foods Market, La Colombe, Sweetgreen, and more!

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Additional Photos



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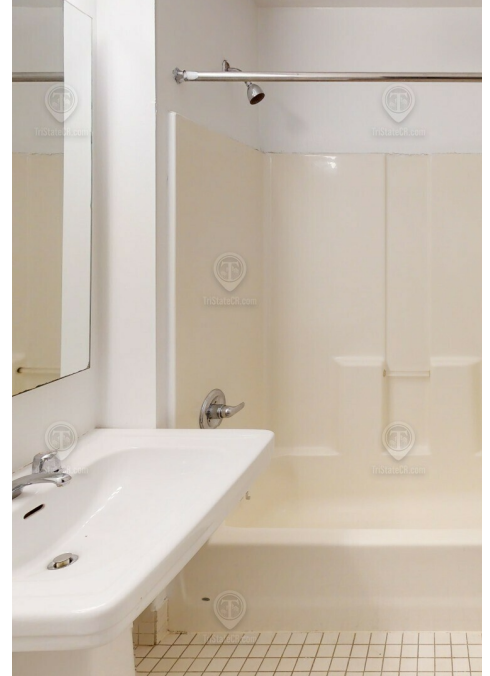
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Additional Photos - Apartment



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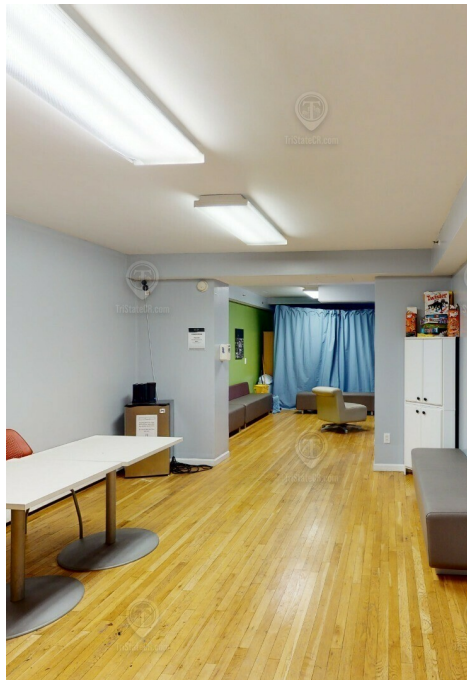
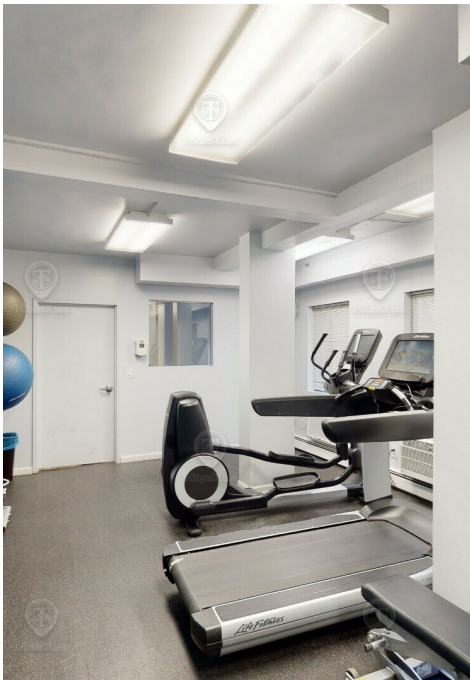
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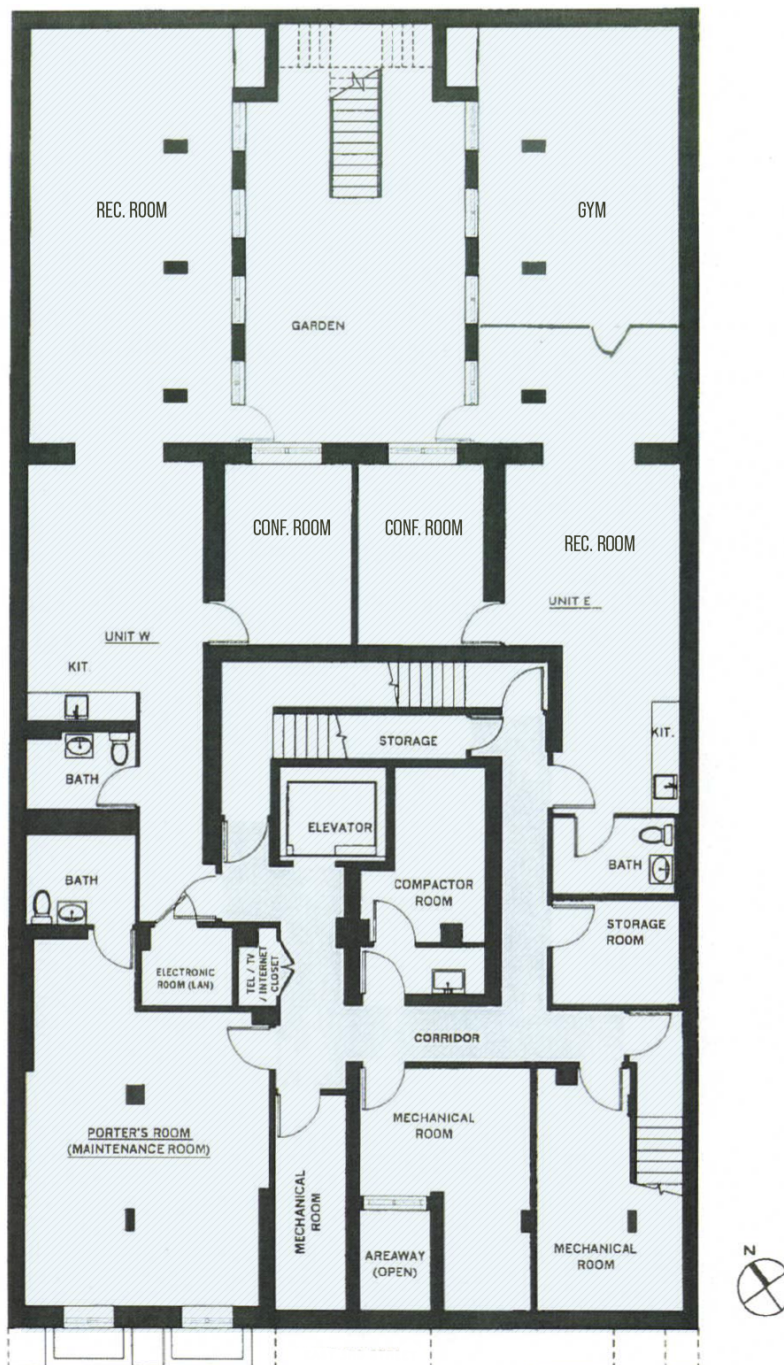
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Floor Plan - Cellar



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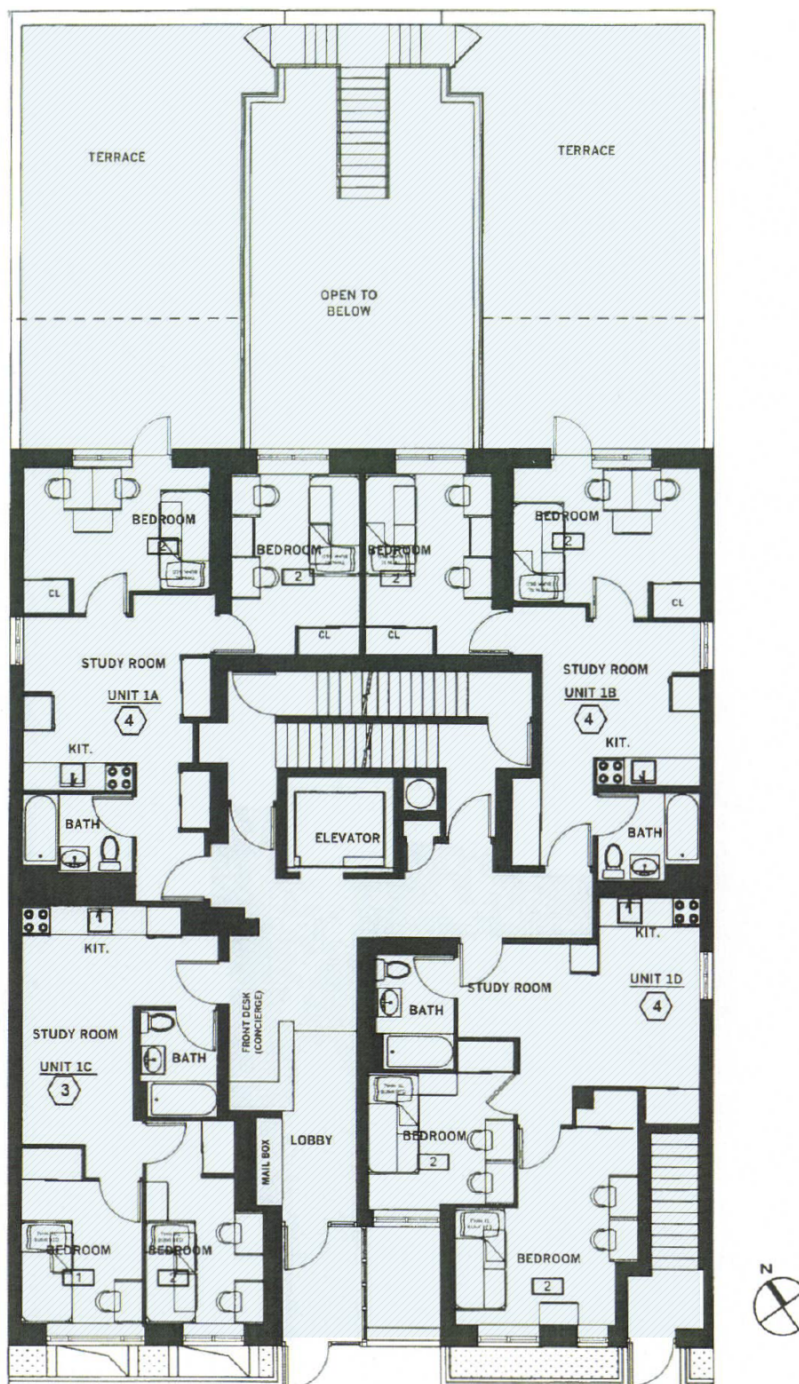
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Floor Plan - 1st Floor



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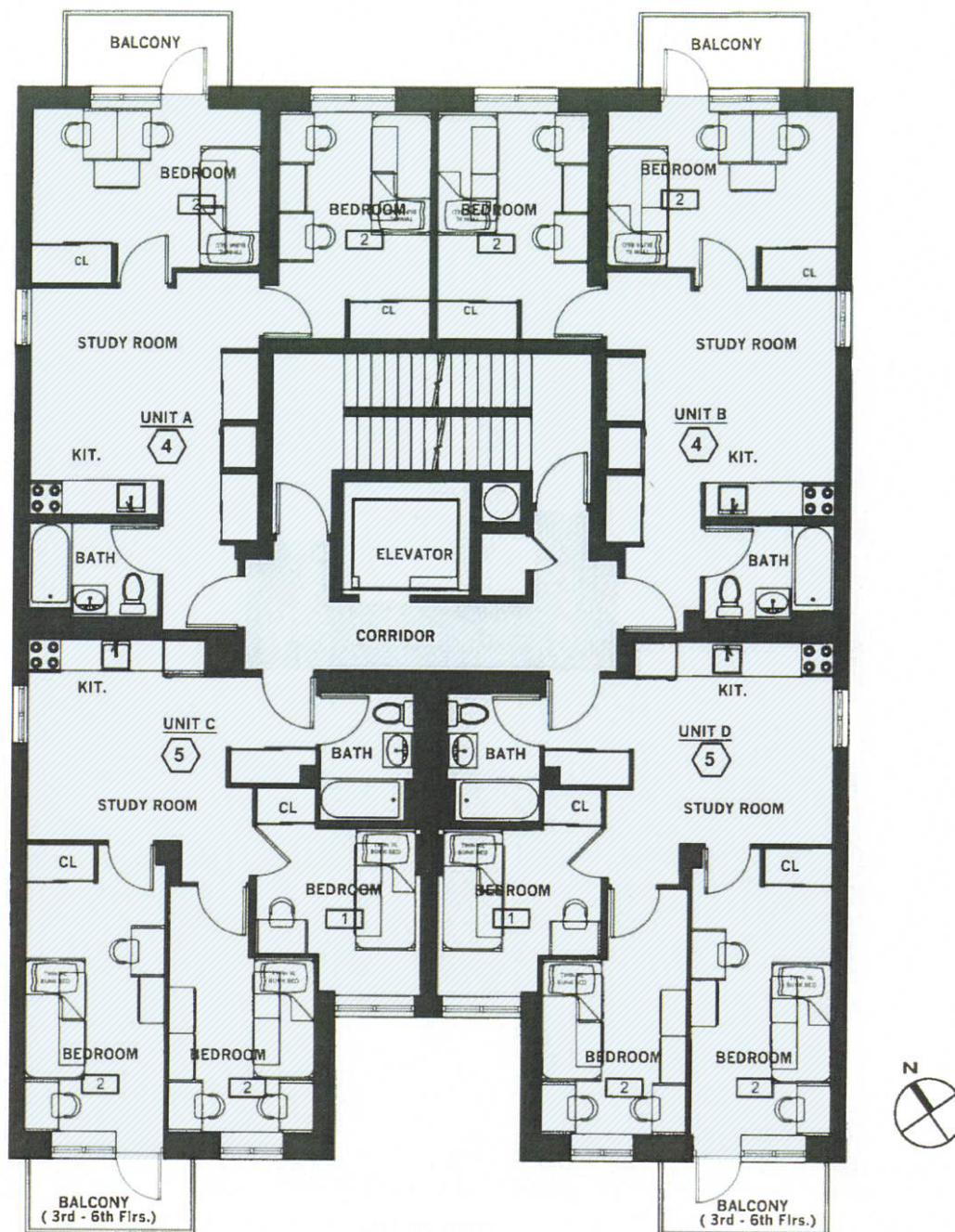
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Floor Plan - 2nd to 6th Floor



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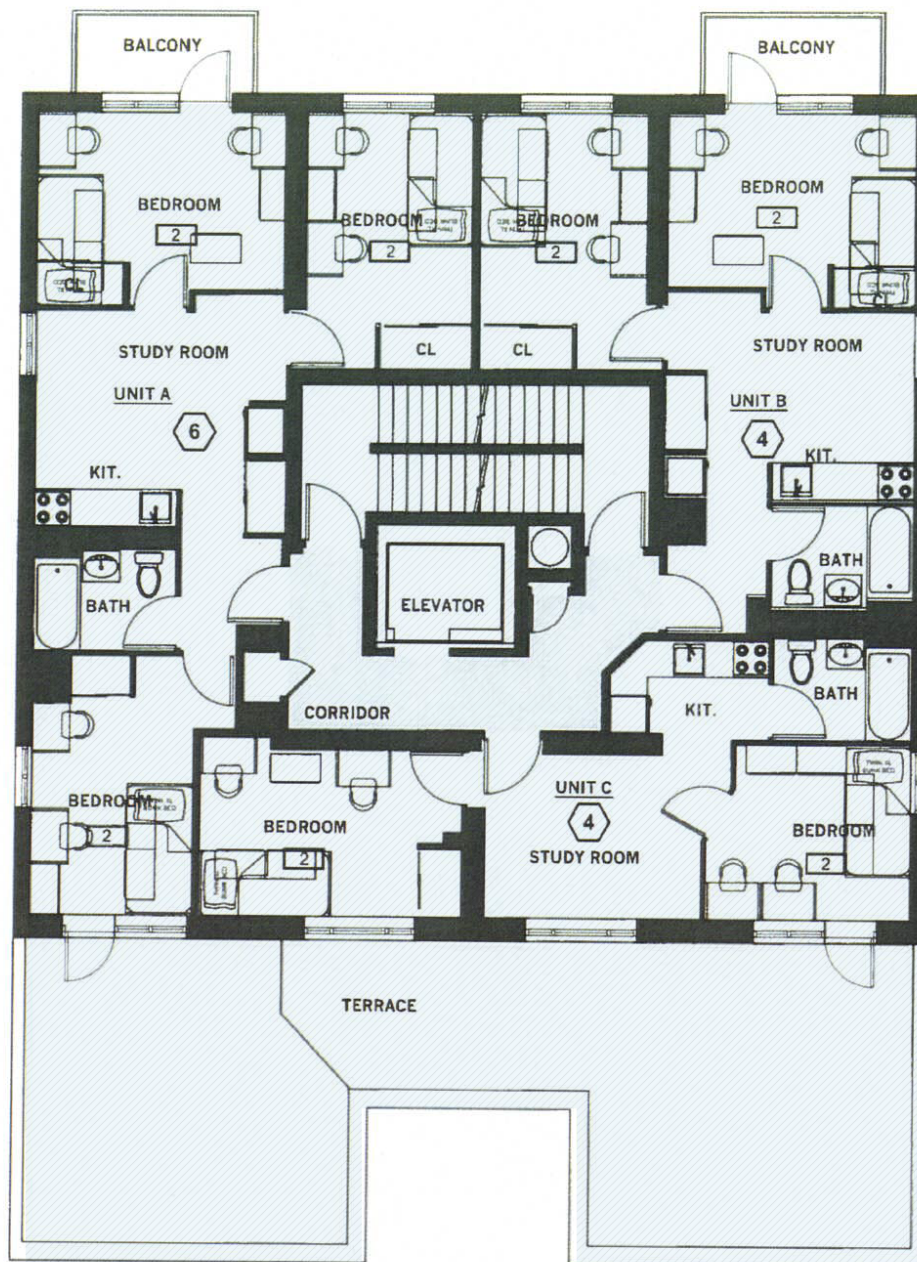
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Floor Plan - 7th Floor



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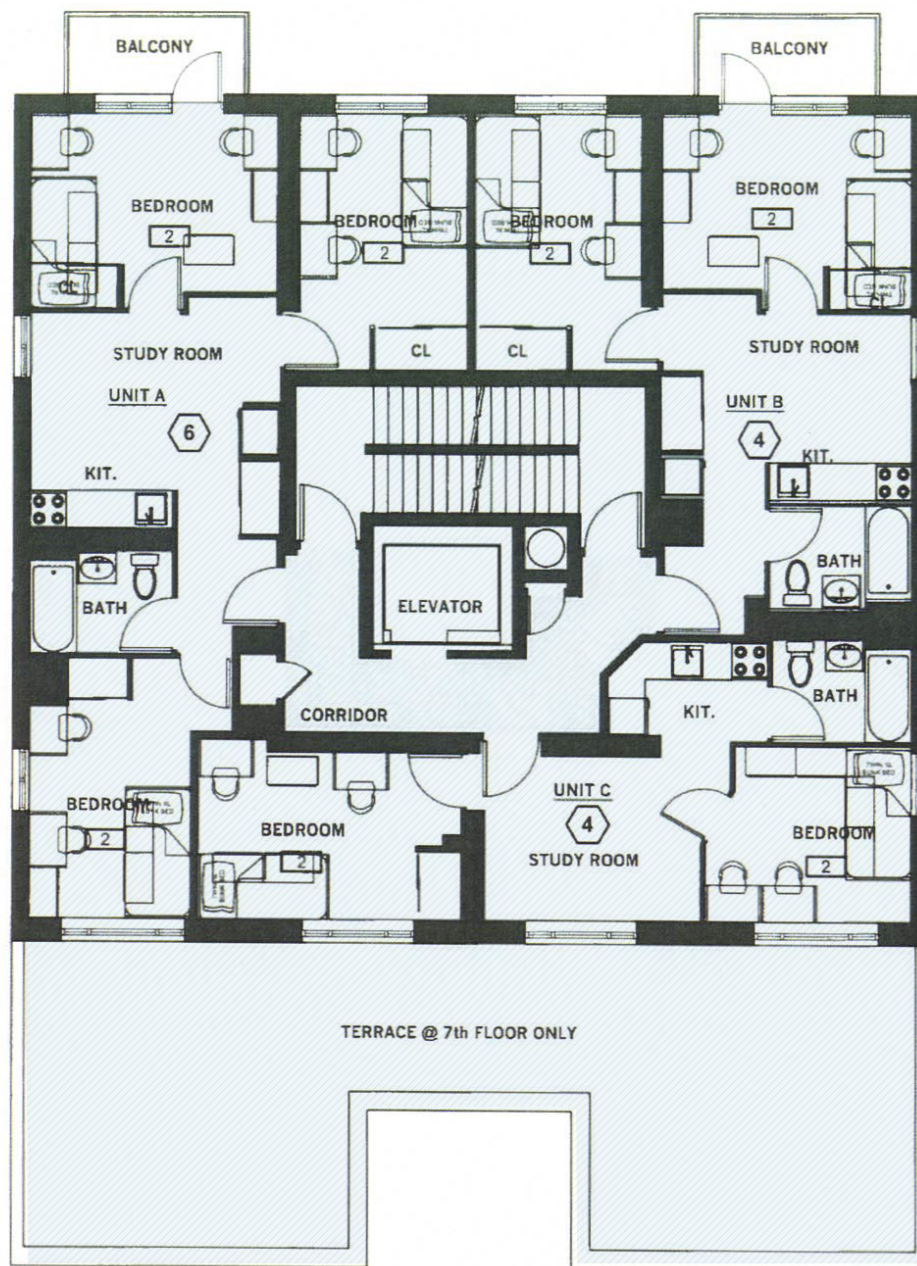
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Floor Plan - 8th to 11th Floor



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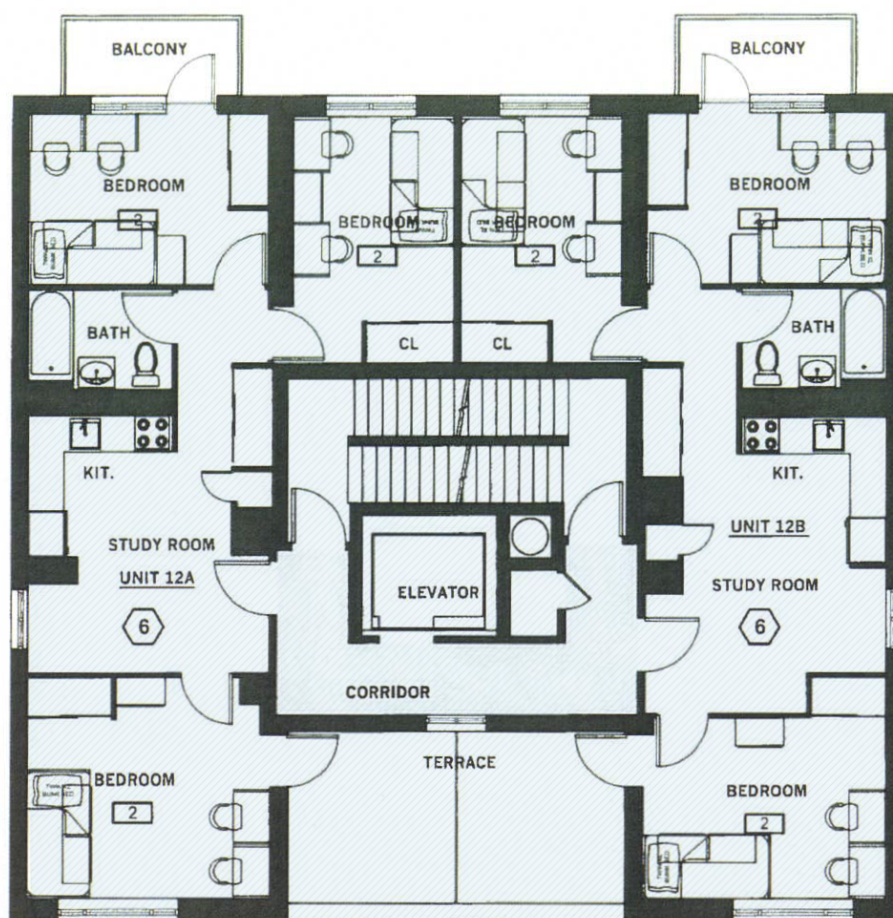
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Floor Plan - 12th Floor



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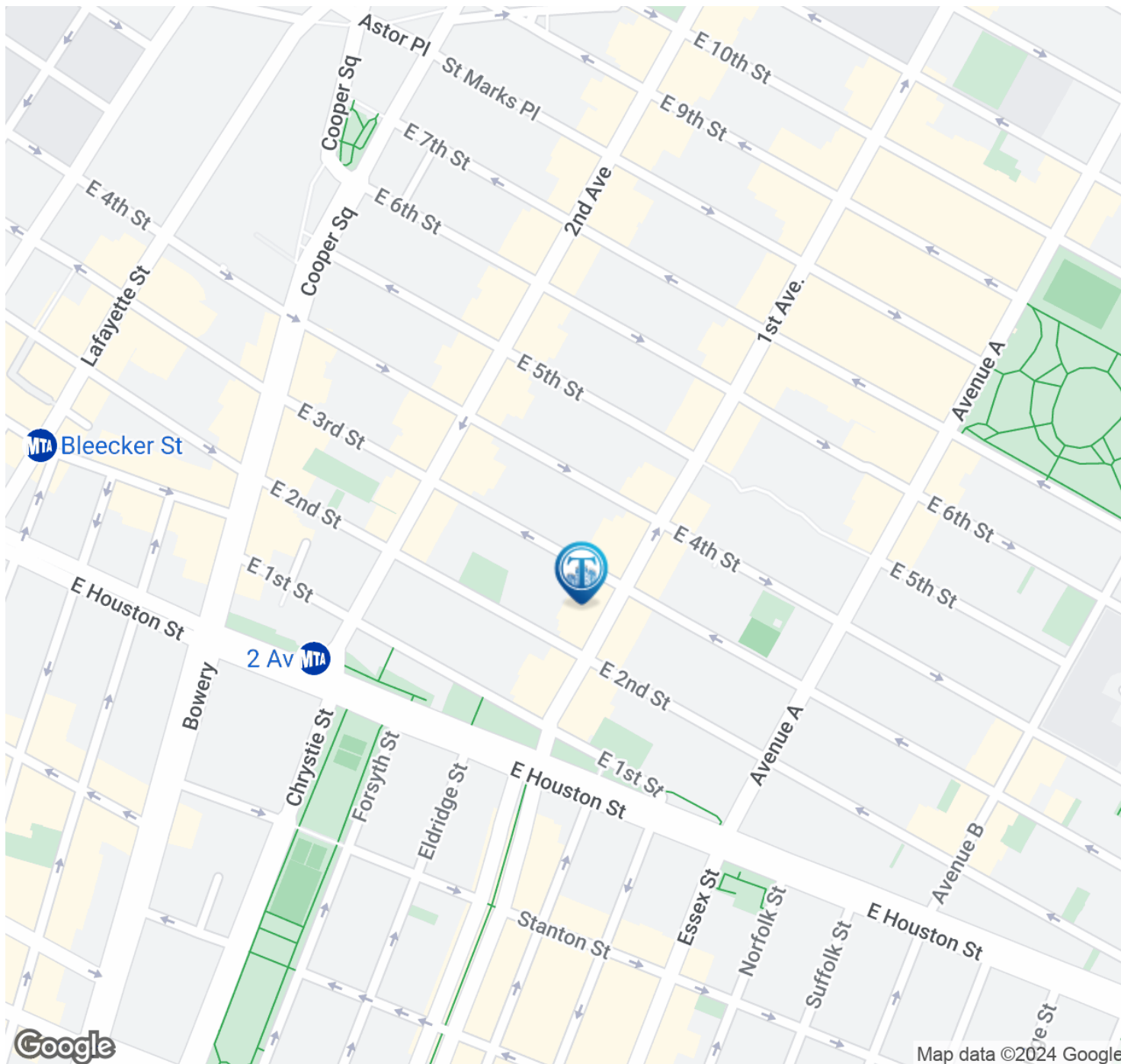
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Location Map



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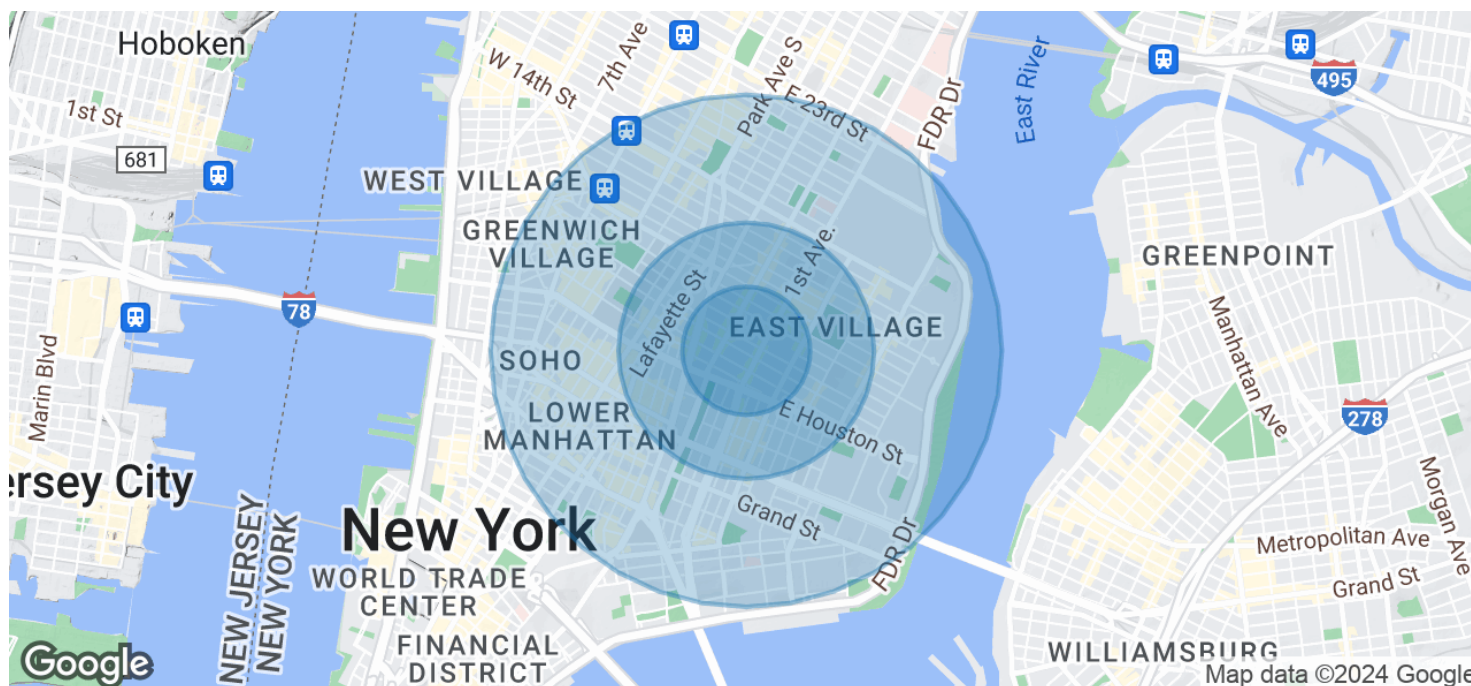
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,246	72,779	252,810
Average Age	38.1	36.6	38.9
Average Age (Male)	37.4	36.6	37.5
Average Age (Female)	38.9	37.1	40.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	11,562	40,592	139,374
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$107,009	\$123,561	\$132,634
Average House Value	\$453,465	\$466,423	\$511,820

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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