

OFFICE SPACE

FOR LEASE

\$2,000 PER MONTH

252 WEST 31ST STREET, NEW YORK, NY 10001

PROFESSIONAL SPACE FOR LEASE



FOR MORE INFORMATION

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**COLDWELL
BANKER
COMMERCIAL**

Reliable Real Estate

252 WEST 31ST STREET, NEW YORK, NY 10001

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252 WEST 31ST STREET, NEW YORK, NY 10001

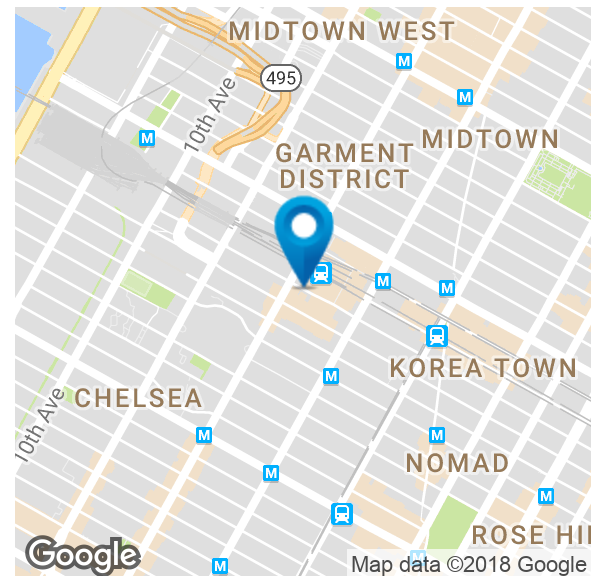
PROFESSIONAL SPACE FOR LEASE

Property Description

Coldwell Banker Reliable Commercial Division is pleased to present approximately 700 SF of professional space for lease on the third floor of 252 West 31st Street, New York, NY 10001. All professional uses will be considered. For more information and to schedule a tour please contact Coldwell Banker Reliable Commercial Division.

Property Highlights

- -Close proximity to Madison Square Garden, Korea Town and Hudson Yards
- -Close proximity to the A, E, B, Q, D, F, N, R, W 1 and 2 trains
- -High level of foot and vehicular traffic


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252 WEST 31ST STREET, NEW YORK, NY 10001

PROFESSIONAL SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	700 SF
Lease Rate:	\$2,000 per month (MG)
Lot Size:	866 SF
Year Built:	1930
Building Size:	4,874
Zoning:	M1-5

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to present approximately 700 SF of professional space for lease on the third floor of 252 West 31st Street, New York, NY 10001. All professional uses will be considered. For more information and to schedule a tour please contact Coldwell Banker Reliable Commercial Division.

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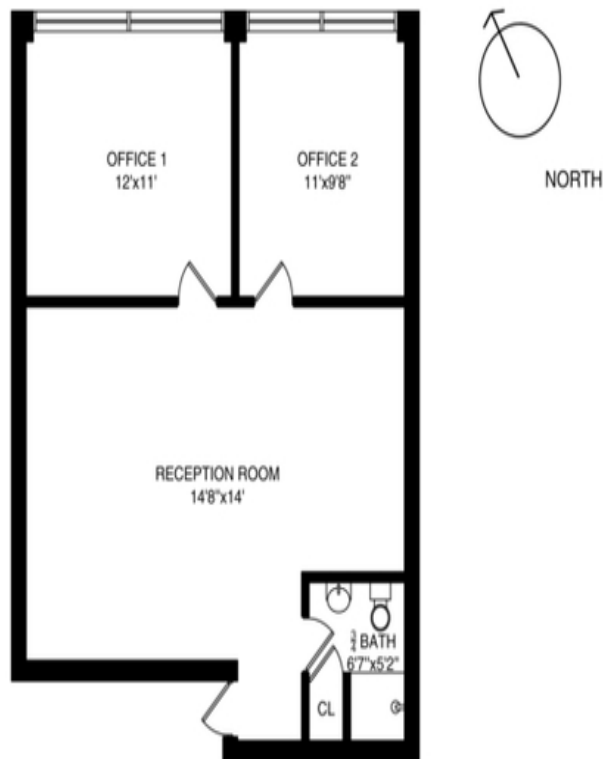
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FLOOR PLAN



Floor plan measurements are approximate and are for marketing purposes only.

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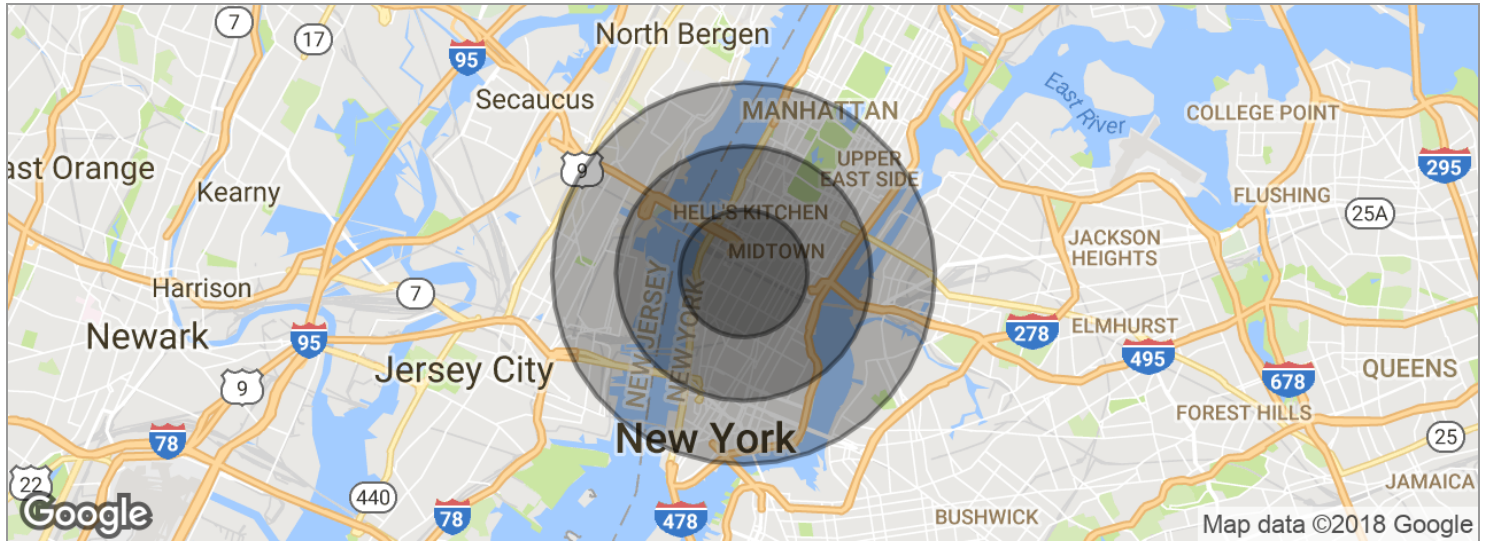


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PROFESSIONAL SPACE FOR LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total population	152,624	545,395	1,165,738
Median age	37.3	36.4	37.4
Median age (male)	38.9	37.2	37.3
Median age (Female)	36.0	35.5	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	83,962	299,873	587,543
# of persons per HH	1.8	1.8	2.0
Average HH income	\$140,043	\$141,220	\$141,633
Average house value	\$809,267	\$811,658	\$824,829
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	12.6%	11.3%	17.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	73.7%	75.4%	71.3%
Black	6.3%	4.6%	4.6%
Asian	12.9%	13.1%	15.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	3.7%	4.0%	6.0%

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Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	158,571	1,160,837	2,397,470
Total Population (Current Year)	173,129	1,238,649	2,563,184
Total Population (Five Year Projection)	182,760	1,282,993	2,645,214
Adult Population (US Census 2010)	146,633	1,009,952	2,006,112
Adult Population (Current Year)	158,919	1,074,061	2,148,293
Adult Population (Five Year Projection)	167,230	1,101,097	2,194,951
% Female Population (US Census 2010)	49.96%	52.15%	51.99%
% Male Population (US Census 2010)	50.04%	47.85%	48.01%
% Female Population (Current Year)	49.55%	51.79%	51.66%
% Male Population (Current Year)	50.45%	48.21%	48.34%
% Female Population (Five Year Projection)	49.33%	51.54%	51.46%
% Male Population (Five Year Projection)	50.67%	48.46%	48.54%
Total Daytime Population	941,863	2,869,245	4,472,632
Population aged 16 and under (Children)	18,917	175,662	442,068
Daytime population (Age 16+)	922,946	2,693,583	4,030,564
Civilian 16+, at Workplace	843,609	2,248,961	3,160,883
Retired population (Age 65+)	13,823	128,818	255,693
Homemakers (Age 16+)	6,752	87,431	200,269
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	70.86%	55.98%	37.13%
% Flourishing Families	0%	0.13%	0.51%
% Booming with Confidence	0%	0%	0.03%
% Suburban Style	0%	0%	0.1%
% Thriving Boomers	0.35%	0.05%	0.08%
% Promising Families	0%	0%	0.04%
% Young City Solos	27.59%	23.48%	22.55%
% Middle-class Melting Pot	0%	0%	0.11%
% Family Union	0%	0.16%	0.47%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	8.01%	18.19%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.34%	1.75%
% Cultural Connections	0.48%	11.32%	18.13%
% Golden Year Guardians	0%	0.29%	0.45%
% Aspirational Fusion	0%	0%	0.05%
% Economic Challenges	0.72%	0.24%	0.18%
% Unclassified	0%	0%	0.24%
Age	1-mi.	3-mi.	5-mi.
Median Age, Total	35.8	36.57	35.43
% Age 18+	92.3%	86.68%	83.57%
% Age 55+	21.88%	24.94%	23.02%

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Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	75.42%	73.31%	65.22%
% Black/African American (2010 US Census, Not Hispanic/Latino)	5.58%	5.34%	13.75%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.15%	0.13%	0.18%
% Asian (2010 US Census, Not Hispanic/Latino)	15.9%	18.43%	17.61%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.04%	0.04%	0.05%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.41%	0.43%	0.58%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.49%	2.32%	2.61%
% White (2010 US Census, Hispanic/Latino)	59.42%	56.01%	49.26%
% Black/African American (2010 US Census, Hispanic/Latino)	5.99%	5.37%	6.79%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.01%	1.22%	1.43%
% Asian (2010 US Census, Hispanic/Latino)	0.76%	0.54%	0.46%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.05%	0.07%	0.07%
% Some other race (2010 US Census, Hispanic/Latino)	25.28%	30.11%	34.91%
% Two or more races (2010 US Census, Hispanic/Latino)	7.5%	6.67%	7.08%
% White (Current Year, Not Hispanic/Latino)	71.91%	70.47%	62.81%
% Black/African American (Current Year, Not Hispanic/Latino)	5.69%	5.21%	13.02%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.15%	0.13%	0.18%
% Asian (Current Year, Not Hispanic/Latino)	18.91%	21.01%	20.31%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.05%	0.05%	0.05%
% Some other race (Current Year, Not Hispanic/Latino)	0.41%	0.43%	0.58%
% Two or more races (Current Year, Not Hispanic/Latino)	2.88%	2.71%	3.05%
% White (Current Year), Hispanic/Latino	59.39%	55.53%	48.86%
% Black/African American (Current Year, Hispanic/Latino)	5.87%	5.58%	6.9%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.95%	1.2%	1.39%
% Asian (Current Year, Hispanic/Latino)	0.68%	0.52%	0.45%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.04%	0.07%	0.08%
% Some other race (Current Year, Hispanic/Latino)	25.41%	30.05%	34.94%
% Two or more races (Current Year, Hispanic/Latino)	7.66%	7.06%	7.39%
% White (Five Year Projection, Not Hispanic/Latino)	69.41%	68.46%	61.23%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	5.84%	5.3%	12.85%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.15%	0.13%	0.18%
% Asian (Five Year Projection, Not Hispanic/Latino)	20.83%	22.46%	21.6%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.04%	0.05%	0.06%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.41%	0.44%	0.58%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.32%	3.16%	3.51%
% White (Five Year Projection, Hispanic/Latino)	59.18%	55.4%	48.68%
% Black/African American (Five Year Projection, Hispanic/Latino)	5.7%	5.48%	6.76%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0.9%	1.15%	1.34%
% Asian (Five Year Projection, Hispanic/Latino)	0.63%	0.5%	0.42%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.04%	0.07%	0.07%
% Some other race (Five Year Projection, Hispanic/Latino)	25.75%	30.17%	35.17%
% Two or more races (Five Year Projection, Hispanic/Latino)	7.82%	7.23%	7.54%

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Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	2.88	21.48	63.66
Total Housing Units (Current Year)	114,962	694,967	1,275,919
Total Households (Current Year)	102,482	631,642	1,179,335
Total Households (Five Year Projection)	108,789	658,066	1,230,570
Owner-Occupied: Owned with a mortgage or loan	15,523	97,431	175,113
Owner-Occupied: Owned free and clear	11,185	75,276	118,732
Renter-Occupied	75,227	459,437	889,057
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	34	528	1,011
Housing Value \$10,000-\$14,999	132	427	943
Housing Value \$15,000-\$19,999	254	512	1,067
Housing Value \$20,000-\$24,999	371	598	1,198
Housing Value \$25,000-\$29,999	186	387	642
Housing Value \$30,000-\$34,999	142	290	696
Housing Value \$35,000-\$39,999	256	412	713
Housing Value \$40,000-\$49,999	183	516	991
Housing Value \$50,000-\$59,999	107	478	1,056
Housing Value \$60,000-\$69,999	98	391	997
Housing Value \$70,000-\$79,999	47	333	866
Housing Value \$80,000-\$89,999	36	282	970
Housing Value \$90,000-\$99,999	10	431	1,264
Housing Value \$100,000-\$124,999	80	1,275	3,193
Housing Value \$125,000-\$149,999	74	989	2,532
Housing Value \$150,000-\$174,999	259	1,855	4,479
Housing Value \$175,000-\$199,999	236	2,324	5,696
Housing Value \$200,000-\$249,999	511	5,195	11,837
Housing Value \$250,000-\$299,999	769	7,235	16,053
Housing Value \$300,000-\$399,999	2,252	15,052	29,973
Housing Value \$400,000-\$499,999	2,720	18,193	33,524
Housing Value \$500,000-\$749,999	5,419	32,154	55,999
Housing Value \$750,000-\$999,999	4,396	26,547	42,332
Housing Value \$1,000,000 or more	8,135	56,303	75,814
Total Owner-occupied housing units (OOHU)	26,707	172,707	293,846
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$85,439	\$71,442	\$52,311
Per Capita Income (Current Year, based on Total Population)	\$94,174	\$77,041	\$57,855
Per Capita Income (Five Year Projection, based on Total Population)	\$106,536	\$86,528	\$65,271
Average (Mean) Household Income (Current Year)	\$158,927	\$150,116	\$124,465
Median Household Income (Current Year)	\$101,795	\$91,702	\$73,561

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% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	7.21%	7.1%	8.67%
% Household Income \$10,000-\$14,999	3.32%	4%	4.94%
% Household Income \$15,000-\$19,999	3.11%	3.47%	4.23%
% Household Income \$20,000-\$24,999	3.17%	3.4%	3.92%
% Household Income \$25,000-\$29,999	2.2%	2.63%	3.26%
% Household Income \$30,000-\$34,999	2.51%	2.88%	3.47%
% Household Income \$35,000-\$39,999	2.32%	2.53%	3.08%
% Household Income \$40,000-\$44,999	2.29%	2.57%	2.99%
% Household Income \$45,000-\$49,999	2.15%	2.31%	2.72%
% Household Income \$50,000-\$59,999	4.7%	4.88%	5.5%
% Household Income \$60,000-\$74,999	6.12%	7.14%	7.95%
% Household Income \$75,000-\$99,999	10.16%	10.39%	10.64%
% Household Income \$100,000-\$124,999	9.89%	9.47%	8.95%
% Household Income \$125,000-\$149,999	6.81%	6.31%	5.8%
% Household Income \$150,000-\$199,999	10.4%	9.26%	7.94%
% Household Income \$200,000-\$249,999	8.38%	7.57%	5.73%
% Household Income \$250,000-\$499,999	9.33%	8.45%	6.18%
% Household Income \$500,000+	5.93%	5.63%	4.05%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	10,800	53,918	125,003
Graduate or prof school	6,827	38,341	78,797
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	1,285	15,283	35,887
Nursery to 4th grade	521	8,609	21,531
5th and 6th grade	934	19,382	44,586
7th and 8th grade	928	15,462	40,265
9th grade	734	9,591	26,263
10th grade	848	9,150	27,886
11th grade	783	8,275	30,422
12th grade, no diploma	1,557	11,927	34,685
High school graduate, GED	10,338	114,349	303,116
Some college, <1 year	2,938	20,561	48,079
Some college, 1+ years	9,519	69,738	163,164
Associate's degree	4,327	31,069	77,433
Bachelor's degree	59,652	346,484	593,851
Master's degree	29,712	182,464	307,921
Professional school degree	12,771	74,948	112,485
Doctorate degree	4,472	31,752	51,372

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Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	104,429	680,175	1,287,762
Total Civilian employed population aged 16+ (Current Year)	115,061	720,306	1,367,189
Total Civilian employed population aged 16+ (Five Year Projection)	121,262	743,084	1,410,068

% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.04%	0.04%
% Civilian, Employed (2010 US Census)	93.1%	92.93%	91.78%
% Civilian, Unemployed (2010 US Census)	6.9%	7.03%	8.17%
% Not in Labor Force (2010 US Census)	24.04%	28.54%	31.45%
% Armed Forces (Current Year)	0%	0.04%	0.04%
% Civilian, Employed (Current Year)	95.32%	95.56%	94.93%
% Civilian, Unemployed (Current Year)	4.68%	4.4%	5.03%
% Not in Labor Force (Current Year)	24.51%	30.7%	34.14%
% Armed Forces (Five Year Projection)	0%	0.04%	0.04%
% Civilian, Employed (Five Year Projection)	95.07%	95.53%	94.98%
% Civilian, Unemployed (Five Year Projection)	4.93%	4.43%	4.98%
% Not in Labor Force (Five Year Projection)	24.16%	30.21%	33.5%

Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	115,061	720,306	1,367,189
Car, truck, or van	6,537	94,247	221,997
Public transport (not taxi)	56,620	376,822	775,722
Worked at home	7,882	47,689	78,534

Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	1,859	10,797	18,520
5-9 minutes	6,374	32,119	55,504
10-14 minutes	12,683	57,579	93,568
15-19 minutes	16,178	78,911	124,554
20-24 minutes	22,981	112,568	178,487
25-29 minutes	7,744	48,869	81,879
30-34 minutes	21,064	144,286	273,470
35-39 minutes	2,120	24,775	56,440
40-44 minutes	3,553	39,970	96,453
45-59 minutes	5,345	66,907	169,707
60-89 minutes	4,821	40,824	107,090
90+ minutes	2,458	15,011	32,982

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Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$68,976,073	\$404,478,384	\$707,447,377
Total Apparel and services	\$253,653,818	\$1,453,075,824	\$2,552,537,858
Total Cash contributions	\$142,233,687	\$1,011,861,268	\$1,750,096,683
Total Education	\$174,136,947	\$1,107,073,015	\$1,931,993,372
Total Entertainment	\$294,479,286	\$1,803,256,685	\$3,172,509,342
Total Food	\$793,066,190	\$4,801,421,220	\$8,477,771,449
Total Gifts	\$122,101,300	\$790,329,070	\$1,374,966,042
Total Healthcare	\$444,776,235	\$2,829,772,597	\$4,945,811,303
Total Housing	\$2,581,189,903	\$15,793,711,037	\$27,888,337,621
Total Miscellaneous	\$123,991,678	\$781,411,853	\$1,325,769,945
Total Personal care products and services	\$89,431,240	\$532,351,971	\$937,880,574
Total Personal insurance and pensions	\$918,556,633	\$5,547,058,919	\$9,518,104,944
Total Reading	\$7,562,946	\$59,020,684	\$99,678,973
Total Tobacco products and smoking supplies	\$32,821,550	\$195,984,980	\$363,067,475
Total Transportation	\$1,172,329,235	\$7,357,411,363	\$13,121,179,362
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$4,619,166,793	\$28,172,696,251	\$49,683,867,081
Building Material & Garden Equipment & Supply Dealers	\$284,715,166	\$1,812,994,831	\$3,128,493,963
Clothing & Clothing Accessories Stores	\$285,102,419	\$1,632,066,615	\$2,854,387,820
Electronics and Appliance Stores	\$73,254,827	\$445,488,655	\$784,400,925
Food & Beverage Stores	\$605,166,367	\$3,723,962,339	\$6,635,468,678
Food Services & Drinking Places	\$632,290,865	\$3,747,900,543	\$6,520,780,744
Furniture & Home Furnishings Stores	\$91,241,067	\$555,112,276	\$974,601,547
Gasoline stations	\$299,070,976	\$1,840,243,486	\$3,309,746,436
General Merchandise Stores	\$579,111,429	\$3,512,355,934	\$6,220,348,238
General Merchandise, Apparel and Accessories, Furniture and Other Si	\$1,126,996,019	\$6,733,938,995	\$11,867,064,695
Health & Personal Care Stores	\$235,370,984	\$1,501,837,519	\$2,650,421,105
Miscellaneous Store Retailers	\$99,084,223	\$610,370,499	\$1,068,902,209
Motor Vehicle & Parts Dealers	\$813,593,430	\$4,994,700,224	\$8,886,004,467
Nonstore retailers	\$547,883,189	\$3,362,525,205	\$5,888,290,450
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$73,281,852	\$433,138,125	\$762,020,499
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	150	566	929
Construction (15-17)	956	2,777	5,456
Finance, Insurance, & Real Estate (60-69)	5,659	17,033	22,448
Manufacturing (20-39)	3,373	6,381	8,603
Mining (10-14)	46	89	116
Public Administration (90-98)	206	1,219	1,860
Retail Trade (52-59)	6,767	20,306	30,625
Services (70-89)	25,798	71,847	101,565
Transportation, Communications, Electric, Gas, & Sanitary Services (40	1,526	4,151	6,977
Wholesale Trade (50-51)	4,910	8,251	11,338

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252 WEST 31ST STREET, NEW YORK, NY 10001

Reliable Real Estate

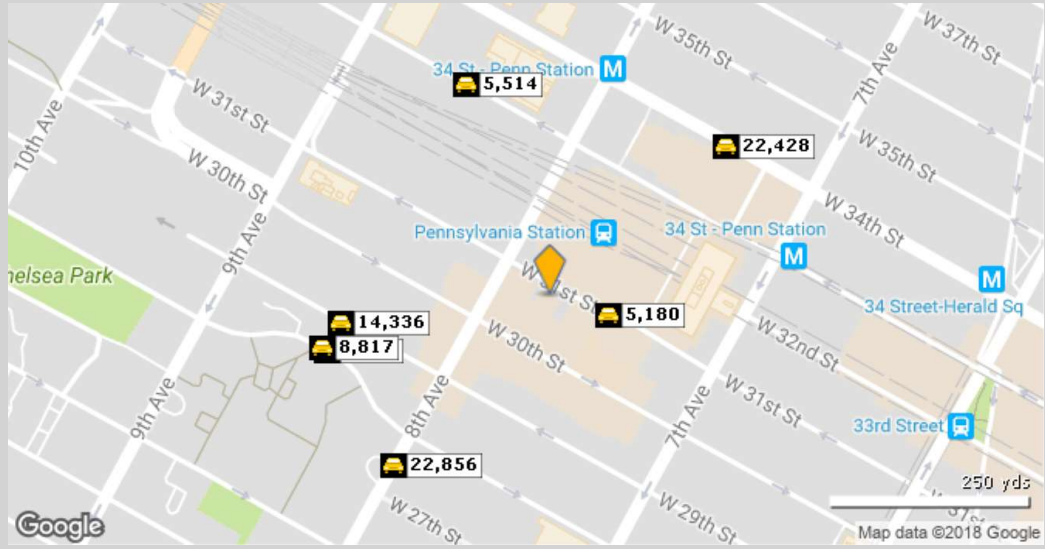
PROFESSIONAL SPACE FOR LEASE

Traffic Count Report

252 W 31st St, New York, NY 10001

Building Type: **Office**

RBA: **4,062 SF**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 31 St	8 Ave	0.08 NW	2014	7,454	MPSI	.05
2	W 31st St		0.00	2016	5,180	MPSI	.05
3	W 29th St	8 Ave	0.08 SE	2016	14,336	MPSI	.15
4	W 28th St		0.00	2016	7,040	MPSI	.16
5	8 Ave	W 27 St	0.02 SW	2014	25,405	MPSI	.17
6	8th Ave	Central Park W	4.14 NE	2016	22,856	MPSI	.17
7	W 33 St	9 Ave	0.08 NW	2014	8,100	MPSI	.17
8	W 33rd St		0.00	2016	5,514	MPSI	.17
9	W 28 St	9 Ave	0.09 W	2014	8,817	MPSI	.17
10	W 34th St	7 Ave	0.07 SE	2016	22,428	MPSI	.17

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