



University Square is an exciting new state of the art college living experience in the heart of the East Village opening 18 months after the New York City Department of Buildings issues the building permits. The redevelopment and historic restoration of this century old landmark, former New York City elementary school, will be transformed into a modern, amenity-rich home designed, built and managed for 535 students for New York's participating colleges and universities. Ideal for undergraduate, transfer, and international students.



**A New College Living Experience**  
**East Village, Manhattan, New York City**





TYPICAL CONDITION OF EACH FLOOR



605 East 9th Street  
Between Avenue B & C  
East Village, Manhattan  
New York City







## The Building Location and Neighborhood:

- Exceptional location next to the wireless Tompkins Square Park with weekly farmers market, music and art festivals, summer film nights, basketball and handball courts and open grass areas for lounging.
- Public transportation in front of the building and within one block connecting to all of Manhattan.
- Within two blocks of the police station, public library, grocery store and many affordable restaurants, cafes and nightlife venues.
- Three blocks away from the East River Park which has 57 acres along the East River with 12 tennis courts, basketball courts, baseball and soccer fields, running track and bike paths.







## Building Amenities:

- Latest in fire/life safety and security with 24 hour personnel
- Residence Life Program tailored to schools preferences
- Health Center operated by Beth Israel Medical Center
- Fitness Center
- Game Room with video wall, pool, ping pong and foosball tables
- Theatre/media/gaming room
- Study Lounge (wired & wireless)
- Group and private study rooms
- Private music practice rooms
- Yoga studios
- Café and Vending machines
- Laundry room with text and email notification
- Secure bicycle storage room
- Landscaped outdoor courtyard and terrace areas
- Wireless throughout building
- Building Generator
- Designed to sustainable and LEED principles
- Property and Facility management with 80 years of experience, over three generations, with 60 buildings managed in Manhattan
- Residence Life Management, managing 50 facilities with over 27,000 students in 18 states

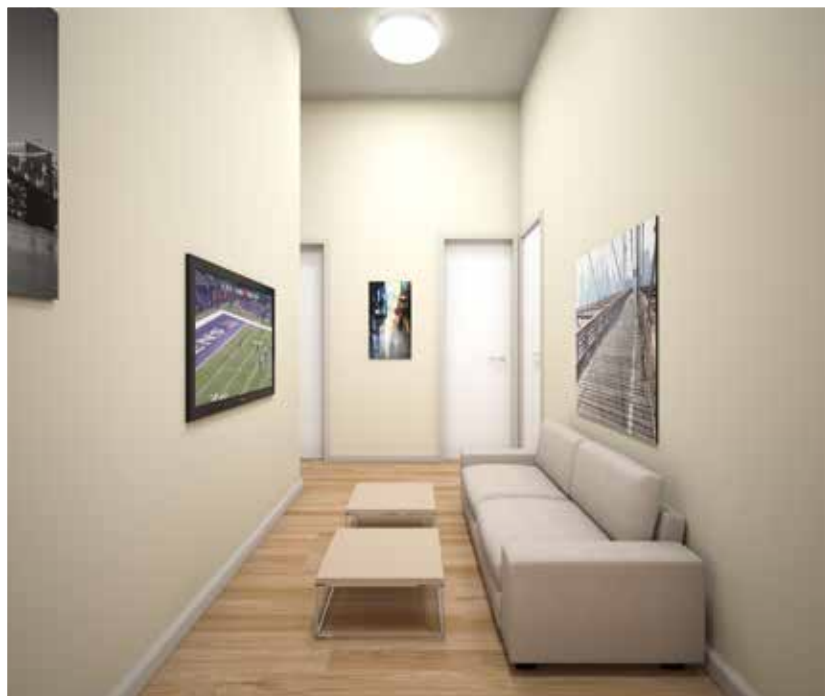








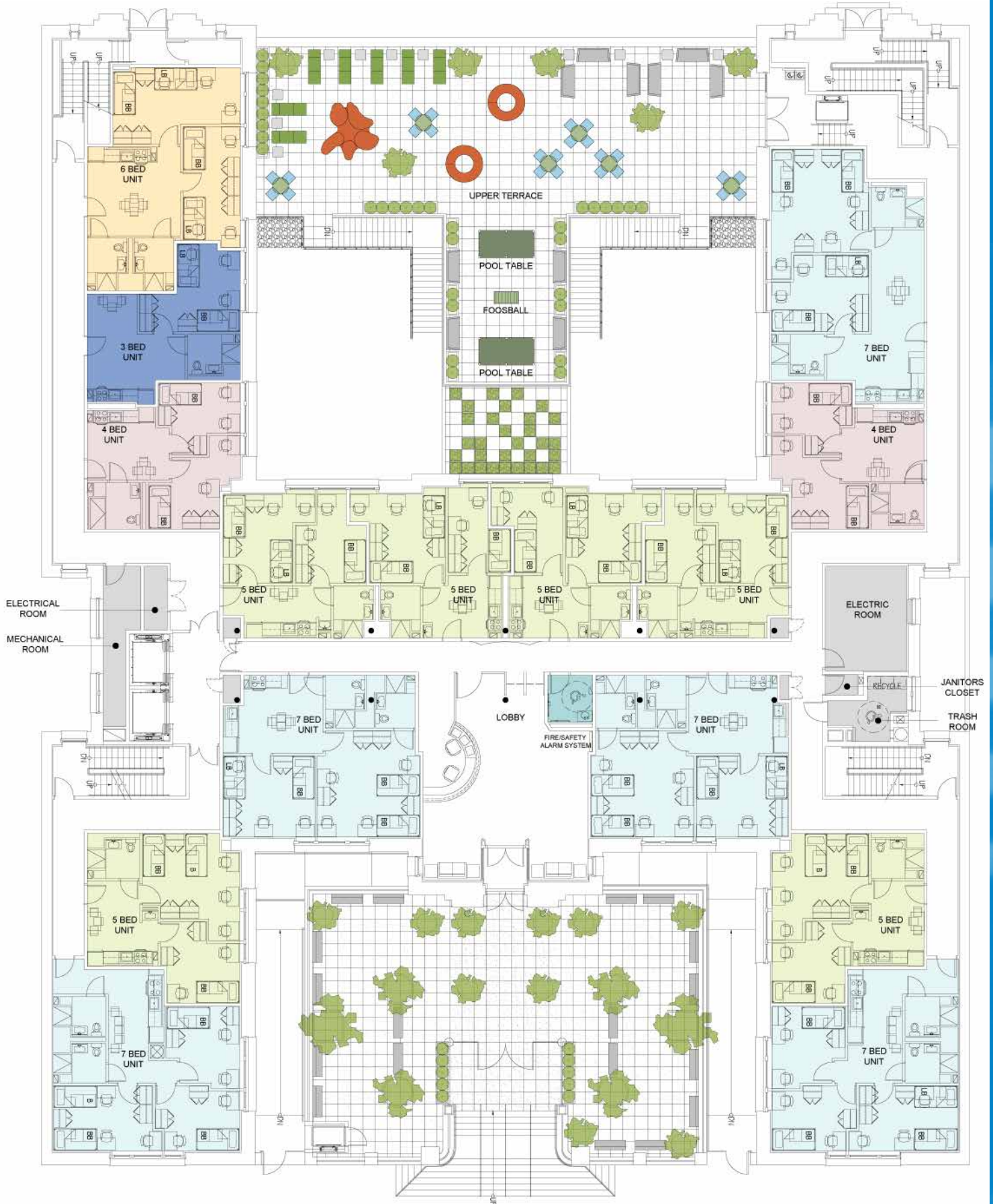




## Suite Features:

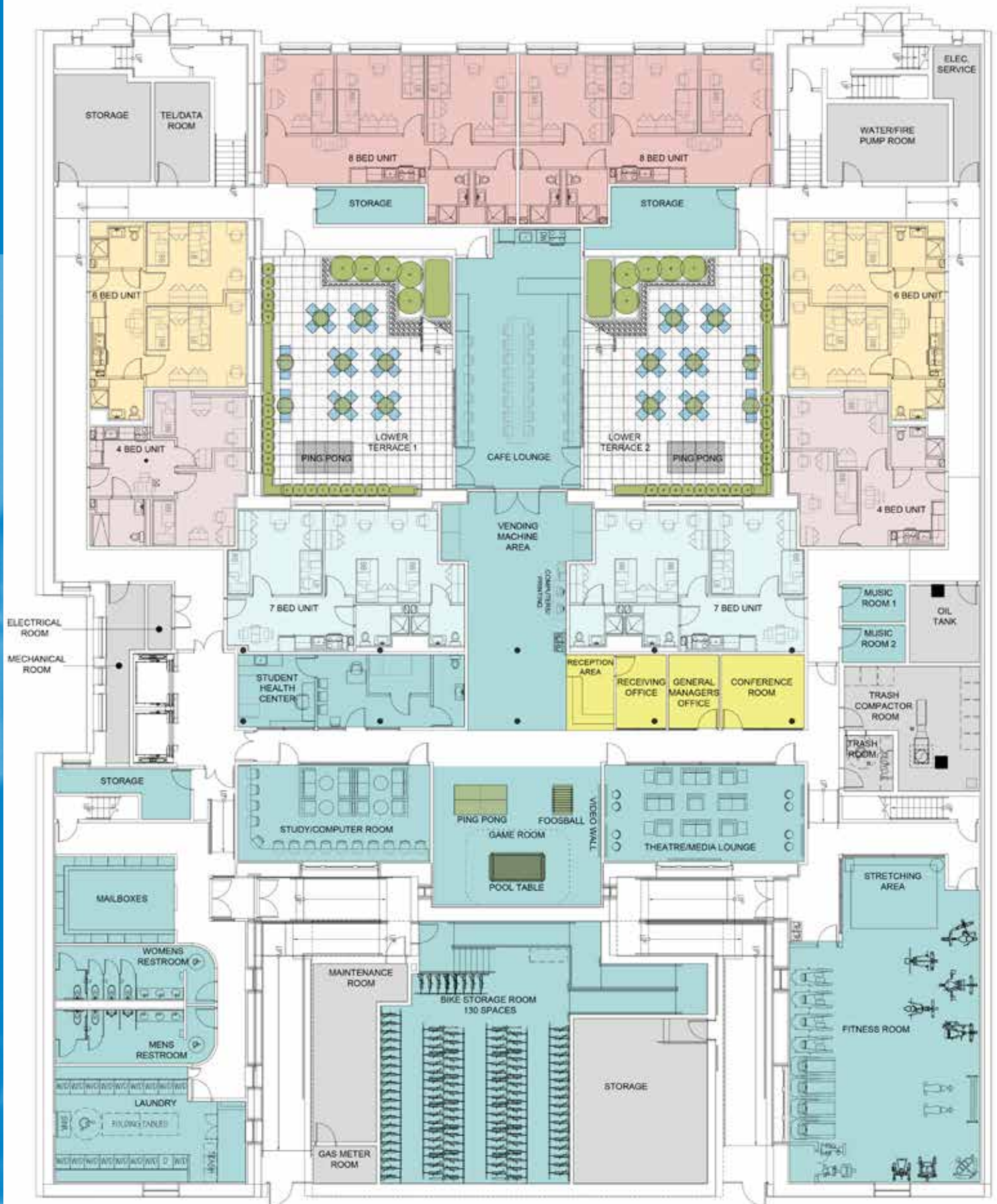
- High ceilings with over sized windows for abundant natural light
- Kitchen with refrigerator, electric stove and range, microwave oven
- Dining table and chairs or couch and table(s) and a large flat screen TV
- Private bathroom(s)
- In suite storage
- Central heating and air conditioning
- Each resident will receive a bed, private closet, set of drawers, desk with shelf and chair, personal safe, private area for toiletries in the bathroom, electric, heat, hot water, air conditioning, local phone service, cable TV, wireless and wired internet use, building amenities and furniture are all included in the cost of occupancy





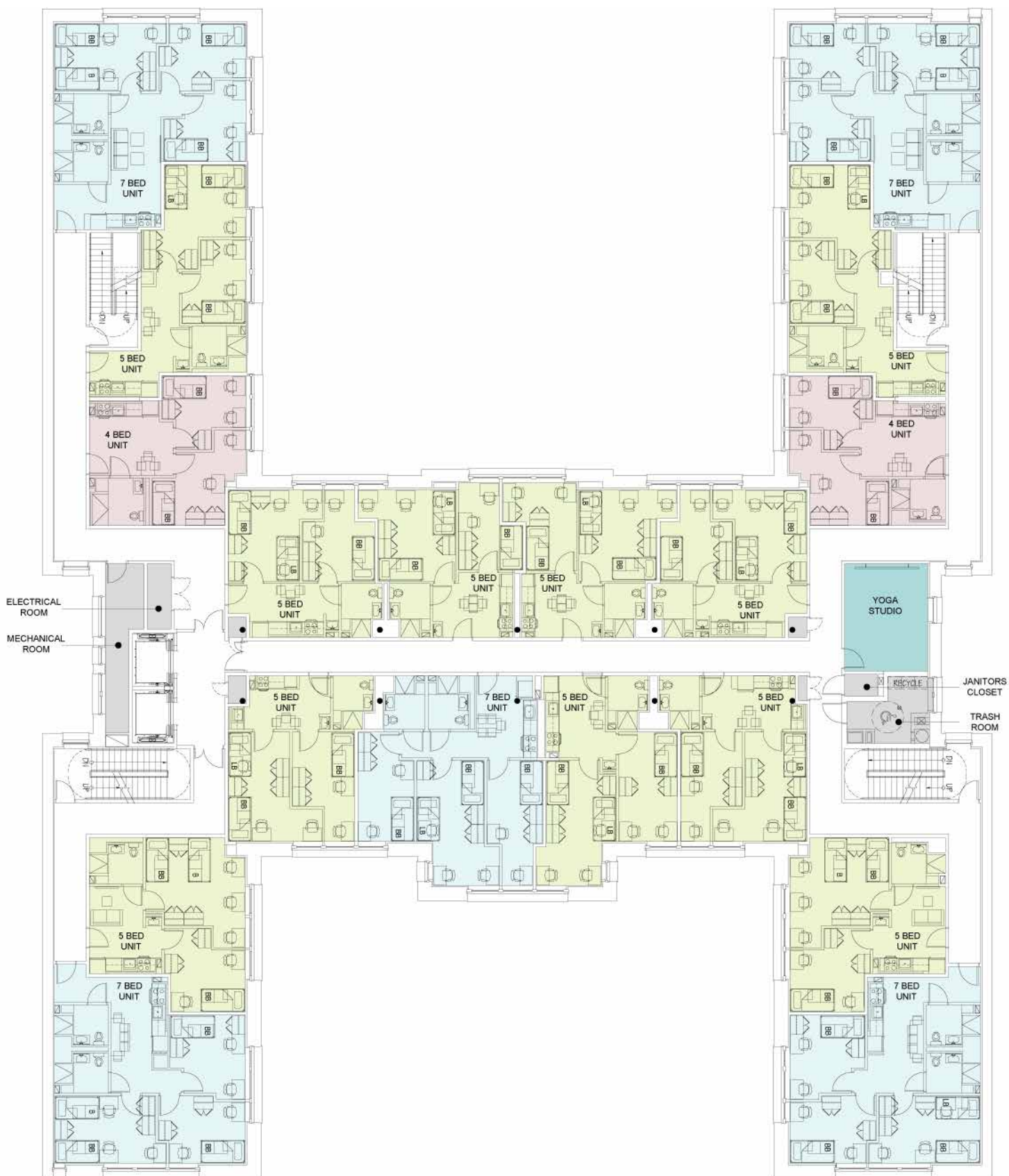
FIRST FLOOR PLAN





GROUND FLOOR PLAN





TYPICAL FLOOR PLAN





TYPICAL PRIVATES



TYPICAL 5-BED UNIT



TYPICAL 7-BED UNIT





- Most desirable student location
- Excellent security
- Exceptional amenities
- Great public transportation

The opportunity for your institution to master lease a portion of University Square on a multi-year basis, offering you the ability to control this campus enhancing asset at competitive terms favorable to your schools balance sheet.



**Brought to you by:**  
**Urban Student Living<sup>SM</sup>**

Contact:  
Gregg Singer, Principal  
(212) 873-5500  
[gregg@urban-student-living.com](mailto:gregg@urban-student-living.com)