

# 1340

## LEXINGTON AVENUE

LOCATED ON THE  
NORTHWEST CORNER  
OF 89TH STREET

### Space Details

Ground:	1,000 SF
Mezzanine:	200 SF
Basement:	800 SF
Ceilings:	16 FT
Frontage:	80 FT Wraparound
Available:	Immediate
Rent:	Upon Request



1340 LEXINGTON AVENUE | NW CORNER OF 89TH ST

For further information, please contact our **Exclusive Agent:**

**Jared E. Lack**

Managing Director

212.372.2493

[jlack@ngkf.com](mailto:jlack@ngkf.com)



**Newmark  
Knight Frank**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 1340

# LEXINGTON AVENUE

PERFECT BROWNS  
JIN NAILS  
ERIC JEWELRY /  
ALEX SHOE REPAIR

EAST 90TH STREET

J. BRAUN LIQUORS  
CORRADO CAFÉ

EAST 90TH STREET

DUANE READE  
TRAFALGAR CLEANERS

BLOOMING NAILS  
FOOD LIBERATION  
NATURAL FOODS  
MONTCLAIR CLEANERS

**1340**

EAST 89TH STREET

GRISTEDES

EAST 89TH STREET

T-MOBILE  
AMOUR DE HAIR  
LEXINGTON DELI  
ANNIE'S FRUIT & VEGETABLE  
IDEAL CONVENIENCE NEWS &  
SMOKE SHOP  
MANHATTAN WASH CLEANERS  
OLIVIER NAIL SPA  
ALLURE LINGERIE  
UPS STORE  
GREEN CAFÉ

EAST 88TH STREET

FEDEX

JACK'S STIR BREW COFFEE

PURE BARRE

FLOWERS BY PHILIP

EAST 88TH STREET

IMMANUEL EVANGELICAL  
LUTHERAN CHURCH

CVS

EAST 87TH STREET

LE PAIN QUOTIDIEN  
BLOOM NAIL SALON  
THAIS CLOTHING  
PARKING GARAGE  
DIG INN  
BOADO CAFÉ

EAST 87TH STREET

STARBUCKS  
STAPLES  
PETCO

BEST BUY

EAST 86TH STREET

ELI ZABAR  
PAPYRUS  
NEW YORK SPORTS CLUB

FOX'S

EAST 86TH STREET

TD BANK  
SABON

BANK OF AMERICA  
H&M

LOCATED ON THE  
**NORTHWEST CORNER**  
OF 89TH STREET

## Comments

- First time available in 25 years
- Gorgeous Landmark Building fully restored to its original Red Brick
- Designed by Henry J. Hardenbergh (architect of The Dakota)
- Incredible visibility walking north on Lexington from 86th Street
- Dry use preferred
- Non-cooking food will be considered

## Neighboring Tenants

FedEx

T-Mobile

DUANEreade™

TD Bank

PAPYRUS

Le Pain  
QUOTIDIEN

CVS  
pharmacy

BEST  
BUY

petco

STARBUCKS

STARBUCKS

STAPLES

JACK'S  
STIR BREW  
COFFEE

pure barre

1340 LEXINGTON AVENUE | NW CORNER OF 89TH ST

For further information, please contact our **Exclusive Agent:**

**Jared E. Lack**

Managing Director

212.372.2493

jlack@ngkf.com



**Newmark  
Knight Frank**

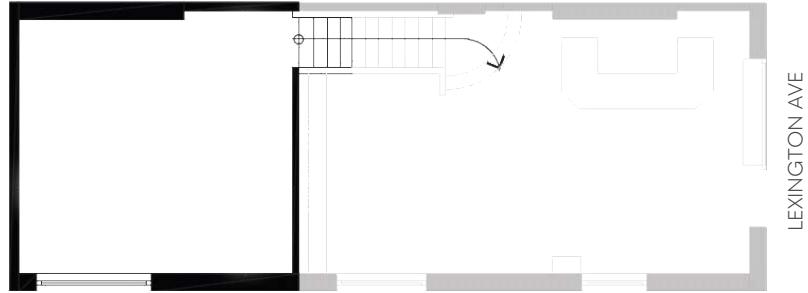
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 1340

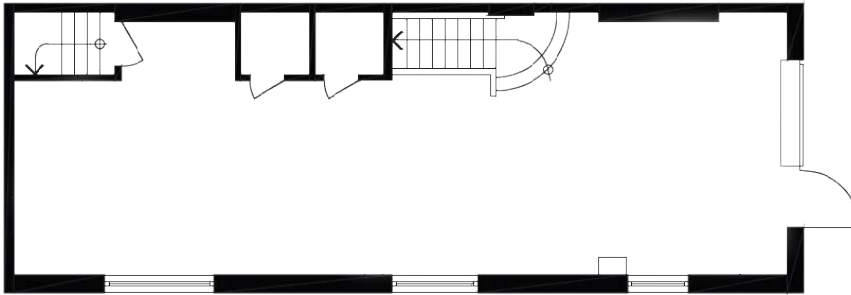
# LEXINGTON AVENUE

## Mezzanine

200 SF



89TH STREET



89TH STREET

## Ground

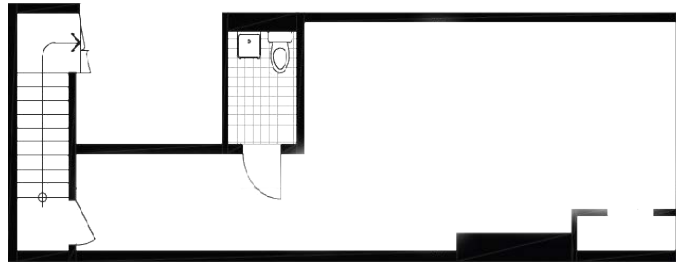
1,000 SF

LEXINGTON AVE

LEXINGTON AVE

## Basement

800 SF



89TH STREET

LEXINGTON AVE

## Area Demographics

### Home to:

Robert F Kennedy School, The Dalton School, Regis High School, Kidville and The House of Little People



### Upper East Side's main transportation hub.

Approx 65,000 daily ridership  
Approx 20,000,000 annual ridership



4 5 6

### Steps from Upper East Side's bustling 86th St. subway and retail hub.

Most highly foot-trafficked shopping corridor on the Upper East Side



### Trendy options ranging from local to national restaurants and grocers.



Shake Shack, Panera Bread, Le Pain Quotidien, Hale & Hearty, Hu Kitchen, Lexington Grill, Bocado, Eli's Essentials, Fresh & Co

### Strong residential population surrounding site in every direction.

AVG HHI: \$159,757



### Strong fitness crowd.

Equinox, NYSC, Pure Barre, Bikram Yoga, The Little Gym, 92Y May Center



### Multiple Health Facilities:

Mount Sinai Hospital, City MD, NuCare, New York Doctors Walk-in Urgent Care, NY Health + Hospitals



Whole Foods, Fairway, Dean & DeLuca, Milano Market

1340 LEXINGTON AVENUE | NW CORNER OF 89TH ST

For further information, please contact our **Exclusive Agent:**

Jared E. Lack

Managing Director

212.372.2493

jlack@ngkf.com



## Newmark Knight Frank

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.