

# 1227 THIRD AVENUE



# SPACE DETAILS

## LOCATION

East block between East 70th and 71st Streets

## APPROXIMATE SIZE

Space A

Ground Floor 640 SF

Space B

Ground Floor 770 SF

## POSSESSION

Space A

Immediate

Space B

May 1, 2020

## TERM

Long term

## CEILING HEIGHT

Ground Floor 10 FT

## SITE STATUS

Space A formerly Happy Days Party Store

Space B currently Shynn

## NEIGHBORS

Men's Wearhouse, Gracious Home, Anthropologie, Caffè Bacio, Target, Morton Williams, PJ Bernstein Deli, Olive & Bette's, Lingerie & Company, and New York Sports Club

## COMMENTS

Steps from the **6** train and the Second Avenue **Q** station

All non-vented uses considered

Space is in vanilla box condition with independent HVAC system

Very dense affluent population

Seven day and night pedestrian traffic

Close proximity to Marymount Manhattan and Hunter Colleges

## GROUND FLOOR



