



1535 Third Avenue

UPPER EAST SIDE
NEW YORK, NY

NEWMARK

Property Details

Location

East block between East 86th and 87th Streets

Approximate Size

Space A*	
Ground Floor	5,271 SF
Space B*	
Ground Floor	1,468 SF
Second Floor	11,850 SF
Lower Level	8,597 SF
Sub Basement	4,300 SF
Total	31,486 SF

*Can be combined or divided

Possession

Space A	Immediate
Space B	September 2022

Term

Negotiable

Frontage

Space A	
Ground Floor	51 FT on Third Avenue
Space B	
Ground Floor	23 FT on Third Avenue
Second Floor	125 FT on Third Avenue
	44 FT on East 87th Street

Ceiling Height

Space A	
Ground Floor	11 FT 6 IN
Space B	
Ground Floor	11 FT 6 IN to 23 FT 3 IN
Second Floor	11 FT 9 IN
Lower Level	11 FT 2 IN
Sub Basement	11 FT 1 IN

Site Status

Space A	Formerly a portion of Modell's Sporting Goods
Space B	Currently The Dalton School (temporary space)

Neighbors

Whole Foods Market, Chick-fil-A, Equinox, Rumble, Ulta, Target (coming soon), CVS Pharmacy, AMC Orpheum 7, P. C. Richard & Son, Athleta and Bluemercury

Comments

Ownership will consider all logical divisions and combinations

Space B has vertical transportation in place via two elevators and stairs

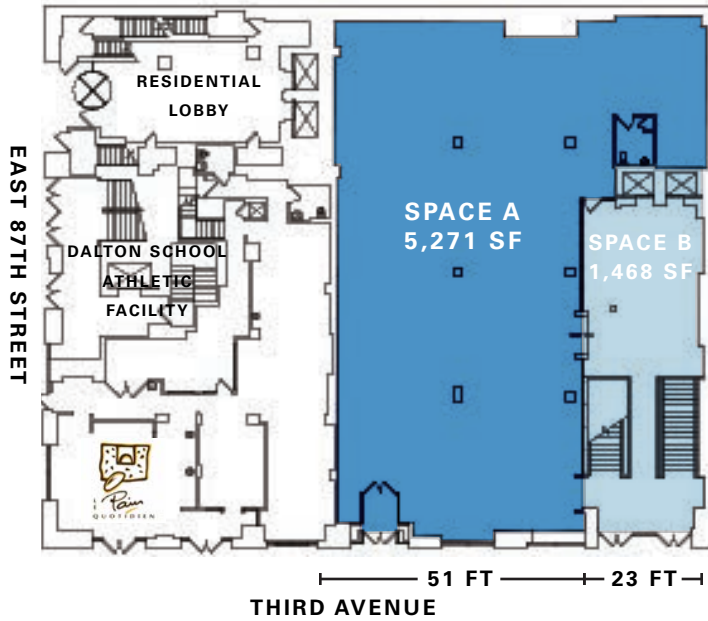
One block from the 4 5 6 subway lines on Lexington Avenue and the Q on Second Avenue

Close proximity to the following schools: Dalton, St. Ignatious Loyola, Ramaz, PS 6, PS 169 and The Spence School

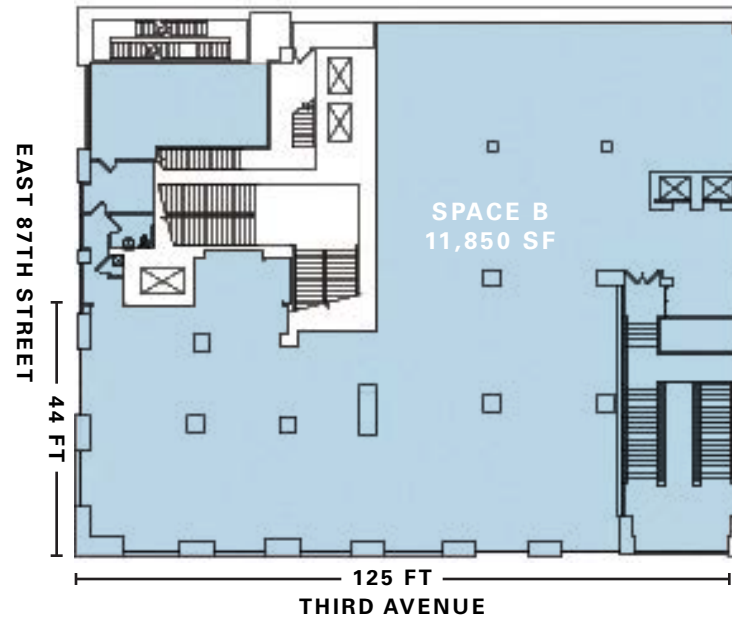
Heavily trafficked 7 days and nights

1535 THIRD AVENUE

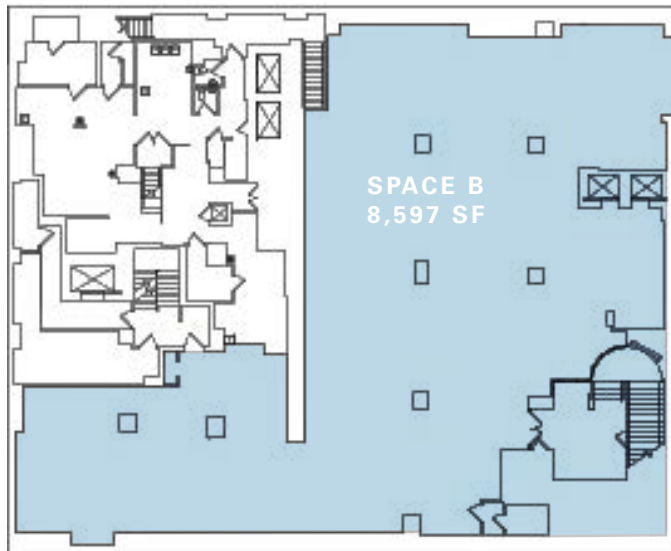
Ground Floor



Second Floor



Lower Level



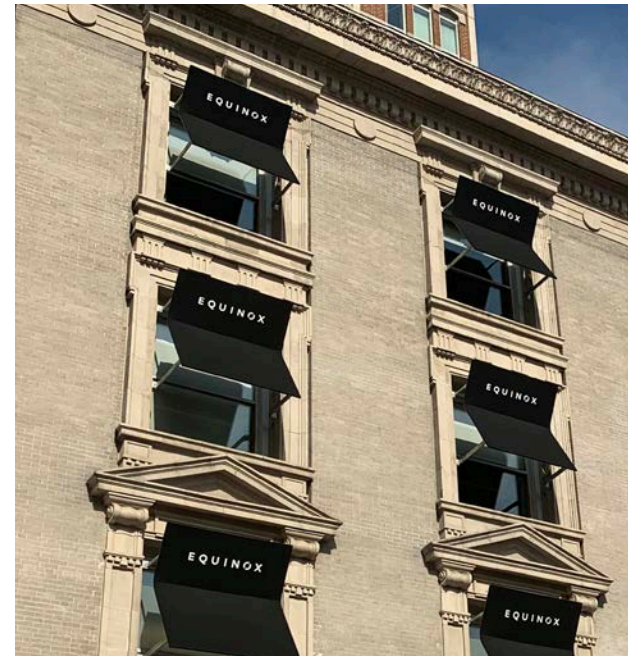
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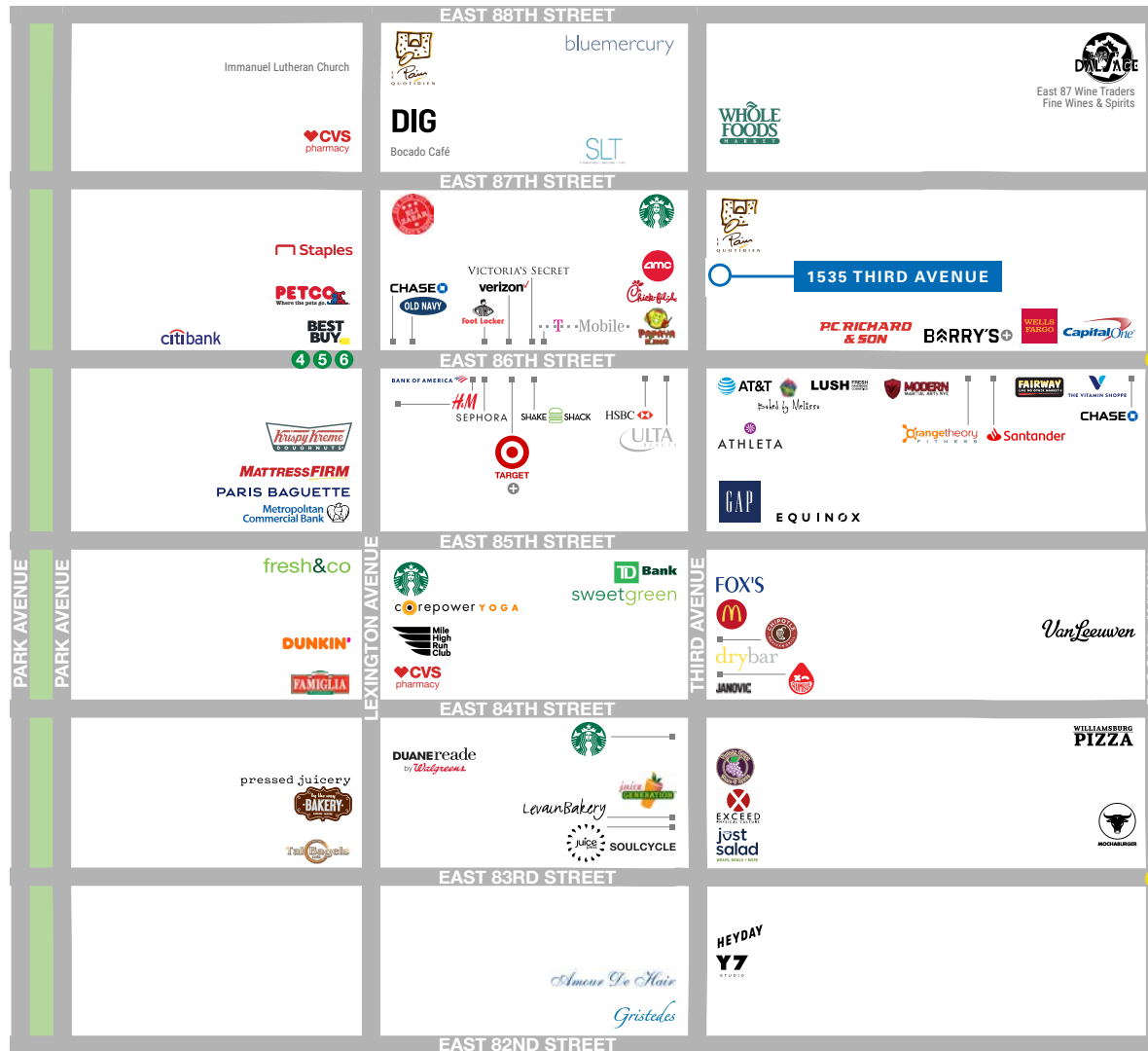
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Area Neighbors



1535 THIRD AVENUE



+ COMING SOON

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