

# RETAIL FOR LEASE



## 1199 FIRST AVENUE

**UPPER EAST SIDE**  
BETWEEN 64TH & 65TH STREET



### FRONTAGE

125'

### CEILING HEIGHT

11'

### TRANSPORTATION

Q & 6 Train

### POSSESSION

Immediate

### SPACE FEATURES

| Prime Upper East Side retail opportunity

| Neighboring some of Manhattan's largest hospitals

| All uses considered

| Base of 159 unit residential building

| Spaces to be delivered in white box condition with new store fronts

### RIDERSHIP

#### 72nd Street - Q Train

Annual Ridership	8,536,209
Weekday	28,145
Weekend	25,717

#### 68th Street - 6 Train

Annual Ridership	6,998,999
Weekday	24,456
Weekend	14,682

### SCENARIO 1

#### Space A

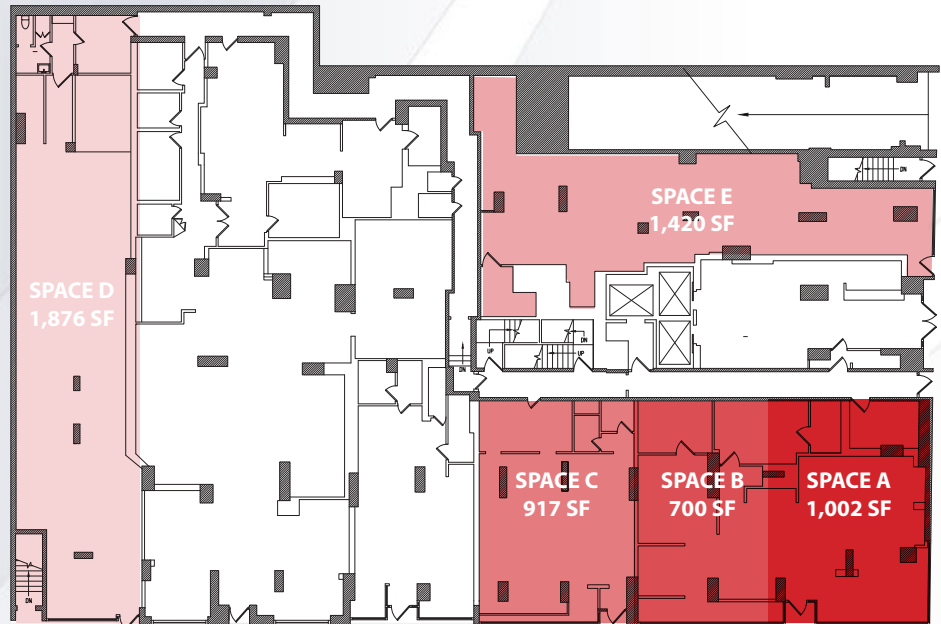
Size - 1,002 SF (Corner)  
Frontage - 24'

#### Space B

Size - 700 SF  
Frontage - 23'

#### Space C

Size - 917 SF  
Frontage - 25'



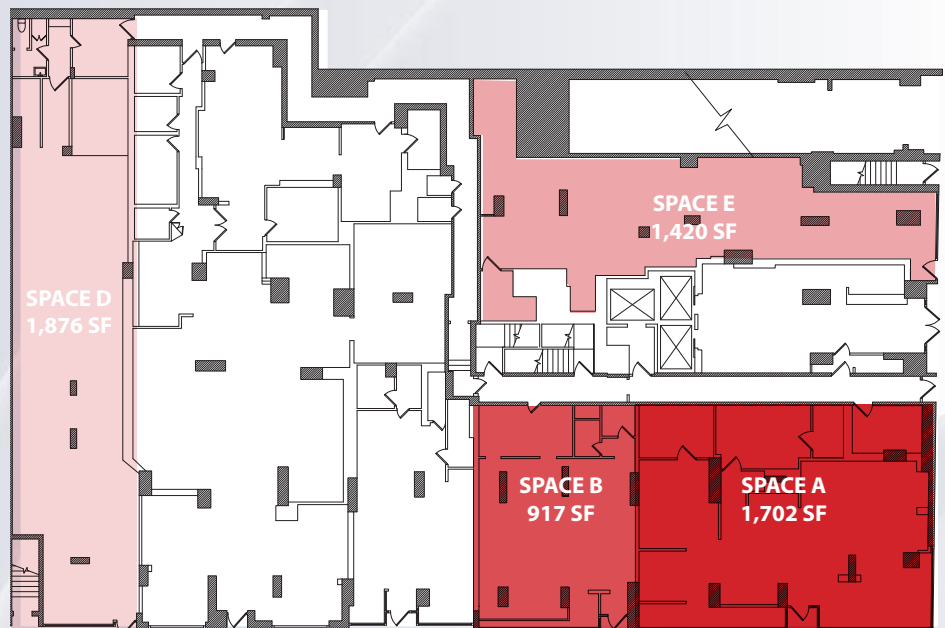
### SCENARIO 2

#### Space A

Size - 1,702 SF (Corner)  
Frontage - 47'

#### Space B

Size - 917 SF  
Frontage - 25'



\* Spaces can be combined / All logical divisions to be considered



# 1199 FIRST AVENUE

INLINE RETAIL

## SPACE D

Ground Floor - 1,876 SF

+ Basement

### Comments

- Formerly Occupied by Ricky's
- All uses considered
- HVAC & ADA Bathroom in place



## SPACE E

on 65th Street

Ground Floor - 1,420 SF

+ Basement

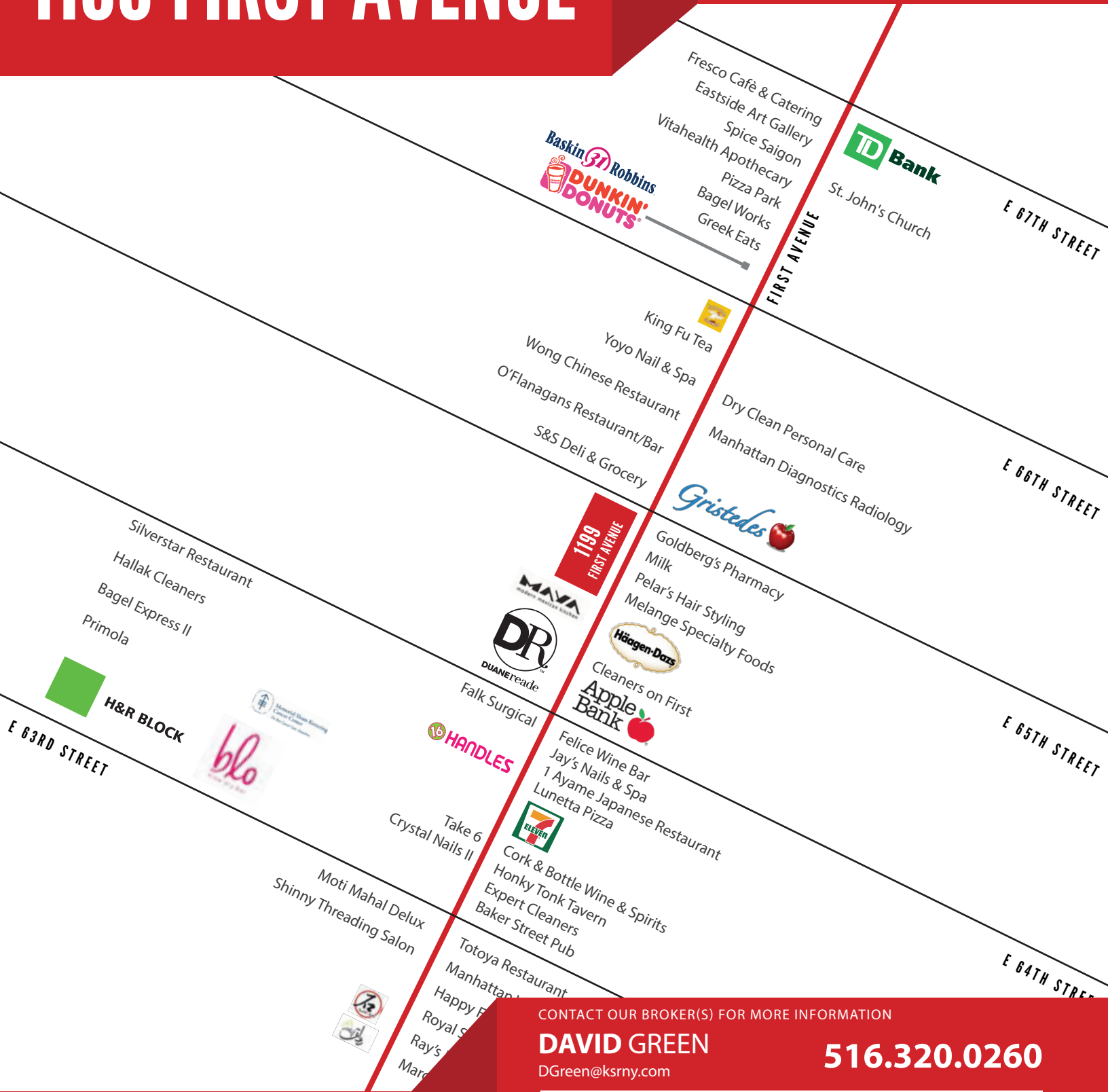
### Comments

- Formerly Bike Store
- All uses considered
- HVAC in place
- Adjacent to Residential lobby



# 1199 FIRST AVENUE

AREA



CONTACT OUR BROKER(S) FOR MORE INFORMATION

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