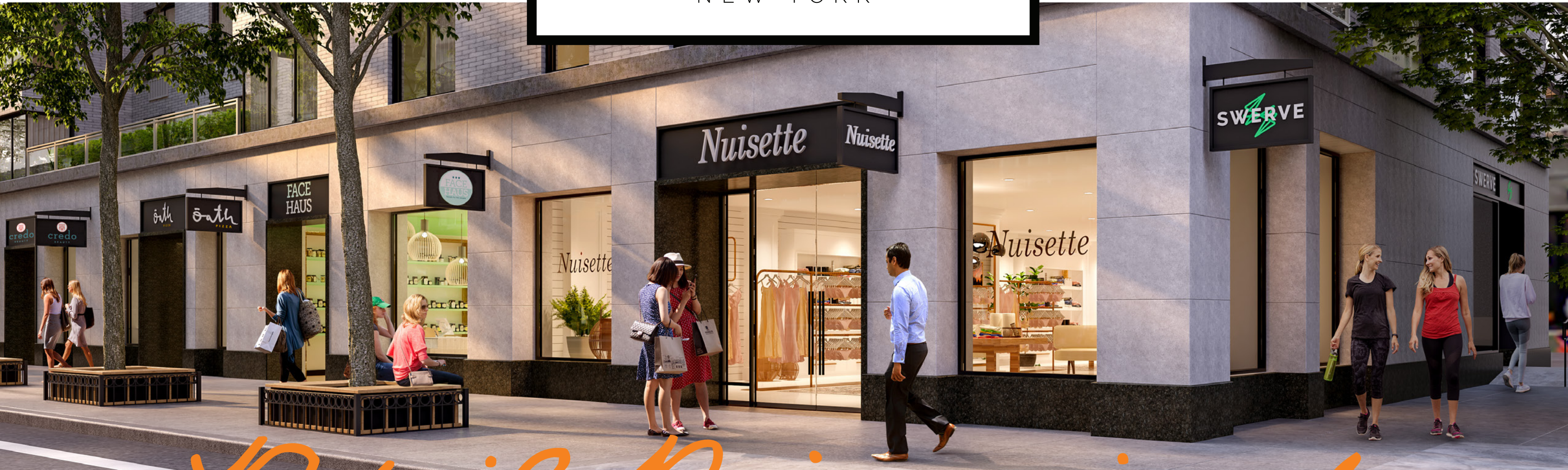


1140 THIRD AVENUE

AT

HANLEY

NEW YORK



Retail Reimagined

UPPER EAST SIDE LUXURY

Hanley is bringing a downtown edge to the Upper East Side with a curated mix of luxury retail, restaurant, beauty and boutique-fitness studio offerings at the base of a luxury residential building. Athleisure brand **Alo Yoga** and clean beauty brand **Credo**, recently selected Hanley for their first uptown stores, joining celebrity and designer favorite, **Sant Ambroeus**, spin studio **Swerve Fitness**, craft pizzeria **Oath**, and facial specialist **Face Haus**.

Remaining is only **one boutique space** with 930 SF on the **southwest corner of 67th Street**. Hanley's retail is the optimal location on the Third Avenue corridor with strong co-tenancy like Nike, Lululemon, SLT and Flywheel across the street.



DISCOVER THE **AREA**

Hanley is steps away from it all and easily accessible by all forms of transportation. The 4, 5, 6, N, Q, R and F subway lines are steps away providing convenience from all points on the Upper East Side. The new Q train brings added foot traffic with its new station at East 63rd Street and Third Avenue. There is a strong day-time population in part from office tenants like Fox Studios and Sotheby's, and many area hospitals including Memorial Sloan Kettering, New York-Presbyterian/Weil Cornell Medical Center and Lenox Hill Hospital. Luxury hotels in the neighborhood, such as The Pierre, The Carlyle, The Mark, The Surrey and Gardens NYC, cater to visiting tourists and diplomats.



PROPOSED DIVISIONS

APPROXIMATE SIZE

Ground Floor 930 SF

*344 SF can be made available on the Lower Level

FRONTAGE

41 FT of wraparound frontage

CEILING HEIGHT

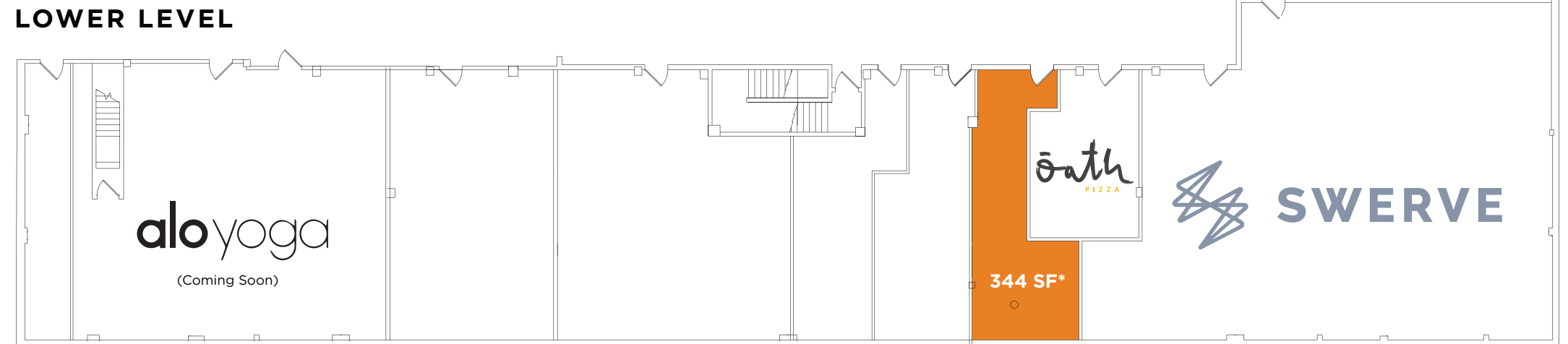
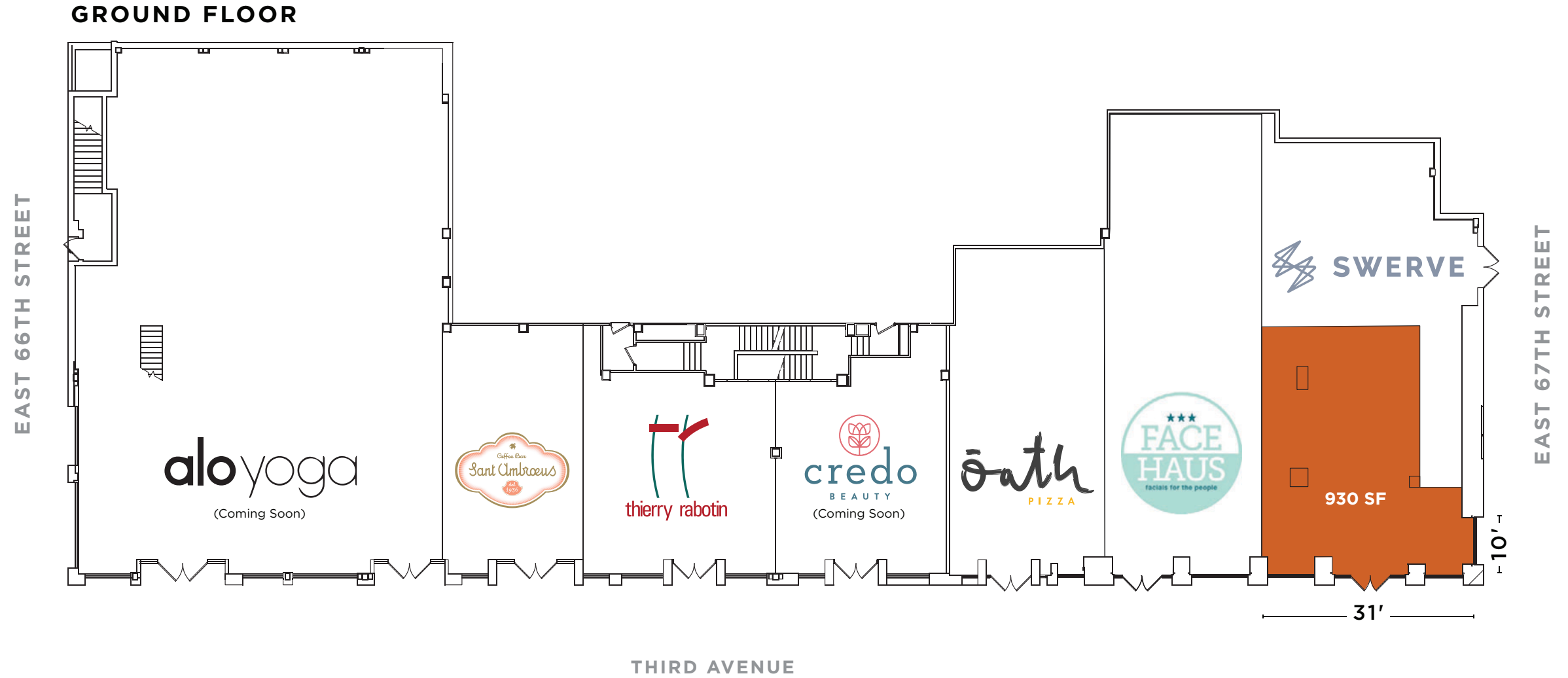
Ground Floor 9'6"
Lower Level 12'6"

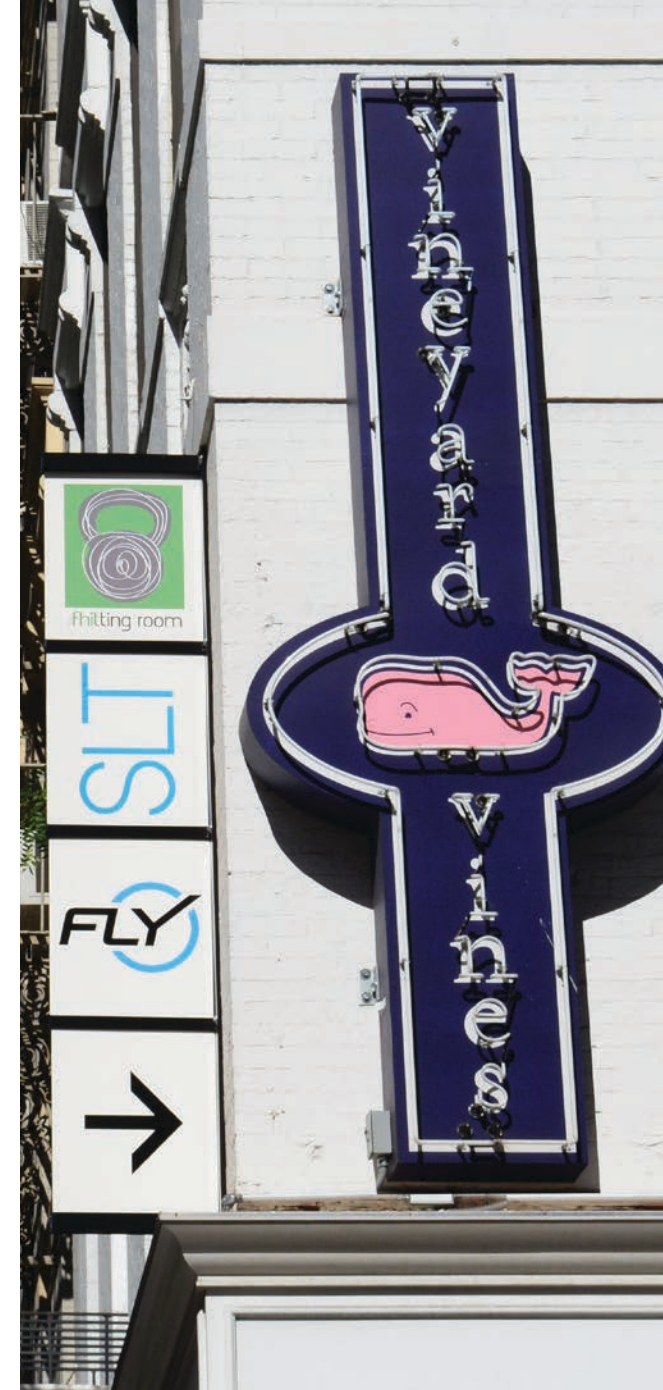
POSSESSION

Immediate

NEIGHBORING TENANTS

SLT, Flywheel, Fitting Room, lululemon, Bluemercury, Exhale, Pure Barre, Barry's Bootcamp, Vineyard Vines, and Jaine and Jack







UPTOWN STYLE

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