

711

WEST END AVENUE UPPER WEST SIDE, NYC

Between West 94th & 95th Streets

RETAIL/OFFICE FOR LEASE



APPROXIMATE SIZE

Space A: 1,000 SF
Space B: 1,200 SF

ASKING RENT

~~\$60 PSF~~ Reduced
\$55 PSF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

15 FT

COMMENTS

- Spaces to be delivered in white-box condition
- Perfect for medical or private office uses
- Across the street from P.S. 075 Emily Dickinson School
- Prime high foot traffic area on West End Avenue

NEIGHBORS

Dagon • Heart + Soul Fitness • Pilates by Nina • Manhattan Diner • Carmine's Italian Restaurant • Virgil's Real BBQ • NYSC • Starbucks • Famiglia Pizzeria • Pio Pio • Pinkberry • Plum Vietnamese Restaurant • Paris Baguette

TRANSPORTATION



JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAM PARSON
Associate
212.468.5954
cparson@meridiancapital.com

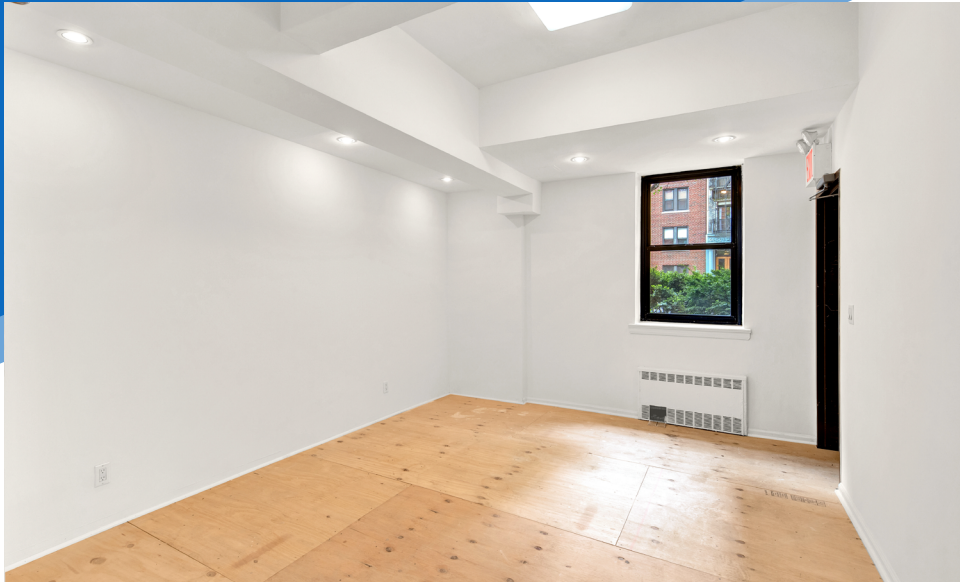


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

711 WEST END AVENUE

UPPER WEST SIDE, NYC | Between West 94th and 95th Streets

RETAIL/OFFICE FOR LEASE



INTERIOR

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAM PARSON
Associate
212.468.5954
cparson@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

711 WEST END AVENUE

UPPER WEST SIDE, NYC | Between West 94th and 95th Streets



RETAIL/OFFICE FOR LEASE



711 WEST END AVENUE

W 96TH STREET

W 94TH STREET

W 93RD STREET

W 92ND STREET

BROADWAY

AMSTERDAM AVENUE

COLUMBUS AVENUE

NEIGHBORS

Businesses shown on the map include: NYC Department of Education, Heart + Soul Fitness, citi bike, The Grant Hotel, WSMS West Side Montessori School, Super Tacos, McDonald's, Pizzeria, Famous Famiglia, gertrude coffee & bistro, CHASE, AT&T, FedEx, EFFY'S CAFE, NYPilates, Citizens, albeebaby, UNITED STATES POSTAL SERVICE, DUANEreade by Walgreens, screme GELATO BAR, DUNKIN', AGAVE, pilatibodi, Shishi, TALLIA'S Steakhouse, Jzzy's, gennaro, TRADER JOE'S, PartyCity, and mcc the manhattan children's center.

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAM PARSON
Associate
212.468.5954
cparson@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.