

1134

FIRST AVENUE
UPPER EAST SIDE, NYC

Between East 62nd & 63rd Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,900 SF
Lower Level: 1,000 SF

ASKING RENT

~~\$25,000/Month~~ Reduced
\$22,500/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

25 FT

COMMENTS

- Second generation restaurant space
- Restaurant infrastructure in place
- Elevator accessibility
- Space is fully vented
- Additional walk-in box and storage in lower level
- All uses considered

NEIGHBORS

Equinox • Hendrickson's • The Tox • Merchants
Cigar Bar • Starbucks • Trader Joe's • Tj
Maxx • Memorial Sloan Kettering Cancer
Center • Primal Cut • Juice Press • Felice

TRANSPORTATION

N Q R

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com



MERIDIAN
RETAIL LEASING

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.

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INTERIOR

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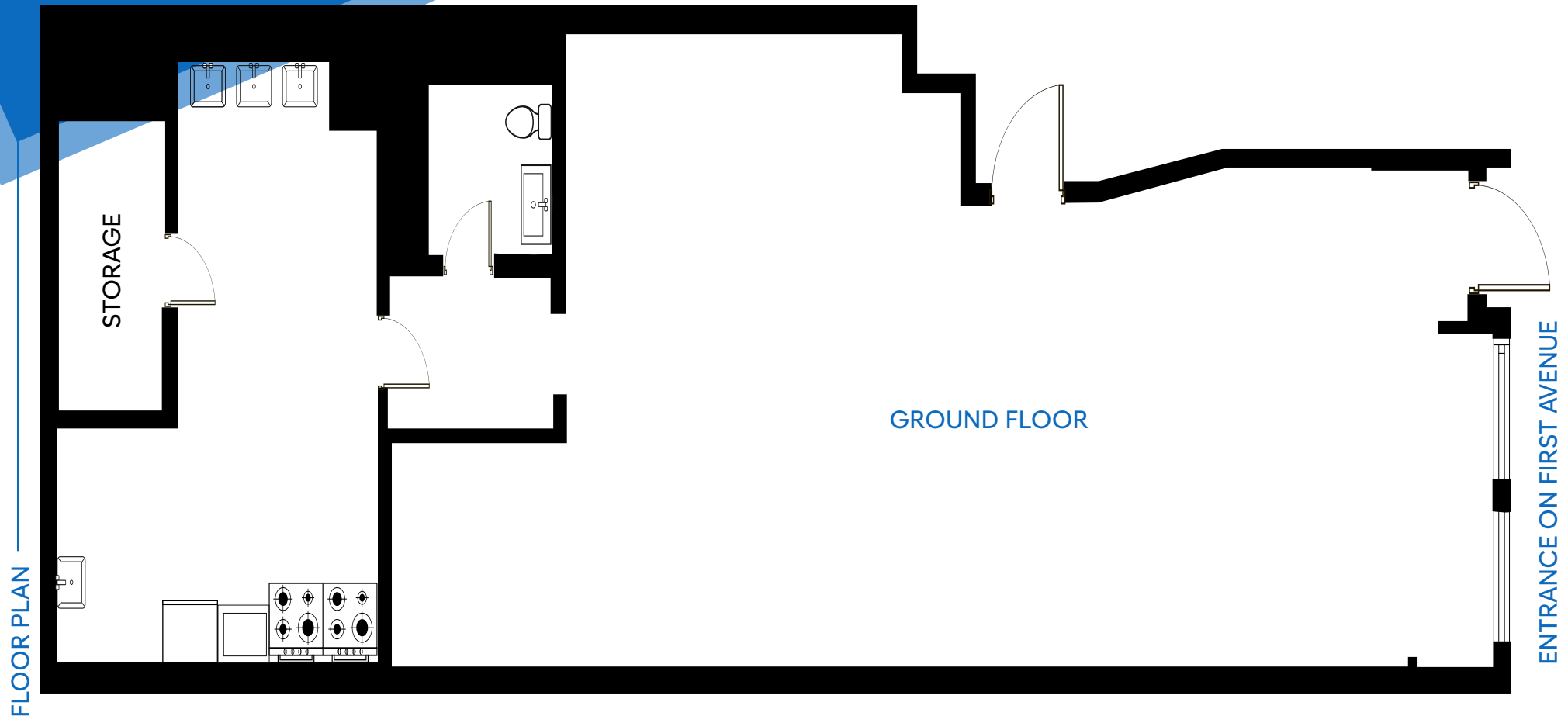


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NEIGHBORS

SECOND AVENUE

FIRST AVENUE

YORK AVENUE

E 64TH STREET

E 64TH STREET

E 63RD STREET

E 63RD STREET

E 62ND STREET

E 62ND STREET

E 61ST STREET

E 61ST STREET

E 60TH STREET

E 60TH STREET

verizon
BARRY'S



Crystal Nails Shop



CHASE

WHITMANS
NEW YORK



THE NYC TOX
RITZ DINER

FELICE

The Spotted Dog
Ume Sushi Asian



1134
FIRST
AVENUE



CTL
CENTER FOR
TECHNOLOGY
LICENSING
AT CORNELL UNIVERSITY

IV Nail

SHERLE WAGNER
INTERNATIONAL

Sage Fine Art Gallery

Memorial Sloan Kettering
Cancer Center



TREADWELL
PARK

MERCHANTS
CIGAR BAR

HENDRICKSON'S



Salon Nouvelle



Weill Cornell Medicine
Feil Family Brain & Mind
Research Institute

JOHN ROSSELLI
ANTIQUES

KOFI Coffee & Bakery

Subway Inn, A.S.



Daily Bagel
Quantum Leap

MANNY'S OPTICAL



HOME DEPOT
COMING SOON



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