

# 1785

**FIRST AVENUE**  
YORKVILLE, NYC

Between East 92<sup>nd</sup> & 93<sup>rd</sup> Streets

RETAIL FOR LEASE

**APPROXIMATE SIZE**  
805 SF

**ASKING RENT**  
~~\$8,500/Month~~ Reduced  
\$7,500/Month

**POSSESSION**  
Immediate

**TERM**  
5+ Years

**FRONTAGE**  
25 FT

#### COMMENTS

- Previously "L'Etoile Salon"
- Second generation salon at the base of a 356-unit co-op building
- Floor-to-ceiling windows and wide frontage

#### NEIGHBORS

Nex Pet • Euro Weave • Speakeasy Burgers  
• CM Chicken • Pio Pio • Tinos • Eli Zabar •  
Reif's Bar • The Milton • Biddy's Pub • Key  
Food • Equinox • New York Sports Club

#### TRANSPORTATION

4 5 6 Q

M15



PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**JOHN ROESCH**  
Senior Director  
212.468.5971  
jroesch@meridiancapital.com

**SARA LAMSTEIN**  
Associate  
212.468.5945  
slamstein@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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