

324

EAST 86TH STREET
UPPER EAST SIDE, NYC

Between First & Second Avenues

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,605 SF + 815 SF Mezzanine
Selling Lower Level: 1,800 SF
Total: 4,220 SF

ASKING RENT

\$75.35 PSF

POSSESSION

Arranged

TERM

10-15 Years

FRONTAGE

25 FT

COMMENTS

- Currently "BOND New York" corporate office
- Easily vented 2-story building with gas
- Steps from the 86th Street Q train entrance
- In-line with multiple national tenants and restaurants
- All floors must be leased together

NEIGHBORS

Sandro's • Mezcal • Jeremy's • Schaller & Weber
• Luna Rossa • Poke Restaurant • QQ Nails & Spa
• FUMO • Ryan's Daughter • Padoca Bakery

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director
212.468.5953
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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.

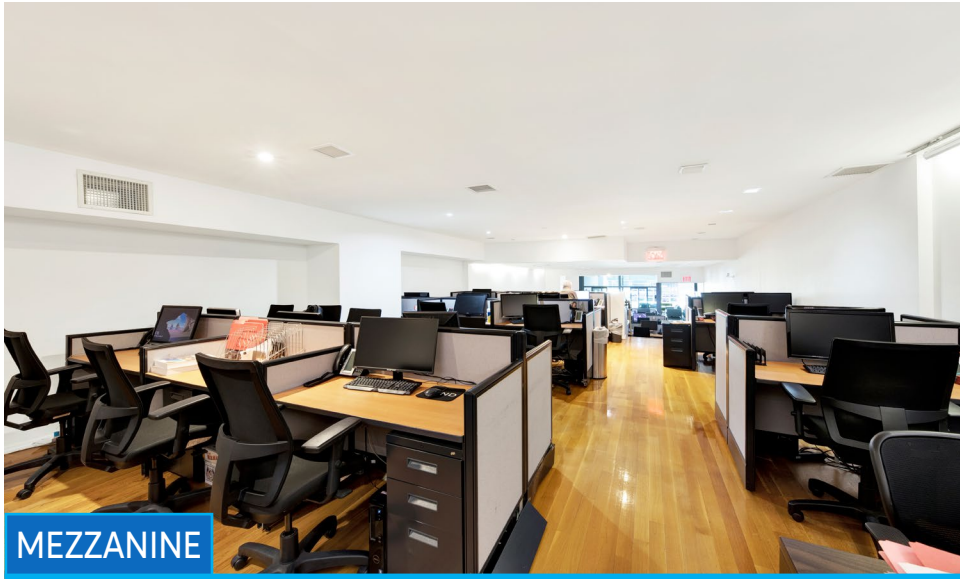
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GROUND FLOOR



MEZZANINE



LOWER LEVEL

INTERIOR

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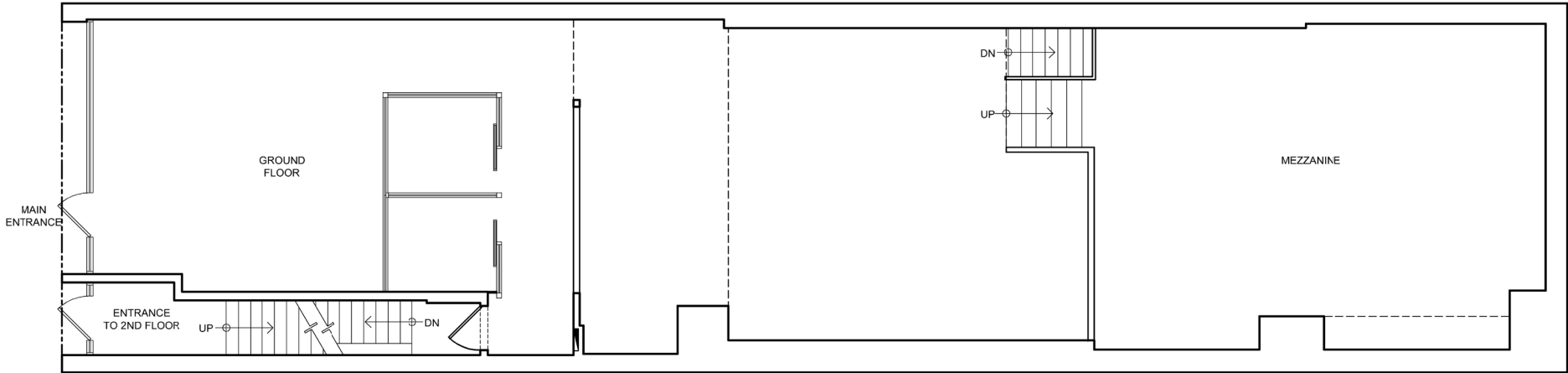
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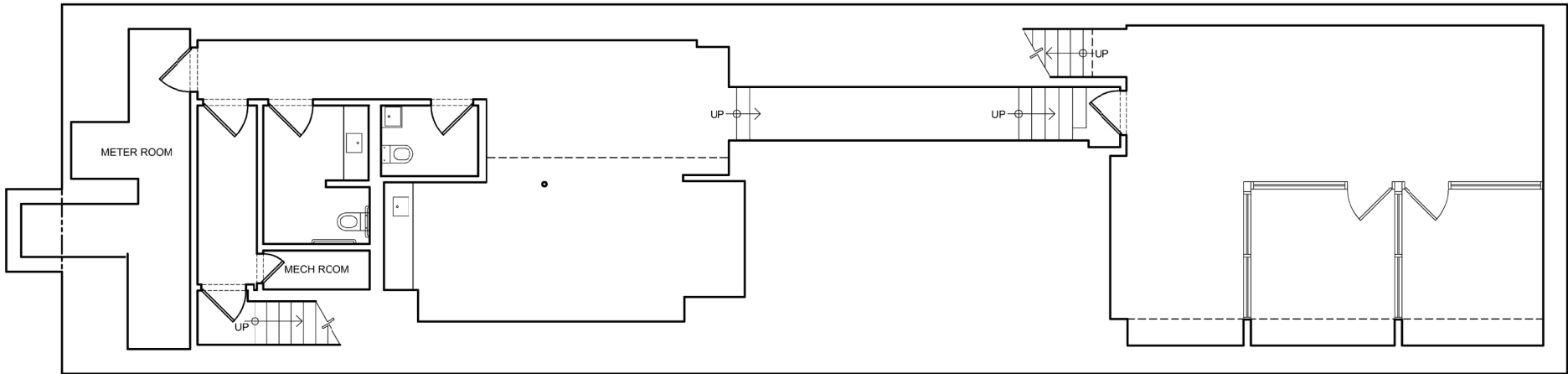
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GROUND FLOOR



LOWER LEVEL

FLOOR PLANS

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NEIGHBORS

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Streets: SECOND AVENUE, FIRST AVENUE, YORK AVENUE, EAST END AVENUE

Streets: E 88TH STREET, E 87TH STREET, E 86TH STREET, E 85TH STREET, E 84TH STREET

Businesses: M Carino, SOJOURN SOCIAL, Meller's Sports Hub and Grill, VIETNAAM, Roma PIZZA, MY METRO FIT, Y.C.S., Young Artists Studio, Phil Hughes Bar, Dragon 88, Avoca, SPELLMAN GALLERY, SUNNY BEAUTY SPA, HEAVENLY MARKET & PIZZA, Sunita nails and spa, CitiFloral, YORK FOOD & CONVENIENCE, St. JOSEPH'S SCHOOL - YORKVILLE, BAGEL BOB'S, MORRIS CLEANERS, CHASE, FedEx, Keuka, DUANEreade by Walgreens, STRETCH LAB, Somebody's Darling, St. JOSEPH'S SCHOOL - YORKVILLE, Gristedes, TJ flowers, NY Spring Spa, Arturo's Pizza, NY Laser Aesthetics and Electrolysis, CHAPIN, James M. McNally, Bailey's Corner, The Mat Two, DOGS CATS NYC, hybrid florist, Black Star, yorville DAY SPA, Sizzle, FUMU, Thrift NYC, POLISH NAIL & SPA, Italianissime, FASTBREAK SPORTS, Antique Garage, RYAN'S DAUGHTER, STARBUCKS, GOLDIA, The Fine Jewelry Store, ACUPUNCTURE HEALTH CARE CENTER, Amazing CRAFT + CARRY, Serendipity 34, Dorrian's NEW YORK CITY, Sushi Jin, MADAME BONTE, NICA TRATTORIA, BOTTE, Sushi SUKI, MODUWA Deli, the five flames.

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