

# 1770

## SECOND AVENUE

UPPER EAST SIDE, NYC

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

RETAIL/RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 2,500 SF  
Second Floor: 2,500 SF

### POSSESSION

Immediate

### ASKING RENT

Ground Floor: \$25,000/Month  
Second Floor: \$12,500/Month

### TERM

Negotiable

### FRONTAGE

30 FT

### COMMENTS

- Full building F&B opportunity in the heart of the Upper East Side
- Floors can be leased together or separately
- Surrounded by residents, schools, and strong retail co-tenancy
- All uses considered

### NEIGHBORS

Speakeasy Burgers • Pizza City • Elis Bakery •  
Kao Thai • Pio Pio • Tinos • Bobafish • Eli Zabbar  
• Chez Nick • NYSC • Key Food • Starbucks

### TRANSPORTATION



### JAMES FAMULARO

President  
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### JORDAN LANGER

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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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INTERIOR

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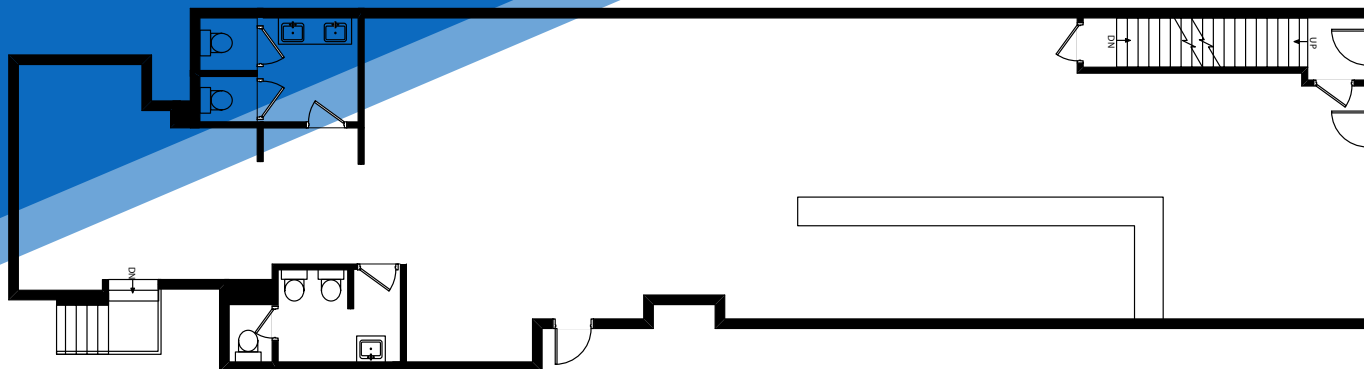
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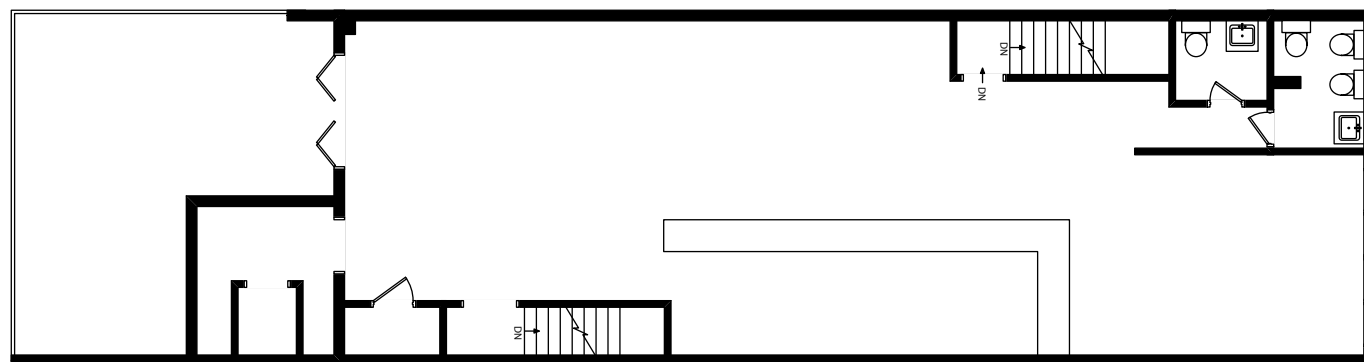


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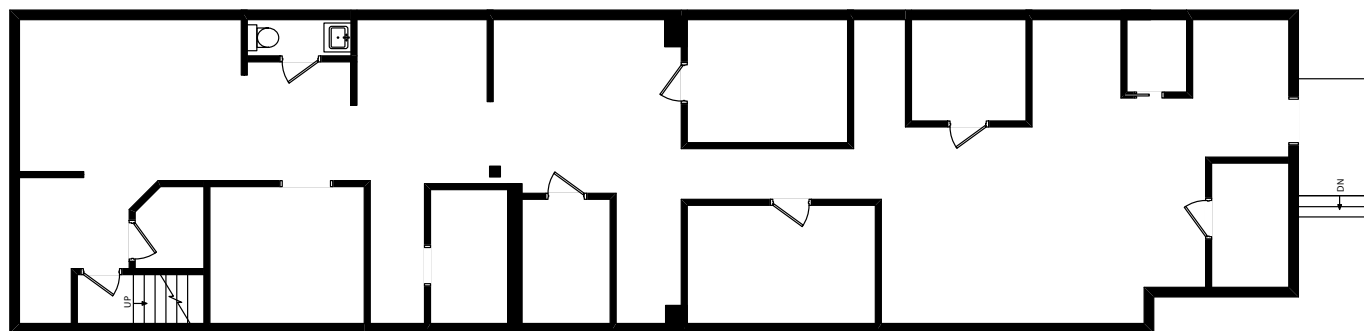
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GROUND FLOOR



SECOND FLOOR



BASEMENT

FLOOR PLANS

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