

# 1036-1044 **FIRST** AVENUE



# SPACE DETAILS

## LOCATION

East block between East 56th and 57th Streets

## APPROXIMATE SIZE

Space A

Ground Floor 400 SF

Space B

Ground Floor 850 SF

Basement 400 SF

## POSSESSION

Immediate

## TERM

Long term

## FRONTAGE

Space A

12 FT on First Avenue

Space B

20 FT on First Avenue

## SITE STATUS

Space A

Formerly a portion of Citibank

Space B

Formerly Bonehouse

## NEIGHBORS

Mr. Chow, Rosa Mexicano, Le Pain Quotidien, Morton Williams, TD Bank, Whole Foods Market, Dunkin' Donuts, Chase, Biscuits & Bath, and Bluemercury

## COMMENTS

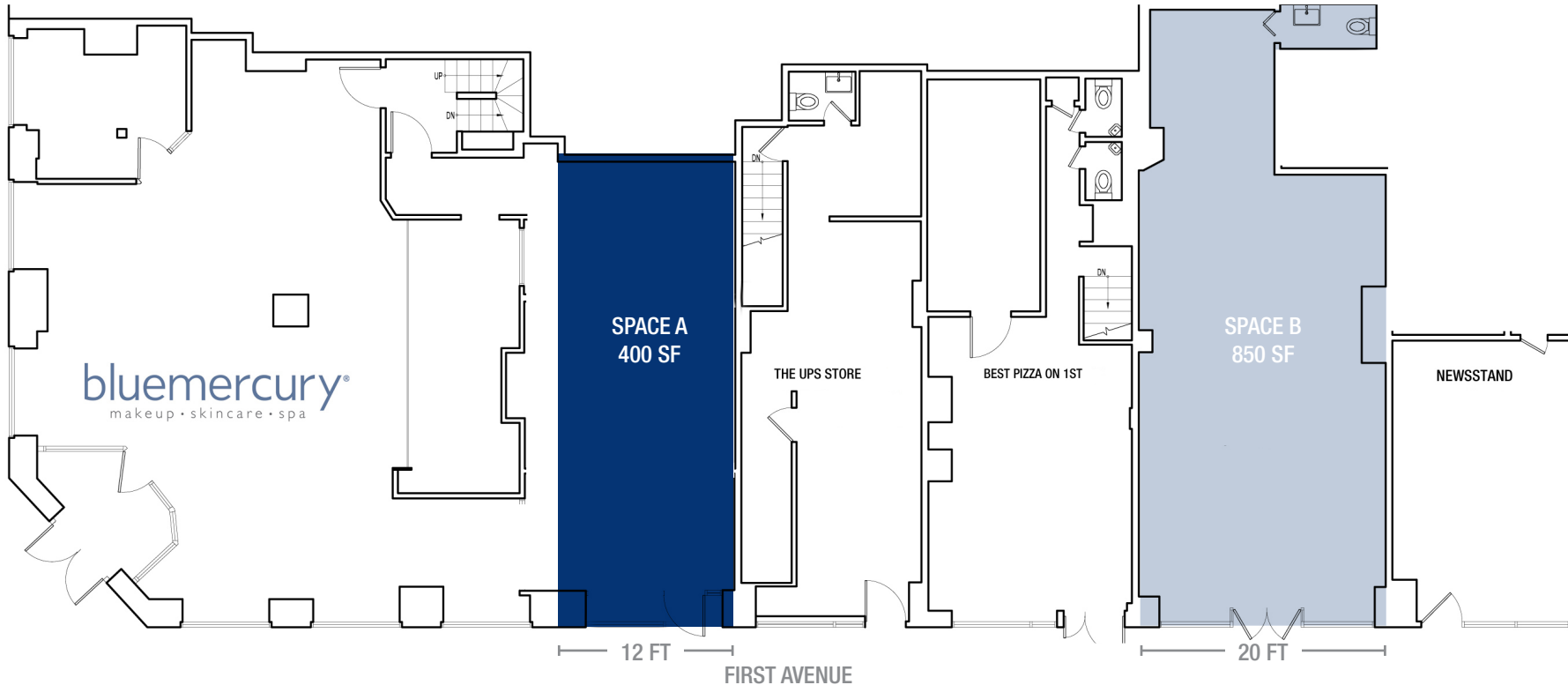
Additional storage space can be made available

All uses considered

Premier location at the base of Stonehenge 57, a 267-unit residential building

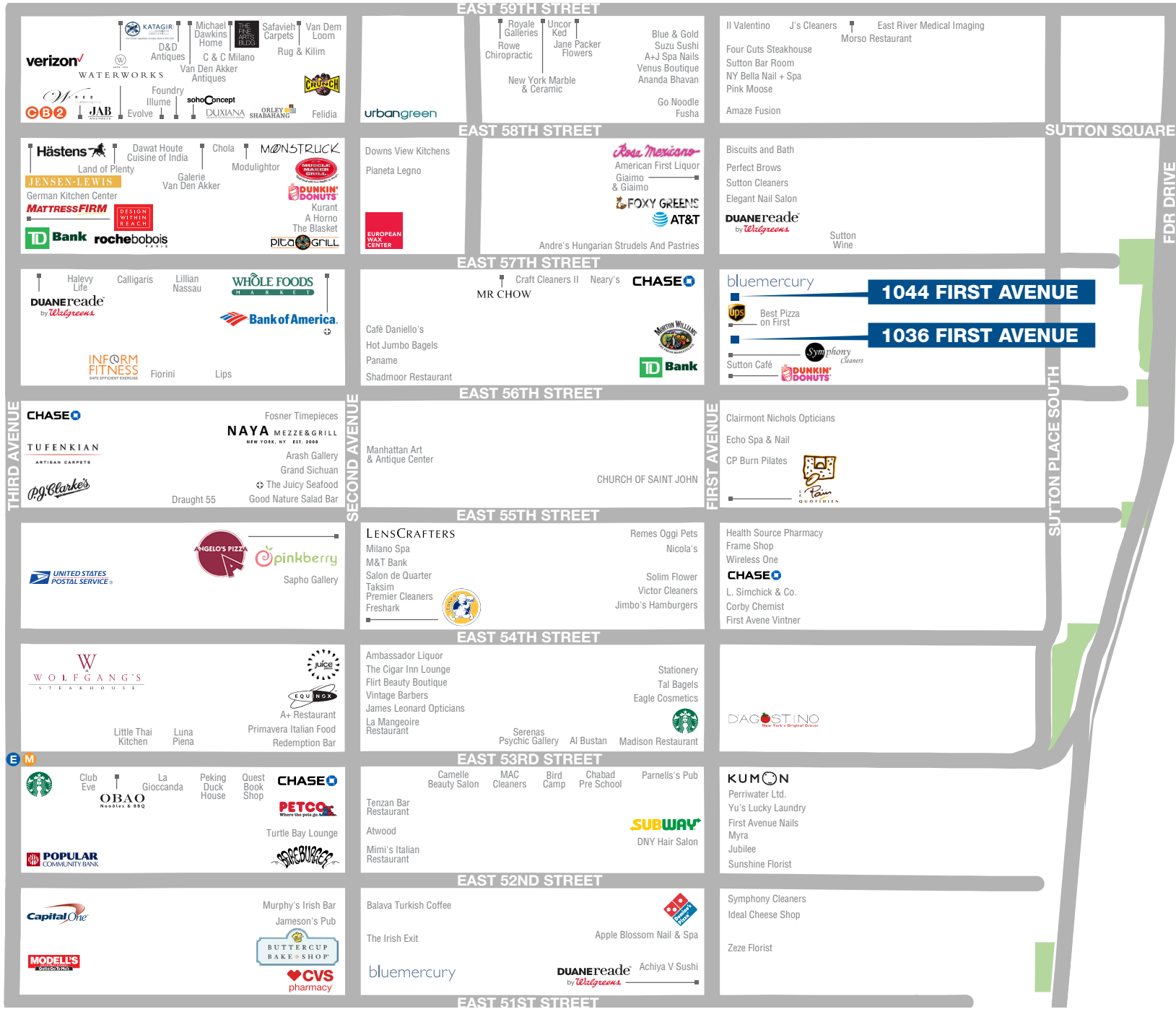
Situated in a dense residential neighborhood

## GROUND FLOOR





# AREA RETAIL



# AREA RESIDENTIAL



**LEGEND**

- 1 Hotel 57
- 2 Fitzpatrick Manhattan
- 3 Carvi Hotel
- 4 Sutton Place
- 5 Courtyard Manhattan Midtown East
- 6 Hilton Garden Inn Midtown East

Residential Building (50+ units)

**DEMOGRAPHICS  
(WITHIN TRADE AREA)**

Total Population 22,583  
 Total Households 13,445

## CONTACT EXCLUSIVE AGENTS

1036-1044  
**FIRST**  
 AVENUE  
 NEW YORK NY

**ROSS BERKOWITZ**  
 212.916.3388  
 rberkowitz@rkf.com

**JAKE SIEGEL**  
 212.916.2928  
 jsiegel@rkf.com

**ARIEL SCHUSTER**  
 212.331.0132  
 aschuster@rkf.com

**JASON WECKER**  
 212.916.3365  
 jwecker@rkf.com

**RKF** 521 FIFTH AVENUE  
 FLOOR 7  
 NEW YORK, NY 10175  
 212.599.3700  
 INFO@RKF.COM  
 RKF.COM

© 2017 ROBERT K. FUTTERMAN & ASSOCIATES, LLC. All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. RKF makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

All renderings presented are conceptual.