

261 THIRD AVENUE

GRAMERCY
NEW YORK, NY

FLAGSHIP RETAIL OPPORTUNITY



CONCEPTUAL RENDERING

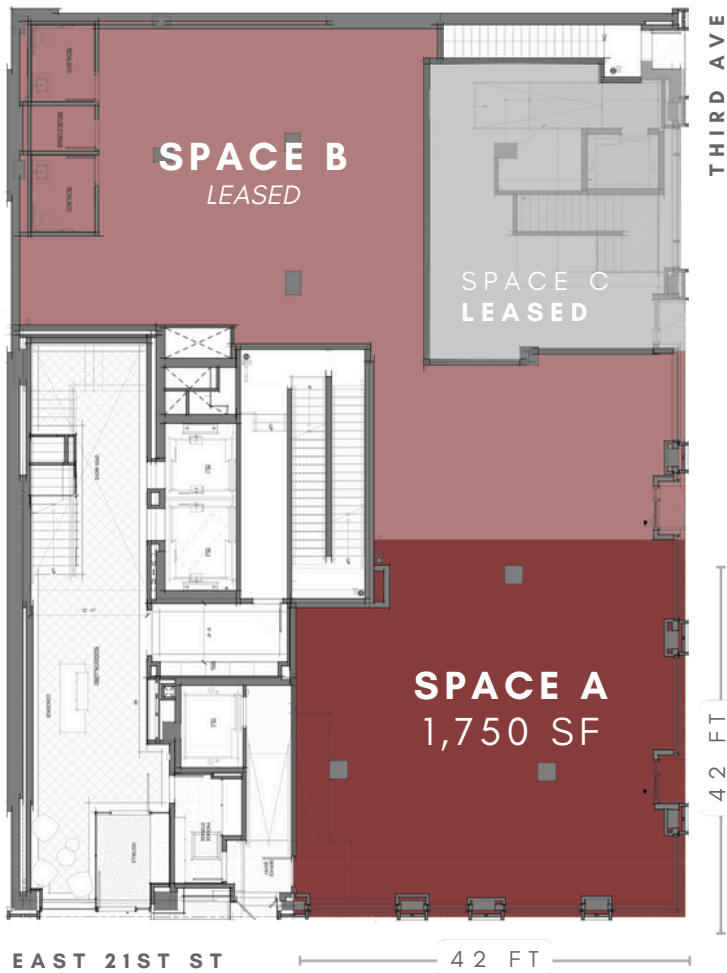
LOCATION

FIRST FLOOR | SOUTHEAST CORNER OF EAST 21ST ST

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261 THIRD AVE DETAILS

GROUND FLOOR



LOCATION

Southeast corner of East 21st Street

SPACE

Ground Floor location with ceiling height of 11 FT 4 IN

Space A 1,750 SF

Space B 2,200 SF

Leased in August 2024

Alternate divisions will be considered

FEATURES

Located in the heart of Gramercy
LEED GOLD Certified 5 Star Building
Newly installed Daikin Heat Pumps
Turnkey renovated space
Formerly occupied by Spectrum Retail
Non-vented food accepted

[See a 3D Virtual Tour of 261 Third Ave](#)

ASKING PRICE

Space A \$160/SQ FT

TERMS

Long term + immediate possession

NEIGHBORS

Space B leased to fitness tenant
Space C leased to high-end grocer



FRONTAGE

Space A

- 42 FT on Third Ave
- 42 FT on 21st St

CONTACT

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