

1602

First Avenue
UPPER EAST SIDE

RETAIL/RESTAURANT
FOR LEASE



RENDERING

LEVIATHAN LEASING

1602 First Avenue - Located in the highly desirable UES surrounded by restaurants, cafes, and a dense residential demographic. This corner is known as the “commuters' route” for 2nd Ave Q-subway line. Available for the first time in 38 years. Ownership has plans to upgrade the storefront.

APPROX SIZE

Ground: 2,000 SF
Lower: 1,350 SF

CROSS STREETS

83rd St & First Avenue

TERM

Negotiable

POSSESSION

Sept 2026

FRONTAGE

30 FT wraparound

ASKING

Please Inquire

HIGHLIGHTS

- 11'3" ceilings
- Column free space
- Can be vented
- Outdoor seating capability
- Excellent branding opportunity
- Open to All Uses

SURROUNDING TENANTS

- Felice 83
- Ralph's Ice Cream
- Le Pain Quotidien
- Starbucks

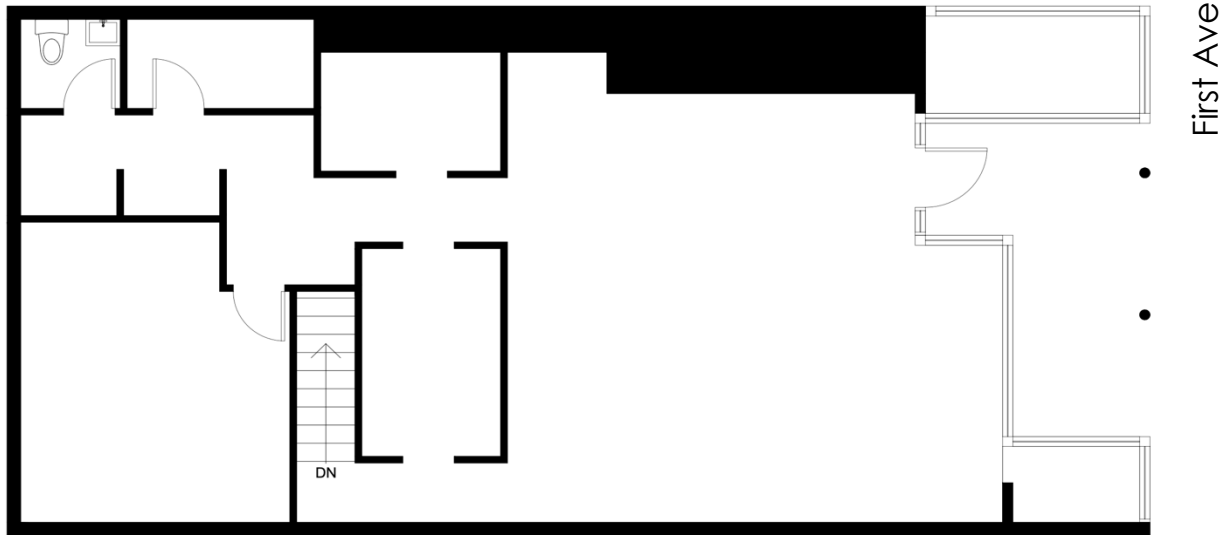
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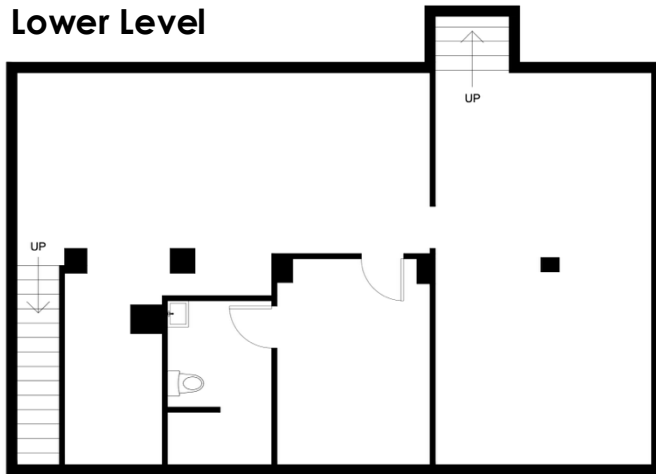
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Ground



Lower Level



FOR ADDITIONAL INFORMATION
PLEASE INQUIRE

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