



# 448 EAST 79TH STREET LENOX HILL, NYC

Between First and York Avenue

**APPROXIMATE SIZE**  
1,300 SF

**ASKING PRICE**  
Upon Request

**OCCUPANCY**  
Immediate

**TRANSPORTATION**  
**6 5 4 Q**

**FRONTAGE**  
15 FT

**TERM**  
Negotiable

**COMMENTS:**

- Prime Upper East Side space with great foot and driving traffic
- Steps from 200,000-sf Hospital for Special Surgery and the Weill Cornell Medical center/New York Presbyterian
- 89,868 Area Residents / 40 Median Age / \$115K Median HH Income 80%
- Bachelors/Graduate Degree Source: 2024 Esri Demographics Maison 78

**BEN BIBERAJ**  
President of Retail Leasing  
703.434.1461  
bbiberaj@iprg.com

**BRANDON EFAP**  
Senior Director  
917.312.0291  
befap@iprg.com

**BRANDT LEWIS**  
Associate  
212.301.7784  
blewis@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

INTERIOR PHOTOS



INTERIOR PHOTOS



### NEIGHBORS

2nd Avenue

1st Street

York Avenue

East End Avenue

East 82nd Street

East 81st Street

East 80th Street

East 79th Street

East 78th Street

East 77th Street

East 76th Street

**448 EAST 79TH STREET**

45 Broadway  
29th Floor  
New York, NY 10006  
718.360.8801

**I PRG**  
RETAIL LEASING

**BEN BIBERAJ**  
President of Retail Leasing  
703.434.1461  
bbiberaj@iprg.com

**BRANDON EFAP**  
Senior Director  
917.312.0291  
befap@iprg.com

**BRANDT LEWIS**  
Associate  
212.301.7784  
blewis@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.