



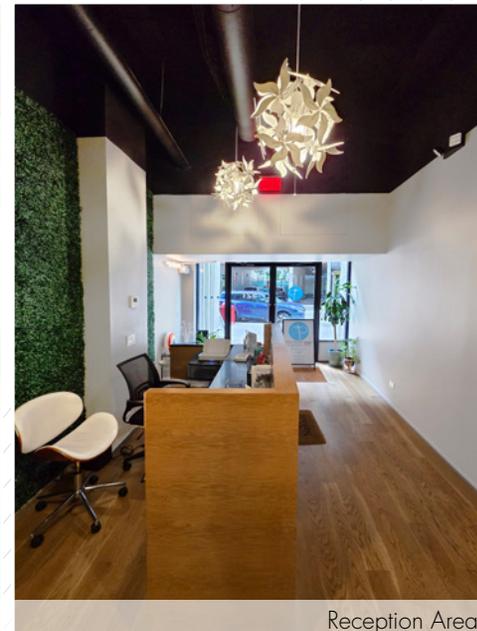
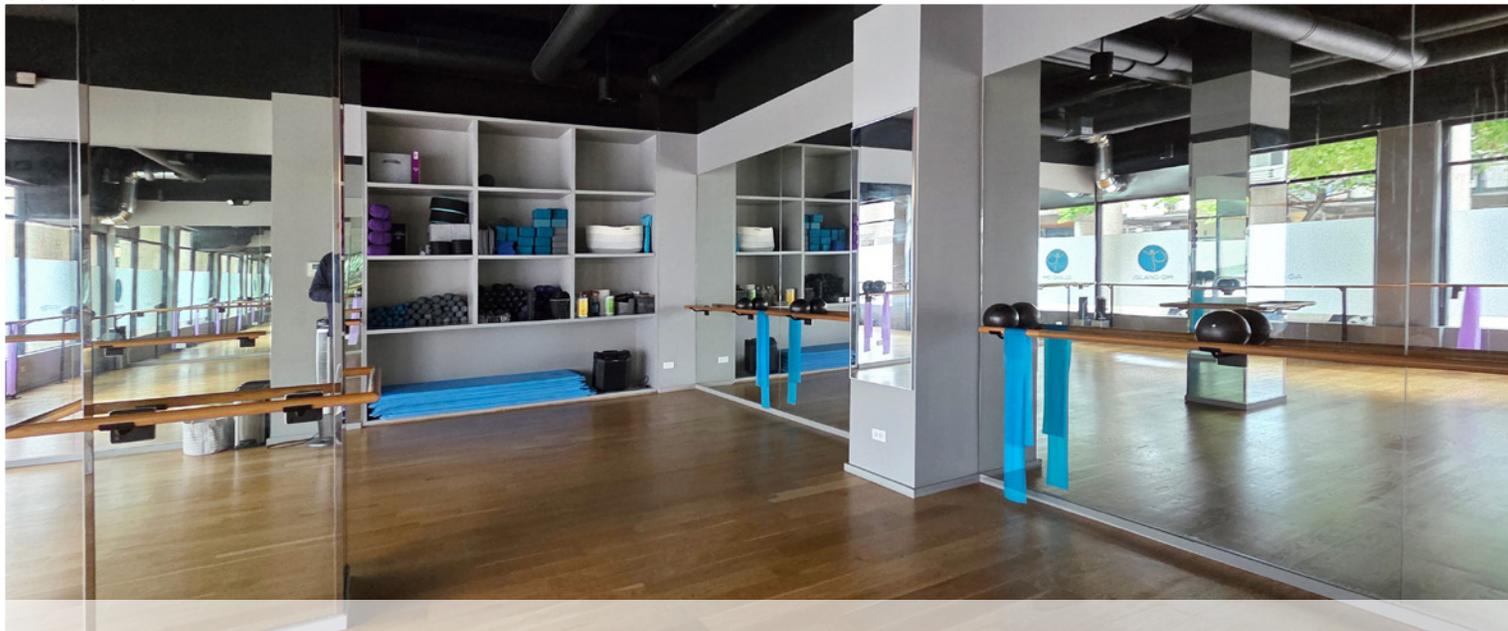
Existing Conditions

## 521 MAIN STREET

Roosevelt Island, NYC

RETAIL SPACE

**BUILT-OUT YOGA/FITNESS STUDIO - 2,000 SF - LONG OR SHORT TERM DEALS  
CONVENIENT TRANSPORTATION TO MANHATTAN AND QUEENS**



Reception Area

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

## **Built-Out Yoga/Fitness Studio - 2,000 SF + 350 SF Basement**

**35'-7" of Windowed Frontage along Main Street**

(2) Studio Rooms, Reception, Retail/Lounge Area

Hardwood Floors Throughout, (2) ADA Accessible Restrooms

Built-in Open Storage Floor-to-Ceiling Units, Blade Signage

### **Area Highlights**

12-Acre Cornell Tech Roosevelt Island Campus with over 900 students, faculty, and campus tenants

Riverwalk Commons Park, Main Street Theatre & Dance Alliance, Roosevelt Island Pickle Ball Courts, Roosevelt Visual Arts Association

### **Transportation Access**

8-Minute walk to the Roosevelt Island Tramway, a 15-minute ride to Manhattan (Lexington Ave/E 63rd St)

5-Minute walk to the **F** subway — just one stop from Lexington Ave/63rd St

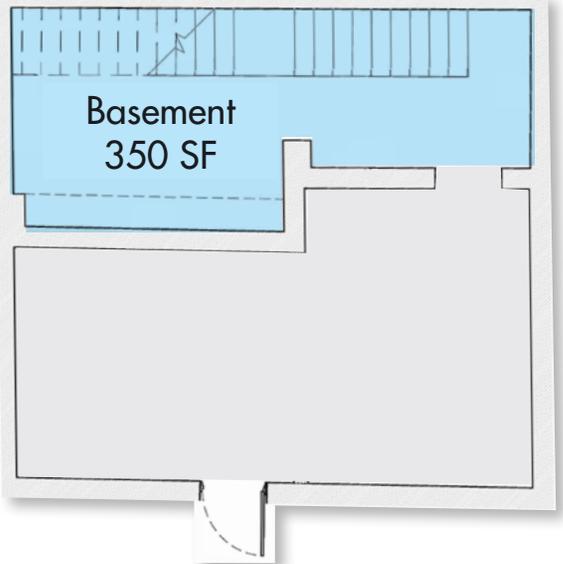
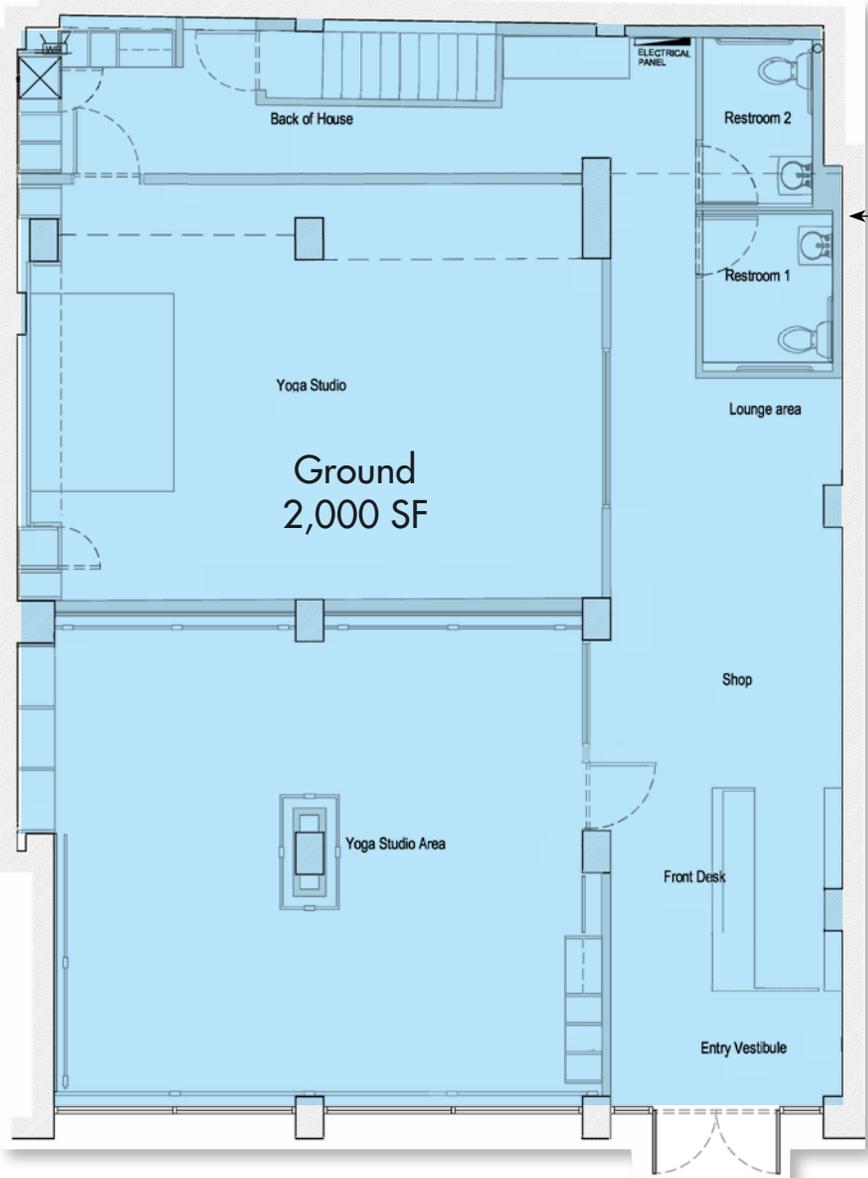
**Q102** Bus, provides service to Long Island city and Astoria, Queens

NYC Ferry's Astoria line accessible at the Roosevelt Island Ferry Terminal providing:

- 8-minute ride to Astoria, 6-minutes to Long Island City Queens

- 8 minute ride to East 34th Street, Midtown Manhattan

# Floor Plans



ADA Accessible Restrooms



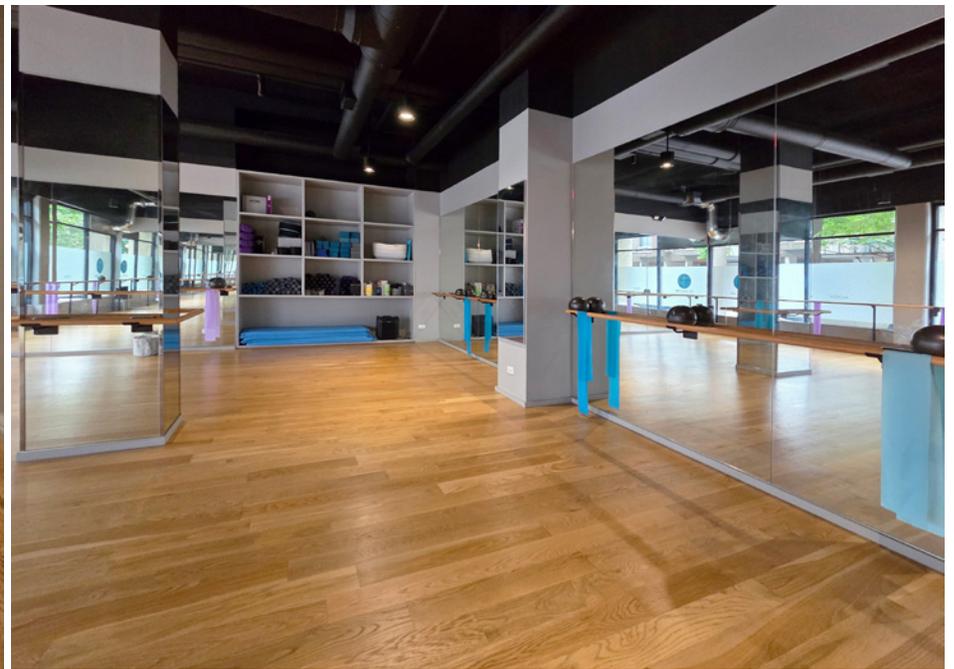
Exterior View



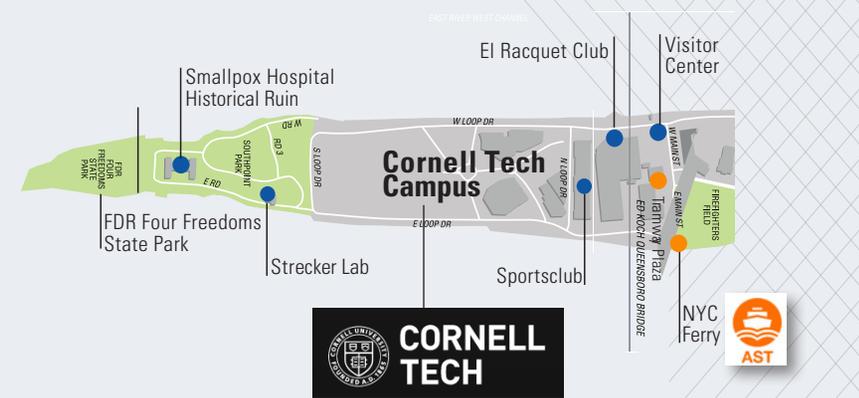
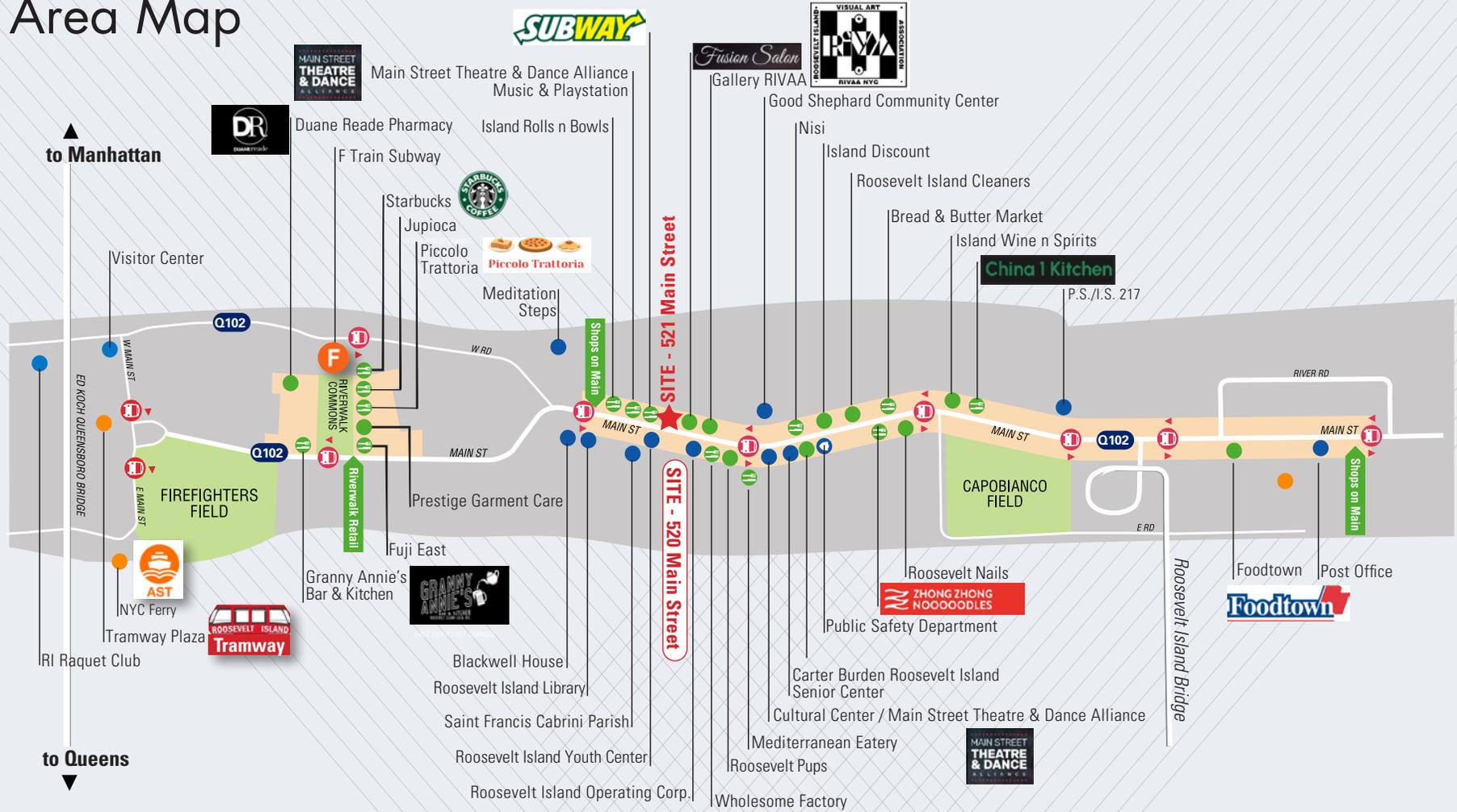
Studio Room



Entry Area



# Area Map



- LEGEND**
- Points of Interest
  - ⊕ Public Safety
  - ⊕ Urgent Care
  - Retail Destinations
  - Food & Beverage Destinations
  - Transportation
  - Bus Stops
  - Residential Buildings
  - Retail Corridors

**DEMOGRAPHICS (2020)**

- 5,608 Housing units
- 11,722 total population



For further information and/or inspection contact exclusive broker:

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