

**1650 MADISON AVENUE**

Corner of Madison Ave and E 110<sup>th</sup> St



A&R PROPERTIES GROUP

**10,500 SF OF  
COMMERCIAL  
SPACE  
FOR LEASE**

**NEW DEVELOPMENT  
Coming Soon**

**LEASING AGENT**

**NATHANIEL REHANIAN**  
Nathan@arproperties.com  
212.273.0794 x11



ALL BROKERS ARE PROTECTED

# 1650 MADISON AVENUE

## Corner of Madison Ave and E 110<sup>th</sup> St

We are pleased to present the following available retail space for lease:

### RETAIL

#### SIZE

Ground Floor: 2,500 SF  
Lower Level: 1,000 SF

#### CEILING HEIGHT

Ground Floor: 11' (Atrium: 20')  
Lower Level: 9'

#### Frontage

Madison Avenue: 30'  
110th Street: 90'

#### ASKING RENT

\$70/SF

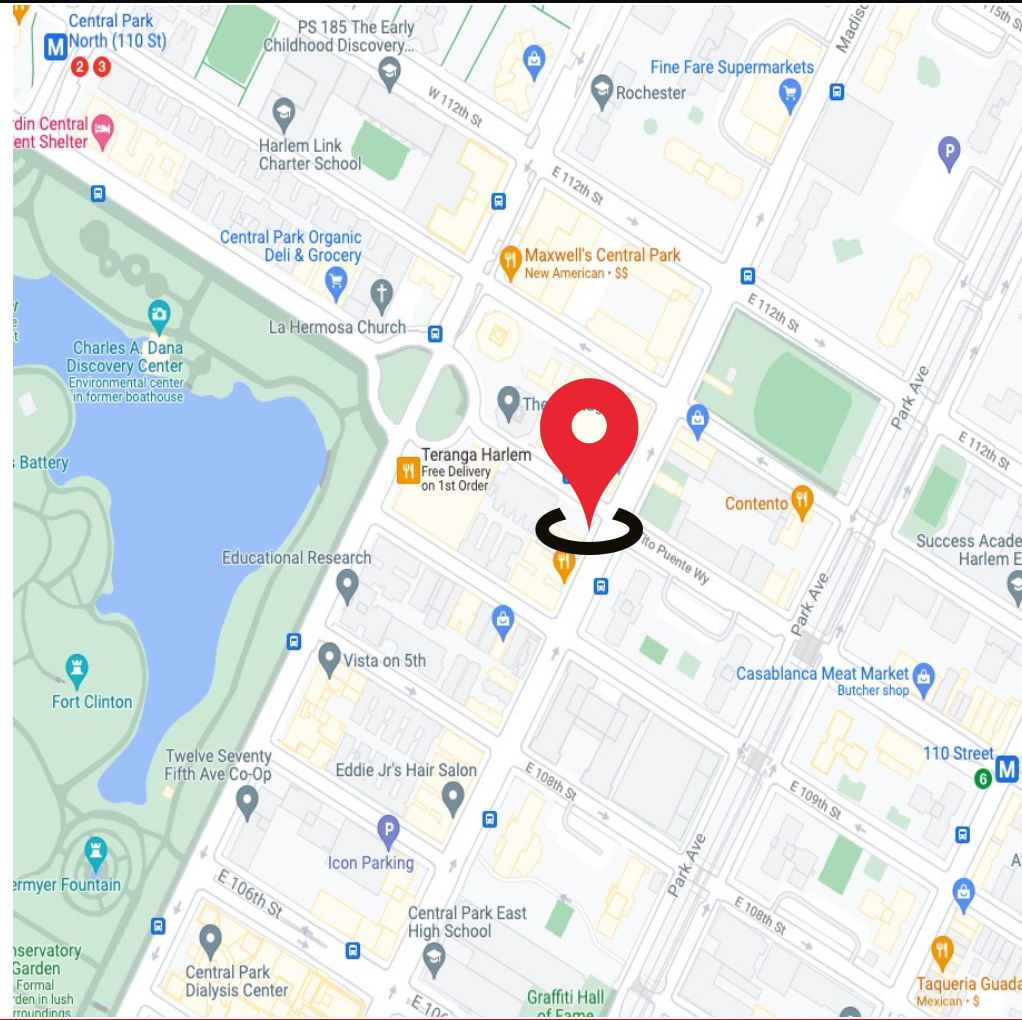
#### POSSESSION

Late Fall 2023

#### COMMENTS

- Steps from Central Park
- High-traffic, high-exposure street location
- At the base of a brand new 36,000 SF corner building with 23-  
apartments
- Useable Lower Level
- Private Elevator

#### TRANSPORTATION



A&R PROPERTIES GROUP  
2041 FIFTH AVENUE  
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## Corner of Madison Ave and E 110<sup>th</sup> St

We are pleased to present the following available retail space for lease:

### COMMUNITY FACILITY

#### SIZE

Second Floor: 3,500 SF  
Third Floor: 4,500 SF

#### CEILING HEIGHT

Second Floor: 9'  
Third Floor: 9'

#### ASKING RENT

\$45/SF

#### FRONTAGE

10'

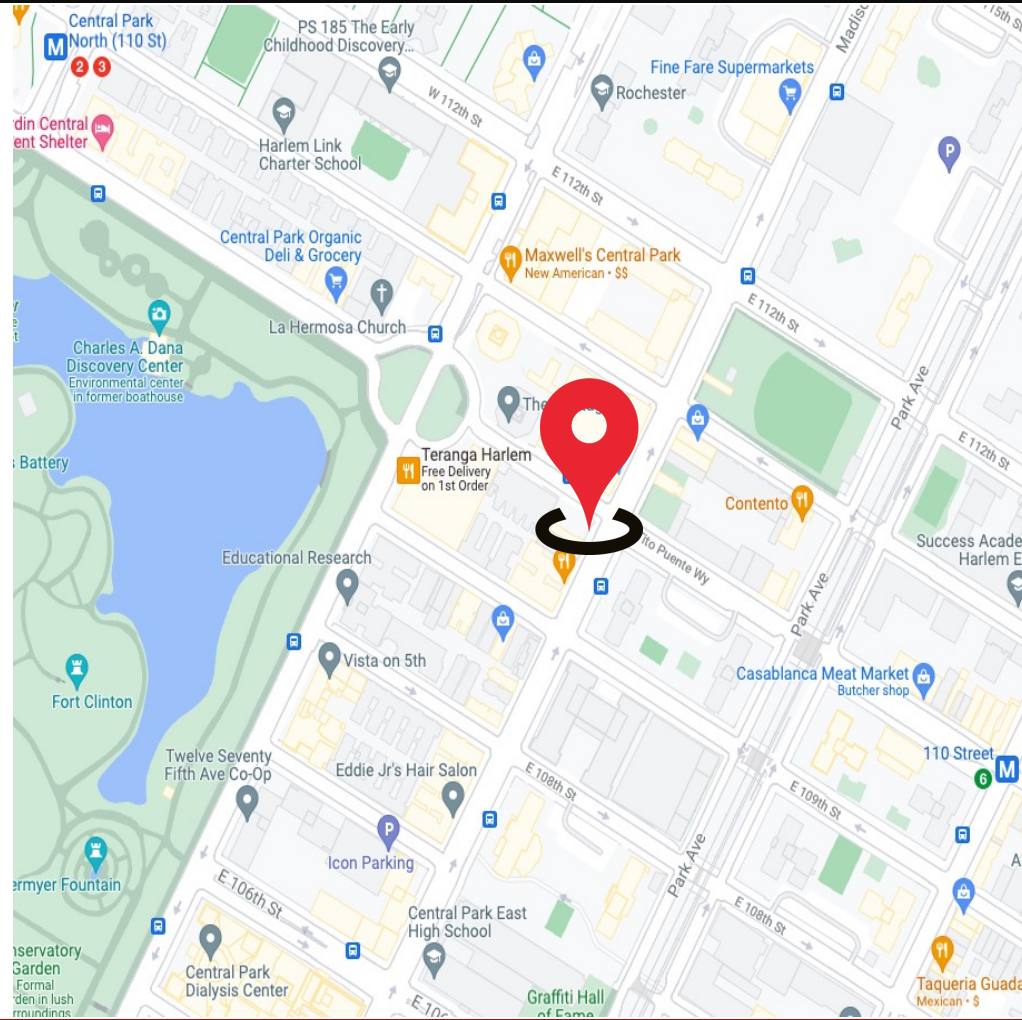
#### POSSESSION

Late Fall 2023

#### COMMENTS

- Community Facility use
- Steps from Central Park
- High-traffic, high-exposure street location
- At the base of a brand new 36,000 SF corner building with 23-apartments
- Private Entrance
- Private Elevator
- Fitness Center Access
- Min. Divisible- 1000 SF

#### TRANSPORTATION



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## Corner of Madison Ave and E 110<sup>th</sup> St

We are pleased to present the following available retail space for lease:

### ENTIRE SPACE (Must be Community Facility Use)

#### SIZE

Lower Level: 1,000 SF  
Ground: 2,500 SF  
Second Floor: 3,500 SF  
Third Floor: 4,500 SF

#### CEILING HEIGHT

Lower Level: 9'  
Ground Level: 11' (Atrium: 20')  
Second Floor: 9'  
Third Floor: 9'

#### ASKING RENT

\$52/SF

#### FRONTAGE

Madison Avenue: 30'  
110th Street: 100'

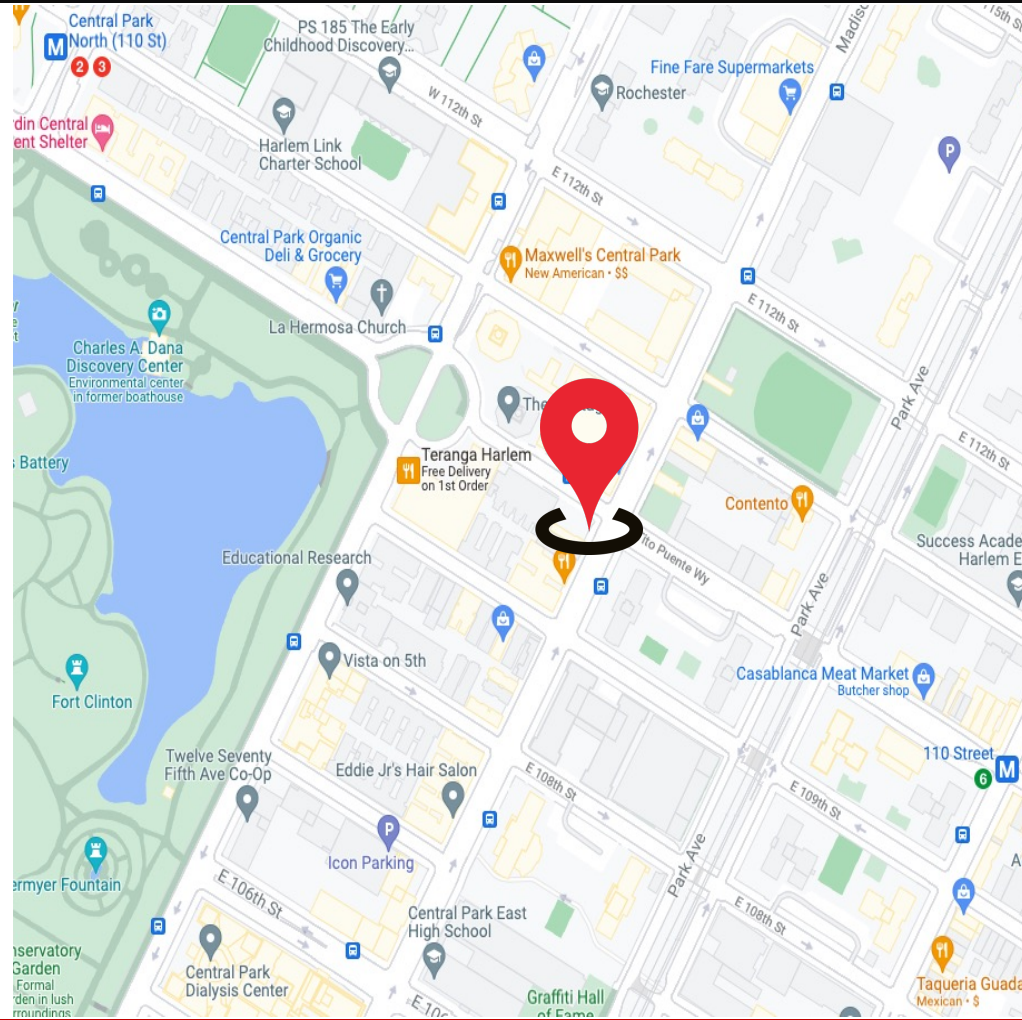
#### POSSESSION

Late Fall 2023

#### COMMENTS

- Community Facility use
- Steps from Central Park
- High-traffic, high-exposure street location
- At the base of a brand new 36,000 SF corner building with 23-apartments
- Private Elevators
- Fitness Center Access
- 6 ADA compliant Bathrooms

#### TRANSPORTATION



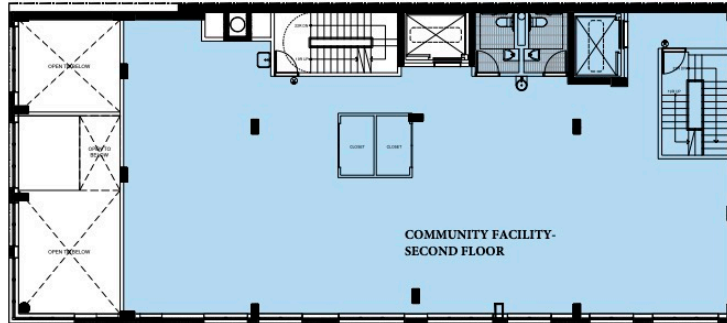
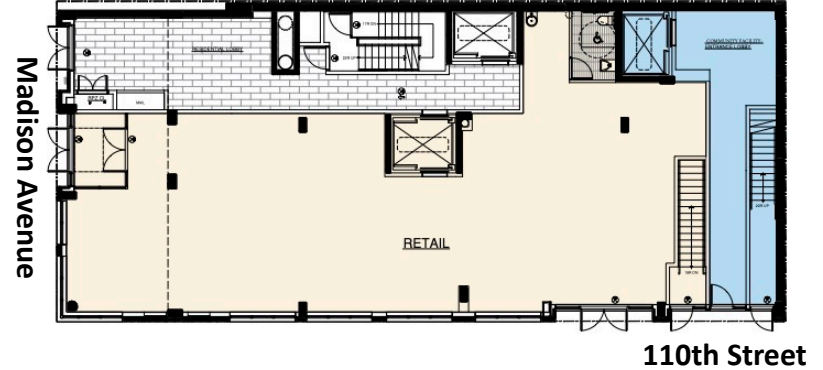
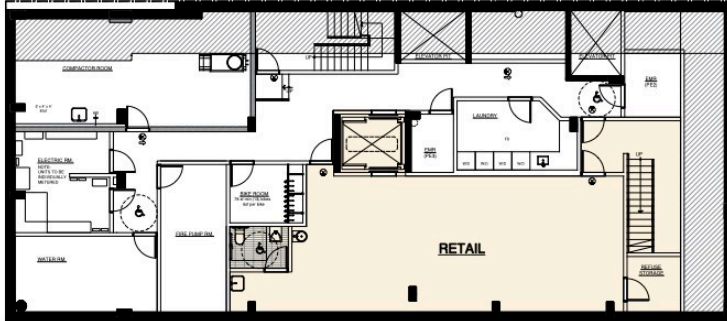
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## OPTION 1 (RETAIL + COMMUNITY FACILITY)



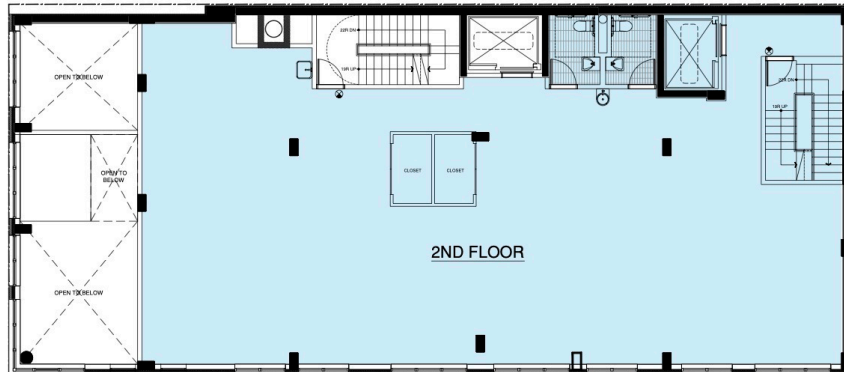
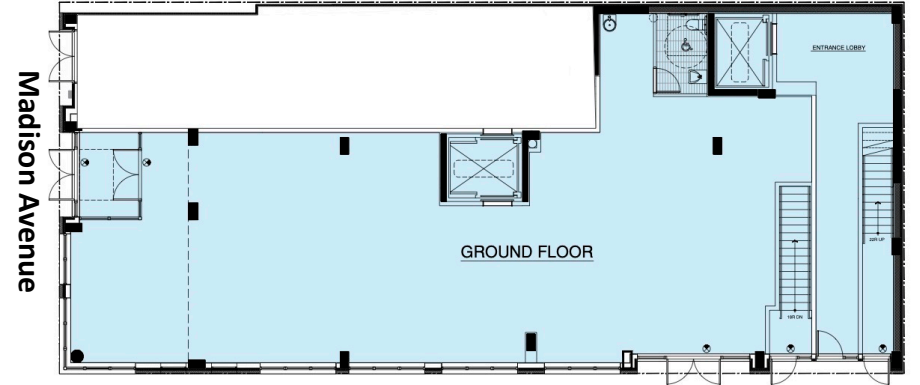
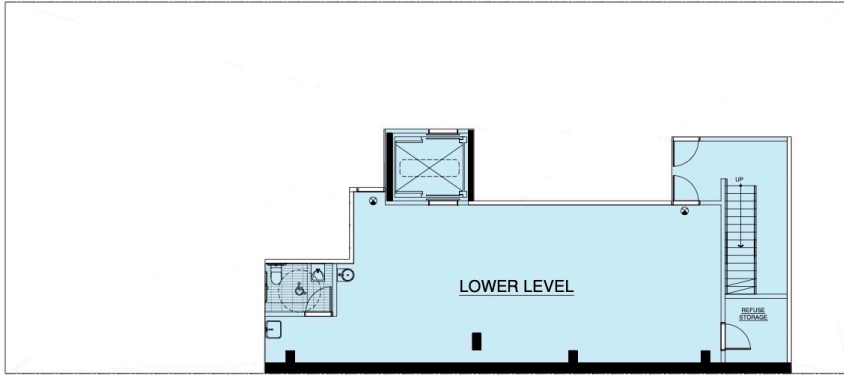
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## OPTION 2 (COMMUNITY FACILITY)



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## NEIGHBORS



Mount  
Sinai  
Hospital



S U C C E S S  
A C A D E M Y  
C H A R T E R  
S C H O O L S



Sunshine  
LEARNING CENTER  
EDUCATION FOR A BRIGHTER TOMORROW



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