

SECOND AVENUE

CORNER OF 96TH STREET UPPER EAST SIDE

Space A: 1.000 SF Ground Floor

800 SF Ground Floor Space B:

FRONTAGE: Space A: 60' Wraparound

Space B: 42' on 96th St

CEILING HEIGHT: 17'

POSSESSION: **Immediate**

ASKING RENT: Upon Request

TRANSPORTATION: **Q 6**

HIGHLIGHTS:

- Formerly Capital One bank
- All uses considered
- Steps from the Second Avenue subway line
- Across the street fom Metropolitan Hospital
- · High foot traffic area in dense residential neighborhood
- · Neighboring tenants include: Dunkin', McDonald's, Perk Coffee, Azure Nails & Spa, Starbucks, Key Food, Madame Bonte Cafe, Go Cups, Merrion Square Pu, Soledad, NYC Health + Hospitals/Metropolitan: ER



furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

SUSHI W ASIAN GOURMET EL TEPEYAC TAQUERIA BARDOLINO PIZZA









EAST 97th ST

CENTERLIGHT





EAST 96th ST





ISOHAMA OLDE CITY CHEESESTEAKS KORALI ESTIATORIO

BREAD N WINE CHINATOWN

THIRD AVE MARKET ALE AHOUSE

ART CENTER CVS

WINE BAR

MILANO

CHASE 🗅

NARUTO RAMEN

92Y

UPTOWN

FOOD LIBERATION

GRISTEDES

pure barre SIENA CAFE

BIRCH

Pain bluemercury

SHAKE SHACK

FedExOffice

DIG





KNITTING



SAN MATTEO MR. WRIGHT WINE BAGELS & MORE LIBERTADOR

DUNKIN'

OOKI SUSHI THE WRITING ROOM Valley RED GRILL MEXICAN



CAFE D'ALSACE G-SHOCK



cîtî bike



GO CUPS MADAME BONTE CAFE

THE MARMARA MANHATTAN

NICK'S PIZZA BURP BOWL CAFE



BUTTERFIELD KITCHEN BLUE MOON DELI THE MILTON (BAR)

CHICKEN INSIDER

3 DECKER TACOS & TEQUILA EASTSIDE CELLARS verizon/

> PARK EAST KOSHER MELLOW YELLOW

ASHOKA

MUGHLAI

RATHBONES (BAR) VIETNAAM

THE GAF (BAR) **SUKI ICHIRO**

SUSHI

CONMIGO

Bareburger

LUIGI'S

GOTHAM PIZZA TACO TODAY

tasti D·lite #CITYMD

HEIDELBERG

FIVE MILE STONE (BAR)

INTERNATIONAL WINGS FACTORY

metro

PINOCCHIO PIO PIO 3 NOODLE FUN

STARBUCKS EASTSIDE GROCERY

BASILIC RESTAURANT NATHAN'S CAFE BAGEL MILL

PHIL HUGHES BAR **NEW SUNNY EAST 88**

NY PAINT & HARDWARE



RIDGENCOD SAVINGS BANK

YORKSHIRE WINE & SPIRITS



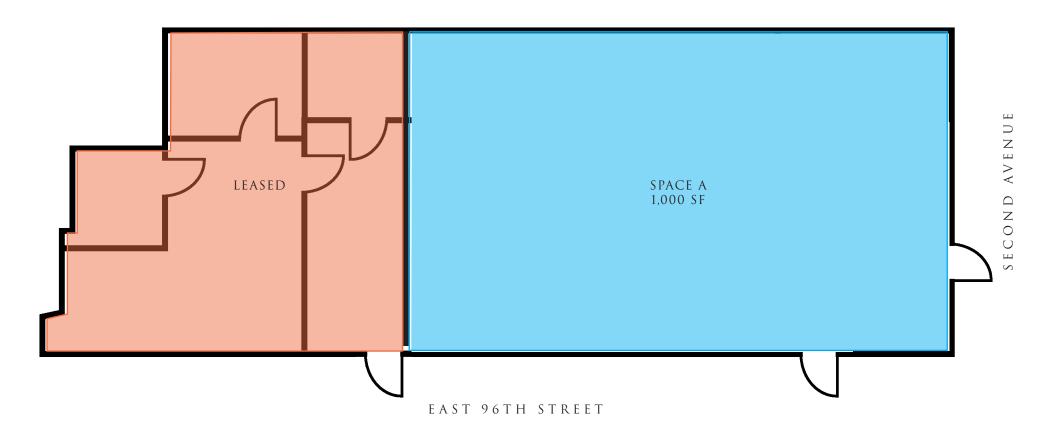




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1865 SECOND AVENUE

FLOOR PLANS





FOR MORE INFORMATION,
PLEASE CONTACT:

MALIK WILLIAMS WELLS

929.260.8080 | Malik@ksrny.com

SAMUEL CHERA

718.614.1731 | SChera@ksrny.com

NATHAN ABALLI

917.915.8763 | NAballi@ksrny.com

