

# 1770

## SECOND AVENUE

UPPER EAST SIDE, NYC

Between East 92<sup>nd</sup> & 93<sup>rd</sup> Streets

RETAIL/RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 2,500 SF  
Second Floor: 2,500 SF

### POSSESSION

Immediate

### ASKING RENT

Ground Floor: \$25,000/Month  
Second Floor: \$12,500/Month

### TERM

Negotiable

### FRONTAGE

30 FT

### COMMENTS

- Full building F&B opportunity in the heart of the Upper East Side
- Floors can be leased together or separately
- Surrounded by residents, schools, and strong retail co-tenancy
- All uses considered

### NEIGHBORS

Speakeasy Burgers • Pizza City • Elis Bakery •  
Kao Thai • Pio Pio • Tinos • Bobafish • Eli Zabbar  
• Chez Nick • NYSC • Key Food • Starbucks

### TRANSPORTATION



### JAMES FAMULARO

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### JORDAN LANGER

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**MERIDIAN**  
RETAIL LEASING

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INTERIOR

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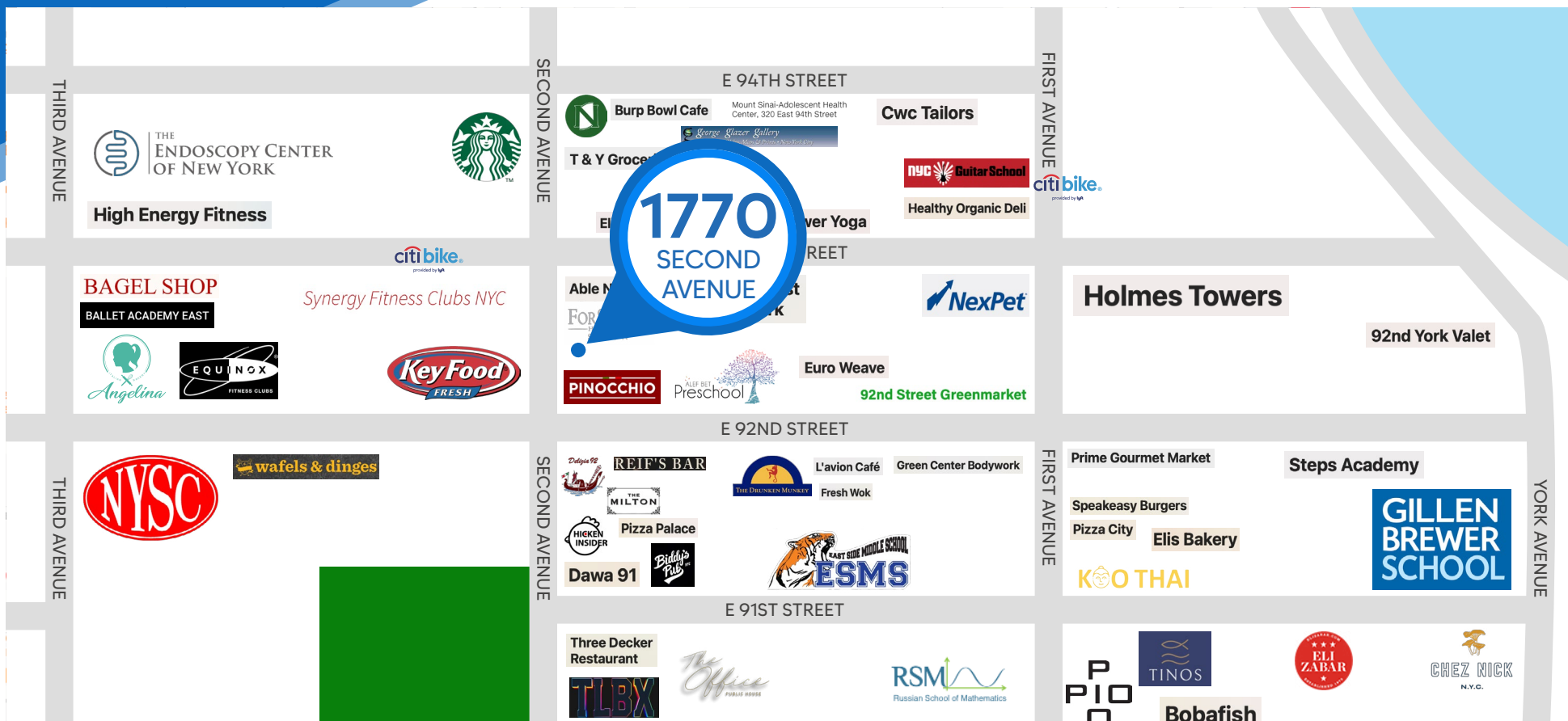
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