

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets

RETAIL PROPERTY FOR LEASE



For more information:

Joshua J. Roth

Senior Vice President of Retail

212.408.0602

jroth@mskyline.com



103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets



OFFERING SUMMARY

| | |
|---------------|-----------------------------|
| Available SF: | +/- 5,635 sf - Ground Floor |
| Frontage: | 45' on Madison Avenue |
| Term: | Long Term |
| Asking Rent: | Upon Request |
| Possession: | April 2026 |

PROPERTY HIGHLIGHTS

- Currently The Henry Sales Gallery
- Ideally situated within the densely populated, high income, Upper East Side near Central Park and Manhattan's premier museums and cultural institutions.
- Ceiling Height 15'
- Within close proximity to the **4 5 6** subway lines
- Neighboring tenants include: James Perse, "E" By Equinox, Starbucks, Vuori, Faherty, Butterfield Market, Zadig & Voltaire, Roller Rabbit, TD Bank, The Westside, Tuckernuck, Swarovski, Varley and Frederic Malle.

For more information:

Joshua J. Roth

Senior Vice President of Retail

212.408.0602

jroth@mskyline.com

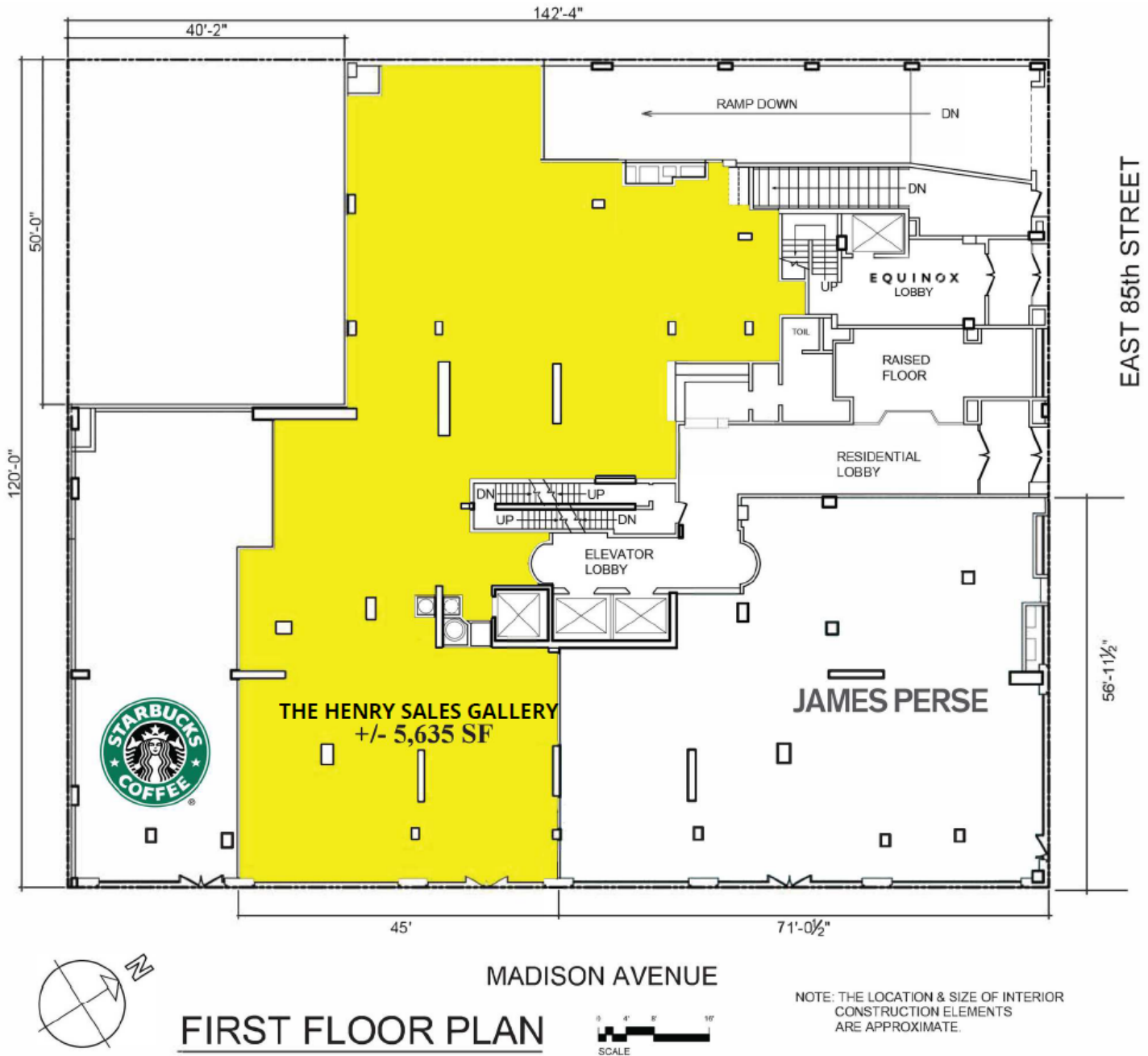


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets



Floorplan is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

For more information:
Joshua J. Roth
Senior Vice President of Retail
212.408.0602
jroth@mskyline.com

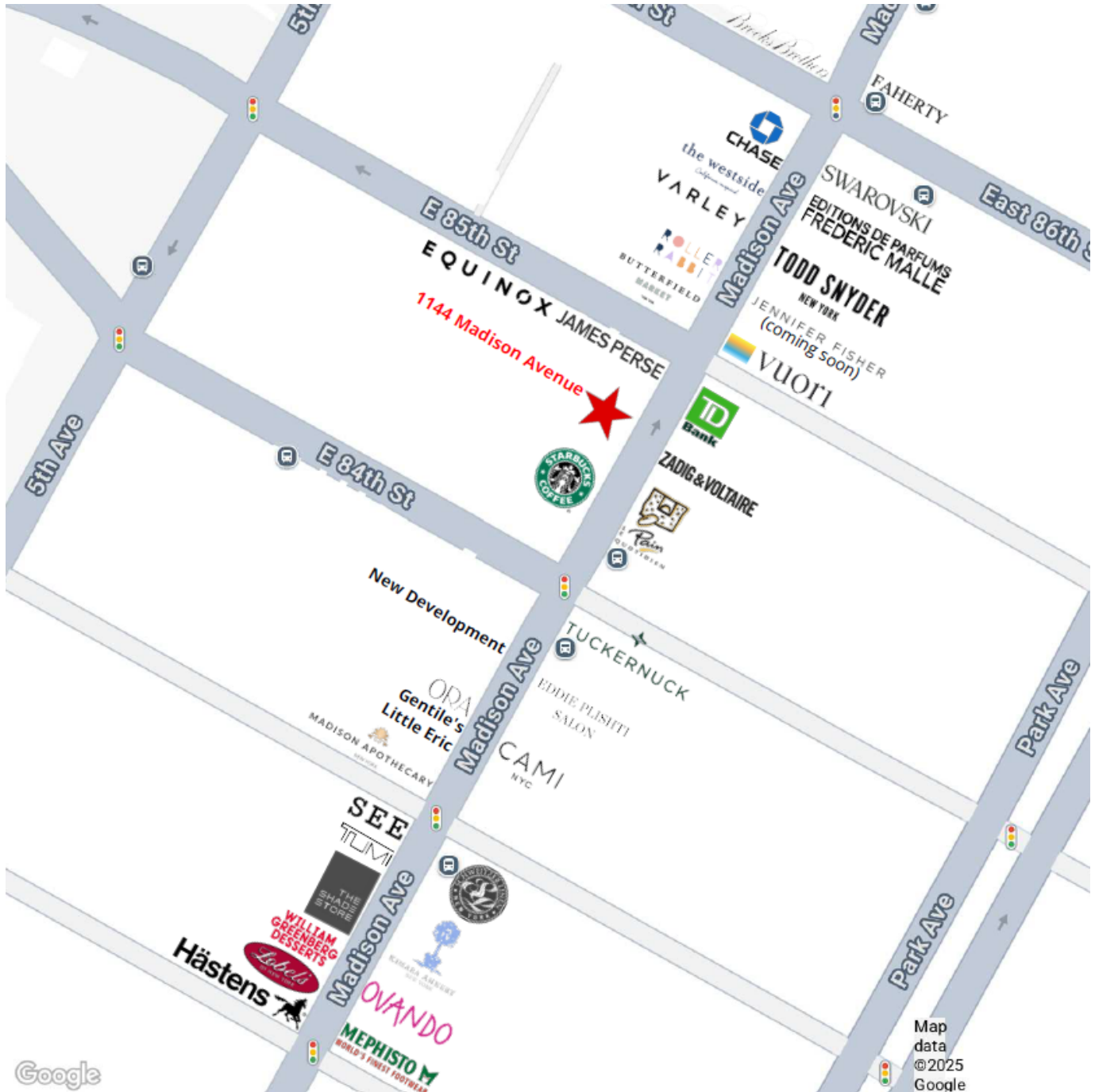


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets



For more information:
Joshua J. Roth
Senior Vice President of Retail
212.408.0602
jroth@mskyline.com

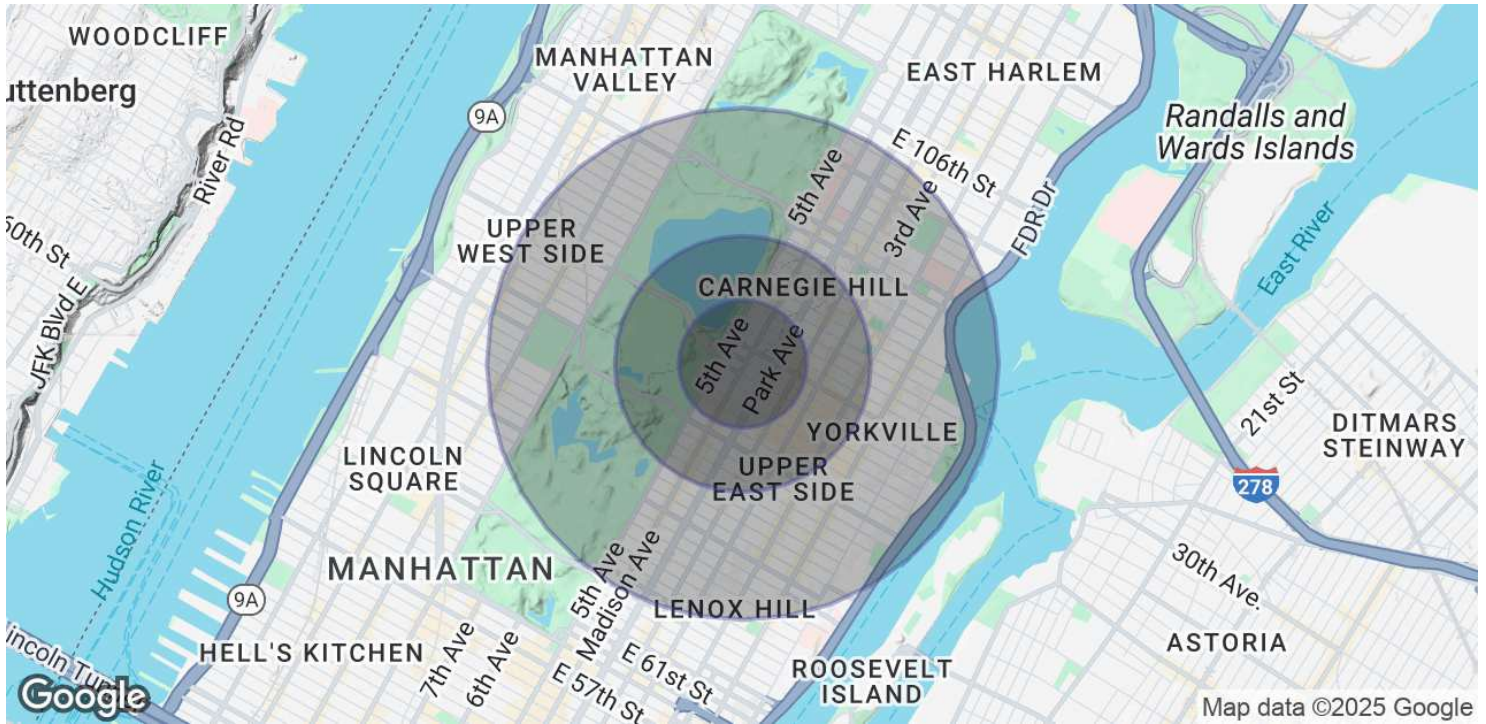


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 15,146 | 45,601 | 212,264 |
| Average Age | 48.2 | 45.2 | 43.6 |
| Average Age (Male) | 48.6 | 45.8 | 43.7 |
| Average Age (Female) | 46.7 | 44.2 | 44.0 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-------------|
| Total Households | 8,769 | 28,310 | 130,884 |
| # of Persons per HH | 1.7 | 1.6 | 1.6 |
| Average HH Income | \$250,093 | \$221,017 | \$181,184 |
| Average House Value | \$2,093,224 | \$1,561,860 | \$1,031,855 |

* Demographic data derived from 2020 ACS - US Census

For more information:

Joshua J. Roth

Senior Vice President of Retail

212.408.0602

jroth@mskyline.com



103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.