

PRIME UPPER EAST SIDE LOCATION – RARE SMALL-SPACE OPPORTUNITY

252 EAST 84TH STREET

335 SF
For Lease

Between Second & Third Avenues
Upper East Side, Manhattan, NY

Contact

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LOCATION

252 East 84th Street
(aka 1615 Second Avenue)
Between Second and Third Avenues

GROUND FLOOR

335 SF

FRONTAGE

Approx 10 ft

CEILING HEIGHT

13 ft 9 in slab to slab

POSSESSION

1/1/2026

UTILITIES

Direct meter

LEASE TERM

Negotiable

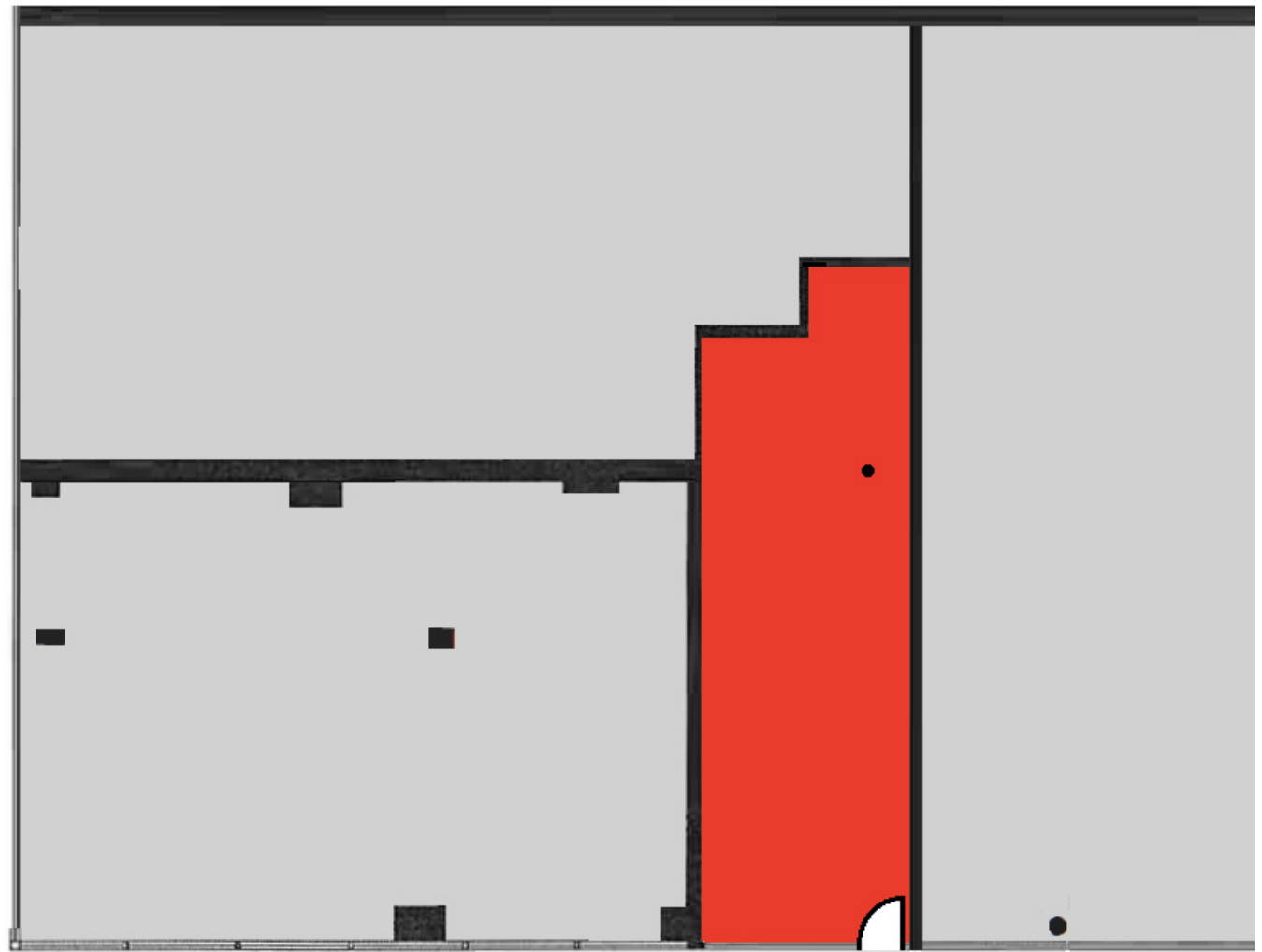
NEIGHBORS

Green Kitchen, Hummus Kitchen, FedEx, Dunkin Donuts,
Subway, Van Leeuwen and Pura Vida

COMMENTS

- Currently "Cho's Happy Tayloring & Cleaners"
- Numerous new residential buildings recently completed or under construction nearby
- Entrance to 86th Street Q subway across the street and close to the Lexington 86th Street Q subway station and the Lexington Avenue 4, 5, 6 express subway stop

Second Avenue



East 84th Street

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