



Entire Retail / Office Building For Lease

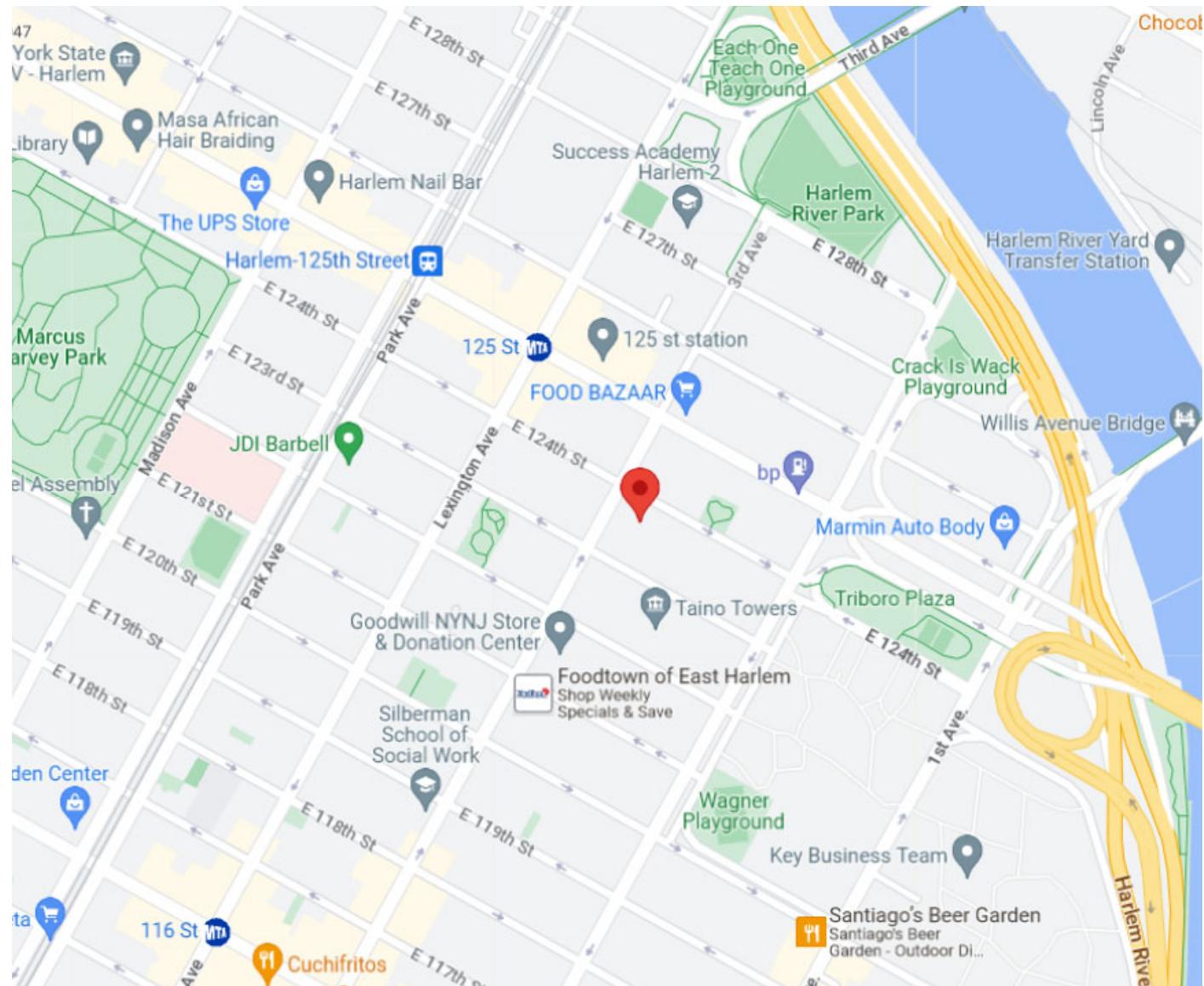
**2277 Third Avenue
New York, NY 10035**



For more information, please contact:
Anthony Gagliano (917) 446-4400 Rudolph Demasi (914) 391-1949

Total of 7,500 SF (5,000 SF Above Grade) 25' Frontage on Third Avenue between 123rd & 124th Streets

- 2,500 SF Ground Floor Retail comes with Full Basement
- Separate Street Entrance for Upper Levels - Will Divide
- 1,500 SF 2nd Floor Retail/Office
- 1,000 SF 3rd Floor Retail/Office
- Recently Re-constructed due to fire
- All New Whitebox, Landlord will build to suit
- High Visibility Frontage – Facing Third Avenue
- Heavy Foot traffic location in rapidly developing area
- Several high-rise developments in immediate vicinity recently completed & currently under construction
- Many Legal Uses Permitted including: Retail, Office, Medical, School, Fitness, Non-profit, Etc.

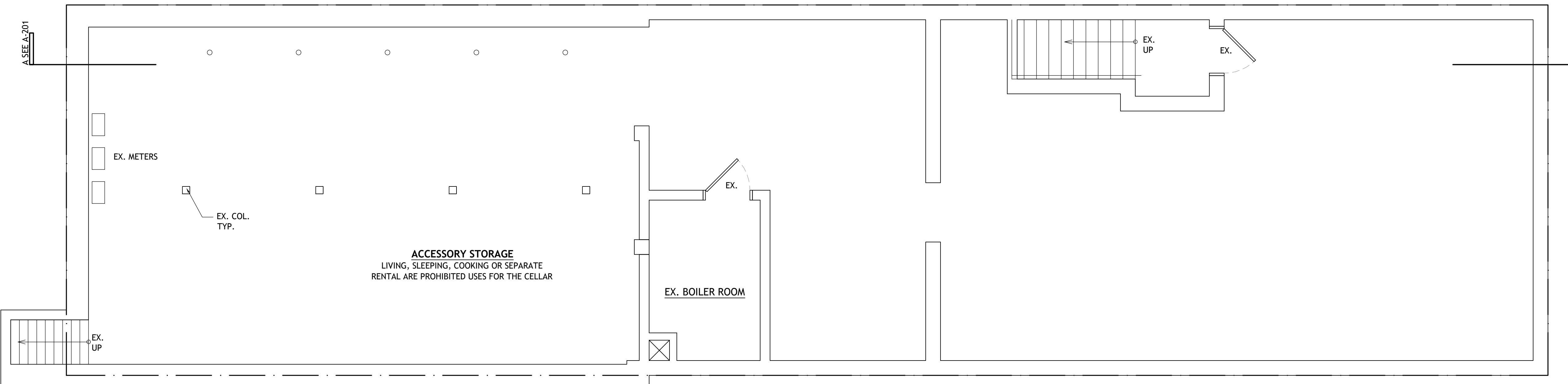


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1 CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND:

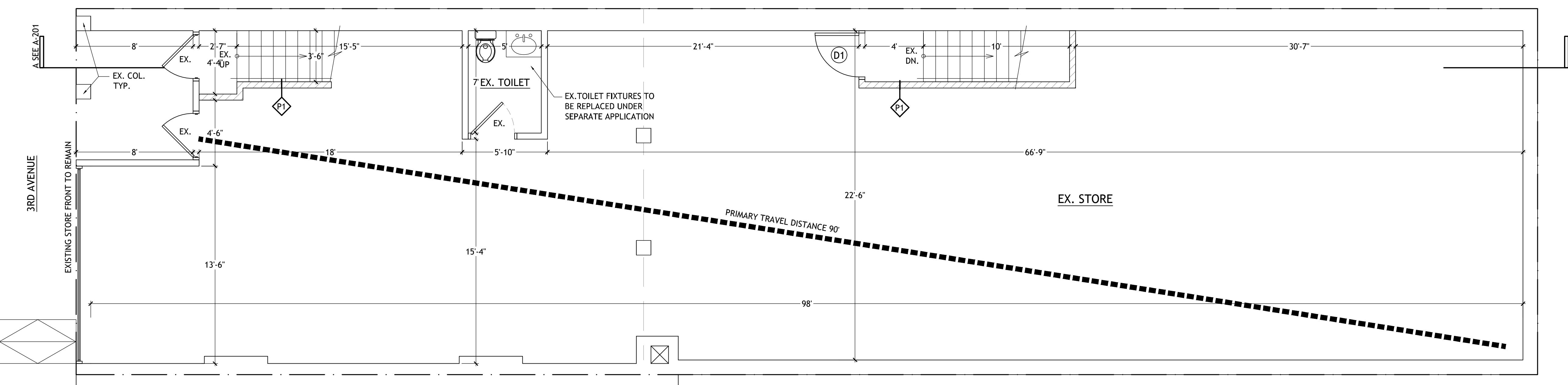
EXISTING WALL

NEW INTERIOR 2 HR RATED NON-BEARING WALL - SEE P1

P. GEORGOPoulos
ARCHITECT PC

33-12 FRANCIS LEWIS BLVD
FLUSHING, NEW YORK 11358
TEL (718) 359-5577 FAX (718) 359-1411
PGARCHITECT@VERIZON.NET

PROJECT:
2277 3rd AVENUE
NEW YORK, NY 10035



2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXIT LOAD CAPACITY ANALYSIS AS PER TABLE 6-2 & TABLE 8-1 (UNSPLINKERED BUILDING)

FLOOR	USE	CAP PER 22' U OF W STAIR	ACTUAL DOOR W.	ACTUAL STAIR W.	MAX STAIR C.	MAX DOOR C.	MAXIMUM CAPACITY	ACTUAL CAPACITY	MAX TRAVEL DISTANCE PRIMARY	ACT TRAVEL DISTANCE PRIMARY	MAX TRAVEL DISTANCE SECONDARY	ACT TRAVEL DISTANCE SECONDARY
1st FLOOR	C	60P	50 P		(1)36' 1.5 U	-	75 P	75 P	15 P	100'	-	90'
2nd FLOOR	B	60P	50 P	(1)42' 2 U	(1)36' 1.5 U	120 P	75 P	75 P	10 P	80'	-	37'
3RD FLOOR	B	60P	50 P	(1)42' 2 U	(1)36' 1.5 U	120 P	75 P	75 P	10 P	80'	-	90'

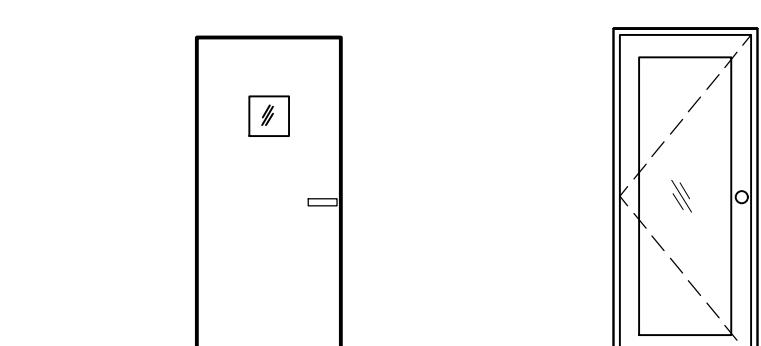
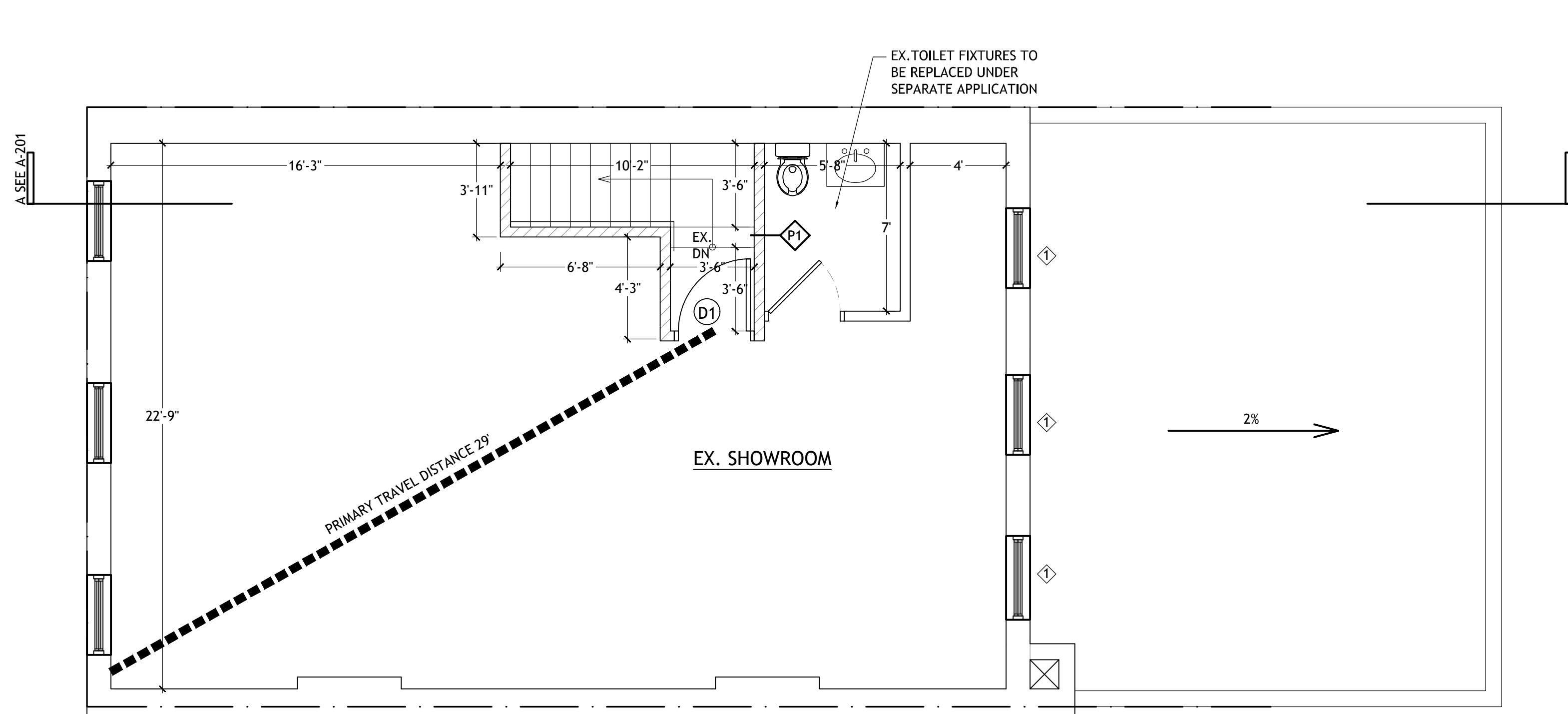
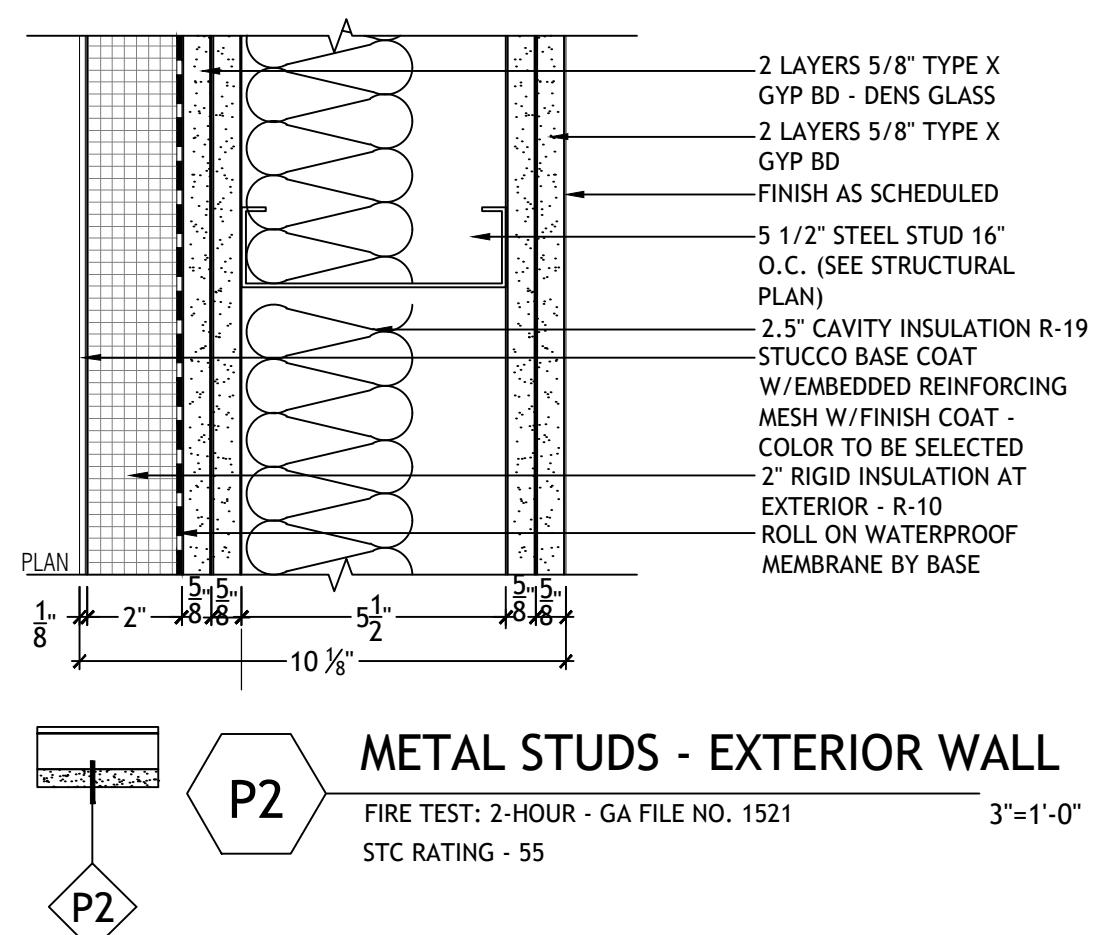
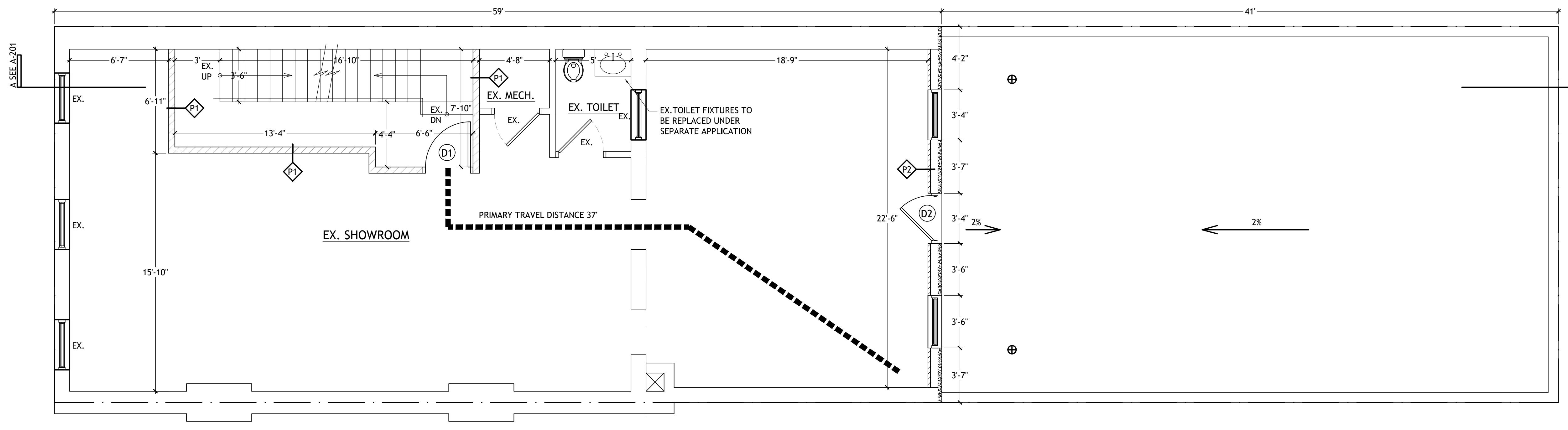
ISSUED FOR DATE
1 MINOR CHANGE TO PLAN 3/25/23
REVISIONS DATE
DRAWING TITLE:
PROPOSED FLOOR PLANS

SEAL OF THE STATE OF NEW YORK
P. GEORGOPoulos
ARCHITECT PC
DATE: 2/15/23
PROJ. NO: 23-130
OWN BY: AS
CHK BY: VG
FILING NO: 84480
EXAMINER STAMP AND SIGNATURE:

A-101.01

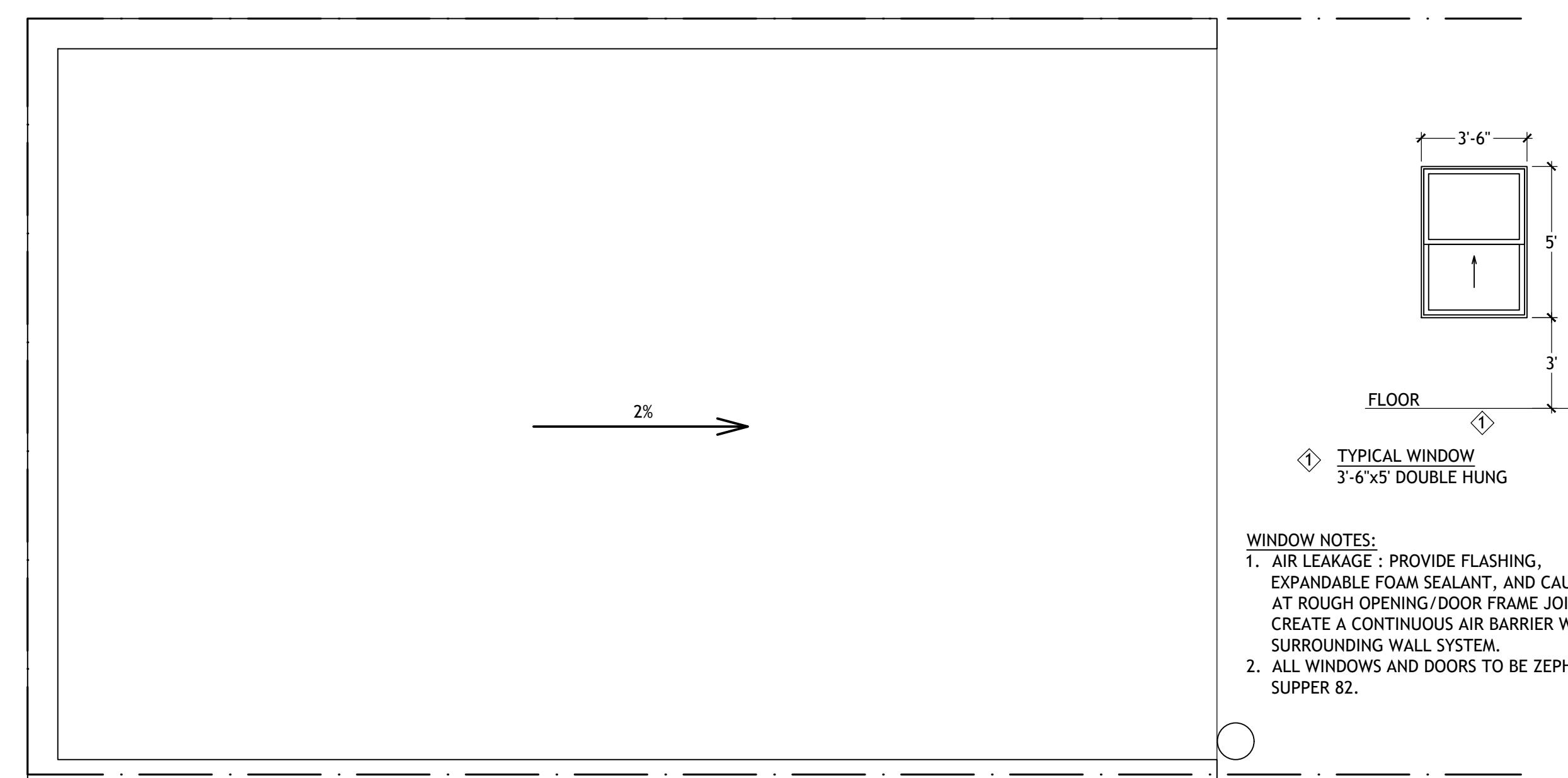
DOB STICKER:

M00825521-S1



STAIRWELL EXIT DOORS
3'-0" x 6'-8" x 1 3/4" H.M. DR &
FRAME SMOKE DOOR W/ 10" x
10" WIRE GLASS, 1 1/2" HR FPSC
DOOR, PASSAGE LATCH
HARDWARE ONLY - NO LOCK.

EXTERIOR DOOR
3'-0" x 6'-8" ALUMINUM AND
SAFETY GLASS DOOR - DOUBLE
INSULATED. SEE TABLE DOUBLE
ENERGY SPECIFICATIONS.



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**2277 3rd AVENUE NEW
YORK, NY 10035**

#	ISSUED FOR	DATE
1	MINOR CHANGE TO PLAN	3/25/23
#	REVISIONS	DATE
DRAWING TITLE:		
PROPOSED FLOOR PLAN & DETAILS		
WINDOW NOTES:		
1. AIR LEAKAGE : PROVIDE FLASHING, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/DOOR FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.		
2. ALL WINDOWS AND DOORS TO BE ZEPHYR SUPPER 82.		
SEAL OF STATE OF NEW YORK P. GEORGOPoulos PROF. ENGR. & ARCHITECT 84480 DATE : 2/15/23 PROJ. NO : 23-130 OWN BY : AS CHK BY : VG FILING NO : A-102.01		

EXAMINER STAMP AND SIGNATURE :

WINDOW SCHEDULE:

DESCRIPTION	CODE SECTION	PROP DESIGN VALUE	CODE VALUE
U FACTOR - WINDOW OPERABLE	TABLE A8.2	.25	.90
SHGC - WINDOW OPERABLE	TABLE A8.2	.21	.68
VT - WINDOW OPERABLE	TABLE A8.2	.34	.66
U FACTOR - WINDOW FIXED	TABLE A8.2	.26	.90
SHGC - WINDOW FIXED	TABLE A8.2	.33	.68
VT - WINDOW FIXED	TABLE A8.2	.56	.66
U FACTOR - DOOR	TABLE A8.2	.25	.90
SHGC - DOOR	TABLE A8.2	.21	.68
VT - DOOR	TABLE A8.2	.34	.66
AIR INFILTRATION RATES - WINDOW AND DOOR	5.4.3.2	.01 CFM/SF ²	MAXIMUM RATE .20 CFM/SF ²

DOB STICKER :
M00825521-S1

ROOF PLAN
SCALE: 1/4" = 1'-0"