

**Total of 7,500 SF:**  
**. 2,500 Basement**  
**. 2,500 Ground**  
**. 1,500 2nd Level**  
**. 1,000 3rd Level**  
**. Will Divide**



**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.



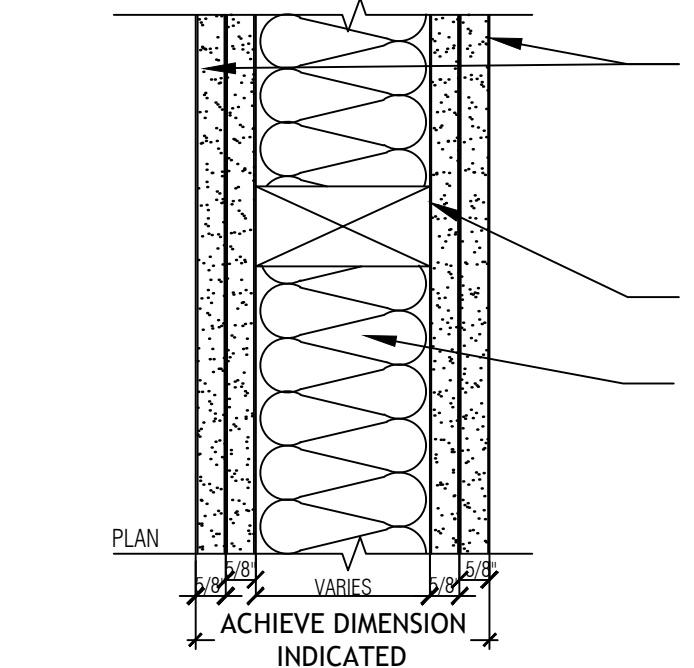
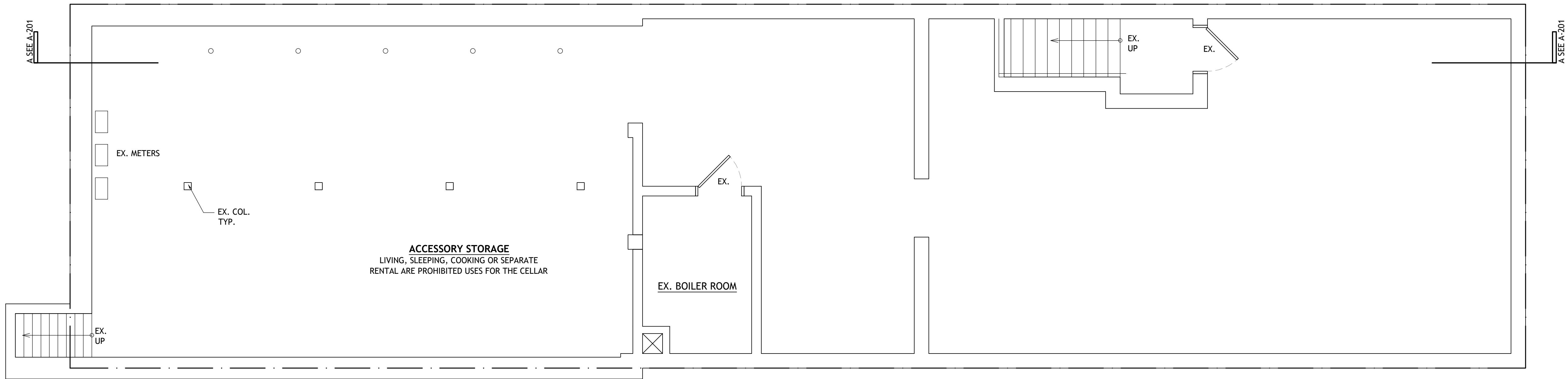
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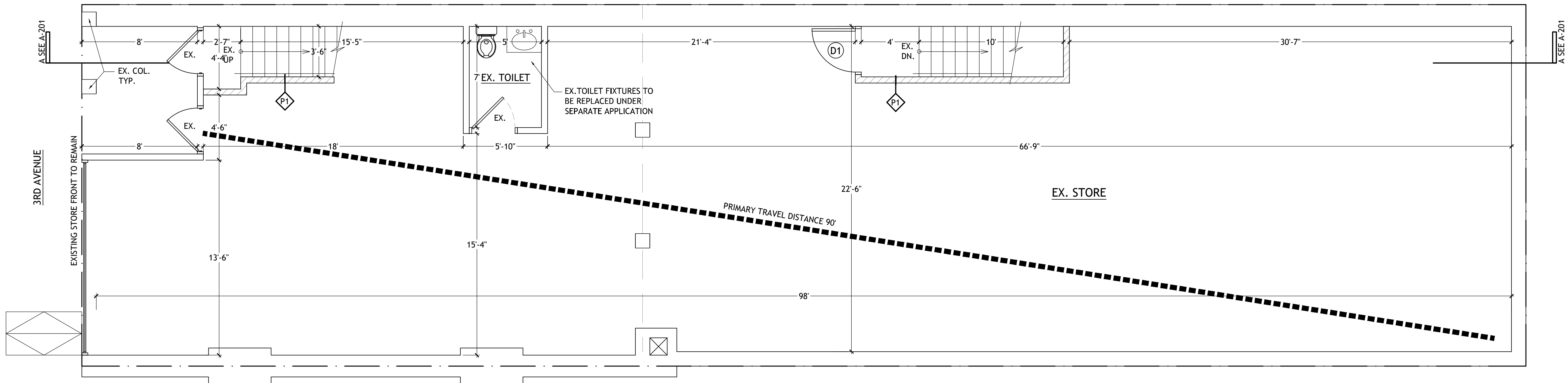
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**P1** GYP BD, WOOD STUDS  
FIRE TEST: 2-HOUR - GA FILE NO. 1521  
3"=1'-0"

**1** CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- LEGEND:**
- EXISTING WALL
  - NEW INTERIOR 2 HR RATED NON-BEARING WALL - SEE P1



**2** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"


EXIT LOAD CAPACITY ANALYSIS AS PER TABLE 6-2 & TABLE 8-1 (UNSPRINKLERED BUILDING)												
FLOOR	USE	CAP PER 22" U OF W STAIR		ACTUAL STAIR W.	ACTUAL DOOR W.	MAX STAIR C.	MAX DOOR C.	MAXIMUM CAPACITY	ACTUAL CAPACITY	MAX TRAVEL DISTANCE		ACT TRAVEL DISTANCE
			DOOR							PRIMARY	SECONDARY	PRIMARY
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'

**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**

#	ISSUED FOR	DATE
1	MINOR CHANGE TO PLAN	3/25/23
#	REVISIONS	DATE

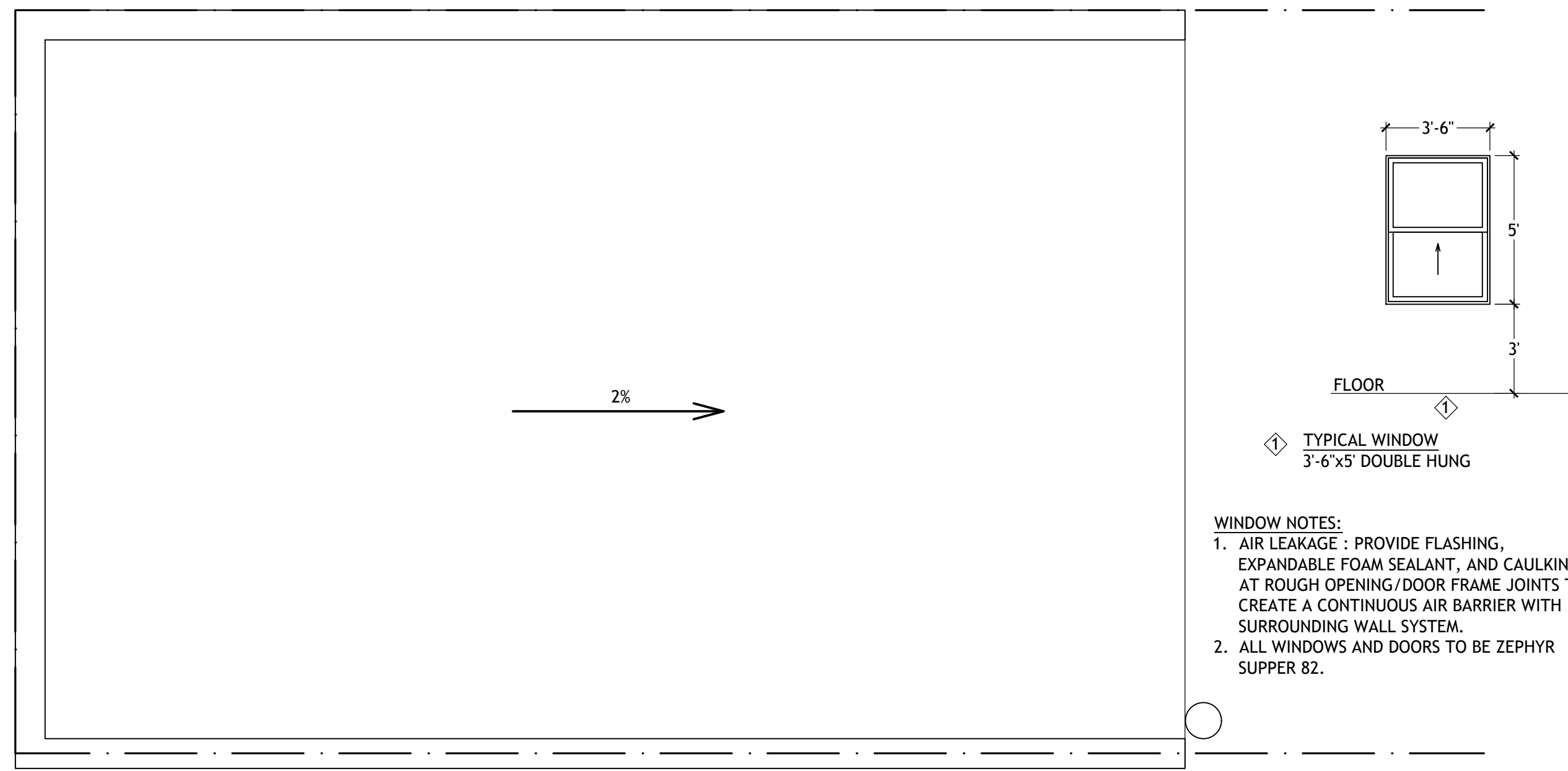
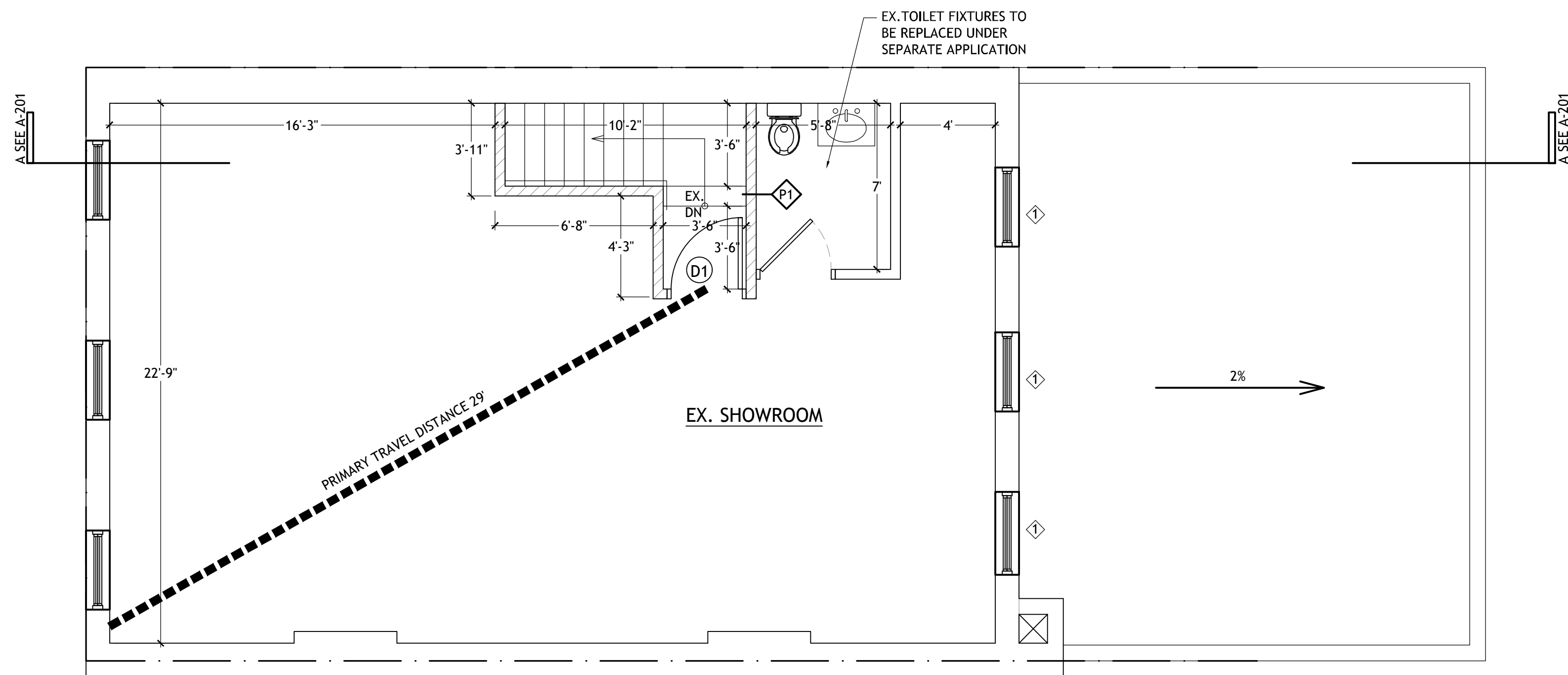
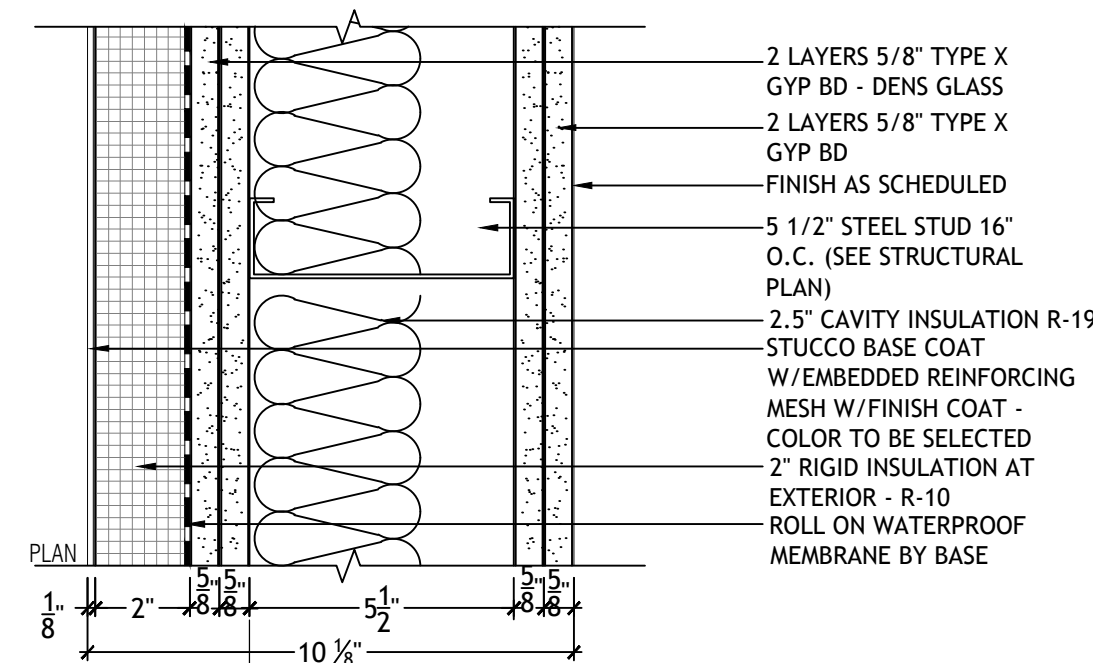
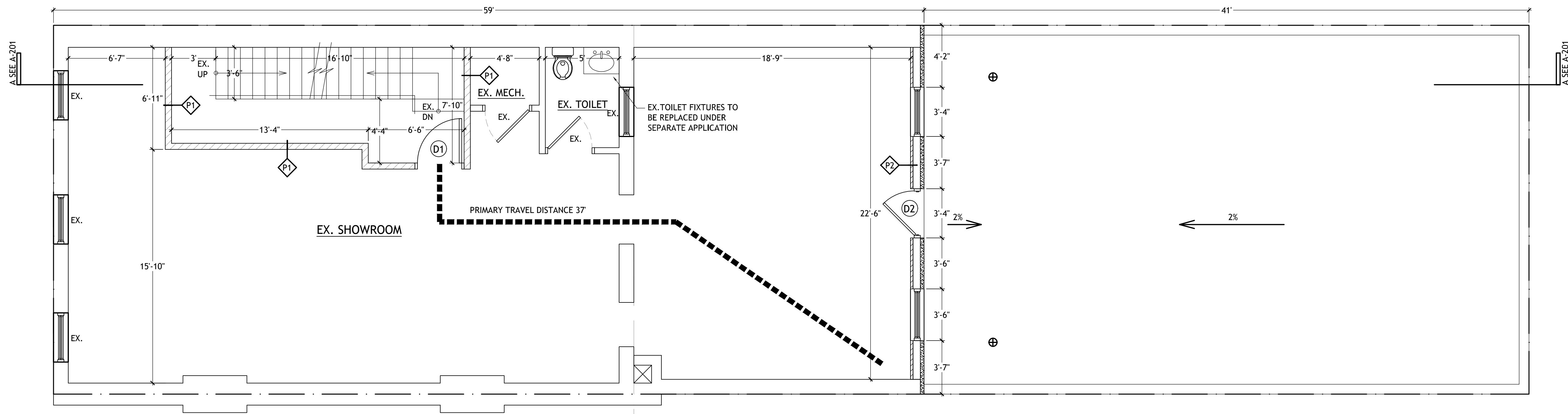
DRAWING TITLE:  
**PROPOSED FLOOR PLANS**

SEAL & SIGNATURE:  DATE: 2/15/23  
PROJ. NO: 23-130  
OWN BY: AS  
CHK BY: VG  
DWG NO: **A-101.01**

EXAMINER STAMP AND SIGNATURE:

DOB STICKER:

**M00825521-S1**



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 <sup>2</sup>	MAXIMUM RATE .20 CFM/SF <sup>2</sup>

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PROJECT:  
**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**

SEAL & SIGNATURE  
P. GEORGOPOULOS  
DATE: 2/15/23  
PROJ. NO: 23-130  
OWN BY: AS  
CHK BY: VG  
DWG NO: **A-102.01**

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