



1035 THIRD AVENUE

Between East 61st & 62nd Streets

LENOX HILL
OFFICE/MEDICAL SPACE
1,949 USF / 2,785 RSF

VICINITY OF SEVERAL
EAST SIDE HOSPITAL CAMPUSES









Available

Suite 202: 1,949 usf / 2,785 rsf

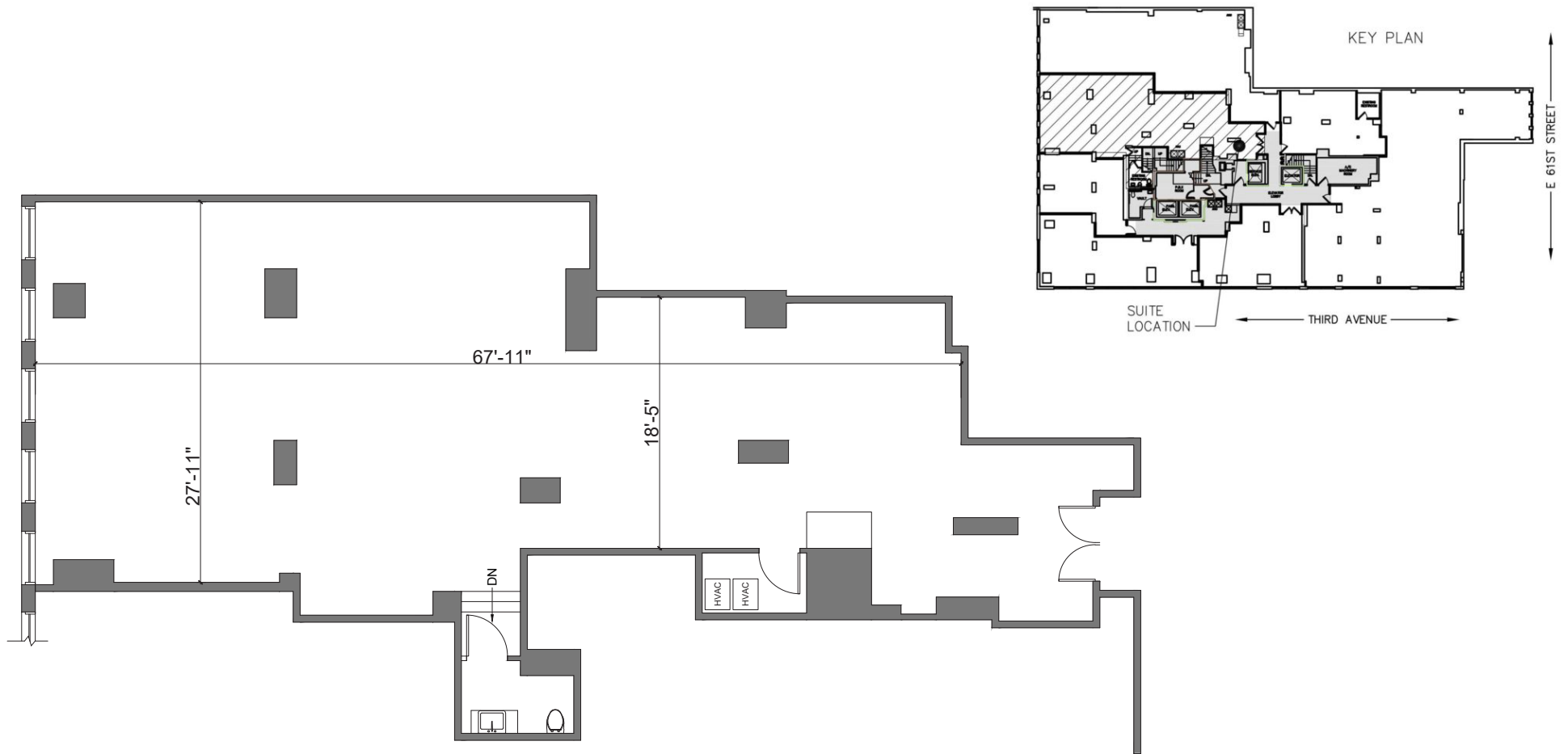
Possession: Immediate

Rent: Upon request

Comments

- Currently in white box condition - space fronts East 62nd Street
- Two minute walk from Lexington Ave/63rd St   - train station; and three minute walk from       -trains at Lexington Ave/59th St
- One block from major hospital campuses — Rockefeller University, New-York Presbyterian/Weill Cornell Medical, Hospital for Special Surgery
- Area tenants offer a great mix of eatery, shopping, services, and lifestyle options including Bloomingdale's, Saks OFF 5TH, Morton Williams Market, Starbucks, Bond Vet, Le Petit Parisien, Pup Studio, Third Ave Apothecary, Cinema 123 by Angelika, Nuts Factory, Black Press Coffee, Pro-Pro Nail & Spa III, Chase Bank, TD Bank, Starbucks, AT&T, Duane Reade, CRUNCH Fitness, Madison Reed, Solidcore,



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Existing Conditions



Area Retail - Third Avenue Corridor

67th St	 CITYMD JANIE AND JACK	 vineyard vines just salad BEDFORD FALLS PADDOCK feeding
66th St	Aesop. [solidcore] BONDI SUSHI MADISON REED credo alo thierry rabotin yogc	J.Jill MADAME BONITE DR athletica lululemon
65th St	intimissimi Italian lingerie WORKSHOPE MANITINA CANDIDACY TD Bank STARBUCKS COFFEE	
64th St	ANITA SHAPOLSKY GALLERY CHASE MEDRITE URGENT CARE	at&t citi
63rd St	Pro-Pro Nail & Spa III MASTERPIECE DIGS amour de har Daniel's Coffee & More J's Cleaners MORTON WILLIAMS THE MEAT MARKET	Craft Cleaners Manhattan Wine Xchange Learning Express MANHATTAN COFFEE ORTHODONTICS STARBUCKS COFFEE FLEET FEET NEW YORK CITY BLACK PRESS COFFEE
62nd St		Lenox OB/GYN NAILS & SPA
61st St	NUTS PRODUCE MEPHISTO J's Cleaners	1035 Third Avenue BondVet La Petit Parisien pipstudio ELEGANT Barber
60th St	CHLOE'S SUE CHAI	ALLOTTEGARY GROUP VAURA BLINDS TO GO
59th St	bloomingdale's TEMPUR-PEDIC Bank of America Futong WELLS FARGO	Quasar Taverna CINEMA 1-2-3 BY AMERICA MADONNA Co Clarks RAON
58th St	B&B ORNARE Little Italy PIZZA GRUBER Dan Jones M WELLS FARGO	SAMUEL & SONS SO FINE DECORATION & DESIGN BUILDING JENSEN-LEWIS BRIDE & BLOSSOM sootvo DESIGN WITHIN REACH MATTRESS FIRM
57th St	crush BASSANO	



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