

1295 THIRD AVENUE

Upper East Side | Between East 74th & 75th Street



 PREMIER
LEASING

SPACE DETAILS

AVAILABILITY Immediate

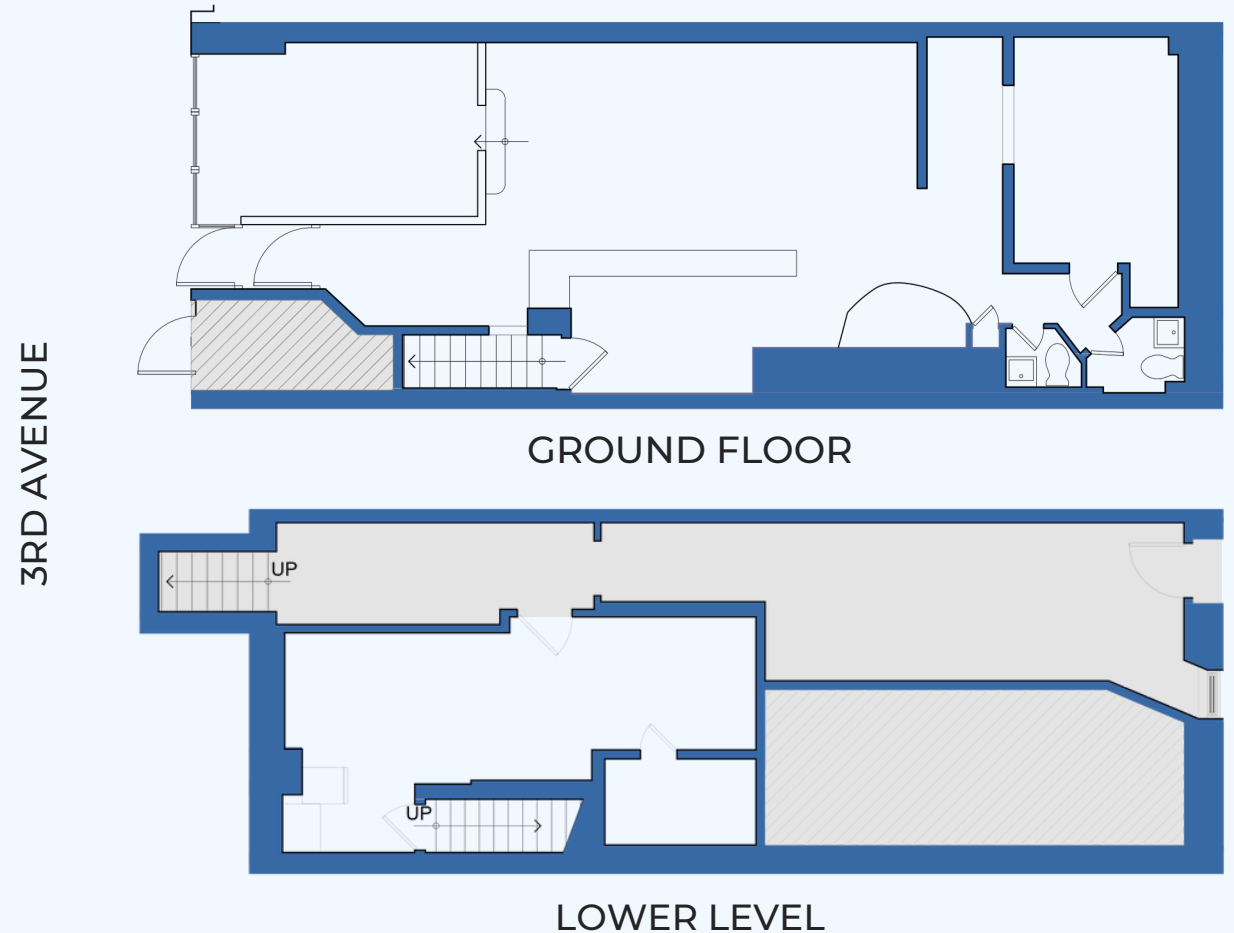
SPACE FEATURES

- Prep Kitchen built. Lower level one walk-in fridge, two new precipitators and ducting
- Landlord is open to most uses
- This retail space is adjacent to the iconic JG Melon & newly leased to Chococo next door
- Surrounded by a surge of new luxury developments—including The 74 Residences, 200 East 75th Street, 200 East 83rd Street, and new rental developments along 2nd Ave—1293 3rd Ave benefits from a growing high-income residential base, boosting foot traffic and retail demand in this prime Upper East Side location.
- Northwell is opening a 15 - Story 200,000 SF facility on Third Avenue between 76th and 77th Street and will serve as an outpatient complex with a focus on cancer treatment, as well as cardiac care, neuroscience program imaging, and sleep study center

NEIGHBORS

Blank Street, Breads Bakery, Van Leeuwen Ice Cream, Wells Fargo, Paper Source, Tang's Garden, Andrea Carrano, Andrade Shoe Repair, Tanjore, Art Gallery, JG Melon, Francesca's, Citarella, Bluemercury, EJ's Luncheonette, Nuts Factory, 2nd Street, Seamore's UES, Shoe Inn, HSBC, Tailor, Brooklyn Robot Foundry, Nail Salon, RZAHVR, Lenwich, Picasso Nail, Amado On Third, NYC Frames, Framebridge, JustFood ForDogs, O.G. Nails & Spa, YogaWorks, Eneslow Shoes & Orthotics, Giogalli, Chococo, Nordstrom Local, Papyrus, Journelle, Leonard Opticians, Issa Nail, Citibank, TD Bank, Glowbar, Europtical, Sprint, Anthropologie, Dallas BBQ, Houston Hall, Joe & The Juice. Tend Dental

SIZE		CEILING HEIGHTS		FRONTAGE
GROUND FLOOR	1,026 sf	GROUND FLOOR	Apprx. 11 ft	Apprx. 16 ft
LOWER LEVEL	500 sf	LOWER LEVEL	Apprx. 8 ft	



SHOE INN
HSBC
TAILOR
BROOKLYN ROBOT FOUNDRY
NAIL SALON
RZAHVR
LENWICH

TANG'S GARDEN
ANDREA CARRANO
PICASSO NAIL
ANDRADE
AMADO ON THIRD
NYC FRAMES
tend
JOE & THE JUICE

WELLS FARGO
PAPER SOURCE
BREADS BAKERY
NUTS FACTORY

BLANK STREET
2nd STREET
SEAMORE'S
VanLeeuwen

journalle
LEONARD OPTICIANS
ISSA NAIL

citibank

TD Bank

GLOWBAR

ANTHROPOLOGIE

A Northwell Health*

FRAMEBRIDGE

JustFood
ForDogs.

GO NAILS & SPA

yogaworks

ENESLOW
SHOES & OPTIMICS

Estrella

FRESH FROM THE SOURCE SINCE 1912
bluemercury

B 200 E 75th St

C THE 74 BY ELAD GROUP

1295 3rd Ave

chochoco

JG Melon
Est. 1972

NORDSTROM
LOCAL

EJ's

DALLAS
BBQ
MESQUITE CHICKEN & STEAKS

MORISON WILLIAMS
THE FRESH MARKET PLACE

o o
eurooptica

TOY STORE

Sprint

E 77TH ST

E 76TH ST

E 75TH ST

E 74TH ST

E 73RD ST

E 72ND ST

E 71ST ST

THIRD AVE

NEW DEVELOPMENTS

A Northwell Health*
Victoria and Lloyd Goldman
Health Care Pavilion

B 200 EAST 75TH STREET
Luxury Condos

C THE 74 BY ELAD GROUP
201 East 74th Street
Luxury Condos



Breads Bakery



JG Melon



Blank Street

NEIGHBORHOOD MAP

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PREMIER LEASING

DAVID JACOBI
P: (212) 421-3634 | M: (917) 992-9215
david@premierequities.com



NORTHWELL VICTORIA AND LLOYD GOLDMAN
HEALTH CARE PAVILION



200 EAST 75TH STREET BUILT BY EJS REAL ESTATE

PRIME NEW BUILDINGS INCLUDING



THE 74 BY ELAD GROUP

FOR MORE INFORMATION CONTACT:

DAVID JACOBI

P 212 421 3634

M 917 992 9215

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