

# EXCELLENT FIRST AVENUE RETAIL OPPORTUNITY ON THE UPPER EAST SIDE

AT THE SOUTHEAST CORNER OF EAST 67TH STREET



#### 1240 FIRST AVENUE AT EAST $67^{\text{TH}}$ STREET

#### **SPACE SPECS**

AVAILABILITY	Ground Floor:	3,420 SF
	Total Available:	3,420 SF*
	* Ability to lease up to 32,741 SF across the Ground, Second and two Lower Levels	
FRONTAGE	72 Feet On First Avenue 45 Feet On East 67th Street	
LEASE TYPE	Direct	
ASKING RENT	Upon Request	
POSSESSION	Arranged	

# HIGHLIGHTS

- Excellent Upper East Side corner opportunity with over 115 feet of wraparound frontage on First Avenue and East 67th Street
- At the base of a 31-story, 125unit luxury residential tower, recently constructed in 2010
- Corner exposure across from Memorial Sloan Kettering Hospital and NY-Presbyterian

- All-glass facade with double door entry on First Avenue
- Most non-vented uses considered
- Formerly TD Bank
- Up to 32,741 SF can be made available on the Ground Floor, Second Floor and two Lower Levels with vertical transportation in place







# **FLOOR PLANS** 1240 FIRST AVENUE AT EAST 67<sup>TH</sup> STREET







Optional to combine 806 SF on the Ground Floor with the Second Floor and two Lower Levels.

Currently built out as professional space and meeting facilities with vertical transportation and a dedicated entrance on East 67th Street.



SECOND FLOOR Size: 13,790 SF



LOWER LEVEL 1 Size: 7,040 SF LOWER LEVEL 2 Size: 7,685 SF

Ceiling Height: 12 FT 8 IN

Ceiling Height: 13 FT 6 IN

Ceiling Height: 14 FT 6 IN



FOR MORE INFORMATION, PLEASE CONTACT:

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