

# 1480 Second Avenue

Retail Space For Lease

Upper East Side - New York, NY 10075



Retail Leasing



**Location:** NE Corner of E. 77th St

**Ground Floor:** 1,751 SF (approx.)

**Lower Level:** 954 SF (approx.)

**Ceiling Heights:** 10'5" ground floor (approx.)  
11'4" lower level (approx.)

**Retail Frontage:** 37'5" on 2nd Avenue  
61'5" on 77th Street

**Projected Delivery:** 3Q 2009

**Rent:** \$160 PSF

## TRANSPORTATION

**6** just 2 blocks away at 77th St Stop  
28,500 avg. daily subway transfers (10.4 million annually)

## NEIGHBORING TENANTS

TD Bank, Le Pain Quotidien, Starbucks, Lenny's, Gristedes, Brother Jimmy's BBQ, Pinkberry, H&H Bagels, Jeffrey Stein Salon, Equinox, Capital 1 Bank, Threads by Pottery Barn, Rite Aid, Duane Reade, T-Mobile, Verizon Wireless

## FEATURES

- New construction, offering high visibility with 100 ft of frontage on one of the busiest corners on the UES.
- The lower level boasts high ceilings with retail use permitted.
- 60,000 residents within a 1/2 mile with an estimated median household income at \$90,000.

## For Further Information, Please Contact Exclusive Leasing Team:

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**CPEX Real Estate | 350 Livingston St, 1st Fl, Brooklyn, NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822**

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

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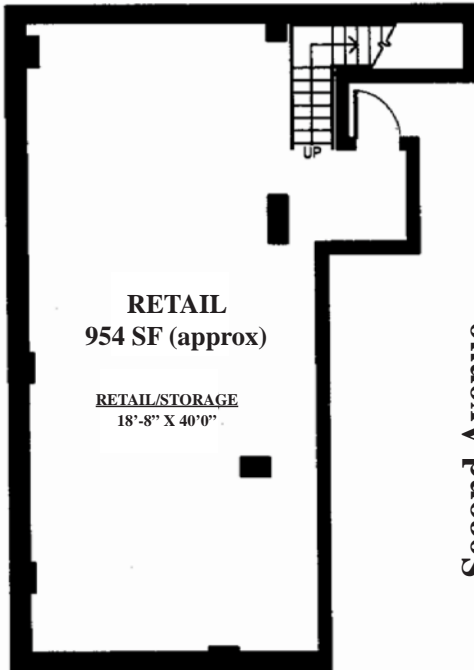
New York, NY 10075 - Upper East Side

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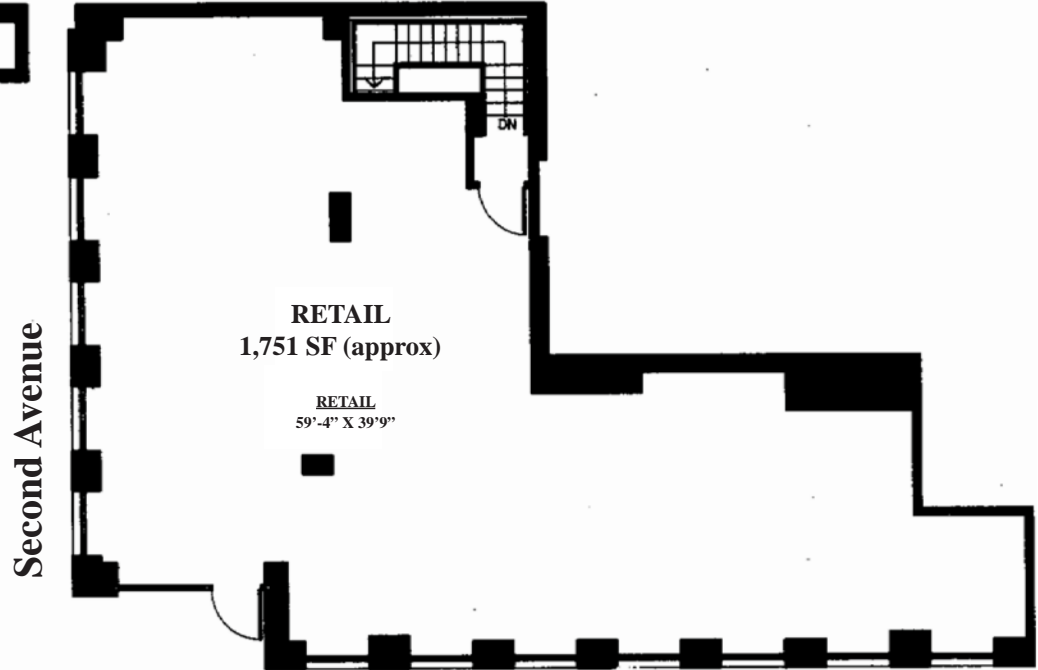


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## Lower Level



## Ground Floor



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