

LEVIATHAN

1602 FIRST AVENUE

at the corner of
East 83rd Street & First Avenue

CORNER RETAIL / RESTAURANT

Upper East Side New York

FOR LEASE

Rendering



Corner of East 83rd Street & First Avenue

Available for the first time in 38 years

THE OPPORTUNITY

CORNER RETAIL ON FIRST AVENUE

Corner retail at E 83rd St and First Ave on the Upper East Side, surrounded by restaurants, cafés and a dense residential base. The corner sits right on the commuters' route to the 2nd Ave Q line.

Ideal for retail or restaurant, and open to all uses.

3,150 SF

Total: **2,000** ground + **1,150** lower level

95 FT

Wraparound frontage

11'3"

Ceiling height

Immediate

Possession

THE DETAILS

SPACE & TERMS

LOCATION
Corner of E 83rd St & First Avenue

GROUND FLOOR
2,000 SF

LOWER LEVEL
1,150 SF

TOTAL
3,150 SF

FRONTAGE
95 FT wraparound

CEILING
11'3"

CONDITION
Upgrade planned

VENTING
Can be vented

TERM
Negotiable

ASKING
Upon request

POSSESSION
Immediate

BEST FOR
Retail / Restaurant



ORIGINAL PHOTOS








THE VISION

RENDERINGS

Outdoor seating · Branding opportunity · Open to all uses · First time available in 38 years








LEVIATHAN



ON THE ROUTE TO THE 2ND AVE Q

196K	$156K	$262K	8.4M
Upper East Side residents	median household income	average household income	yearly riders at 86 St–2 Av

TRANSIT

Q 83 St–2nd Ave

4 5 6 86 St–Lexington Ave

SURROUNDING TENANTS

Felice 83 · The Mansion · Dorrian's · Fat Sal's · Ralph's Ice Cream · Le Pain Quotidien · Starbucks · Sweetgreen · Chipotle · Levain Bakery

FOR ADDITIONAL INFORMATION, PLEASE INQUIRE

LEVIATHANCRE.COM

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