

324

EAST 86TH STREET
UPPER EAST SIDE, NYC

Between First & Second Avenues

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,605 SF + 815 SF Mezzanine
Selling Lower Level: 1,800 SF
Total: 4,220 SF

ASKING RENT

~~\$24,500/Month~~ **Reduced**
\$23,000/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

25 FT

COMMENTS

- Previously "BOND New York" corporate office
- Easily vented 2-story building with gas
- Steps from the 86th Street Q train entrance
- In-line with multiple national tenants and restaurants
- All floors must be leased together

NEIGHBORS

Sandro's • Mezcal • Jeremy's • Schaller & Weber
• Luna Rossa • Poke Restaurant • QQ Nails & Spa
• FUMO • Ryan's Daughter • Padoca Bakery

TRANSPORTATION

Q 4 5 6



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com

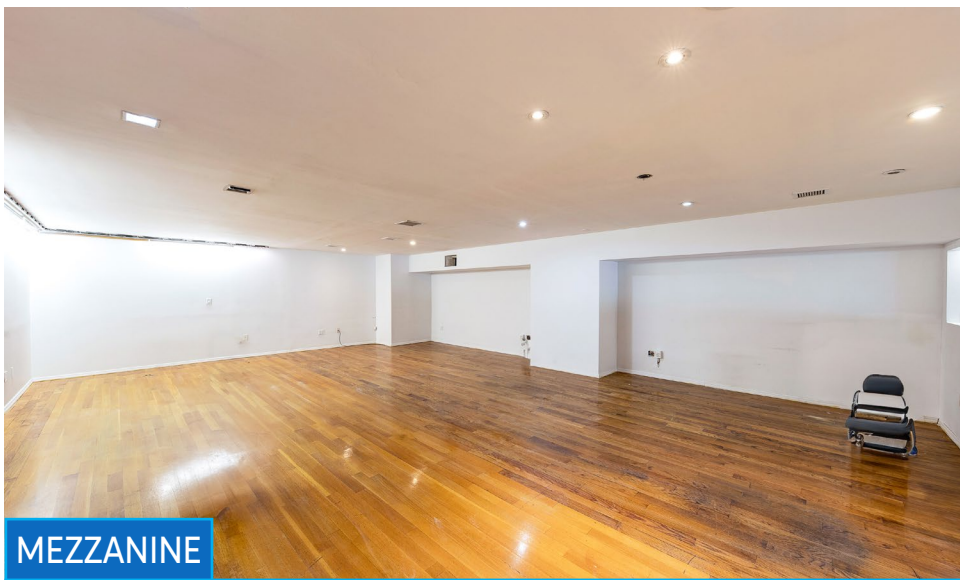


MERIDIAN
RETAIL LEASING

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INTERIOR

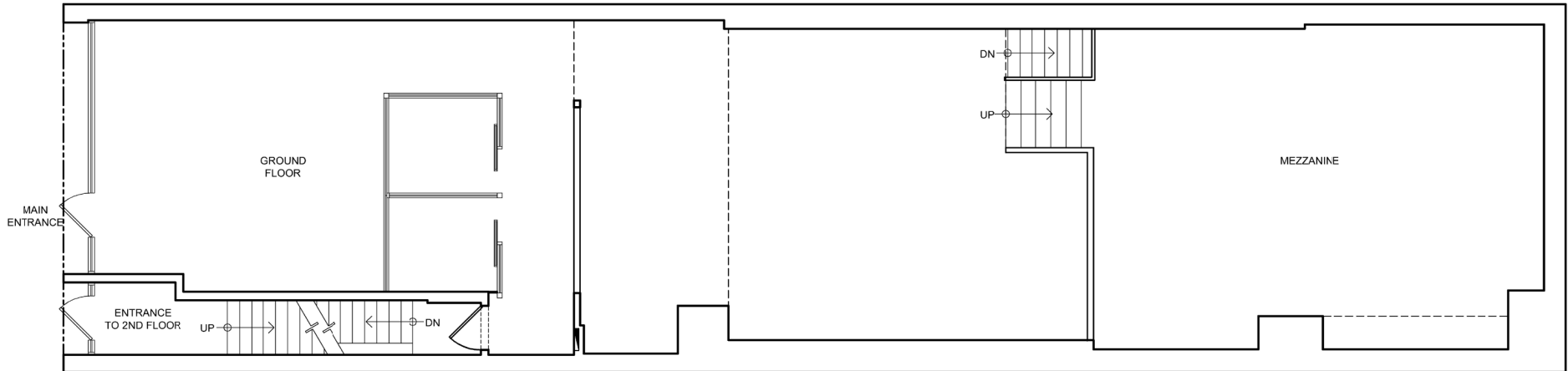
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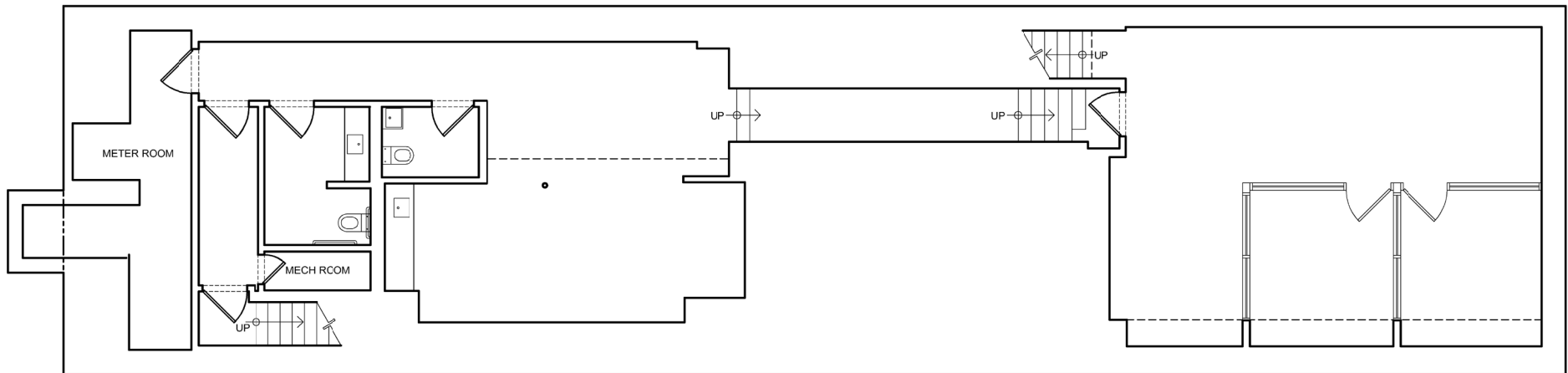


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GROUND FLOOR



LOWER LEVEL



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NEIGHBORS

324 EAST 86TH STREET

Streets: SECOND AVENUE, FIRST AVENUE, YORK AVENUE, EAST END AVENUE

Streets: E 88TH STREET, E 87TH STREET, E 86TH STREET, E 85TH STREET, E 84TH STREET

Businesses:

- Top Left (Second Avenue):** M Carino, SOJOURN SOCIAL, Meller's Sports Hub and Grill, VIETNAAM, Roma PIZZA, citi bike.
- Top Right (York Avenue):** MY METRO FIT, Y.C.S. (Yorkville Community School), Young Artist Studio.
- Middle Left (Second Avenue):** Pagan's GROCERY, The Gaf, SLIK ICHU, CLUTCH, GOOD DOG!, 7-Eleven, Connigo.
- Middle Right (York Avenue):** Phil Hughes Bar, Dragon 88, Avoca Pet Town, SPELLMAN GALLERY, SUNNY BEAUTY SPA, HEAVENLY MARKET & PIZZA, Sunita nails and spa, CitiFloral, MAXXIM, York Food & Convenience.
- Bottom Left (Second Avenue):** UPS, PENGUIN CITY SWIM, CVS pharmacy, JOSEPH HAIR STUDIO, Tal Bagels, MATTRESSFIRM, WINFIELD STREET COFFEE, Maz mezeal, Jany, Heidelberg Restaurant, MEDRITE, Bondurants, POKE RESTAURANT, LUNA ROSSA, Antique Garage, FUMO, ACUPUNCTURE HEALTH CARE CENTER, GOLDIA, RYAN'S DAUGHTER, Starbucks, FASTBREAK SPORTS, Thrift NYC, POLISH NAIL & SPA.
- Bottom Right (York Avenue):** Somebody's Darling, St. JOSEPH'S SCHOOL - YORKVILLE, BAGEL BOBS, STRETCH LAB, MORRIS CLEANERS, FedEx, CHASE, DUANEreade by Walgreens, Keuka Wine Bar & Kitchen, RIDGEWOOD SAVINGS BANK, Oxford Cleaners, CALIFORNIA CLOSETS, The Sleep Loft, Arturo's, citi bike, James M. McNally, Bailey's Corner, The Mat Two, DOGS CATS NYC, hybrid florist, Black Star, yorkville DAY SPA, Sip sizzle.
- Far Right (East End Avenue):** Heavenly Market, Effy's Cafe on York, Yorkville Market, Gristedes, TJ flowers, NY Spring Spa, Arturo's Pizza, NY Laser Aesthetics and Electrolysis, 7-Eleven, CHAPIN, MODUWA Deli, the five flames.

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