

1675 | THIRD AVENUE

RETAIL SUBLEASE OPPORTUNITY
BETWEEN E. 93RD AND E. 94TH STREETS
UPPER EAST SIDE | NEW YORK CITY



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EXCLUSIVE SUBLEASE BROKER

Walgreens

**CUSHMAN &
WAKEFIELD**

1675

THIRD AVENUE

RETAIL SPACE

Ground Floor	8,489 SF
Lower Level (Non-selling)	5,388 SF
Total	13,877 SF

FRONTAGE

201' on Third Avenue

SUBLEASE

3/31/2031

SITE STATUS

Available; formerly Duane Reade store #14327

ASKING RENT

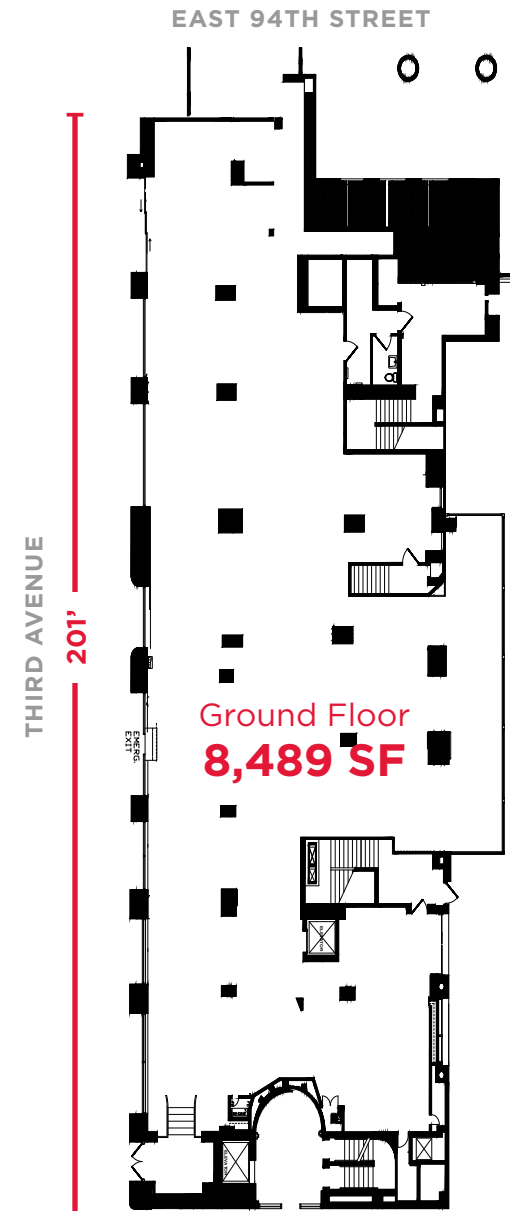
Upon request

KEY COMMENTS

- Full Block Opportunity directly below a 287-unit residential condo building
- Approx. Two Blocks from 96th St subway stations: 6, Q subway lines - servicing 7.5M+ annual riders (2023)
- In close proximity to The Mount Sinai Hospital and NYC Health + Hospital
- All Offers are Subject to Real Estate Committee Approval

NEIGHBORING CO-TENANTS

- | | |
|------------------------|------------------|
| • Starbucks | • Dunkin' |
| • Equinox | • Five Iron Golf |
| • CVS Pharmacy | • Whole Foods |
| • New York Sports Club | • TD Bank |
| • The UPS Store | |





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LEXINGTON AVE	SUSHI W ASIAN GOURMET EL TEPEYAC TAQUERIA BARDOLINO PIZZA	CENTERLIGHT Healthcare PACE	NYC HEALTH+ HOSPITALS	FIRE DEPARTMENT CITY OF NEW YORK
	Starbucks	EAST 97 th ST DUNKIN' McDonald's Perk COFFEE		
		EAST 96 th ST TD Bank DUNKIN'	citibike Shell	
		EAST 95 th ST GO CUPS MADAME BONTE CAFE		
	BREADING BEE NEW YORK CITY	FIVE IRON GOLF THE DISTRICT	THE MARMARA MANHATTAN	
	LA VITA ISOHAMA OLDE CITY CHEESESTEAKS KORALI ESTIATORIO	EAST 94 th ST 1675 THIRD AVENUE Starbucks	NICK'S PIZZA BURP BOWL CAFE	
	BREAD N WINE CHINATOWN THIRD AVE MARKET ALE AHOUSE	EAST 93 rd ST juice EQUINOX Key Food MARKET		
	92Y ART CENTER CVS	EAST 92 nd ST ANNIE & COMPANY KNITTING NYSO new york sports clubs		INTERNATIONAL WINGS FACTORY metro by B-Mobile
	J. BRAUN WINE UPTOWN WINE KAIA WINE BAR CHASE	EAST 91 st ST UNITED STATES POST OFFICE		PINOCCHIO PIO PIO 3 NOODLE FUN
	FOOD LIBERATION NARUTO RAMEN GRISTEDES	EAST 90 th ST MR. WRIGHT WINE BAGELS & MORE MÔLE		PARK EAST KOSHER MELLOW YELLOW C TOWN TOWN
FedEx Office MILANO MARKET pure barre SIENA CAFE BIRCH coffee	EAST 89 th ST DUNKIN' OOKI SUSHI THE WRITING ROOM RED GRILL MEXICAN DINER	TENZAN RATHBONES (BAR) VIETNAAM LUIGI'S	BASILIC RESTAURANT NATHAN'S CAFE BAGEL MILL	
Pain QUOTIDIEN DIG	EAST 88 th ST WHOLE FOODS MARKET CAFE D'ALSACE G-SHOCK	THE GAF (BAR) SUKI ICHIRO SUSHI CONMIGO Bareburger	PHIL HUGHES BAR NEW SUNNY EAST 88 NY PAINT & HARDWARE	
4 5 6	CHASE H&M BANKS & MOBLE ALDO SEPHORA L'Occitane HSBC	EAST 87 th ST PC RICHARD & SON BANANA REPUBLIC Capital One The Hummus & Pita Co	GOTHAM PIZZA MOKJA TACO TODAY CVS DUNKIN'	DR DUANEREADE
	LUSH ATHLETA UNO GAP clair's THE DAISY	EAST 86 th ST at&t city LUSH ATHLETA UNO GAP clair's THE DAISY	tasti D-lite HEIDELBERG FIVE MILE STONE (BAR)	RIDGEMOOD SAVINGS BANK YORKSHIRE WINE & SPIRITS
		EAST 85 th ST		