

# 1128

THIRD AVENUE  
UPPER EAST SIDE, NYC

Corner of Third Avenue & East 66<sup>th</sup> Street

RESTAURANT FOR LEASE



PROPERTY INFORMATION

#### APPROXIMATE SIZE

1,350 SF + Basement

#### ASKING RENT

\$28,000/Month

#### POSSESSION

July 2026

#### TERM

10-15 Years

#### FRONTAGE

85 FT Wraparound

#### COMMENTS

- Currently "Starbucks", since 2004
- Existing infrastructure in place including exhaust, higher amperage, walk-in cooler, and ADA-compliant bathroom
- Rare opportunity to secure a proven corner in one of the Upper East Side's most active corridors
- Strong co-tenancy including Alo, Lululemon, Intimissimi, and more high-end retailers
- All uses considered

#### NEIGHBORS

Alo • Lululemon • Hair Bar NYC • Tony's Di Napoli • The East Pole • J. Jill • Madame Bonte Café • SLT • Ouri's Market • Bondi Sushi

#### TRANSPORTATION



#### JAMES FAMULARO

President  
646.658.7373  
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#### COLE KLEPPINGER

Senior Associate  
212.468.5993  
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RETAIL LEASING

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INTERIOR

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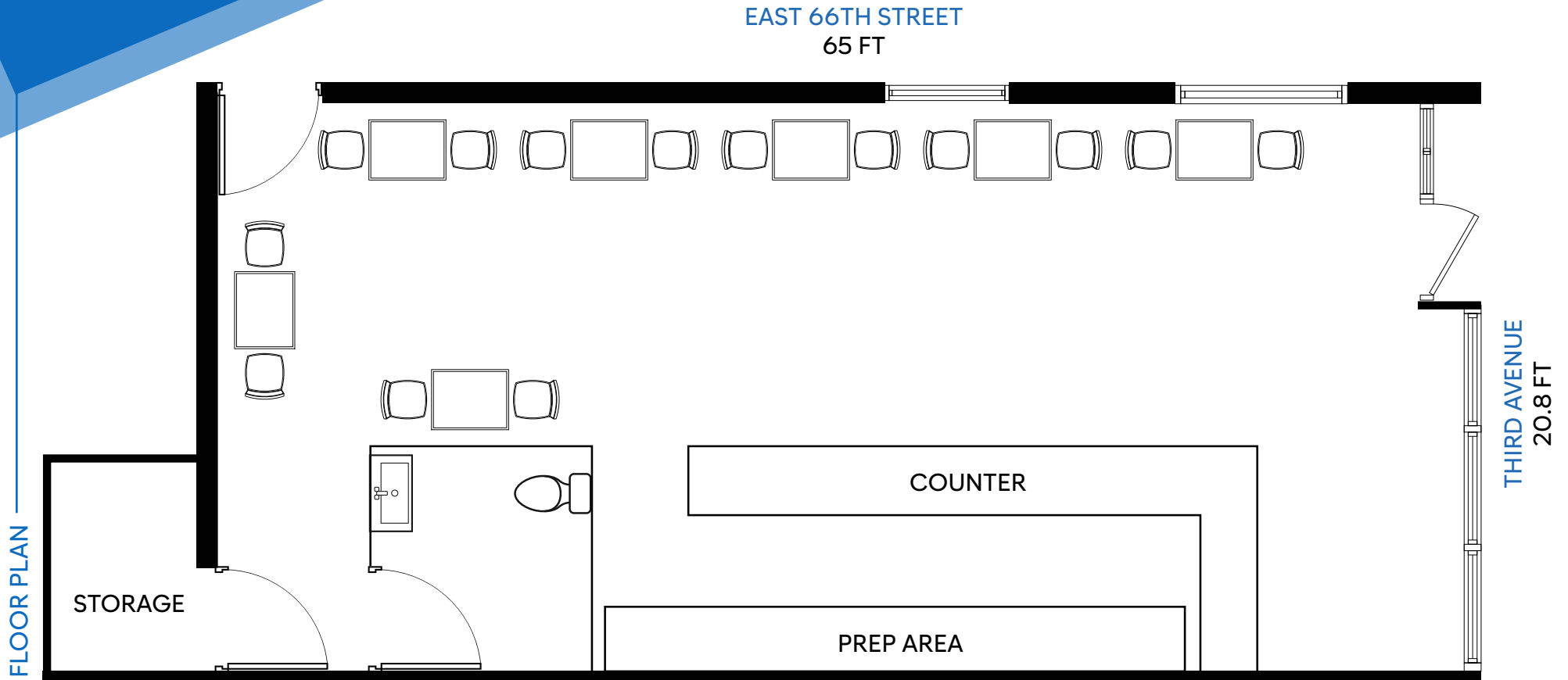


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FLOOR PLAN

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