

# 1464

FIRST AVENUE

BETWEEN 76TH & 77TH STREETS | UPPER EAST SIDE

PAINTINGS  
MIRRORS  
CUSTOM FRAMING  
NEW YORK FINE ART GALLERY

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**SIZE:** Ground Floor - 700 SF  
Basement - 176 SF

**FRONTAGE:** 14'5"

**CEILING HEIGHT:** 9'4"

**POSSESSION:** Arranged

**HIGHLIGHTS:**

- Located in the heart of the Upper East Side, the densest residential neighborhood in NYC
- Steps from New York Presbyterian/Weill Cornell, Hospital for Special Surgery (HSS), and Memorial Sloan Kettering
- Built with hardwood floors, finished walls, dropped ceiling, lighting, restrooms, and HVAC
- Canopy signage included, allowing for great visibility
- Open to most uses

**NEIGHBORING TENANTS:**



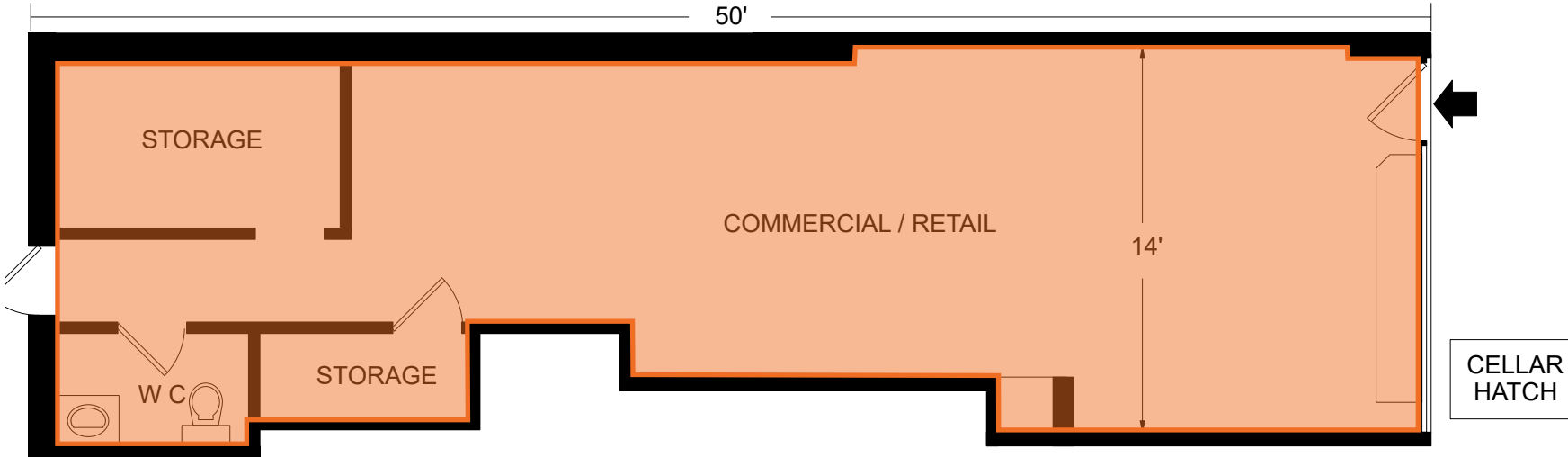


INTERIOR:

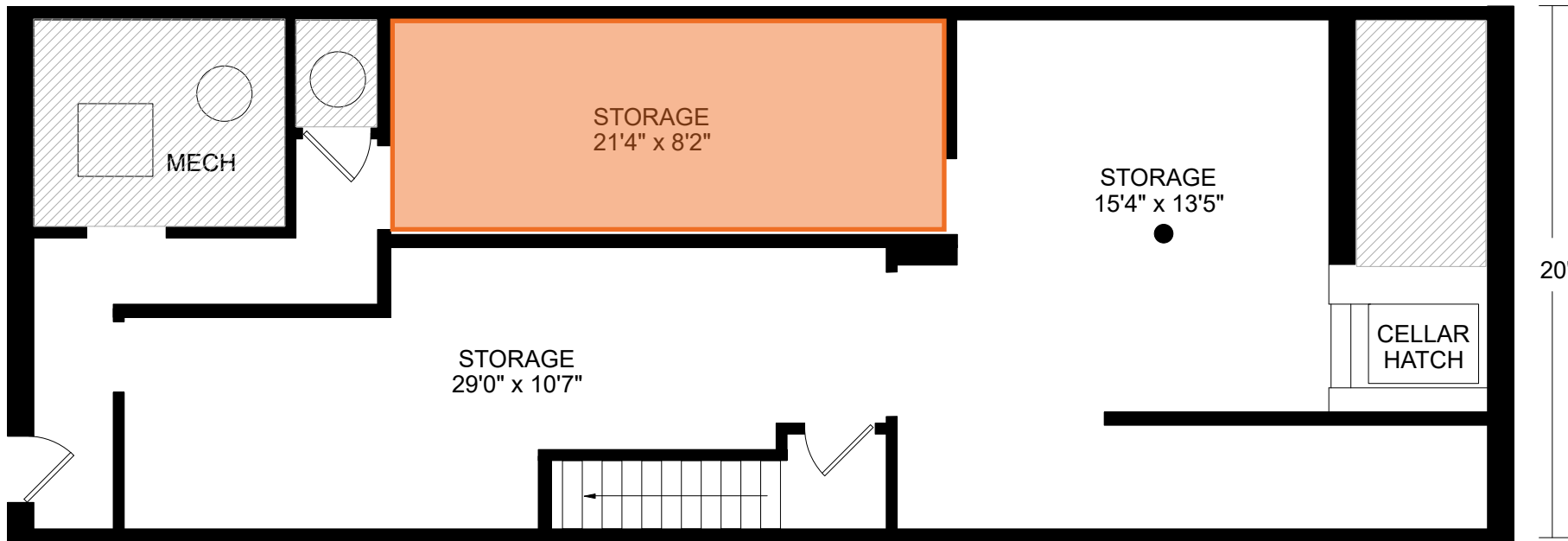




GROUND FLOOR



BASEMENT



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FOR MORE INFORMATION,  
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