



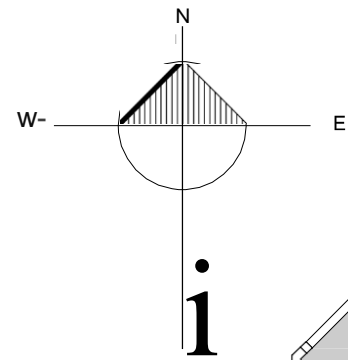
1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

[www.rymanagement.com](http://www.rymanagement.com)

## RUPPERT YORKVILLE TOWERS

### Retail Space Available

<b>LOCATION:</b>	1619 Third Avenue – Corner of 91 <sup>st</sup> Street and 3 <sup>rd</sup> Avenue
<b>RENT:</b>	\$119 per square foot, \$37,000/month
<b>AVAILABLE DATE:</b>	Immediate
<b>SQUARE FOOTAGE:</b>	Approximately 3,722 SF on the Ground floor + basement 14 feet ceiling about 40% of the space and 20 feet for the rest
<b>UTILITIES:</b>	Electric: (including electricity for air conditioning and heating of the Premises) – submetered – paid by tenant – tenant to pay kwh rate paid by landlord plus \$.02 per kwh handling fee. Water: Submetered – paid by tenant Gas: None available.
<b>REAL ESTATE TAXES:</b>	Tenant will pay its proportionate share of landlord's real estate taxes allocated to the space each year over and above a base year (prorated any partial years).
<b>BROKERAGE FEES:</b>	RY Management Co., Inc. is the exclusive leasing agent for his space; brokerage fees to be paid by landlord. Landlord will also pay commission on any pre-approved, co-brokerage arrangement for this space. However, if tenant engages the services of another broker and it is not a pre-approved, co-brokerage arrangement, all fees and commissions to be paid by tenant to tenant's broker.



TOTAL AREA= 3,722 S.F.  
FINISH CEILING HEIGHT = 9'- 0"

LO

36'-11"

24'-3"

10'-4"

38'-0"

55'-8"

0  
LC:=J

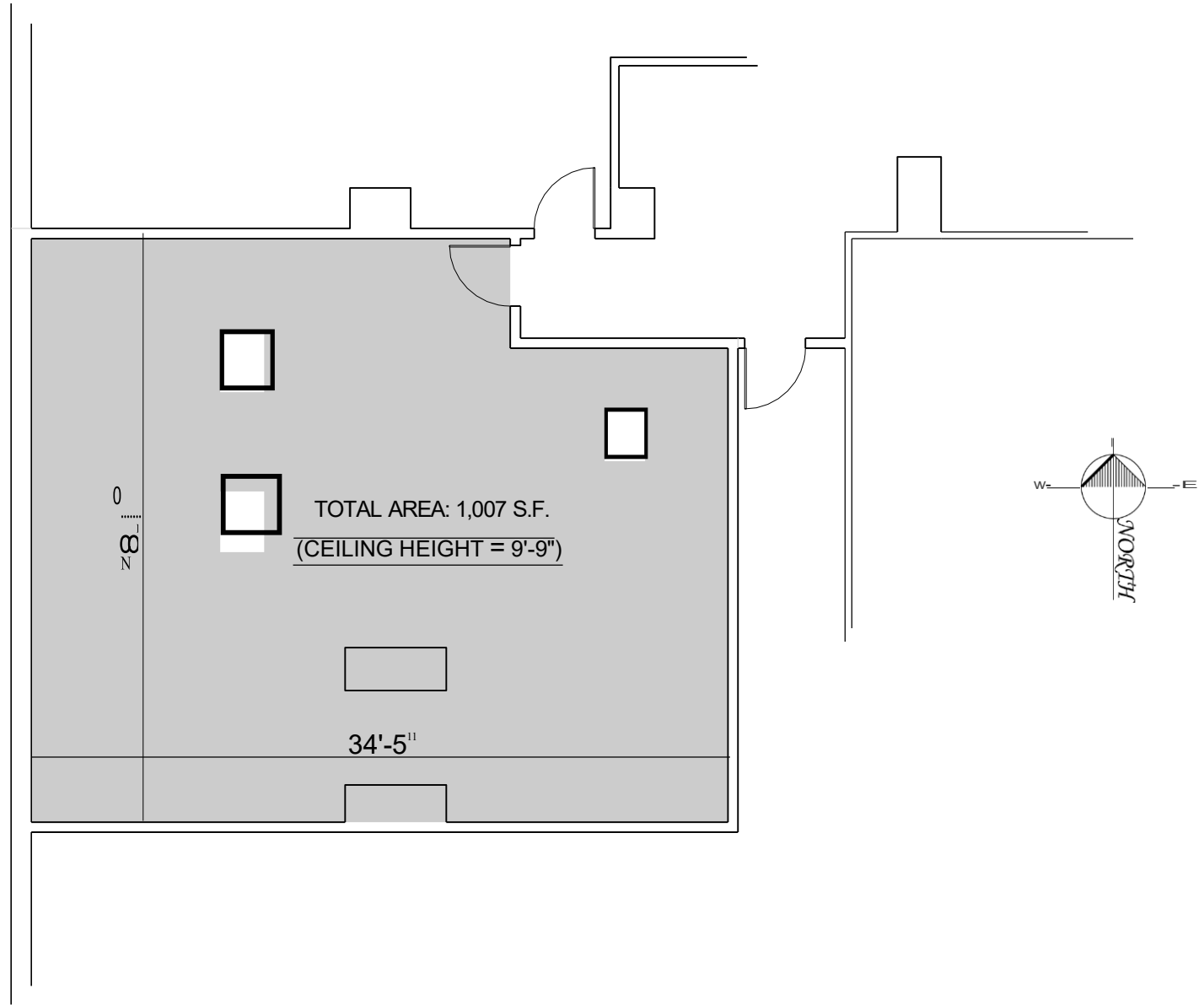
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# RETAIL SPACE

1601 THIRD AVENUE, NYC

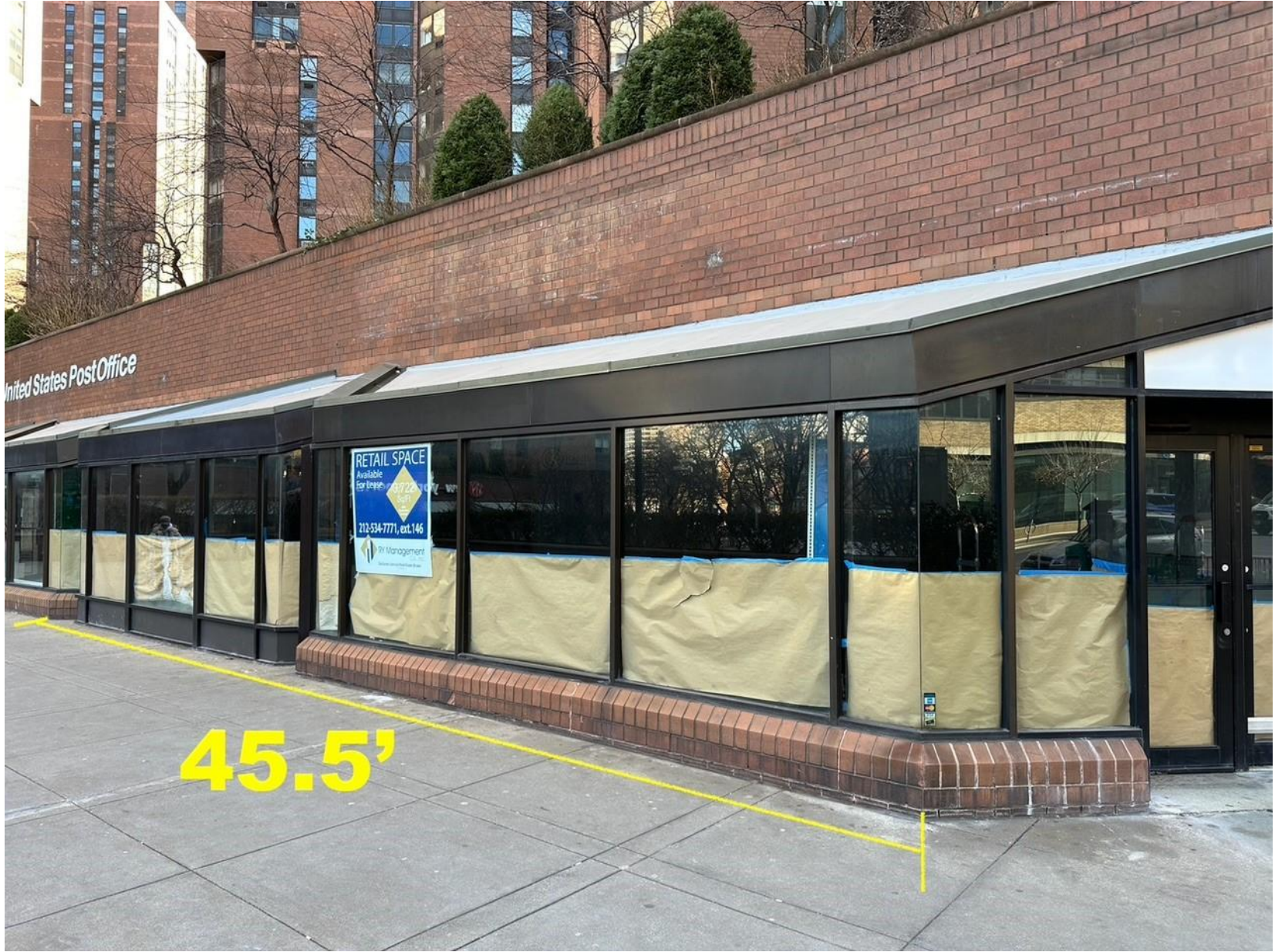
12-10-21

NO SCALE



**CELLAR STORAGE ROOM**

1601 - 1619 THIRD AVENUE, NYC  
LEVELL



United States Post Office

RETAIL SPACE  
Available  
For Lease  
212-534-7771, ext.146  
PM Management

45.5'

