

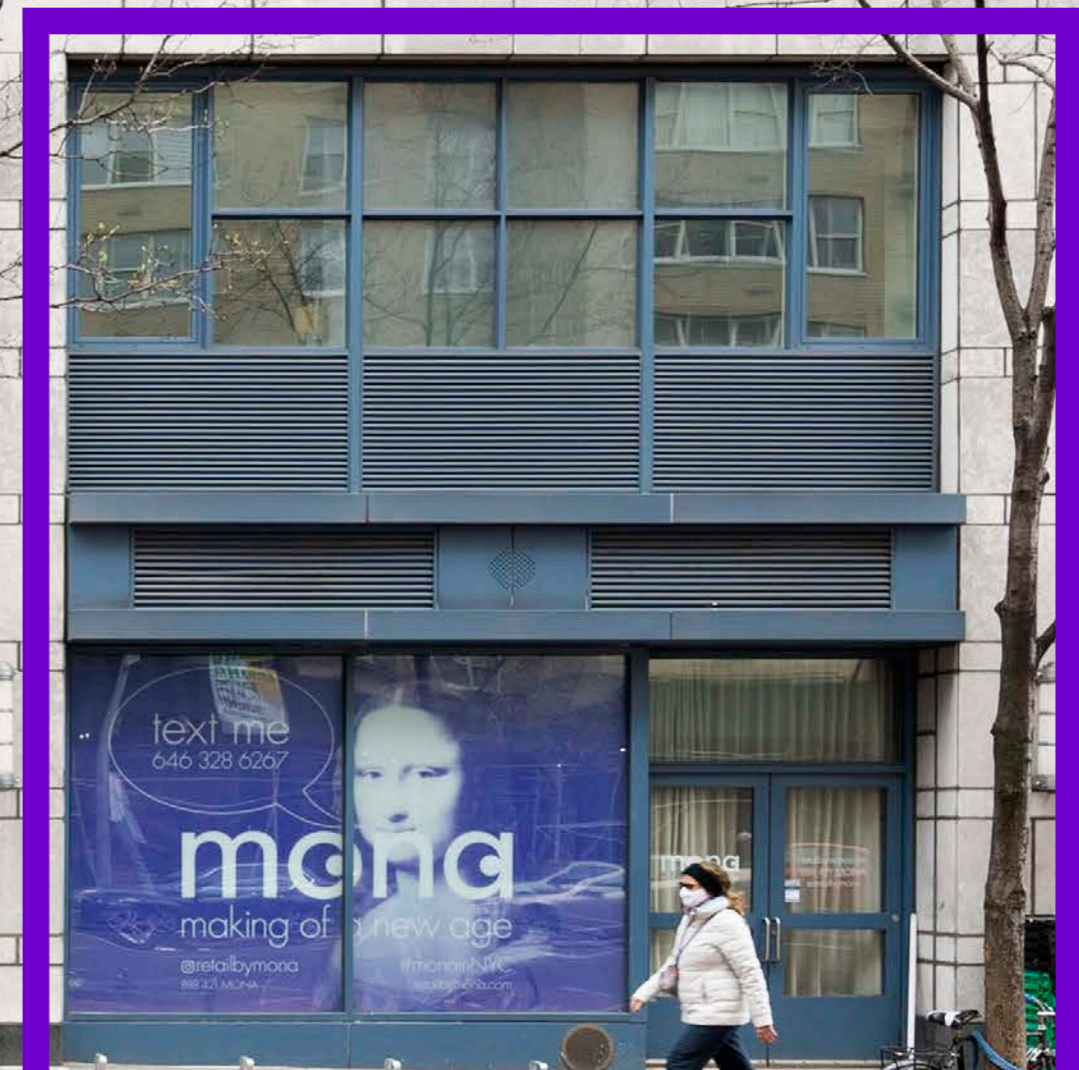
# 1456

## FIRST AVENUE

Upper East Side  
MANHATTAN

**SPACE A**

**SPACE B**



mona

# SPACE A - JEWEL BOX GROUND FLOOR WITH SELLING LOWER LEVEL

**1456**  
FIRST AVENUE



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513 374 8630

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# FLOORPLANS

1456  
FIRST AVENUE

## RETAIL SPACE A

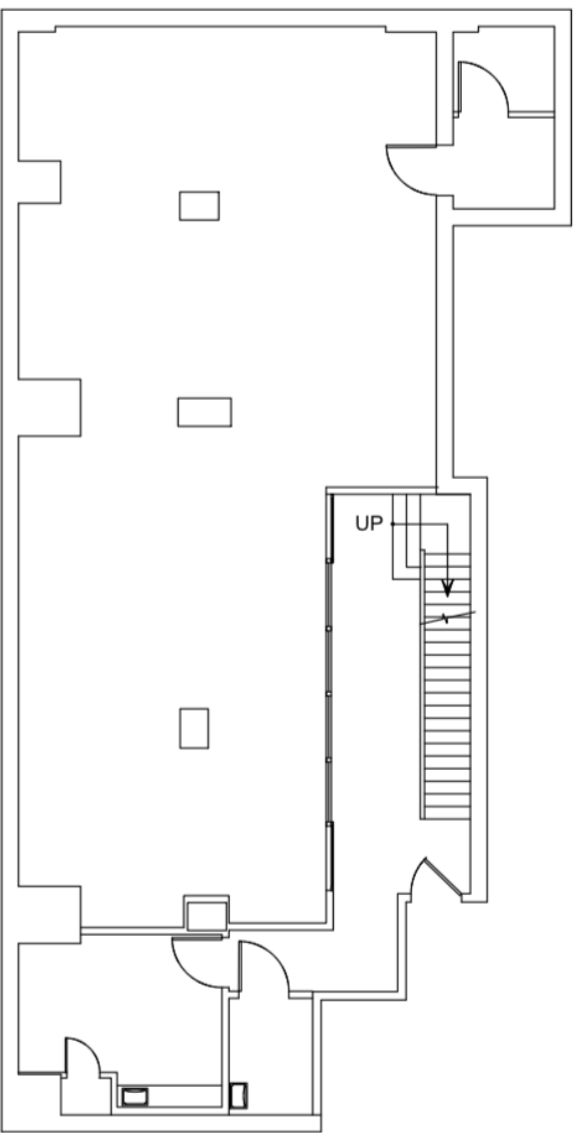
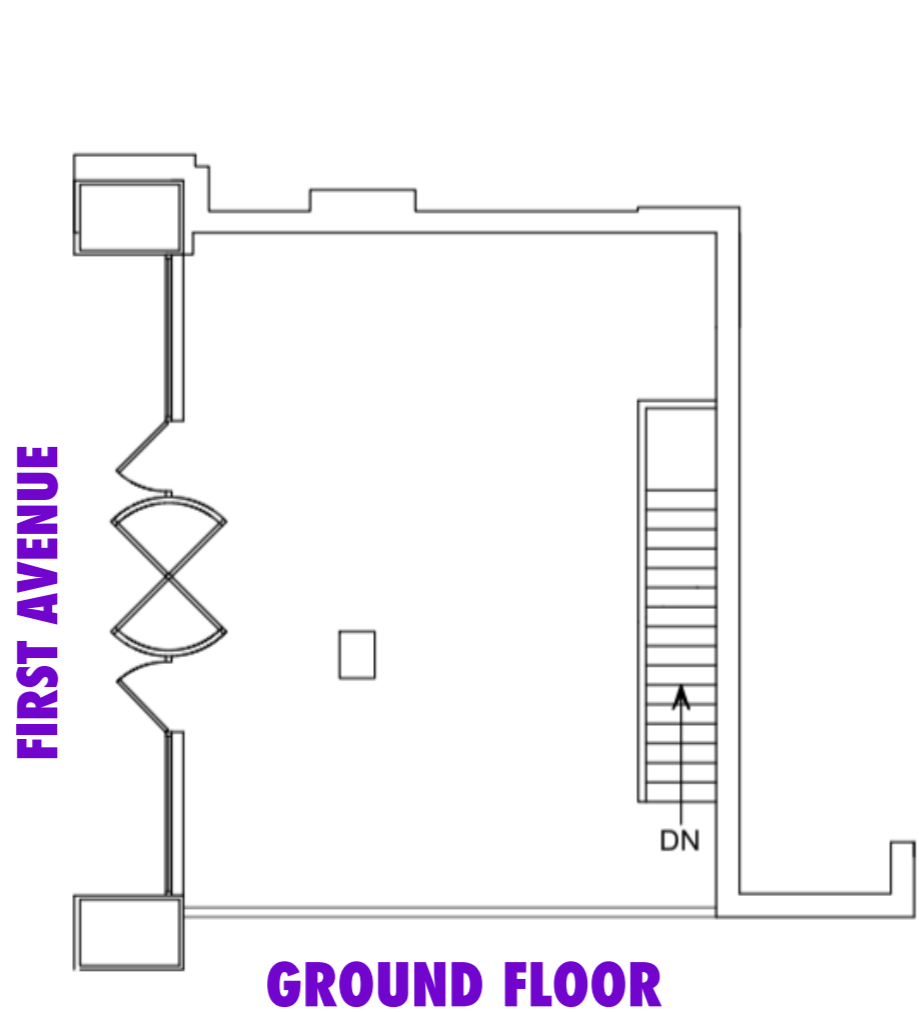
**GROUND FLOOR**  
798 SF

**LOWER LEVEL**  
1,792 SF

**CEILING HEIGHTS**  
Ground: 13FT 3IN  
Lower Level: 9FT 6IN

**FRONTAGE**  
Approximately 30 FT

**POSSESSION**  
Immediate



Not to scale. All dimensions and conditions are approximate and for information only.

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# SPACE B - BUILT-OUT GROUND FLOOR FITNESS STUDIO

**1456**  
FIRST AVENUE



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# FLOOR PLANS

1456  
FIRST AVENUE

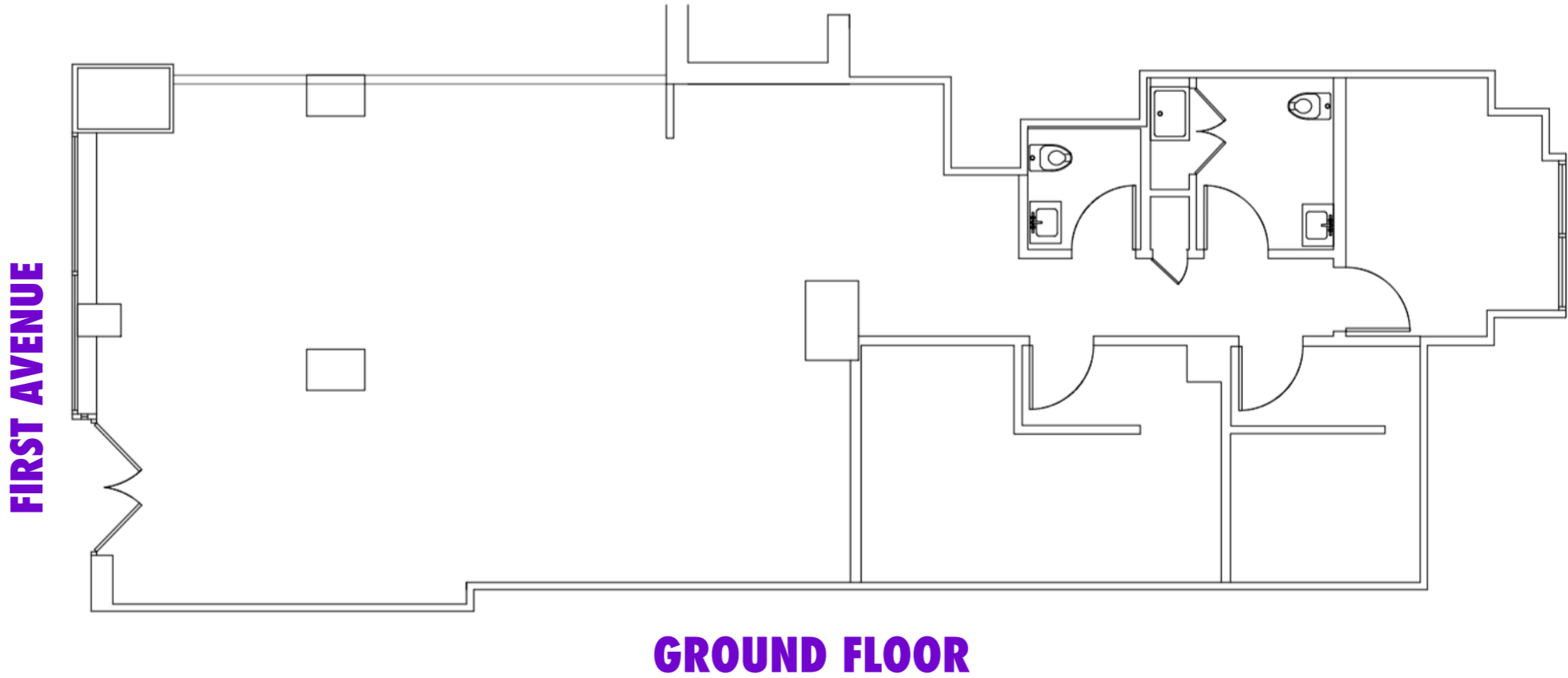
## RETAIL SPACE B

**GROUND FLOOR**  
1,531 SF

**CEILING HEIGHTS**  
Ground: 13FT 3IN

**FRONTAGE**  
Approximately 26 FT

**POSSESSION**  
Immediate



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# UNIQUE OPPORTUNITY WITH PRIME FRONTAGE FOR SINGLE TENANT

**1456**  
FIRST AVENUE



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# FLOOR PLANS

1456  
FIRST AVENUE

## RETAIL SPACE A & B COMBINED

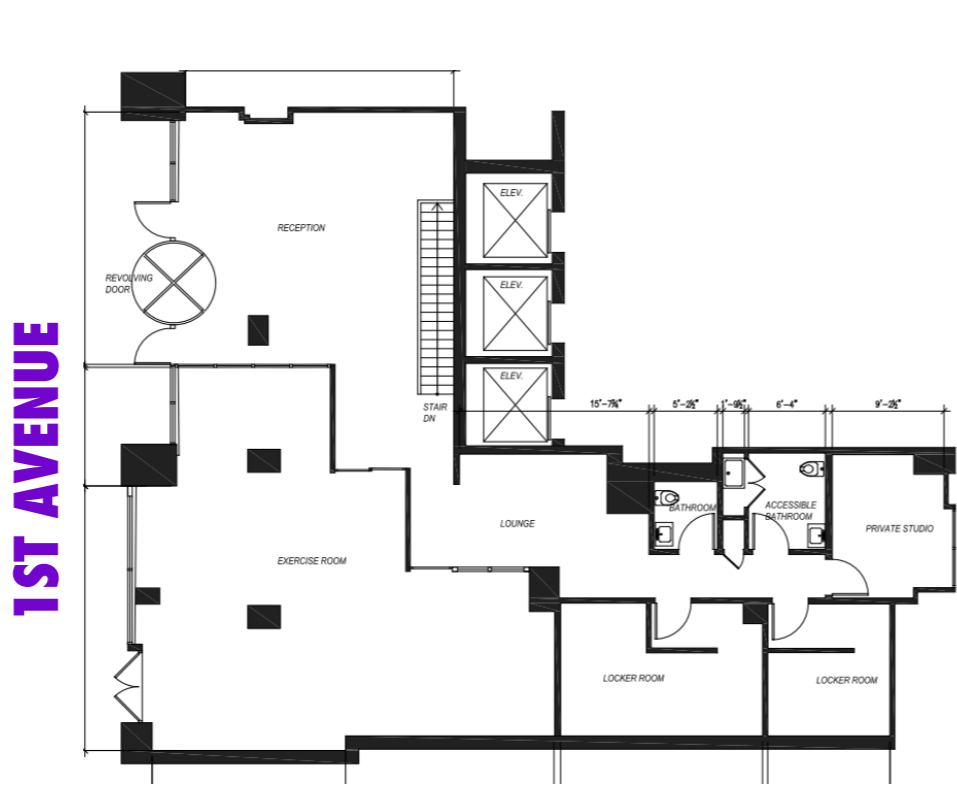
**GROUND FLOOR**  
2,329 SF

**LOWER LEVEL**  
1,792 SF

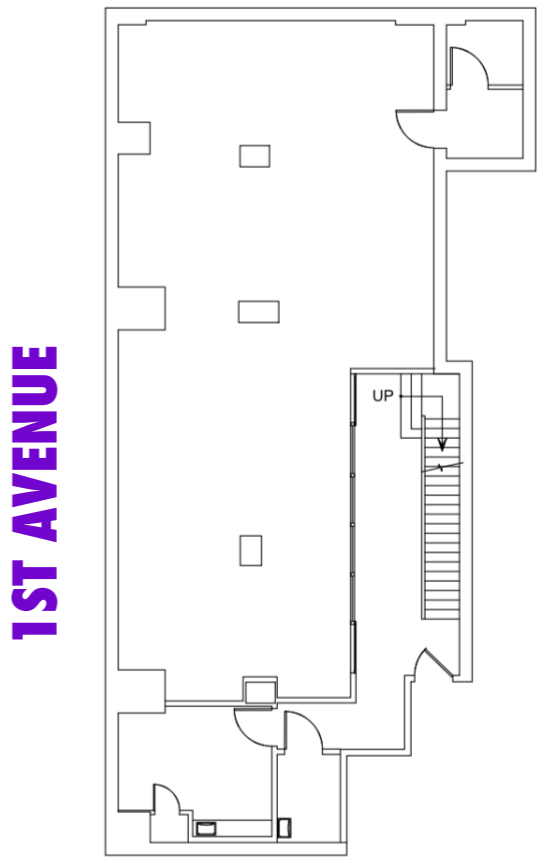
**CEILING HEIGHTS**  
Ground Floor: 13 FT 3 IN  
Lower Level: 9 FT 6 IN

**FRONTAGE**  
Approximately 56 FT

**POSSESSION**  
Immediate



**GROUND FLOOR**



**LOWER LEVEL**

Not to scale. All dimensions and conditions are approximate and for information only.

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# HIGHLIGHTS

**1456**  
FIRST AVENUE

Formerly House of Jai Yoga.

Retail unit can be leased in its entirety or divided into Spaces A and B.

Lower Level is selling space.

Open to most uses.

Strong opportunity for neighborhood-focused retailers.

Located in a high net-worth residential neighborhood.



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# MAP

## NEARBY PUBLIC TRANSIT

**Q @ 72nd Street and 2nd Avenue**

**6 @ 77th Street and Lexington Avenue**

**M72 Crosstown Bus**

**M79 Crosstown Bus**

## SELECT NEARBY RETAIL TENANTS

**Starbucks**

**Ace Hardware**

**Manhattan Schoolhouse**

**Oslo Coffee**

**New York Sports Club**

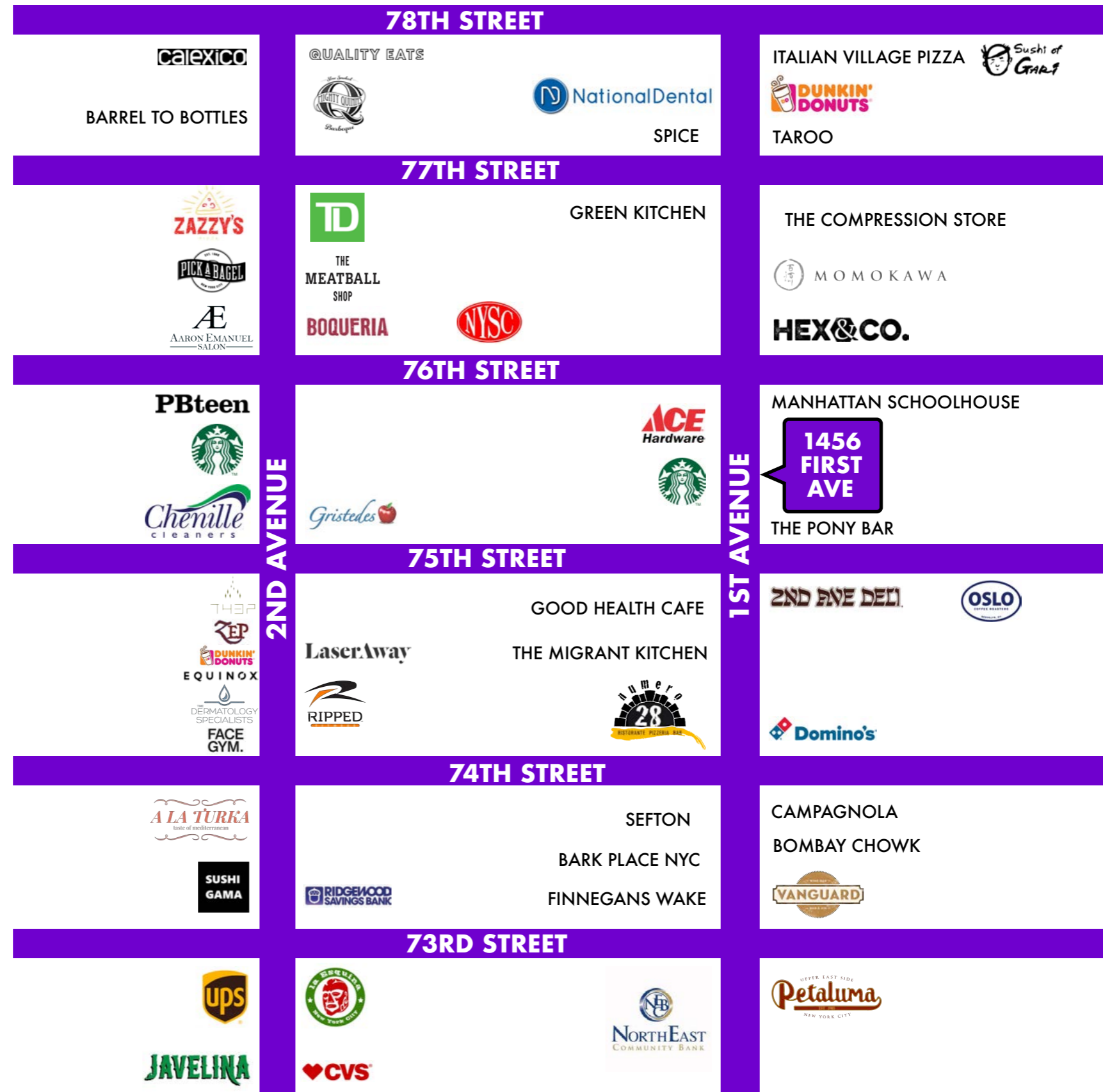
**Domino's Pizza**

**Gristedes**

**TD Bank**

**Boqueria**

**Pick-A-Bagel**



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