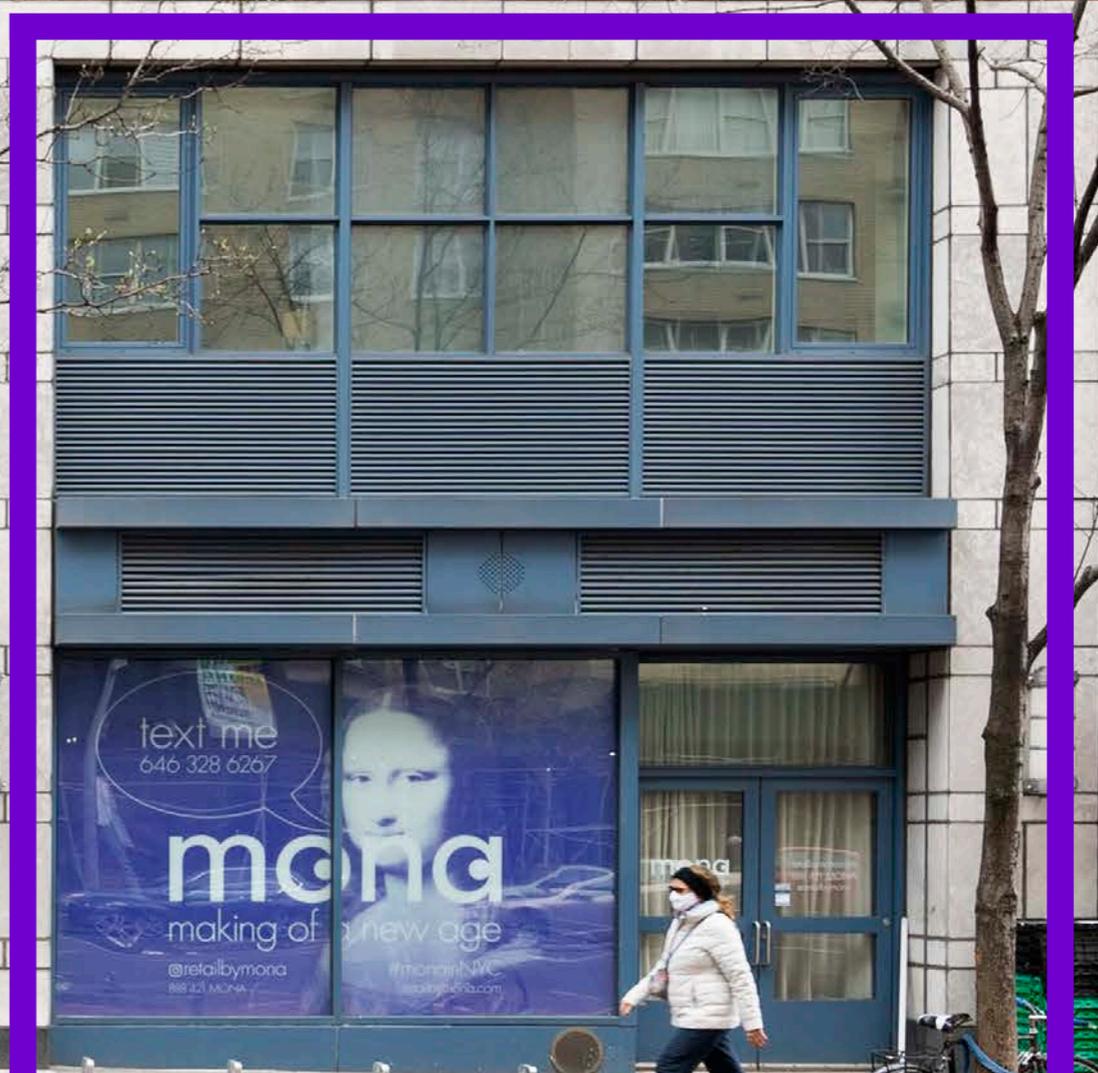


1456 FIRST AVENUE

Upper East Side
MANHATTAN

SPACE A

SPACE B



mona

SPACE A - JEWEL BOX GROUND FLOOR WITH SELLING LOWER LEVEL

1456
FIRST AVENUE



BRANDON SINGER
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MICHAEL CODY
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FLOORPLANS

1456
FIRST AVENUE

RETAIL SPACE A

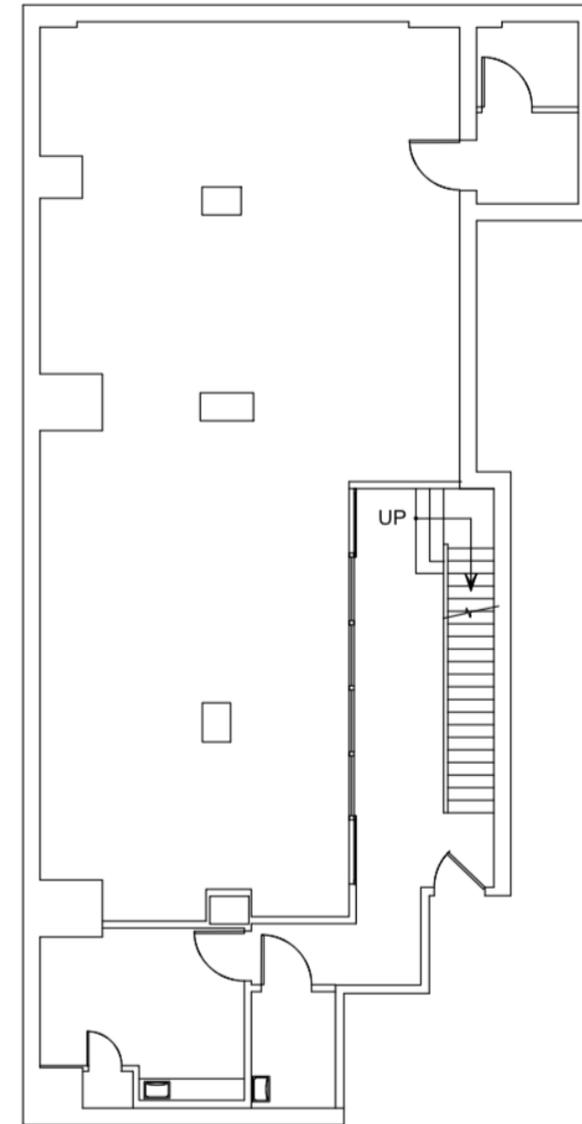
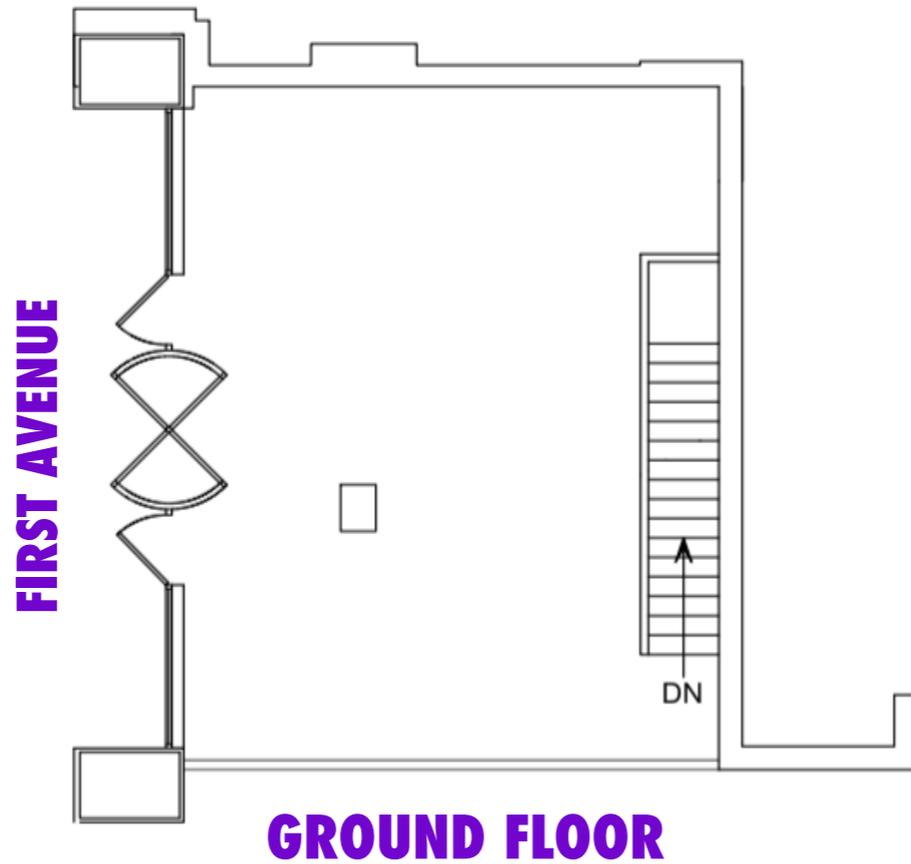
GROUND FLOOR
798 SF

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

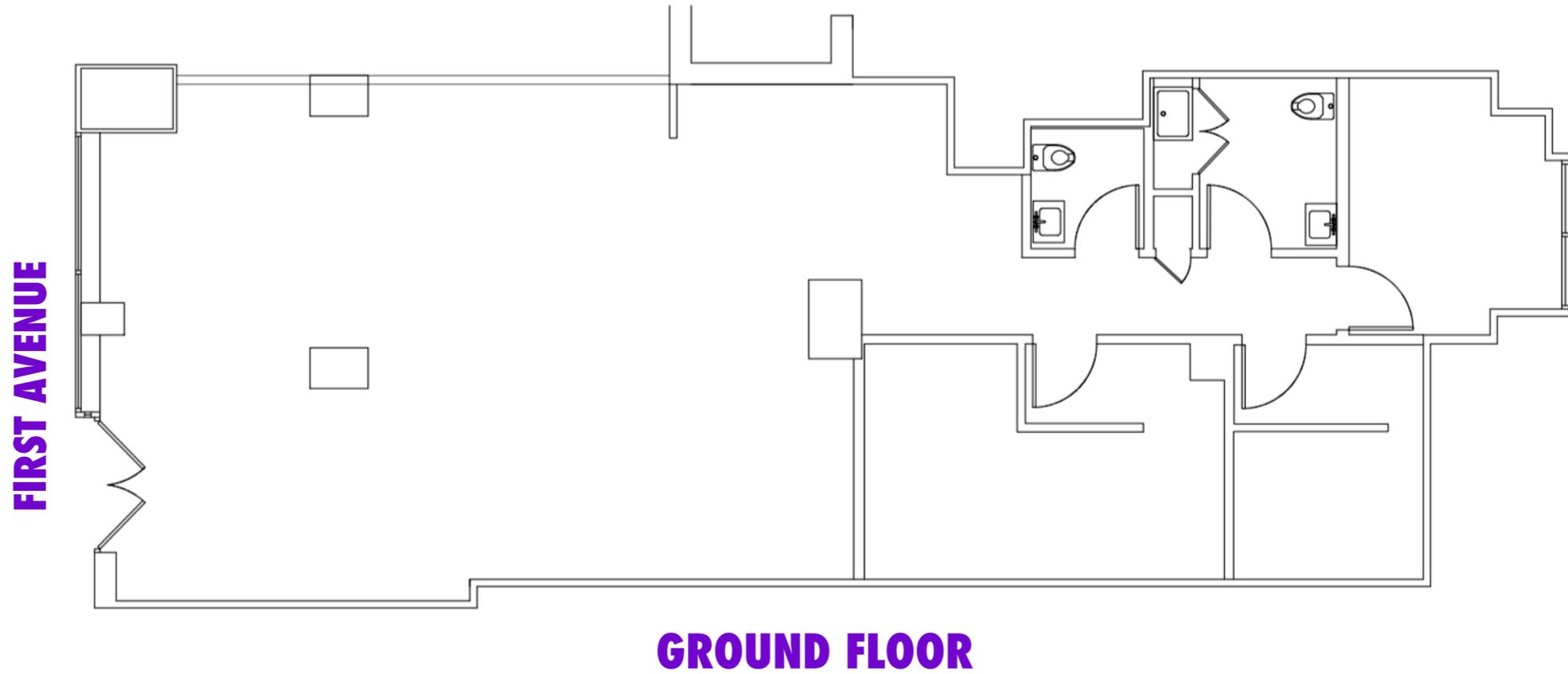
RETAIL SPACE B

GROUND FLOOR
1,531 SF

CEILING HEIGHTS
Ground: 13FT 3IN

FRONTAGE
Approximately 26 FT

POSSESSION
Immediate



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

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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

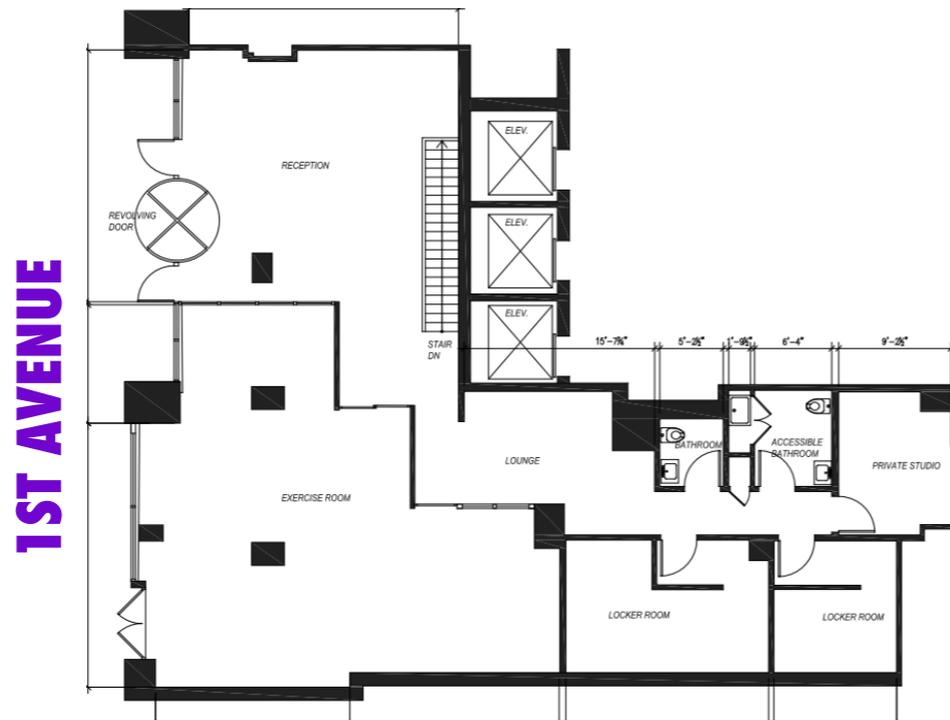
Lower Level: 9 FT 6 IN

FRONTAGE

Approximately 56 FT

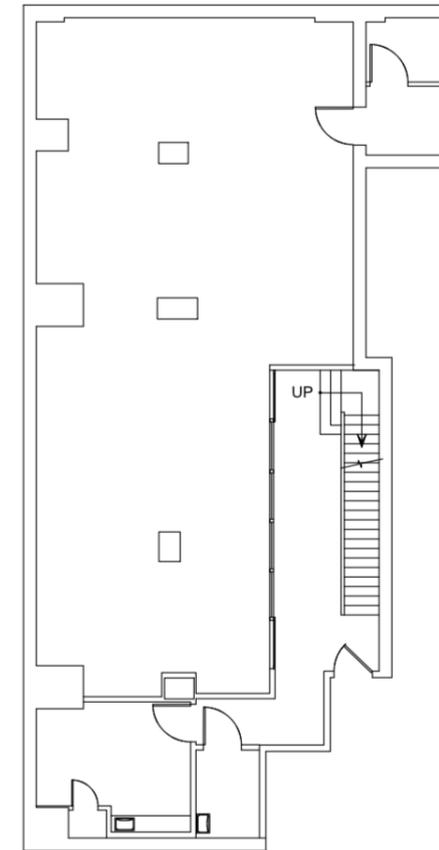
POSSESSION

Immediate



1ST AVENUE

GROUND FLOOR



1ST AVENUE

LOWER LEVEL

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

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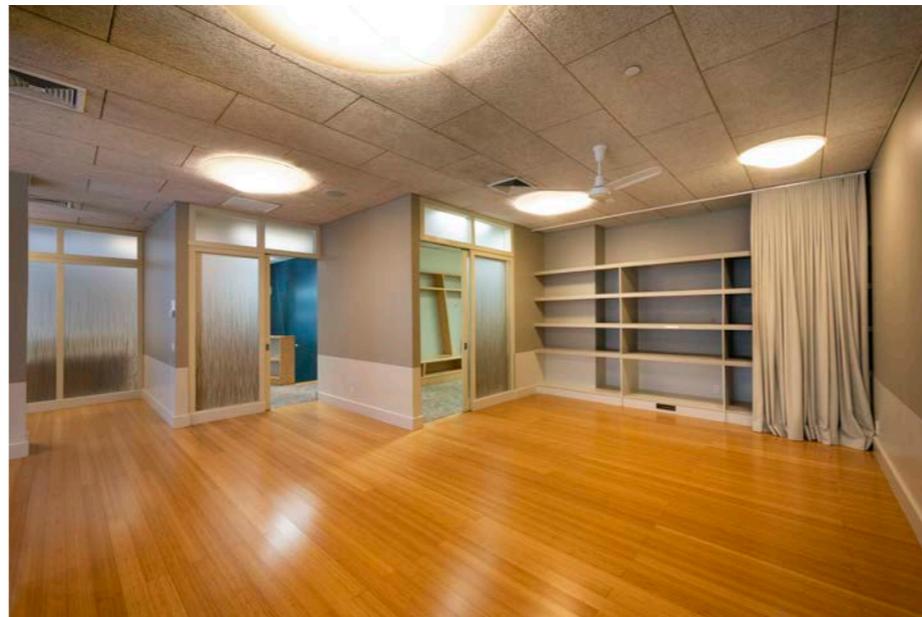
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HIGHLIGHTS

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

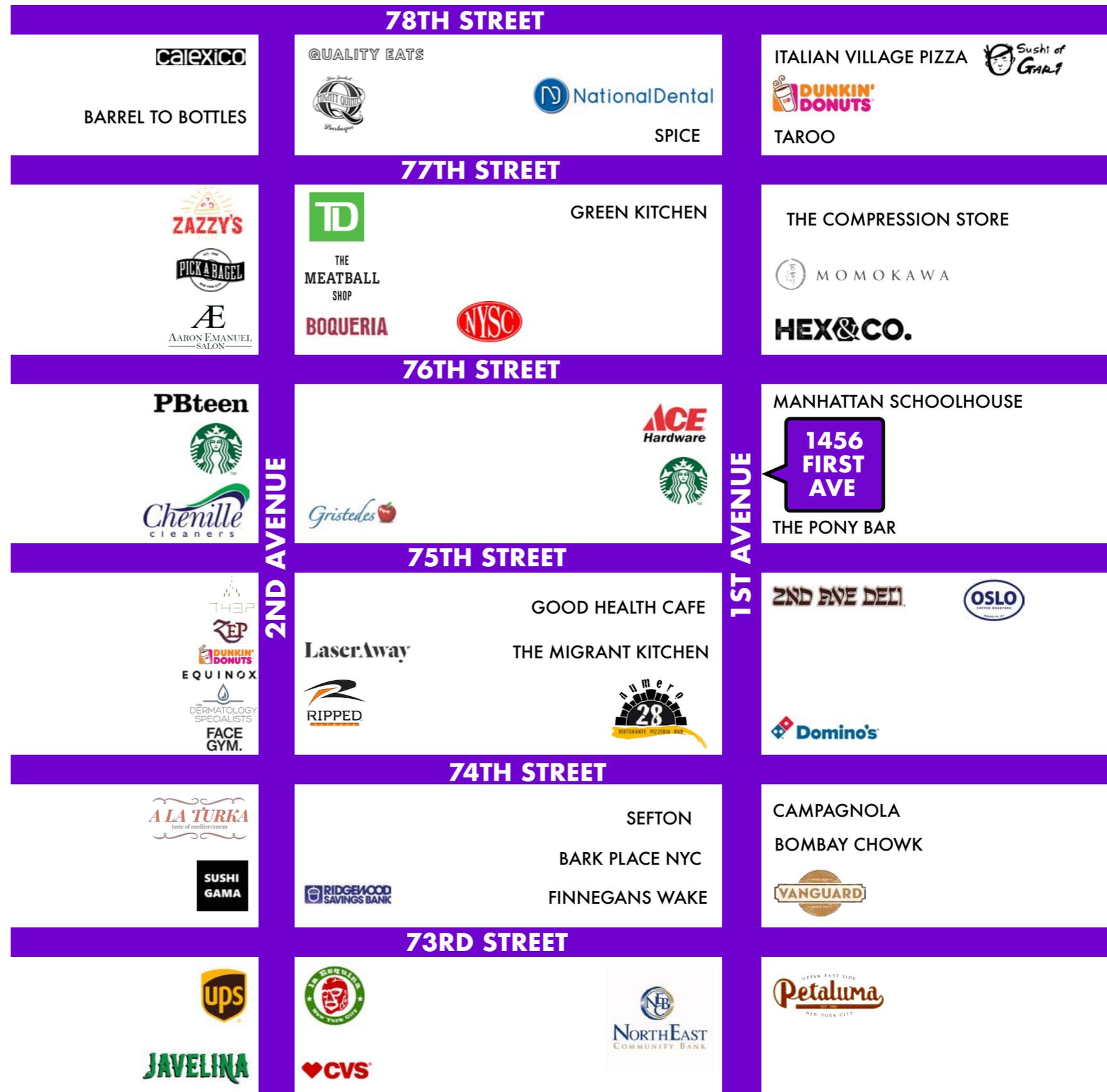
Domino's Pizza

Gristedes

TD Bank

Boqueria

Pick-A-Bagel



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