

# 112<sup>ND</sup> AVENUE

SOUTHWEST CORNER  
OF 63<sup>RD</sup> STREET

AM  
PS

ESSENCIA

LUZIA



# 1191 2<sup>ND</sup> AVENUE

SOUTHWEST CORNER  
OF 63<sup>RD</sup> STREET



## Location

SWC of 63rd Street and 2nd Avenue

## Rent

Upon Request

## Possession

Immediate

## Frontage

120'  
(wraparound frontage)

## Ceiling Height

To the slab: 10'4" SF

## Area

G: 8,204 SF  
(Divisible)  
LL: 1,230 SF



## Comments

- Formerly Duane Reade
- All uses considered
- Located immediately beneath 186 residential units
- Over 73,000 residents within a 20 minute walking distance
- Steps from Q, F, N, R, W subway lines



## Neighbors

**BARRY'S**

**FLEET FEET**

**CHASE**

*Primola*

**VEG**  
ER for Pets

**BondVet**

**BLACK PRESS COFFEE**

**pure barre**

**TREADWELL PARK**



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## LOGICAL DIVISIONS



**Space A**

G: 4,366 SF  
 · 300 amps  
 · IM BTU Gas

**Space B**

G: 3,838 SF  
 LL: 1,230 SF  
 · 200 amps

## SINGLE TENANT



G: 8,204 SF (Overall)  
 LL: 1,230 SF

## AREA MAP

**EAST 65<sup>TH</sup> STREET**  
 Bristol PLAZA, AT&T, citi, Memorial Sloan Kettering Cancer Center, The Concorde Apartments, Sonesta, Northwell Health, CVS, HSS, pure barre, 7 ELEVEN, Silver Star Restaurant, hallak, Primola, H&R BLOCK, HOUSINGWORKS, Bright Horizons, The People's Place, stretch, AVANI TECHNOLOGY SOLUTIONS, blo dry-bar, Rainbow Locksmith, AMERICA JOSH, Stonehenge Apartments, East Pets, MAYA

**EAST 64<sup>TH</sup> STREET**  
 Tony's, Starbucks, Learning Express, FENTON AUDIO MANUFACTURING, Northwell Health, JACKSON HOLE, Manhattan Surgical Care, MATTO, B&B Bagels, NEW YORK DENTAL OFFICE, \*veg HAIR STUDIO CEDRA PHARMACY, BARRY'S, verizon, James Christian COSMETICS, Classic New York Residences, AVIS, SATORI LASER, The Health Nuts, 301 E. 63rd, CITI PARKING, ProPark MOBILITY, USA VEIN CLINICS

**EAST 63<sup>RD</sup> STREET**  
 BLACK PRESS COFFEE, FLEET FEET, Q NAILS SPA, Western Union, CAIOLA Real Estate Group, KidStrong Crisp, SUTTON ANIMAL HOSPITAL, MOTI MAHAL DELUX, HOUZHAN-PARNES REALTORS, LLC, RAVAGH PERSIAN GRILL, Sushi-Seki, THE TOX, RITZ DINER, CLUB PILATES, THE TREADWELL, CHASE, NEW YORK SCHOOL OF THE ARTS, LITTLE GEM CATERING - EVENTS, THE TREADWELL, SEA SALT, Murray & Young Corp., HIGHLIFE PRODUCTIONS, ARCHIVE LOFTS, AIR NEW YORK, Memorial Sloan Kettering Cancer Center, SHAKEN & STIRRED

**EAST 62<sup>ND</sup> STREET**  
 THE REMI, BondVet (Corner), yihanSpa, HeavenlyMarket, Sushi Nekkei, TRIBECA PEDIATRICS, FOX VEIN CARE, pupstudio, Le Petit Parisien, ELEGANT, ITALIAN Lenai KITCHEN, JETSPIZZA, OSAKA SUSHI, 'TREADWELL, SEA SALT, Black Jetties, SHAKEN & STIRRED

**EAST 61<sup>ST</sup> STREET**  
 APOTHECARY GROUP, BLINDS TO GO, VAURA, the shop, JOHN SALIBELLO, GARDE, serendipity 3, ANN-MORRIS, metrodrugs, NATUREPEDI, GASPIRE ASARO, Perfect Brows Festival Cafe, edible, TAKE Sushi & Bowl, sipnyc, UPS, CHARLOTTE CAFE, KELLY'S, FIRECRACKER WINGS, bk ANTIQUES & HOME, Evan's View Condominiums, THE JEFFREY, Ref's Club Personal Training, 75 PROMPT PARKING, Daily Bagel, La Pizza Italia, GRATA Thai Cuisine

**EAST 60<sup>TH</sup> STREET**

## Developments

- THE REMI**  
1026 3rd Ave  
81 Units
- THE TREADWELL**  
249 E. 62nd St  
66 Units
- 301 E. 63rd**  
(co-op)  
166 Units
- ARCHIVE LOFTS**  
305 E. 61st St  
35 Units

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**PLEASE CONTACT OUR EXCLUSIVE LEASING AGENTS:**

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