

FLAGSHIP LARGE FORMAT OPPORTUNITY ON THE UPPER EAST SIDE'S BEST BLOCK

125 EAST 86TH STREET

NORTHWEST CORNER OF LEXINGTON AVENUE



PRIME CORNER BRANDING OPPORTUNITY



Size

Ground Floor:	1,472 SF
Second Floor:	12,770 SF
Total:	14,242 SF

Frontage

Ground Floor - 25' on East 86th Street
Second Floor - 200' Wrap around

Asking Rent

Upon request

Lease Type

Direct

Possession

July 2023

Neighboring Tenants

Best Buy, Petco, Chase, CVS, Target, Shake Shack, Paper Source, H&M, Sephora, Citibank, Krispy Kreme, Steve Madden, Bank of America, Le Pain Quotidien

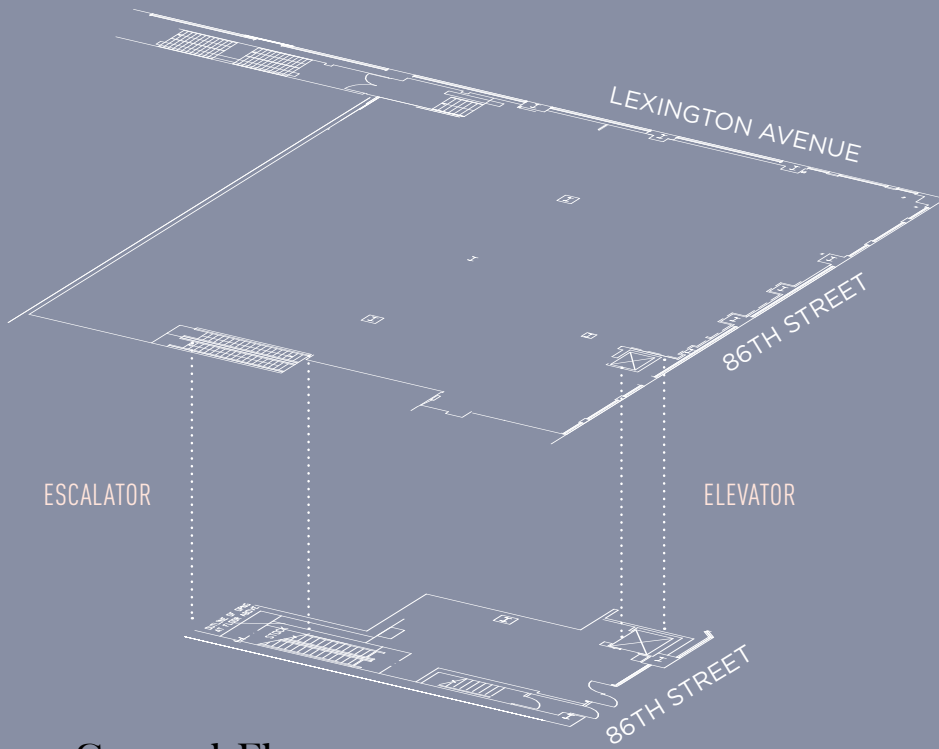
Comments

- Expansive branding opportunity with 7 blade signs wrapping the corner of Lexington Avenue and East 86th Street
- Corner visibility on the vibrant East 86th Street corridor with strong national retailer co-tenancy
- Located next to the Lexington Avenue/86th Street 4, 5, 6 sub way line and two blocks from the Second Avenue/86th Street Q A station - Over 40 million riders annually between the two subway stops



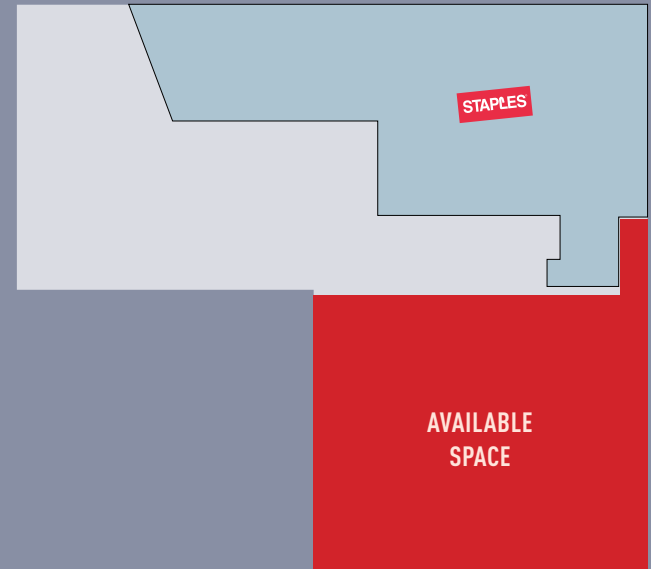
FLOOR PLANS

Second Floor



Ground Floor

Second Floor



Ground Floor



E 88TH STREET

CVS/pharmacy



bluemercury®
makeup • skincare • spa

SLT
STRENGTHEN • LENGTHEN • TONE

WHOLE
FOODS
MARKET

E 87TH STREET

SITE



4 5 6

LEXINGTON AVE.

PAPER SOURCE



VICTORIA'S
SECRET



IT'SUGAR



COHEN'S
Fashion Optical

THIRD AVE.

lululemon
athletica

E 86TH STREET

STEPS FROM WHOLE FOODS & FAIRWAY



H&M

S E P H O R A



SHAKE
SHACK

HSBC

ULTA
BEAUTY



ATHLETA



E 85TH STREET

fresh&co



CVS/pharmacy

TD Bank

sweetgreen



GLOSSLAB

E 84TH STREET

SEAN MORAN

212 841 7668

SEAN.MORAN@CUSHWAKE.COM

STEVEN SOUTENDIJK

212 713 6845

STEVEN.SOUTENDIJK@CUSHWAKE.COM

MICHAEL O'NEILL

212 841 7909

MICHAEL.ONEILL@CUSHWAKE.COM

