

RETAIL OPPORTUNITY AT THE
UPPER EAST SIDE'S BUSIEST INTERSECTION

1280 LEXINGTON AVENUE

AT EAST 86TH STREET



CUSHMAN &
WAKEFIELD

AVAILABILITY OVERVIEW

Second Floor: 11,938 SF

Ground: 1,277 SF

Total: 13,215 SF

FRONTAGE

- Approximately 30 ft on East 86th Street
- Approximately 190 ft of wraparound windows on East 86th Street and Lexington Avenue

CEILING HEIGHTS

- Second Floor: 22' 8"
- Ground: 16'

POSSESSION: IMMEDIATE

LEASE TYPE: DIRECT

HIGHLIGHTS

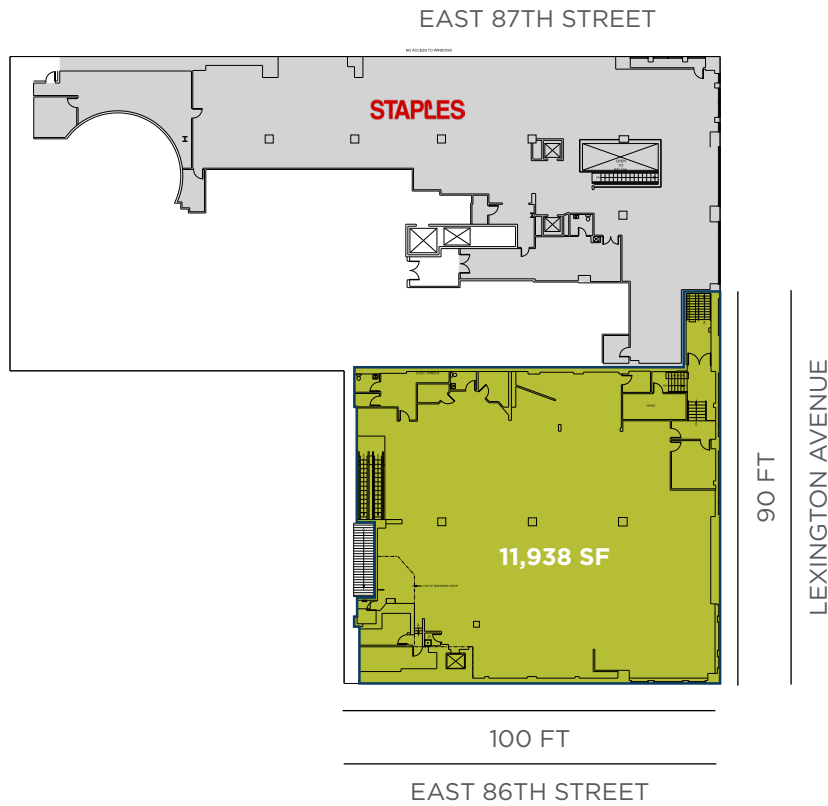
- Excellent retail opportunity on the Upper East Side's most active shopping corridor at East 86th Street & Lexington Ave
- Join Best Buy, Petco, Staples and Ole & Steen
- Highly visible entrance on East 86th Street with wraparound windows facing Lexington Avenue and four blade signs
- Vertical transportation in place
- Space can be vented via precipitator



FLOOR PLANS

SECOND FLOOR

11,938 SF
Ceiling Height: 22 FT 8 IN



GROUND FLOOR

1,277 SF
Ceiling Height: 16 FT



LOWER LEVEL



LOCATION OVERVIEW

CONTACT INFORMATION

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E 88TH STREET	
CVS/pharmacy	
E 87TH STREET	
E 86TH STREET	
E 85TH STREET	
E 84TH STREET	

LEXINGTON AVE.

THIRD AVE.

STEPS FROM WHOLE FOODS & FAIRWAY

ANGÉLIQUE