

1240  
1<sup>st</sup> Ave



**EXCELLENT FIRST AVENUE RETAIL  
OPPORTUNITY ON THE UPPER EAST SIDE**

*AT THE SOUTHEAST CORNER OF EAST 67TH STREET*



## SPACE SPECS

<b>AVAILABILITY</b>	<p>Ground Floor: 3,420 SF</p> <p><b>Total Available: 3,420 SF*</b></p> <p><small>* Ability to lease up to 32,741 SF across the Ground, Second and two Lower Levels</small></p>
<b>FRONTAGE</b>	<p>72 Feet On First Avenue</p> <p>45 Feet On East 67th Street</p>
<b>LEASE TYPE</b>	Direct
<b>ASKING RENT</b>	Upon Request
<b>POSSESSION</b>	Arranged

## HIGHLIGHTS

- Excellent Upper East Side corner opportunity with over 115 feet of wraparound frontage on First Avenue and East 67th Street
- At the base of a 31-story, 125-unit luxury residential tower, recently constructed in 2010
- Corner exposure across from Memorial Sloan Kettering Hospital and NY-Presbyterian
- All-glass facade with double door entry on First Avenue
- Most non-vented uses considered
- Formerly TD Bank
- Up to 32,741 SF can be made available on the Ground Floor, Second Floor and two Lower Levels with vertical transportation in place



# FLOOR PLANS

1240 FIRST AVENUE AT EAST 67<sup>TH</sup> STREET

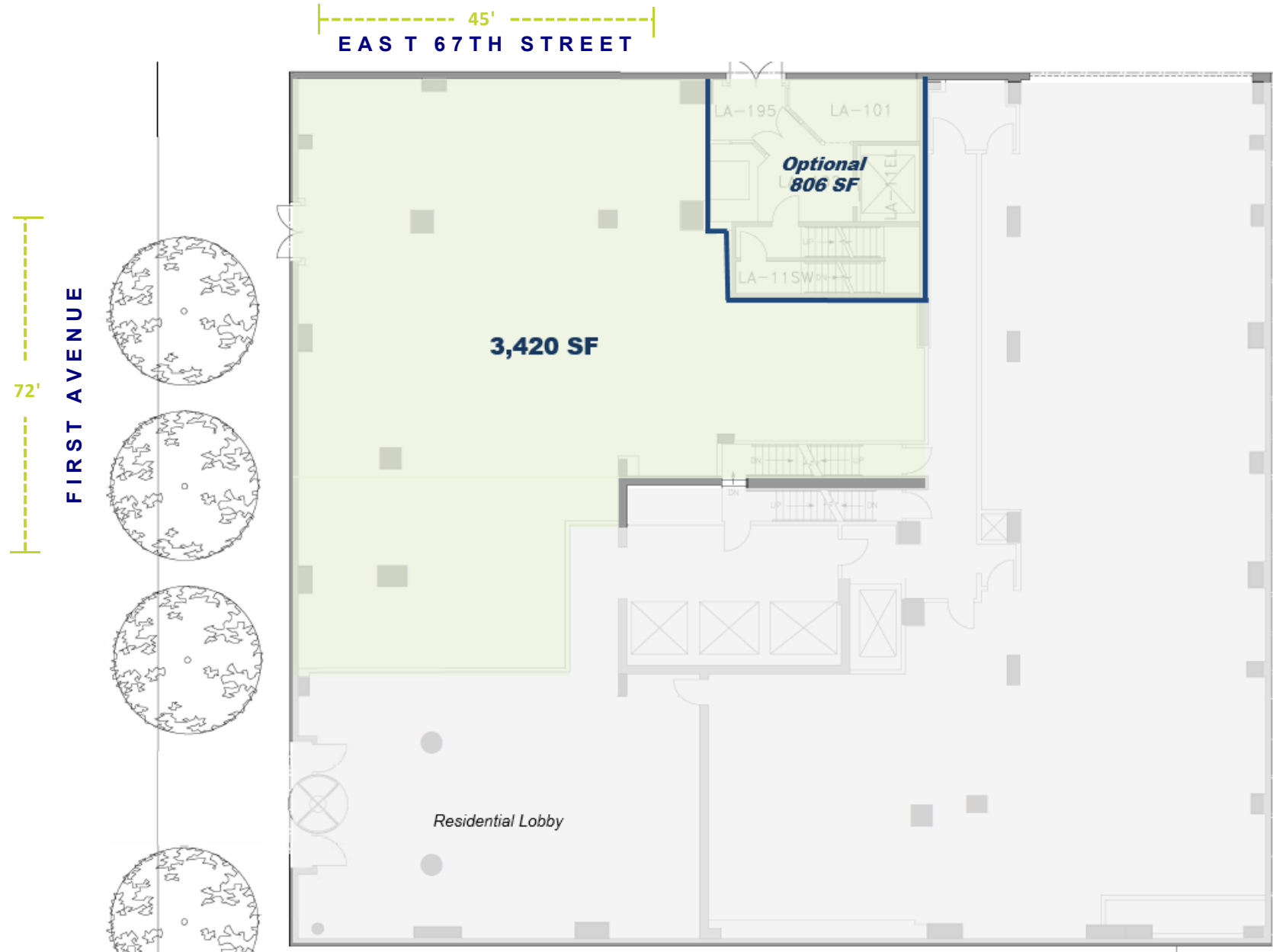
1240  
1<sup>st</sup> Ave

## GROUND FLOOR

Size: 3,420 SF

Ceiling Height: 16 FT 1.5 IN

Frontage: 117 FT Wraparound



# FLOOR PLANS

1240 FIRST AVENUE AT EAST 67<sup>TH</sup> STREET



*Optional to combine 806 SF on the Ground Floor with the Second Floor and two Lower Levels.*

*Currently built out as professional space and meeting facilities with vertical transportation and a dedicated entrance on East 67th Street.*



## SECOND FLOOR

Size: 13,790 SF

Ceiling Height: 12 FT 8 IN



## LOWER LEVEL 1

Size: 7,040 SF

Ceiling Height: 13 FT 6 IN





---

**FOR MORE INFORMATION, PLEASE CONTACT:**

**SEAN MORAN**

+1 212 841 7668

[sean.moran@cushwake.com](mailto:sean.moran@cushwake.com)

**PATRICK O'ROURKE**

+1 212 660 7777

[patrick.orourke@cushwake.com](mailto:patrick.orourke@cushwake.com)

**CATHERINE MERCK**

+1 212 698 2621

[catherine.merck@cushwake.com](mailto:catherine.merck@cushwake.com)

**MADDIE HAMILTON**

+1 410 864 3555

[maddie.hamilton@cushwake.com](mailto:maddie.hamilton@cushwake.com)

