

RETAIL SPACE FOR LEASE

1199 COOPERATIVE
2080 FIRST AVENUE
2180 RETAIL
NEW YORK, NY 10029

2180 RETAIL IS A GROUND-LEVEL SPACE AVAILABLE AT 2080 FIRST AVENUE WITHIN THE 1199 COOPERATIVE, BETWEEN EAST 108TH AND EAST 109TH STREETS.

1,594 RESIDENTIAL UNITS AND AN ESTIMATED 3,200 TO 4,000 TENANTS

THE SPACE INCLUDES APPROXIMATELY 2,500 SF, OF A SUBDIVIDABLE SPACE WITH 10+ ROOMS AND A FLEXIBLE FLOOR PLAN LAYOUT WHICH OFFERS FOR ADAPTABILITY.



WWW.SREALTY.NYC

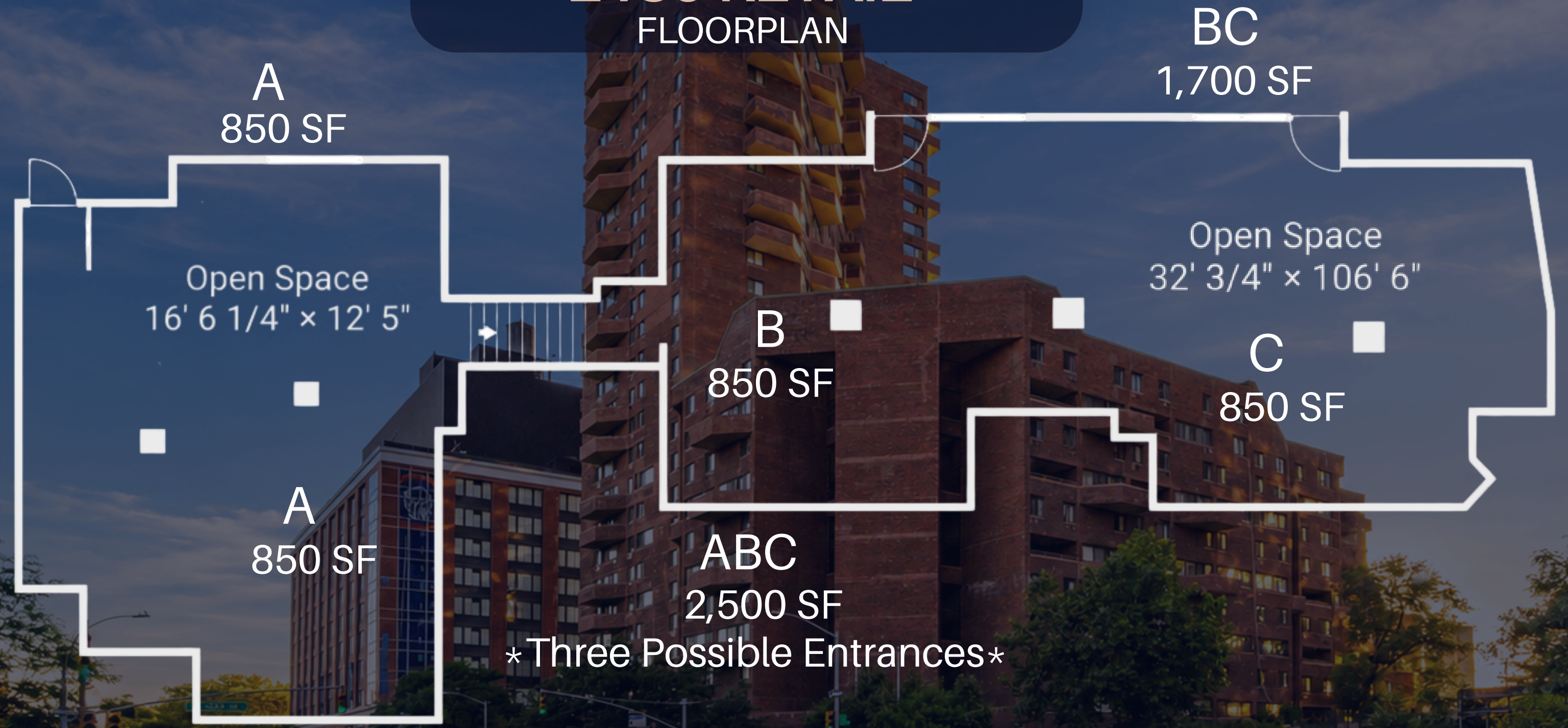
GHEALY@SREALTY.NYC

(917) 709-1491


SOVEREIGN
REALTY NYC

1199 COOPERATIVE 2080 FIRST AVENUE 2180 RETAIL

FLOORPLAN



BC
1,700 SF

Open Space
16' 6 1/4" x 12' 5"

Open Space
32' 3/4" x 106' 6"

B
850 SF

C
850 SF

A
850 SF

ABC
2,500 SF

* Three Possible Entrances *

1199 COOPERATIVE 2080 FIRST AVENUE 2180 RETAIL

NEARBY TRANSIT AND BUSINESSES

6 116TH ST STATION (6 TRAIN): THE CLOSEST MAJOR SUBWAY ACCESS IS A SHORT 6 TO 8-MINUTE WALK TO LEXINGTON AVENUE, CONNECTING DIRECTLY TO MIDTOWN MANHATTAN.

6 110TH ST - CATHEDRAL PKWY STATION (6 TRAIN): LOCATED A FEW BLOCKS SOUTH, SERVING AS AN EASY SECONDARY OPTION.

M15 BUS ROUTES: THE M15 SELECT BUS SERVICE RUNS DIRECTLY UP AND DOWN FIRST AVENUE, MAKING EXPRESS TRIPS DOWNTOWN HIGHLY EFFICIENT.

HOSPITALS & MEDICAL CENTERS

NYC HEALTH + HOSPITALS/METROPOLITAN – 1901 FIRST AVE
THE MOUNT SINAI HOSPITAL – 1468 MADISON AVE
CITYMD EAST 96TH URGENT CARE – 1500 LEXINGTON AVE

MAJOR RETAIL & GROCERS

EAST RIVER PLAZA (COSTCO, TARGET, ALDI, BURLINGTON) – 517 E 117TH ST
7-ELEVEN – FIRST AVE & E 116TH ST

DINING & HISTORIC LOCAL EATS

RICARDO STEAKHOUSE – 2145 FIRST AVE
BLUE SKY / HAJJI'S DELI – 2135 FIRST AVE
PATSY'S PIZZERIA – 2287 FIRST AVE

COMMUNITY, EDUCATION & SERVICES

THOMAS JEFFERSON PARK & RECREATION CENTER – 2180 FIRST AVE
1199 HOUSING PLAZA – 2080 FIRST AVE
OLIVER'S DOG & CAT CLINIC – FIRST AVE & E 115TH ST
MANHATTAN CENTER FOR SCIENCE AND MATHEMATICS – 260 PLEASANT AVE

