

355

EAST 86TH STREET

UPPER EAST SIDE, NYC

Between First & Second Avenues

RETAIL FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,575 SF

ASKING RENT

\$22,500/Month

POSSESSION

Q4 2026

TERM

Negotiable

FRONTAGE

50 FT

COMMENTS

- Located in the heart of one of Manhattan's most sought after shopping and dining corridors
- Exceptional visibility with strong pedestrian and vehicle traffic
- Steps from 86th Street Q subway station
- Ideal for a wide range of retail, service, medical, and food uses (subject to approvals)

NEIGHBORS

Dunkin • Pavin 86 • Bareburger • Avoca •
StretchLab • Somebody's Darling • Gotham Pizza •
CVS Pharmacy • Luna Rosa • Ryan's Daughter •
Café Maud • Sandro's • The Supply House •
Heavenly Market & Catering • Gracie's Diner •
Bondurants • Tiramisu • Bailey's Corner Pub

TRANSPORTATION

Q 4 5 6

NOAM AZIZ

Managing Director

212.468.5984

naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate

212.468.5927

cshahrabani@meridiancapital.com

MAX FREUDENBERGER

Senior Associate

212.468.5951

mfreudenberg@meridiancapital.com



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RETAIL LEASING

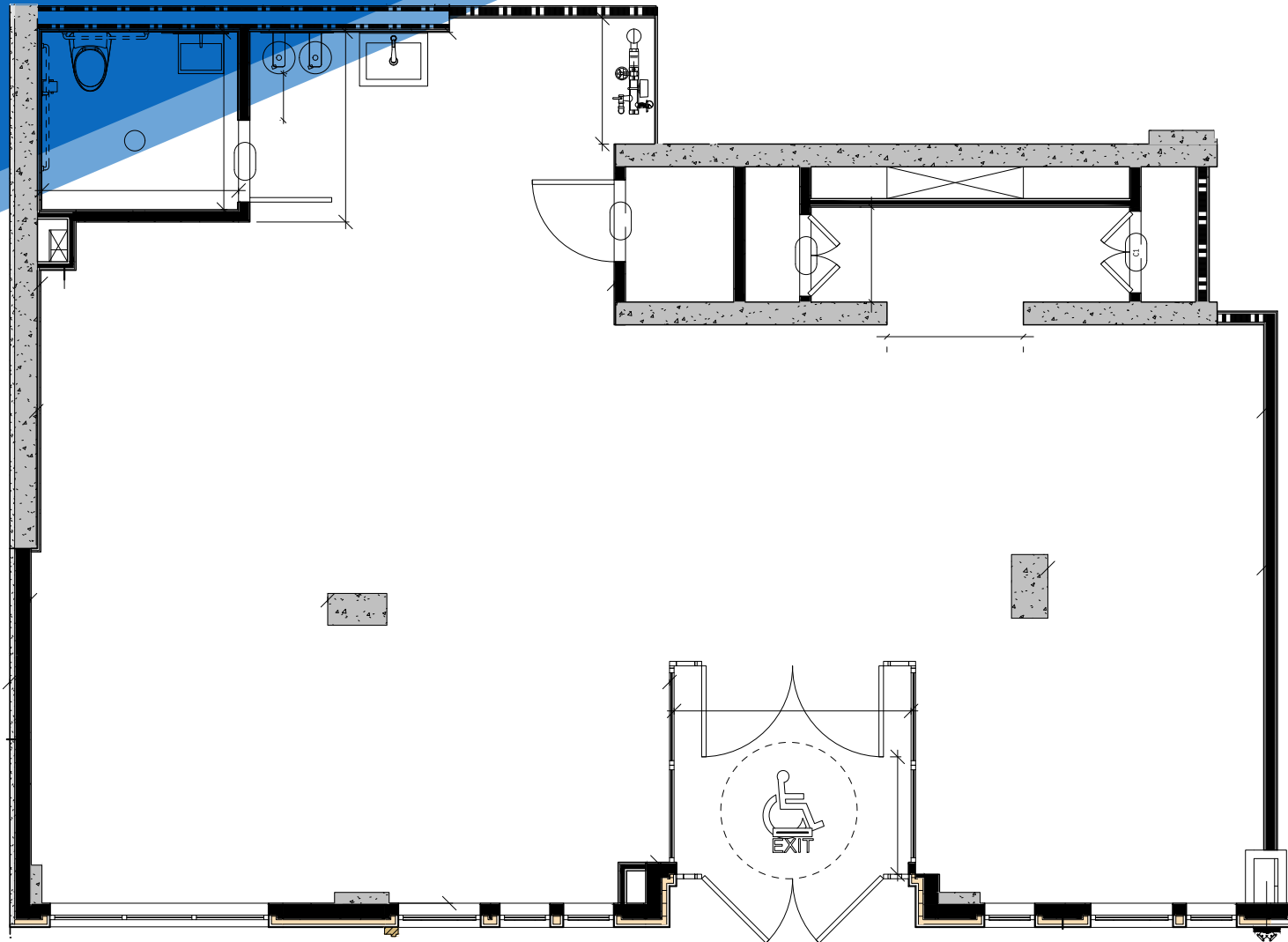
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FLOOR PLAN



EAST 86TH STREET

FIRST AVENUE

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