

# 2275 3<sup>rd</sup> Ave

## NEW YORK, NY

OFFICE/RETAIL SPACE  
FOR LEASE

LEARN MORE



### TOTAL OF 2,000 SF AVAILABLE



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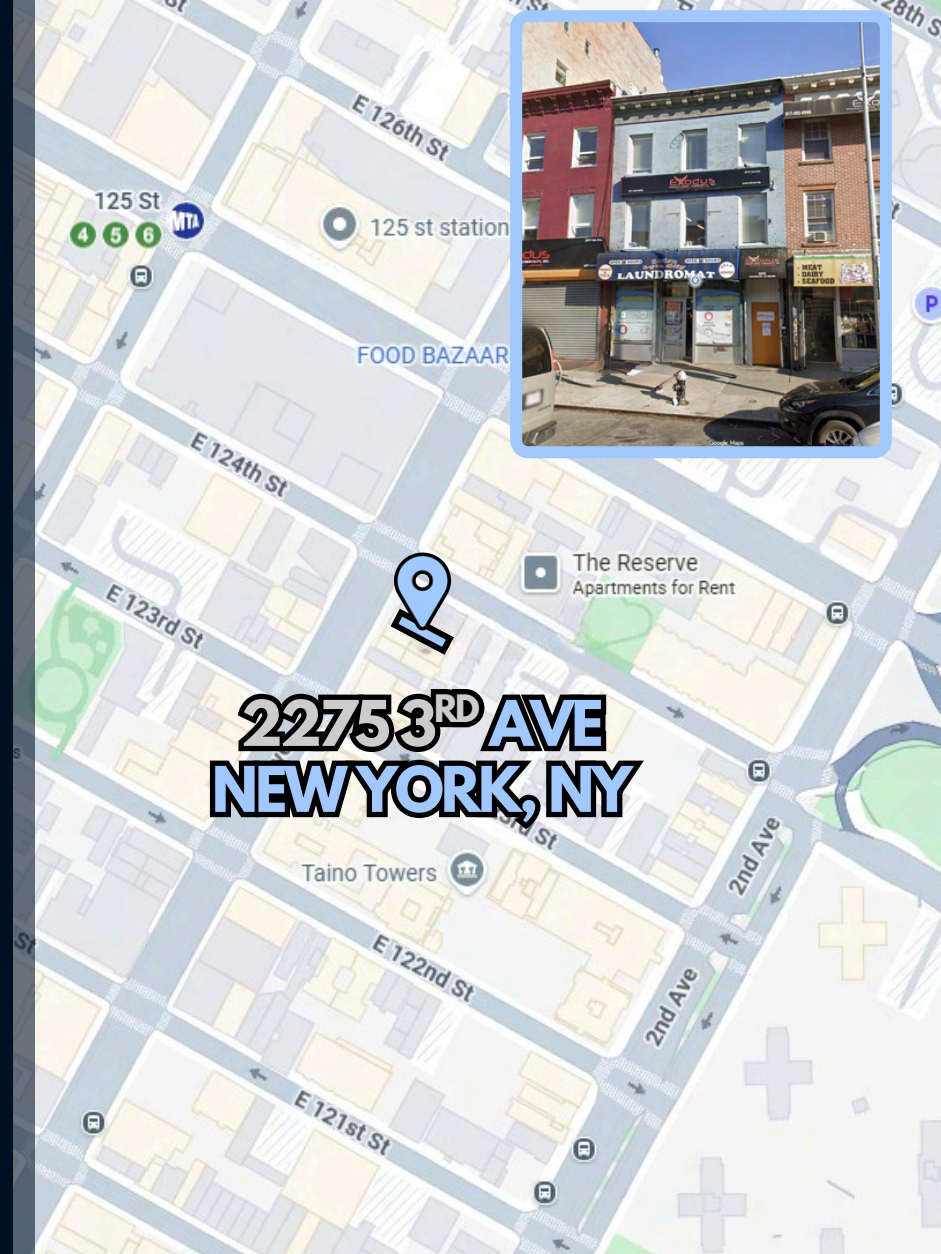
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# 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR OFFICES

- 1,000 SF Office space on the 2<sup>nd</sup> Floor
- 1,000 SF Office space on the 3<sup>rd</sup> Floor
- Two Private Office Floors with Open Workspace and Restrooms in Place
- Private Street Entrance from Third Avenue
- 24/7 Access & Tenant Controlled HVAC
- High Visibility Frontage Facing Third Avenue
- Heavy Foot Traffic Located in Rapidly Developing Area Between 123<sup>rd</sup> & 124<sup>th</sup> Streets
- Several High-Rise Developments in Immediate Vicinity Recently Completed & Currently Under Construction
- Many Uses Permitted Including: Retail, Office, Medical, School, Fitness, Non-profit, Etc.
- Excellent Signage and Branding Opportunity
- Immediate Occupancy



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