

# MEDICAL/PROFESSIONAL SPACE FOR LEASE

1199 COOPERATIVE

2080 FIRST AVENUE  
2070 SPACE 2 NORTH

NEW YORK, NY 10029

2070 SPACE 2 NORTH 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 3,800 SF OF FULLY BUILT-OUT CLINICAL SPACE WITH 10+ ROOMS PLUS A 1,000 SF BASEMENT AND FLEXIBLE FLOOR PLAN LAYOUT WHICH OFFERS ADAPTABILITY FOR ALL YOUR BUSINESS NEEDS.



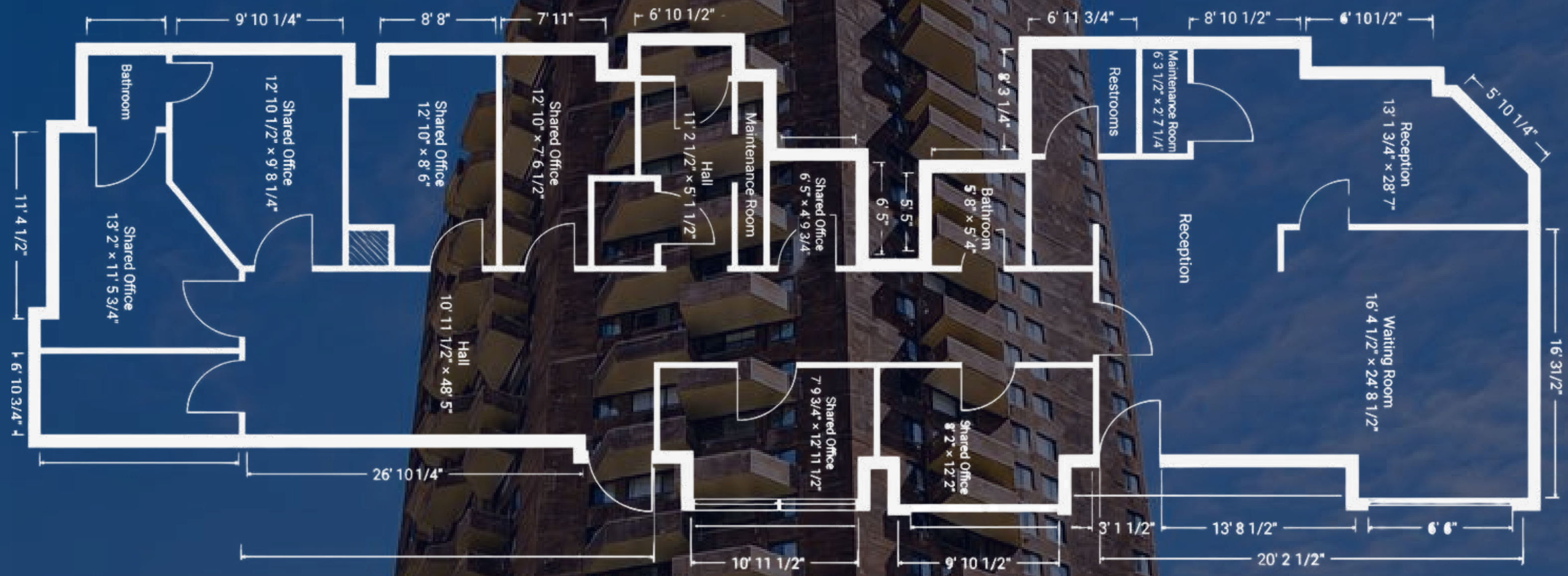
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**SOVEREIGN**  
REALTY NYC

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## 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

