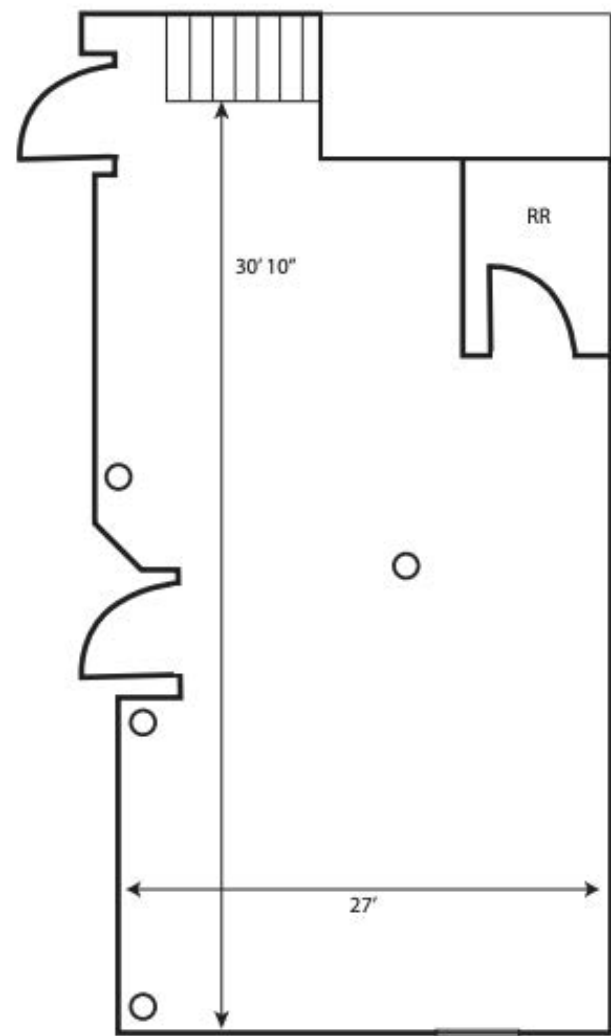


1442 LEXINGTON AVENUE

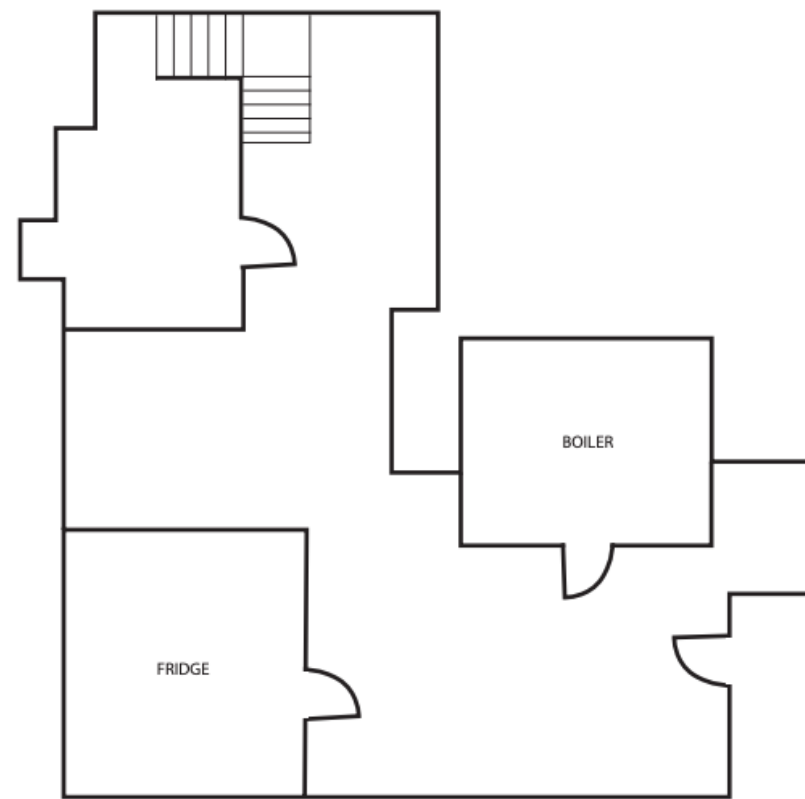
Upper East Side

Southwest Corner of 94th Street





GROUND FLOOR



LOWER LEVEL

SPACE DESCRIPTION

GROUND FLOOR - 830 SF

LOWER LEVEL - 620 SF

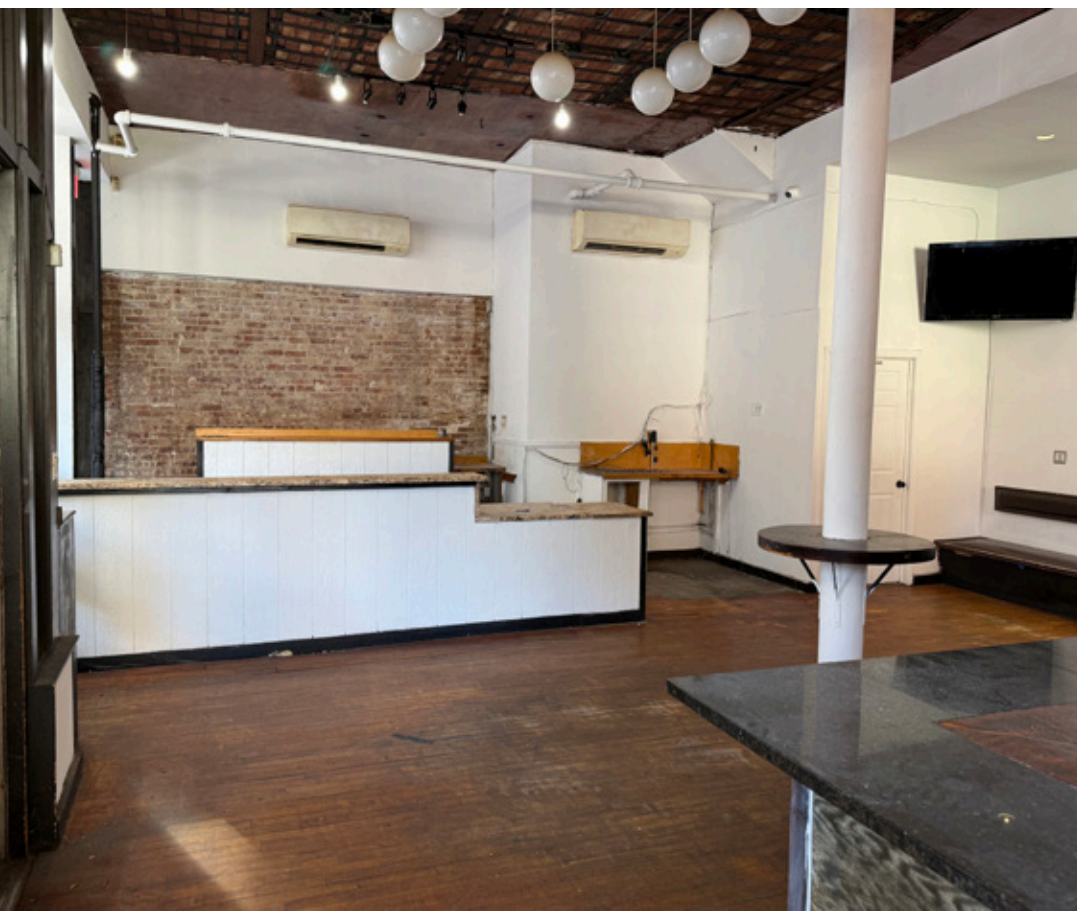
CEILING HEIGHTS: 14'

POSSESSION: IMMEDIATE

TERM: NEGOTIABLE

SPACE NOTES

- **Corner F&B opportunity in the Upper East Side**
- **60' of wraparound frontage**
- **Dense residential population**
- **Formerly Bonjour Crepes & Wine**





JP SUTRO
Executive Managing Director
212.776.1274
jsutro@lee-associates.com

MORRIS DWECK
Managing Director
212.776.1246
mdweck@lee-associates.com

ANNIE SQUIER
Director
646.723.4719
asquier@lee-associates.com

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Park Avenue	Lexington Avenue	96th Street	 SAMUEL SEABURY PLAYGROUND	Third Avenue		
		95th Street	 HOLY CREAM FASHION NAIL & SPA		 DENSE RESIDENTIAL AREA	
		94th Street	 SFOGLIA		 RICHARD SALOME FLOWERS KITCHEN ARTS & LETTERS ZENETH CLEANERS PEGATESSU FITNESS CITY WIDE flower PLANTS BREAD N WINE 	UNIQUE BOUTIQUE O'FLANAGAN'S KORALI ESTIATORIO
		93rd Street	 BLACKER & KOOBY		THIRDS AVENUE ALE HOUSE	
		92nd Street	 YOUNG MEN & YOUNG WOMEN'S HEBREW ASSOCIATION		 	
		91st Street	JULIANO'S ESPRESSO BAR LEX RESTAURANT LOLITA'S KITCHEN & BURGER HOUSE		PAOLA'S CORRADO BREAD & PASTRY J. BRAUN WINE & LIQUORS	KAIA WINE BAR
		90th Street				