



344 EAST 59TH STREET SUTTON PLACE, NYC

Off the Corner of
First Avenue

APPROXIMATE SIZE

Ground Floor: 1,580 SF w/ 300 SF Basement (Option to Rent Full)
Loft-3rd Floor: 1,250 SF w/ Outdoor Patio
Loft-4th Floor: 1,250 SF

ASKING PRICE

Upon Request

TERM

Negotiable

OCCUPANCY

Immediate

FRONTAGE

23 ft

TRANSPORTATION

4 5 6 N Q R W E F M

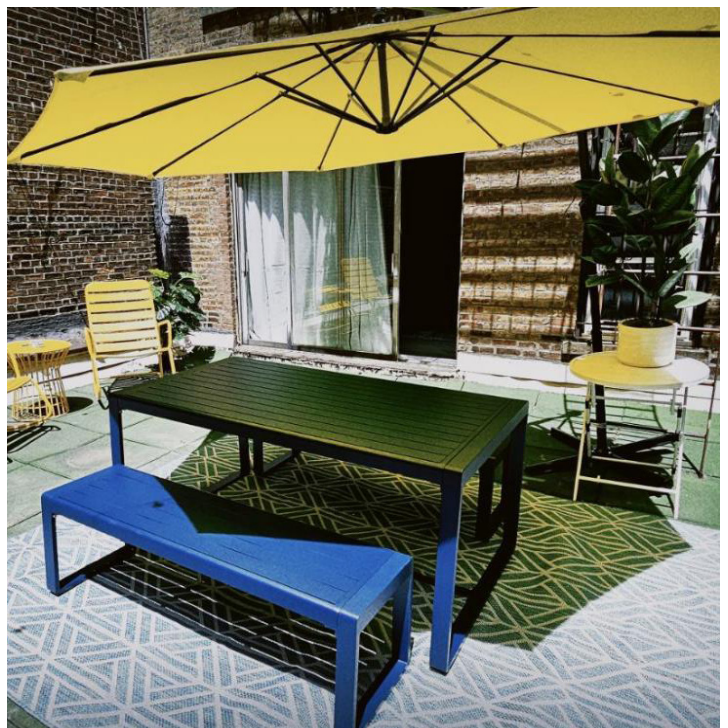
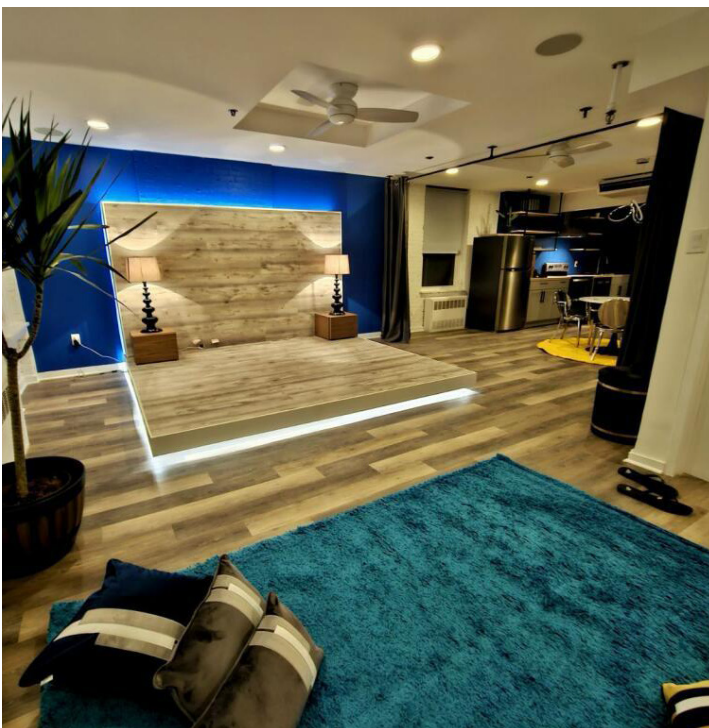
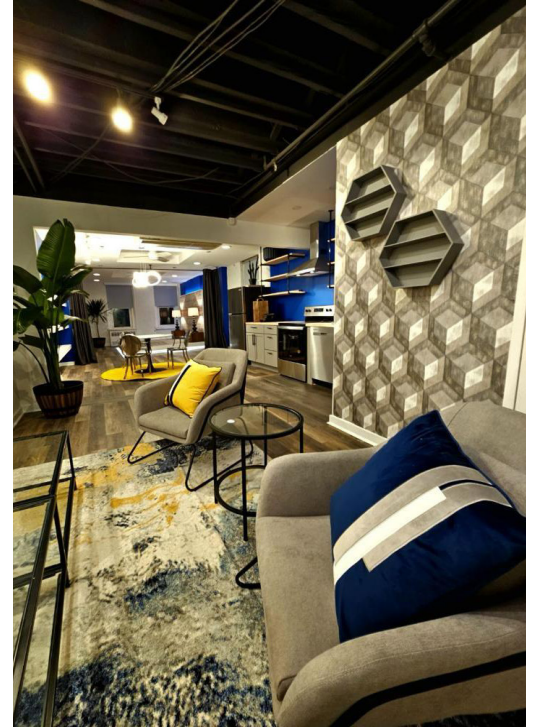
COMMENTS:

- Prime Upper East Side Location with Heavy Foot and Driving Traffic
- Dense population with consistent day and night traffic nearby the Roosevelt Island Tramway
- 2nd Generation Restaurant / Bar Space is vented with electric kitchen, formerly held a 2 AM liquor license and is suitable for all uses
- Beautiful, newly renovated loft opportunities now available for lease!

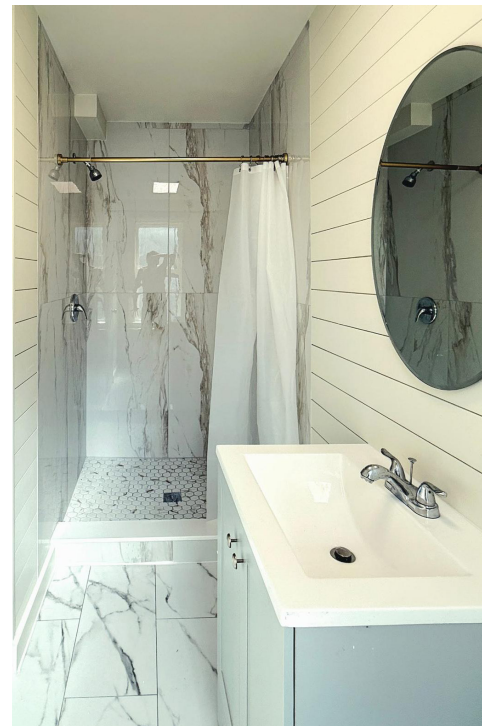
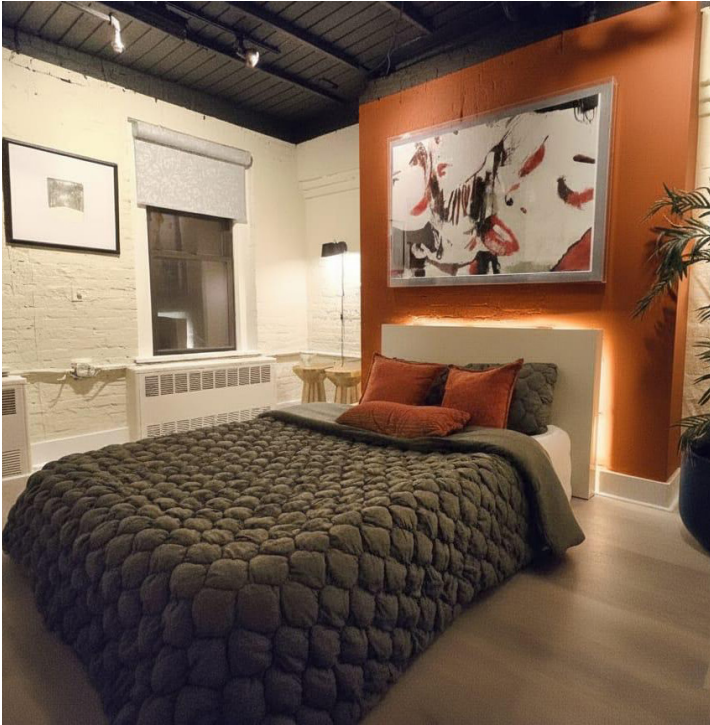
INTERIOR PHOTOS - GROUND FLOOR



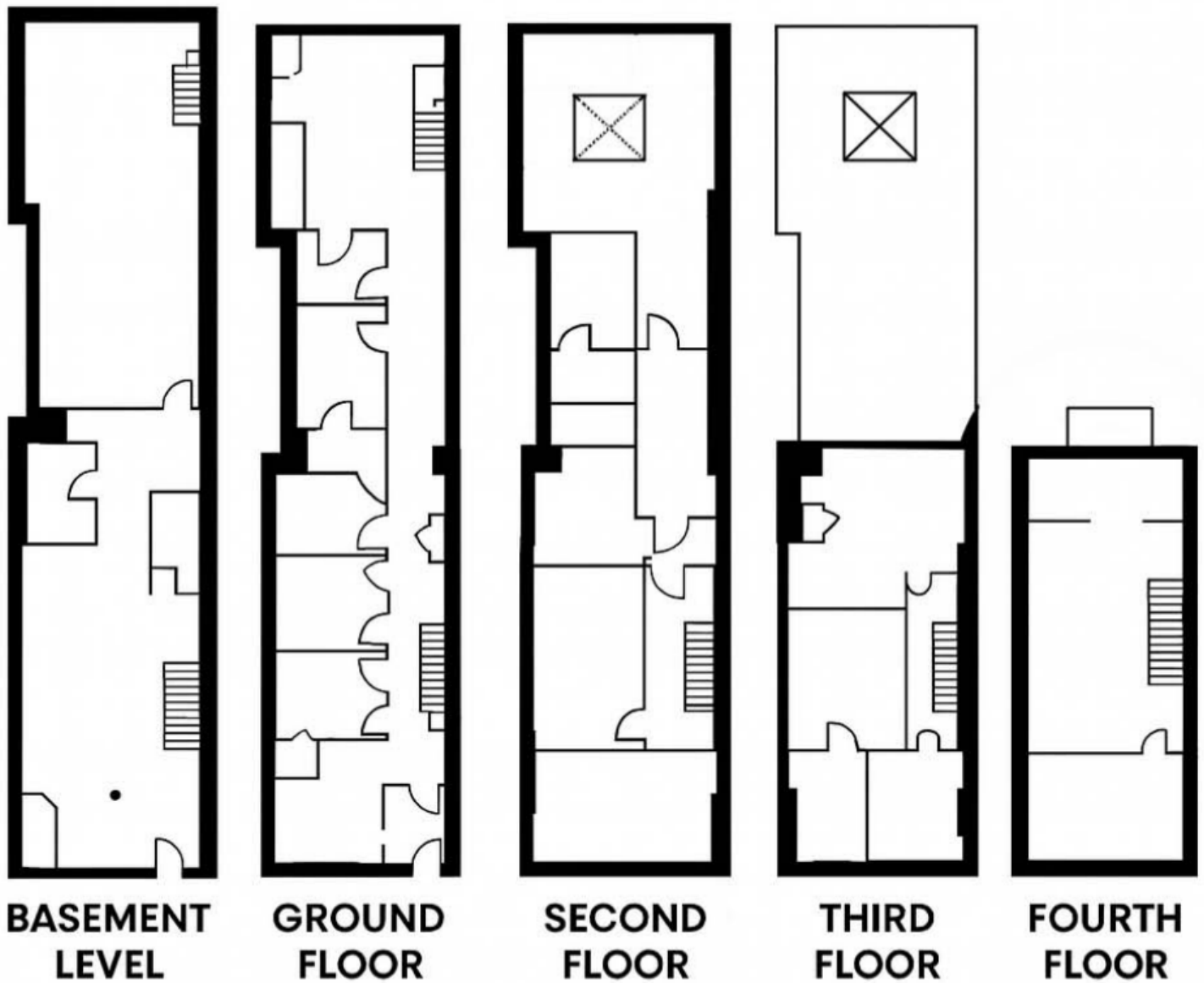
INTERIOR PHOTOS - 3RD FLOOR



INTERIOR PHOTOS - 4TH FLOOR



FLOOR PLANS



NEIGHBORS



45 Broadway
29th Floor
New York, NY 10006
718.360.8801

IPRG
RETAIL LEASING