1140 FIRST AVENUE NEW YORK, NY







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Between East 62nd Street & East 63rd Street

RENT
$7,000/month

KEY MONEY
$150,000

POSSESSION
Immediate

FRONTAGE
12 FT

APPROXIMATE SIZE
700 SF
+ 500 SF Basement

TERM
9 years left on lease
+ 5 year option

TRANSPORTATION
Q F 4 5 6

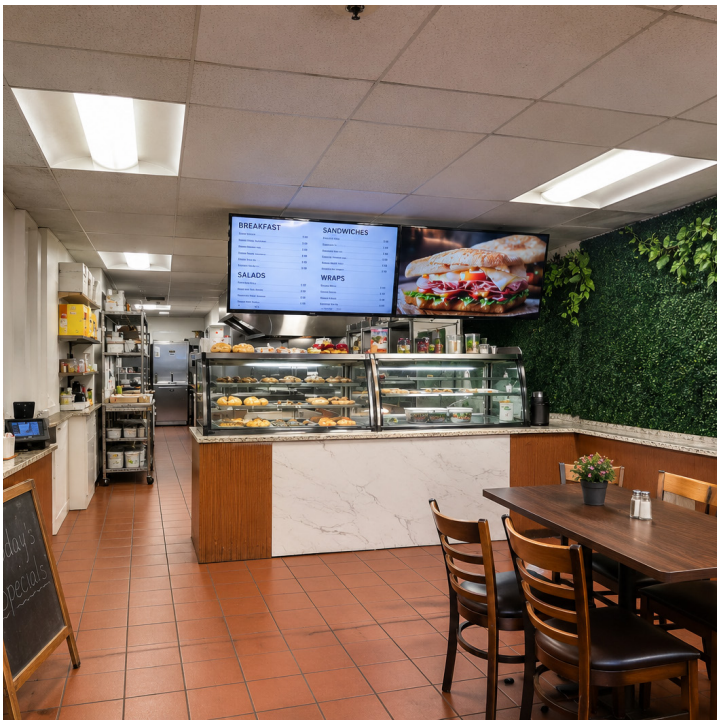
HIGHLIGHTS:

- Prime First Avenue location in the heart of Lenox Hill
- Existing commercial kitchen infrastructure and restaurant equipment
- Surrounded by a dense residential population and established neighborhood businesses
- Opportunity for an incoming operator to take over an established restaurant setup

GREG GOLDBERG
Vice President of Retail Leasing
718.360.8835
greg@iprg.com

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ABOUT THE AREA



CENTRAL PARK

Manhattan's Iconic Green Space

Central Park is one of New York City's most celebrated destinations, offering 843 acres of landscaped grounds, walking paths, recreational amenities, and open green space. Located west of the property, the park provides a major lifestyle amenity for neighborhood residents, visitors, and employees, further enhancing the appeal of the surrounding area.



EAST RIVER ESPLANADE

Waterfront Recreation & Open Space

The East River Esplanade offers a scenic waterfront destination just east of the property, featuring pedestrian pathways, cycling routes, landscaped seating areas, and expansive river views. Popular with neighborhood residents and commuters alike, the esplanade adds valuable outdoor recreation and pedestrian activity to the surrounding neighborhood.



EAST SIDE MEDICAL DISTRICT

A Hub for World-Class Healthcare

The surrounding neighborhood is home to some of New York City's leading healthcare and research institutions, including NewYork-Presbyterian / Weill Cornell Medical Center, Memorial Sloan Kettering Cancer Center, Hospital for Special Surgery, and Rockefeller University. These prominent institutions generate a substantial daily presence of medical professionals, patients, students, and visitors, creating a strong institutional anchor for the local retail corridor.

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