



**MURRAY
HILL MEWS**

560

THIRD AVENUE

MURRAY HILL, MANHATTAN

BETWEEN EAST 37TH STREET & EAST 38TH STREET

**FIRST TIME AVAILABLE
IN OVER 20 YEARS**

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FLOOR PLAN

**560 THIRD
AVENUE**

GROUND FLOOR

1,410 SF

CEILING HEIGHT

Up to 8 FT 6 IN

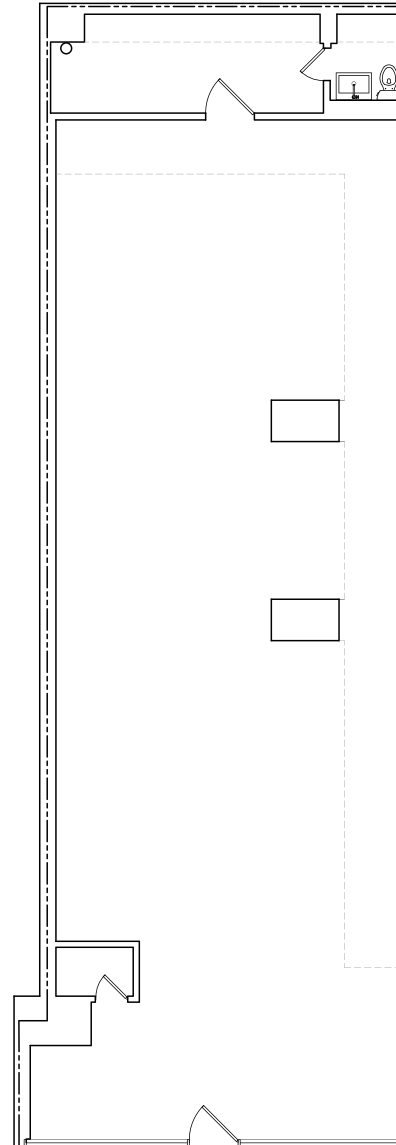
FRONTAGE

40 FT on Third Avenue

POSSESSION

March 1, 2024

Floor plan depicted does not accurately reflect the current dimensions of the space. Space is to be re-surveyed.



THIRD AVENUE

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MAX KREINCES

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HIGHLIGHTS

560 THIRD AVENUE

- Formerly Portofino Sun Tanning and Airbrush Spa.
- Dry users and vented/non vented food users considered.
- Situated at the base of a 264-unit luxury residential building, Murray Hill Mews, in the heart of Murray Hill.
- Perfectly located adjacent to the Grand Central Station trade area which attracts over 250,000 commuters per day.
- The Murray Hill neighborhood attracts a diversity of residents from college graduates and young professionals to couples with children as well as an older population.
- Unparalleled visibility from the exit of the Midtown Tunnel which has an approximate vehicle count of 75,000 per day.
- Neighborhood has a strongly diversified retail mix.



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MAP

NEARBY PUBLIC TRANSIT:

4 5 6 7 @ GRAND CENTRAL STATION
6 @ 33RD STREET

SELECT NEARBY RETAIL TENANTS:

EL RIO GRANDE
D'AGOSTINO
THE BLACK SHEEP
BLINK FITNESS
SHAKE SHACK
STARBUCKS
CITIZENS BANK
WAGAMAMA
CITYMD
SARGE'S DELI
BAGEL BOSS
DECOR ART GALLERY
DELECTICA
JUST SALAD
SPEAR PHYSICAL THERAPY
CHASE BANK



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PORTOFINO SUN TANNING AND AIRBRUSH SPA



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