

**MURRAY
HILL MEWS**

560

THIRD AVENUE

MURRAY HILL, MANHATTAN
BETWEEN EAST 37TH STREET & EAST 38TH STREETS

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EL RIO GRANDE RESTAURANT SPACE

FIRST TIME AVAILABLE IN 45+ YEARS

FLOOR PLAN

560 THIRD AVENUE

GROUND FLOOR

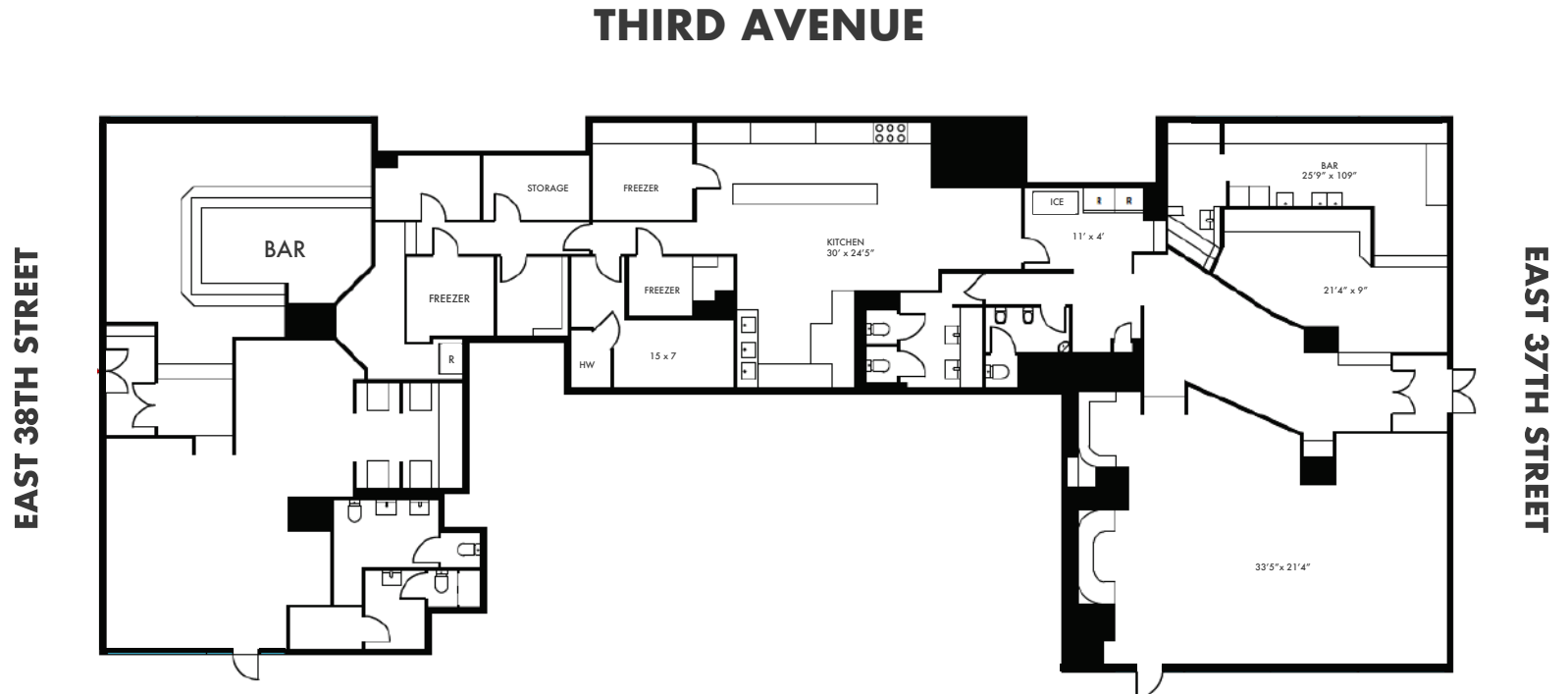
4,200 SF

CEILING HEIGHT

20 FT

POSSESSION

Q2 2025



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HIGHLIGHTS

560 THIRD AVENUE

- Currently vented via a precipitator.
- Double-height windows bringing in an abundance of natural light.
- Over 2,000sf of outdoor patio space that can be used for outdoor dining.
- 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.
- Murray Hill attracts a wide range of residents from college graduates and young professionals as well as families with young children and a large population of seniors.
- Neighborhood has a strongly diversified retail mix.



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OUTDOOR IMAGES

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MAP

NEARBY PUBLIC TRANSIT:

4 5 6 7 @ GRAND CENTRAL STATION

6 @ 33RD STREET

SELECT NEARBY RETAIL TENANTS:

D'AGOSTINO

THE BLACK SHEEP

BLINK FITNESS

SHAKE SHACK

STARBUCKS

CITIZENS BANK

WAGAMAMA

CITYMD

SARGE'S DELI

BAGEL BOSS

DECOR ART GALLERY

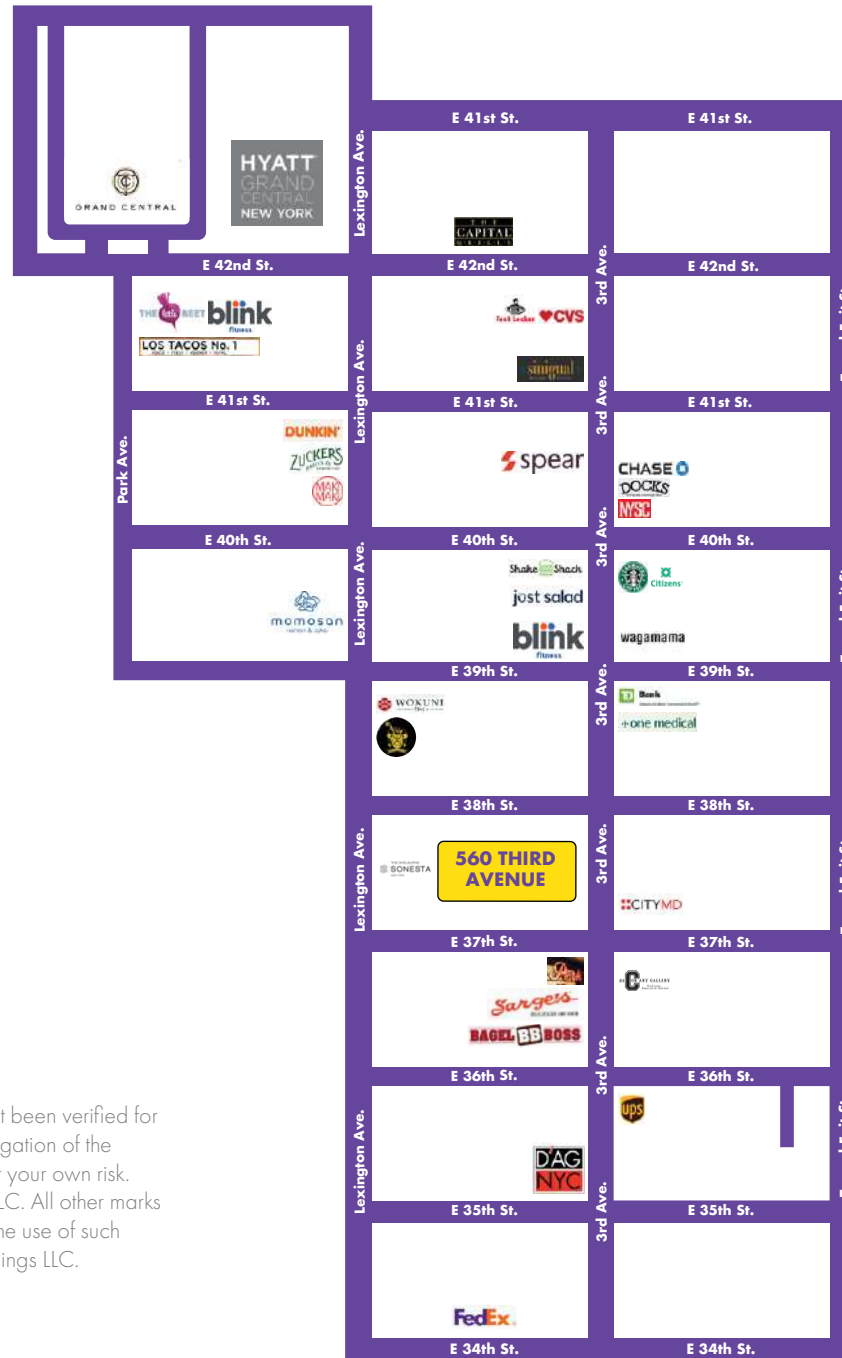
JUST SALAD

SPEAR PHYSICAL THERAPY

CHASE BANK

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