

1745 FIRST AVENUE

Between East 90th Street and East 91st Street
Upper East Side, Manhattan

mona
EXCLUSIVE RETAIL LEASING AGENT

BEAUTIFUL TURN-KEY THIRD FLOOR SPACE WITH SHARED TERRACE



FLOOR PLANS

1745 FIRST AVENUE

THIRD FLOOR:

SIZE: 3,020 RSF

CEILING HEIGHT:

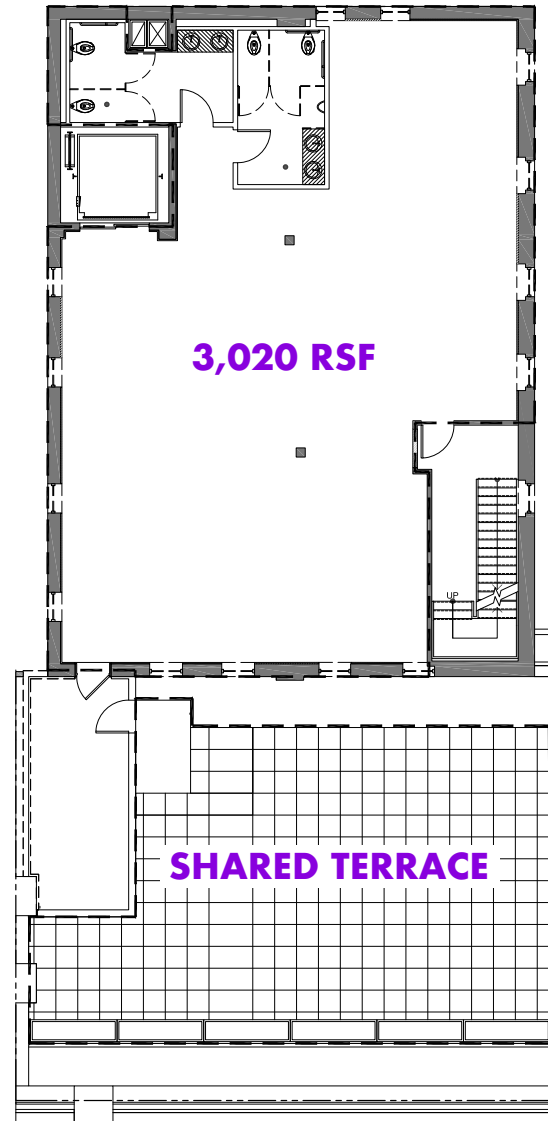
Up to 12 FT

SHARED TERRACE:

SIZE: 1,563

POSSESSION:

Immediate



BRANDON SINGER

BRANDON@RETAILBYMONA.COM
888-421-6662

MICHAEL CODY

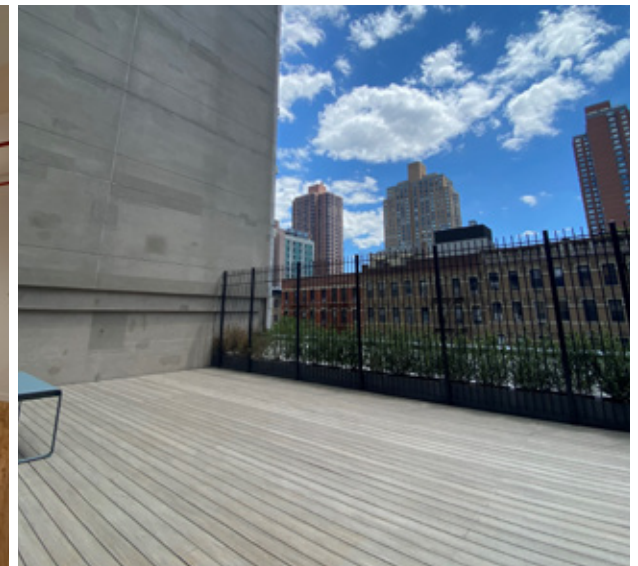
MICHAEL@RETAILBYMONA.COM
513-374-8630

WILLIAM ISORE

WILLIAM@RETAILBYMONA.COM
202-714-4699

HIGHLIGHTS

- Turnkey office or retail space in a recently renovated building.
- Perfect for childcare or education-focused tenants.
- Shared use of a spacious outdoor terrace.
- Elevator in place.
- Located in a great residential neighborhood.
- One block from Ruppert Park and Asphalt Green.
- Ownership is exclusively seeking either non-profit or not-for-profit tenants who need a lease term of up to five years.



1745 FIRST AVENUE

mona

BRANDON SINGER

BRANDON@RETAILBYMONA.COM
888-421-6662

MICHAEL CODY

MICHAEL@RETAILBYMONA.COM
513-374-8630

WILLIAM ISORE

WILLIAM@RETAILBYMONA.COM
202-714-4699

MAP

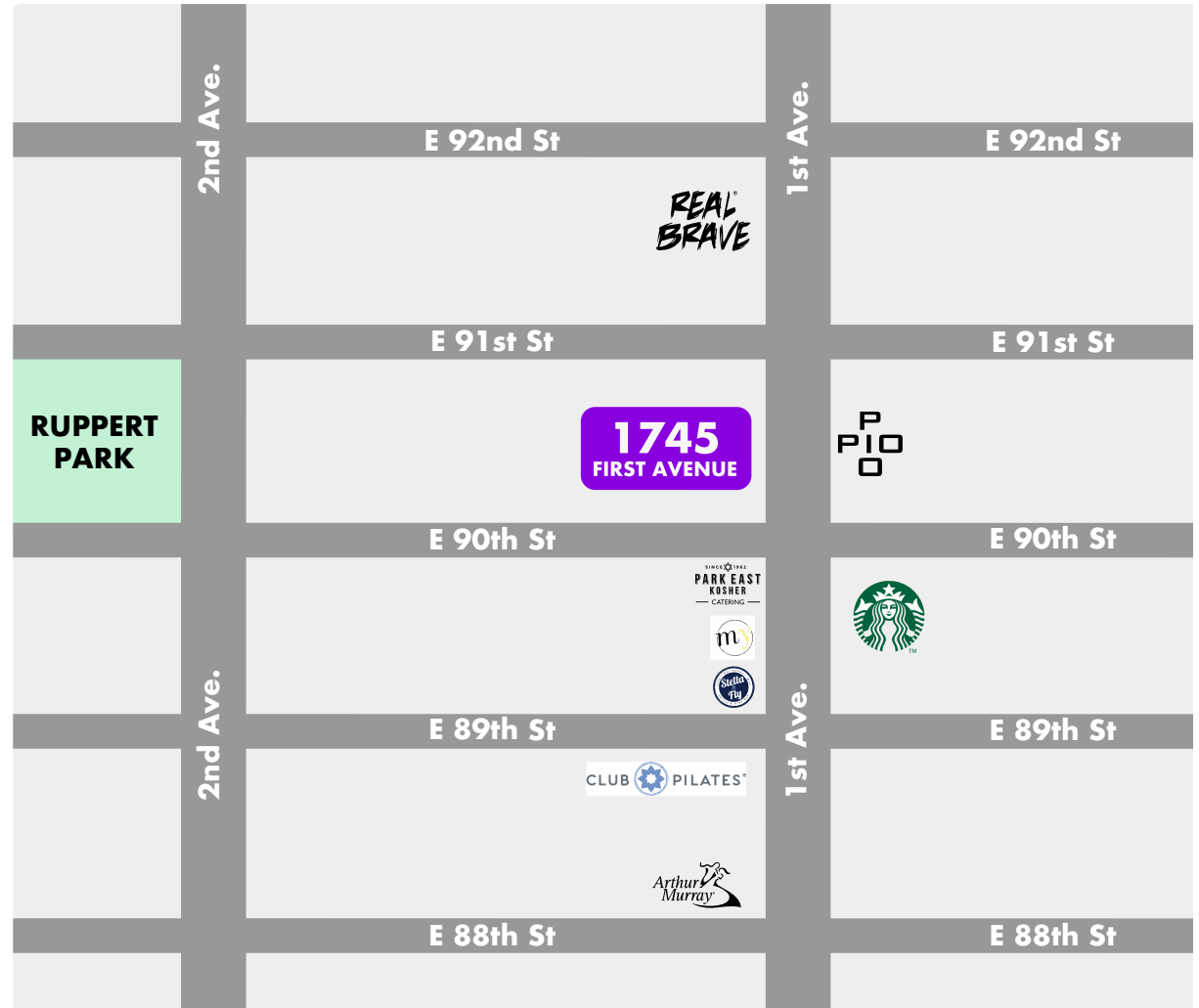
1745 FIRST AVENUE

NEARBY PUBLIC TRANSIT:

Q 4 5 6 M15+

RETAIL TENANTS:

- Starbucks
- Arthur Murray Dance Club
- Club Pilates
- Russian School for Mathematics
- Real Brave Lessons
- C-Town
- H&R Block
- Park East Kosher
- Mellow Yellow Coffee
- Stella & Fly
- Pio Pio 3



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. MONA and the MONA logo are service marks of Mona Retail Holdings LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Mona Retail Holdings LLC.

mona

BRANDON SINGER

BRANDON@RETAILBYMONA.COM
888-421-6662

MICHAEL CODY

MICHAEL@RETAILBYMONA.COM
513-374-8630

WILLIAM ISORE

WILLIAM@RETAILBYMONA.COM
202-714-4699