1711 FIRST AVENUE

SOUTHWEST CORNER OF 89TH STREET

CBRE

CBRE Inc., as exclusive leasing agent is pleased to offer the following space for lease:

PREMISES

Ground Floor: Approximately 1,140 sq. ft.
Storage: Approximately 962 sq. ft.

FRONTAGE:

20 Feet on First Avenue

TERM

Long Term

POSSESSION

Immediate

CEILING HEIGHTS

12 Feet

SITE STATUS

New Construction

COMMENTS

- New luxury residential development with all-new glass storefronts and flexible signage options
- Divisions considered; seeking amenity uses
- All uses considered; venting possible

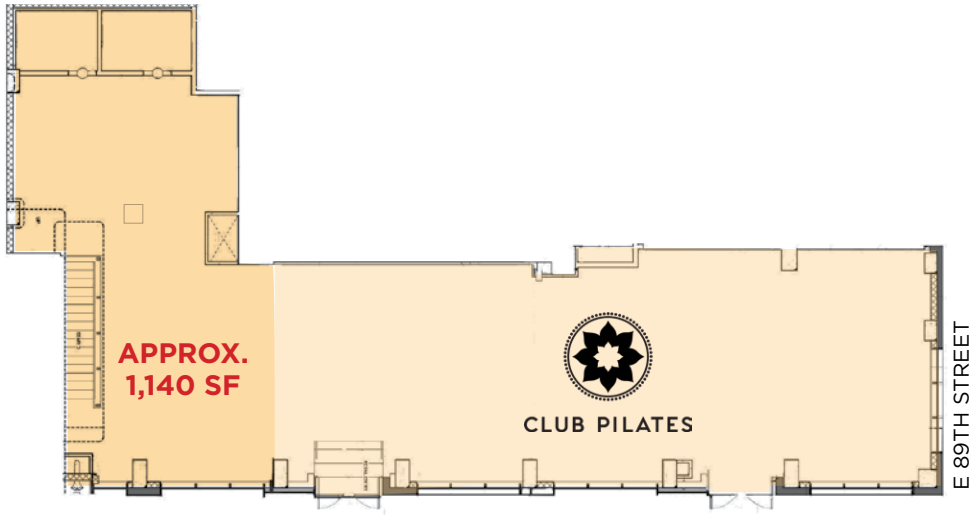
NEIGHBORS INCLUDE

BAREBURGER ORGANIC · FAIRWAY "Like No Other Market" · STARBUCKS · WHOLE FOODS MARKET · SUBWAY · DUANE reade · H&R BLOCK · Pip's PLACE THE GLUTEN FREE CAKERY · 7-ELEVEN · FASTBREAK SPORTS

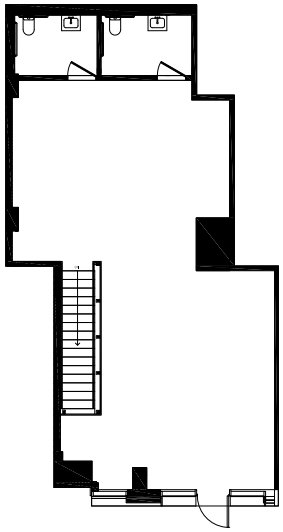
Sponsor makes no representation as to the continued existence of any of the named establishments located in the neighborhood. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. All computer and/or artist renderings reflect the planned scale and spirit of the Building. All depictions of property, including without limitation any furniture, equipment, decorations, finishes, fixtures, appliances, and furnishings are for illustrative purposes only. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD14-0358. Sponsor: 1711 LLC, 11 East 26th Street, Suite #1300, New York, New York 10010.

FLOOR PLAN

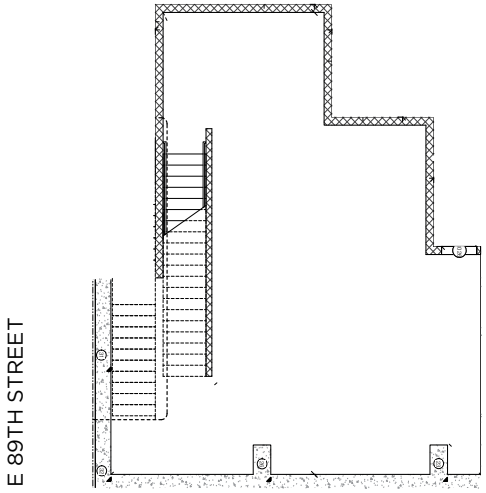
GROUND FLOOR



REMAINING GROUND FLOOR | Approximately 1,140 sq. ft.



STORAGE | Approximately 962 sq. ft.



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