



**Restaurant/Retail Space Available**

**New Flexible Divisions**

**Venting Allowed**

**964**

SECOND AVENUE



**CBRE**



# SPACE FEATURES

## Premises:

Ground: ■ Approx. 723 SF  
■ Approx. 1,593 SF  
■ Approx. 1,235 SF  
■ Approx. 1,434 SF  
■ Leased-Bluemercury

Sub-Level: ■ Approx. 5,984 SF

## Ceiling Heights:

Ground: 24 Feet  
Sub-Level: 14 Feet

## Asking Rent:

Upon request

Frontage: ■ 25 Feet  
■ 30 feet  
■ 25 Feet  
■ 12 Feet

## Term:

Long term

## Possession:

Immediate

## Neighbors:

Bluemercury, The Smith, TD Bank, CVS, Whole Foods, Equinox, Walgreens, Petco, Le Pain Quotidien, CitiMD, Soulcycle, La Pecora Bianca

## Comments:

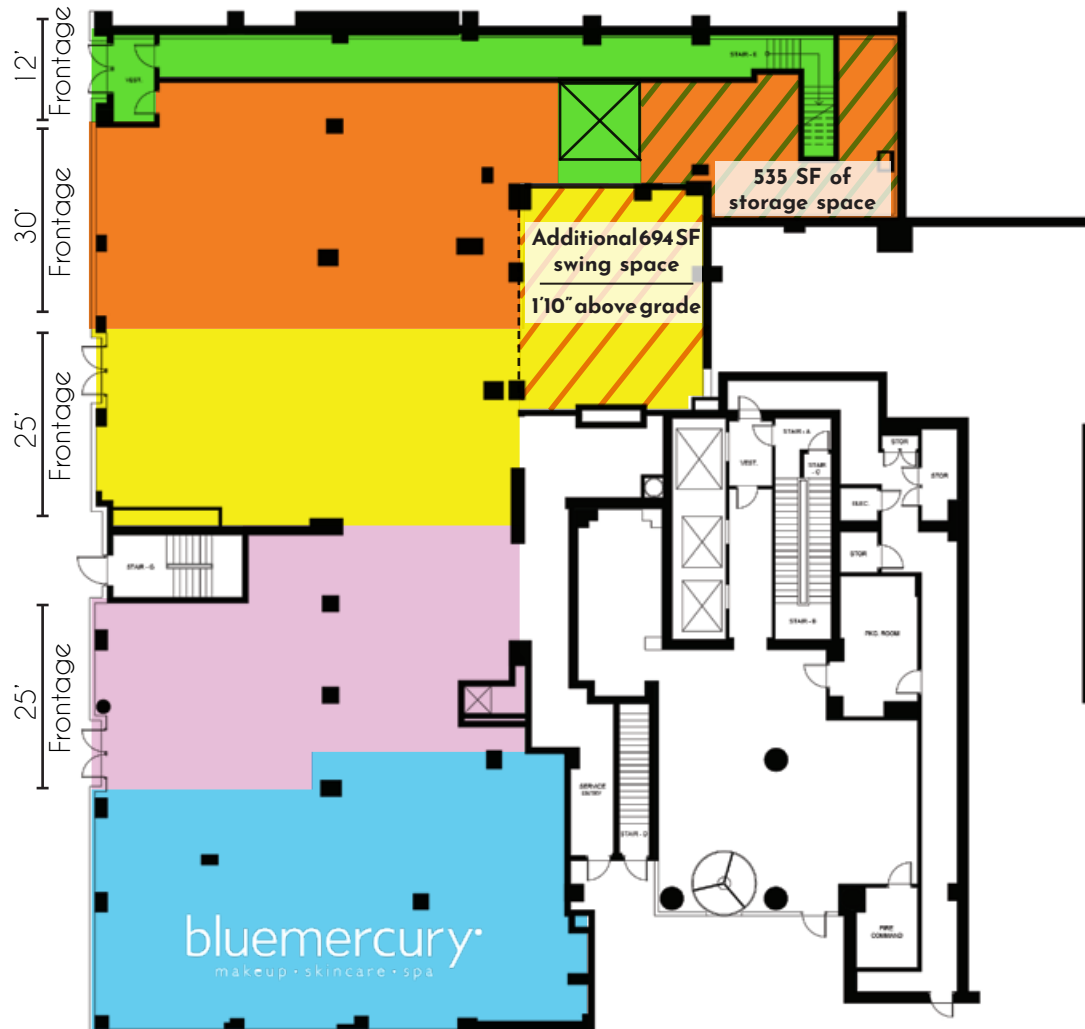
- At the base of a newly constructed **123-unit** luxury condominium
- **Venting** now available
- **Multiple divisions** considered
- **All glass frontage** and **24' ceilings** provide extraordinary visibility
- All uses considered - **Restaurants, Fitness, Gourmet Market, Commissary, Neighborhood Services**
- Van elevator and ramp in place for **commissary** uses



## PROPOSED DIVISIONS

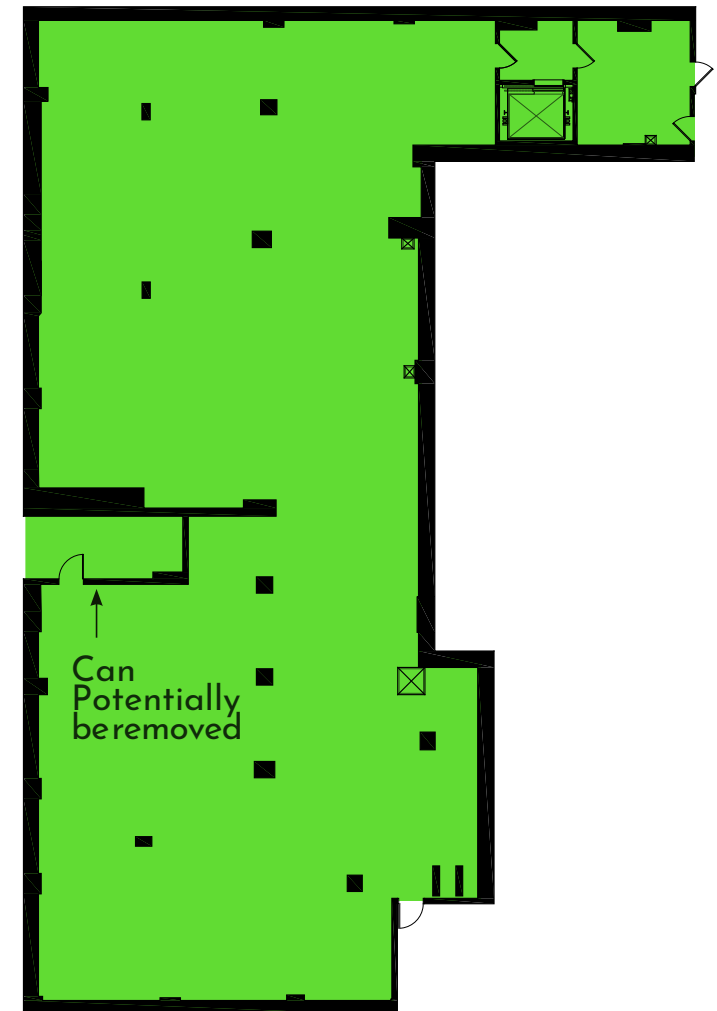
GROUND LEVEL

- Approx. 723 SF
- Approx. 1,593 SF
- Approx. 1,235 SF
- Approx. 1,434 SF
- Leased-Bluemercury



## SUBCELLAR LEVEL

- Approx. 5,984 SF



# STREETSCAPE

M E

**SOULCYCLE** **EQUINOX**  
PRIMAVERA ITALIAN FOOD  
REDEMPTION

AMBASSADOR WINES  
KNICKERBOCKER CLEANERS  
THE CIGAR INN  
JAMES LEONARD OPTICIANS  
LA MANGEOIRE

53RD STREET

**CHASE**  
**petco**  
TURTLE BAY GRILL AND LOUNGE  
*BOREBURGER*

TENZAN JAPNESE CUISINE  
ATWOOD  
MIMI'S ITALIAN RESTAURANT

52ND STREET

MURPHY'S IRISH BAR  
JAMESON'S PUB  
BUTTERCUP BAKE SHOP

GO YORK BISTRO CAFÉ  
THE IRISH EXIT

964 SECOND AVENUE

**CVS**  
pharmacy

**bluemercury**  
makeup · skincare · spa

51ST STREET

CORNERSTONE TAVERN  
BARKOGI  
PESCATORE  
SOCARRAT  
HORNEY RAM  
MORNING STAR CAFÉ  
LA MEDITERRANEAN FRENCH BISTRO  
CRAVE FISHBAR  
**STARBUCKS**

**THE SMITH**  
RESTAURANT & BAR

BLOCKHEADS MEXICAN RESTAURANT  
**CITYMD**

**LA PECORA BIANCA**

50TH STREET

**Bar**  
DIPLOMAT WINES  
RESIDENTIAL BUILDING

2ND AVENUE FARM  
ABITINO'S PIZZA  
THE PRESS BOX RESTAURANT  
MEE NOODLE SHOP  
SIP SAK  
SUBWAY  
MATISSE

49TH STREET

MANCHESTER BAR  
PARKING GARAGE

**TD Bank**  
**MedRite**  
Some Times. Fast Relief.

EVERGREEN SHANGHAI  
TURTLE BAY DRY CLEANER  
TURTLE BAY CHEMISTS

**Country Bank**

48TH STREET

**NYSC**

DRAMATICS NYC  
EUPHORIA NAILS  
COLUMBIA CLEANERS  
VERIZON  
NINO'S RISTORANTE  
EKAVI WOMENSWEAR  
POST OFFICE



THIRD AVENUE

6

SECOND AVENUE





## CONTACTS

**Gary Trock**

+1 212 984 8035

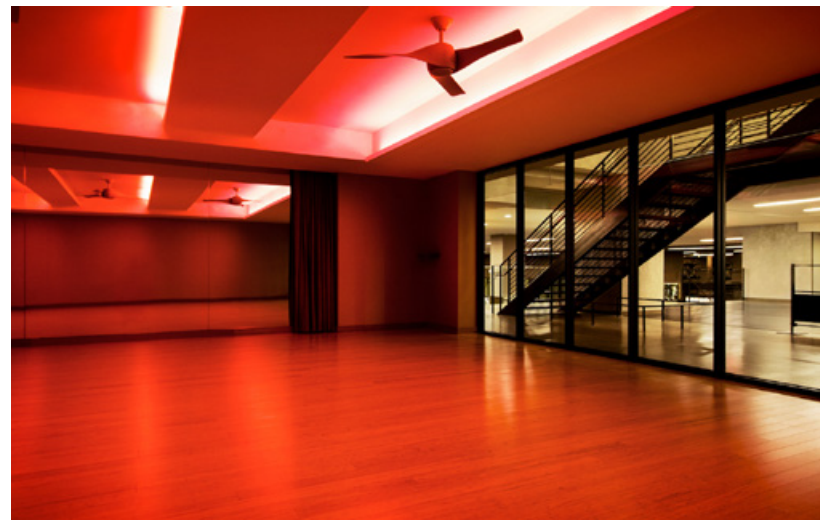
gary.trock@cbre.com

**Zach Parisi**

+1 212 984 6685

zach.parisi@cbre.com

**CBRE**



© 2018 CBRE, Inc. All rights reserved. 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.