

MIDTOWN  
EAST

NEW YORK  
NY

# 850 SECOND AVENUE



# SPACE DETAILS

## LOCATION

Northeast corner of East 45th Street

## APPROXIMATE SIZE

Ground Floor	3,500 SF
Lower Level	1,500 SF
Total	5,000 SF

## CEILING HEIGHT

Ground Floor	13 FT
--------------	-------

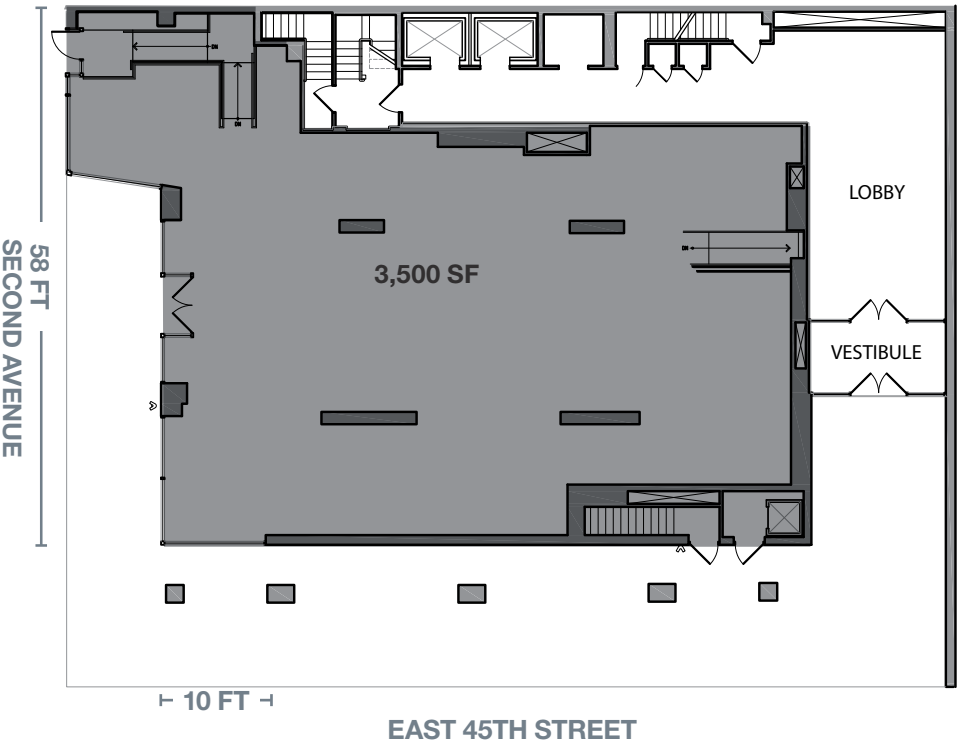
## FRONTAGE

- 58 FT on Second Avenue
- 10 FT on East 45th Street

## POSSESSION

Immediate

## GROUND FLOOR



## TERM

Long term

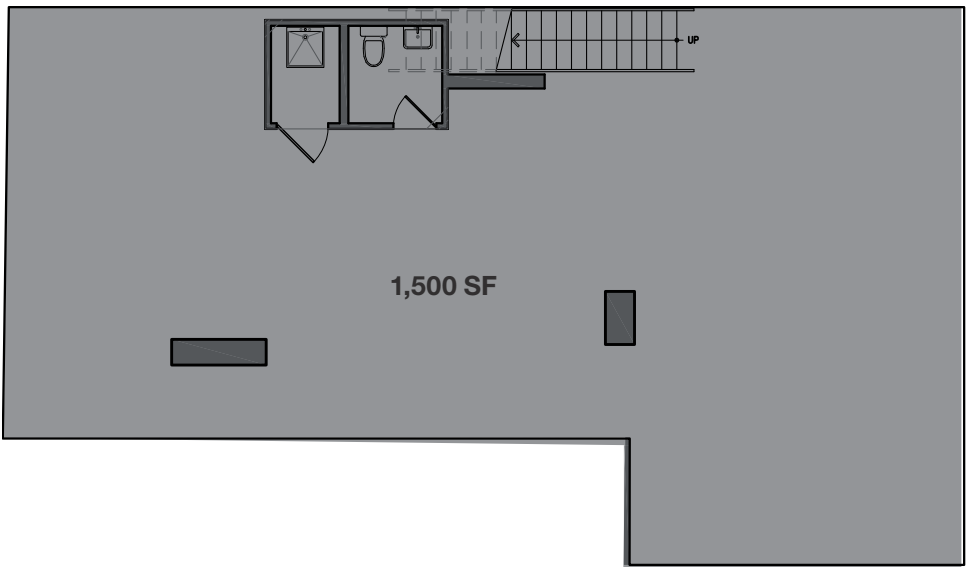
## NEIGHBORS

United Nations, Amish Market, Pietros, The Palm Too, Penny Lane Coffee, The Health Nuts, Cafe Olympia, Sushi Yasuda, Sparks Steakhouse, The Smith and La Pecora Bianca

## COMMENTS

- Vented food users accepted; venting stack to the roof is in place for cooking
- Steps from both the United Nations and Grand Central which sees over 130,000 pedestrians daily
- The space is in white box condition and a new HVAC system is in place
- Space has been made ADA accessible to code

## LOWER LEVEL





# INTERIOR PHOTOS





# AREA NEIGHBORS

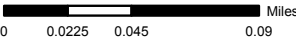




# AREA DEMOGRAPHICS



- Legend**
- 850 Second Avenue
  - Residential Density**
    - Over 100 Residential Units
  - Office Density**
    - Over 75,000 Office SF
  - Trade Area (1/4-mile)
  - Within 1/4-Mile Trade Area:*
    - 12,928** Residential Units
    - 19,472,341** Square Feet of Office Space
    - Subway & Ridership Annual 2018 (millions)



**85,601**  
Daytime Population



**\$185,076**  
Average Household Income



**368**  
Retail Trade and  
Food & Drink

