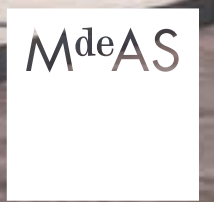




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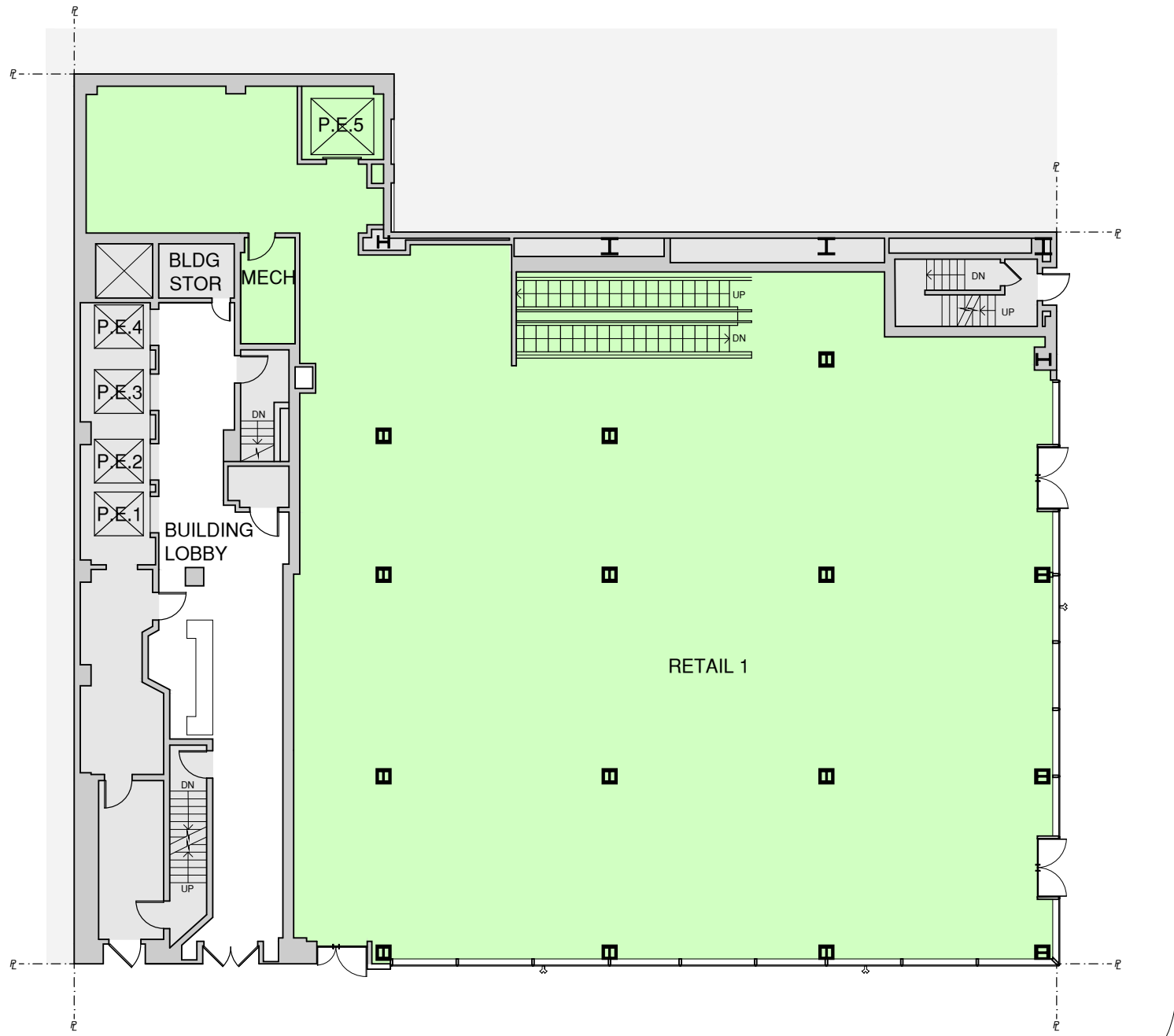
# 722 LEXINGTON AVENUE

FLAGSHIP RETAIL OPPORTUNITY

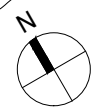


ARCHITECTS

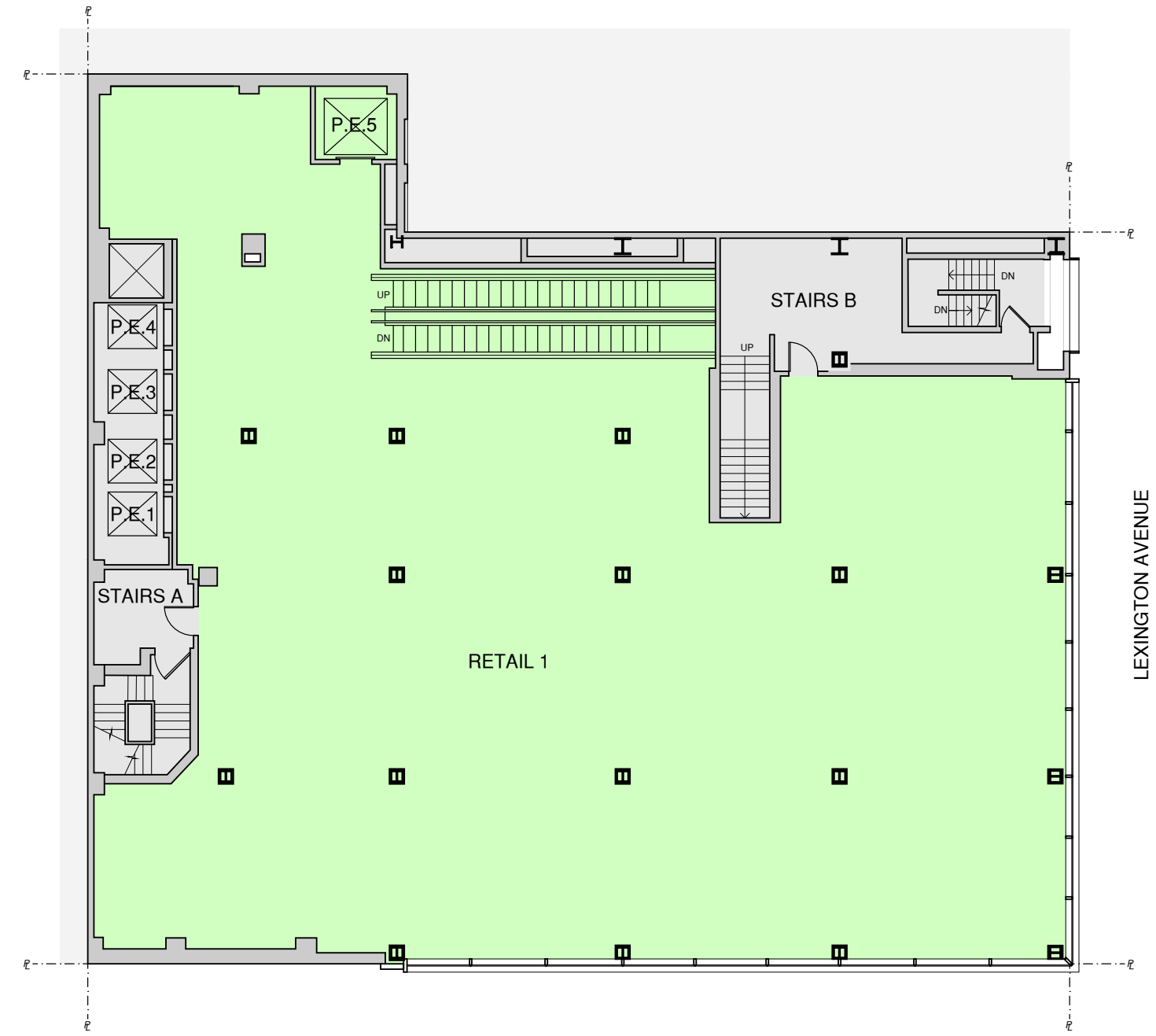




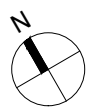
E 58TH STREET



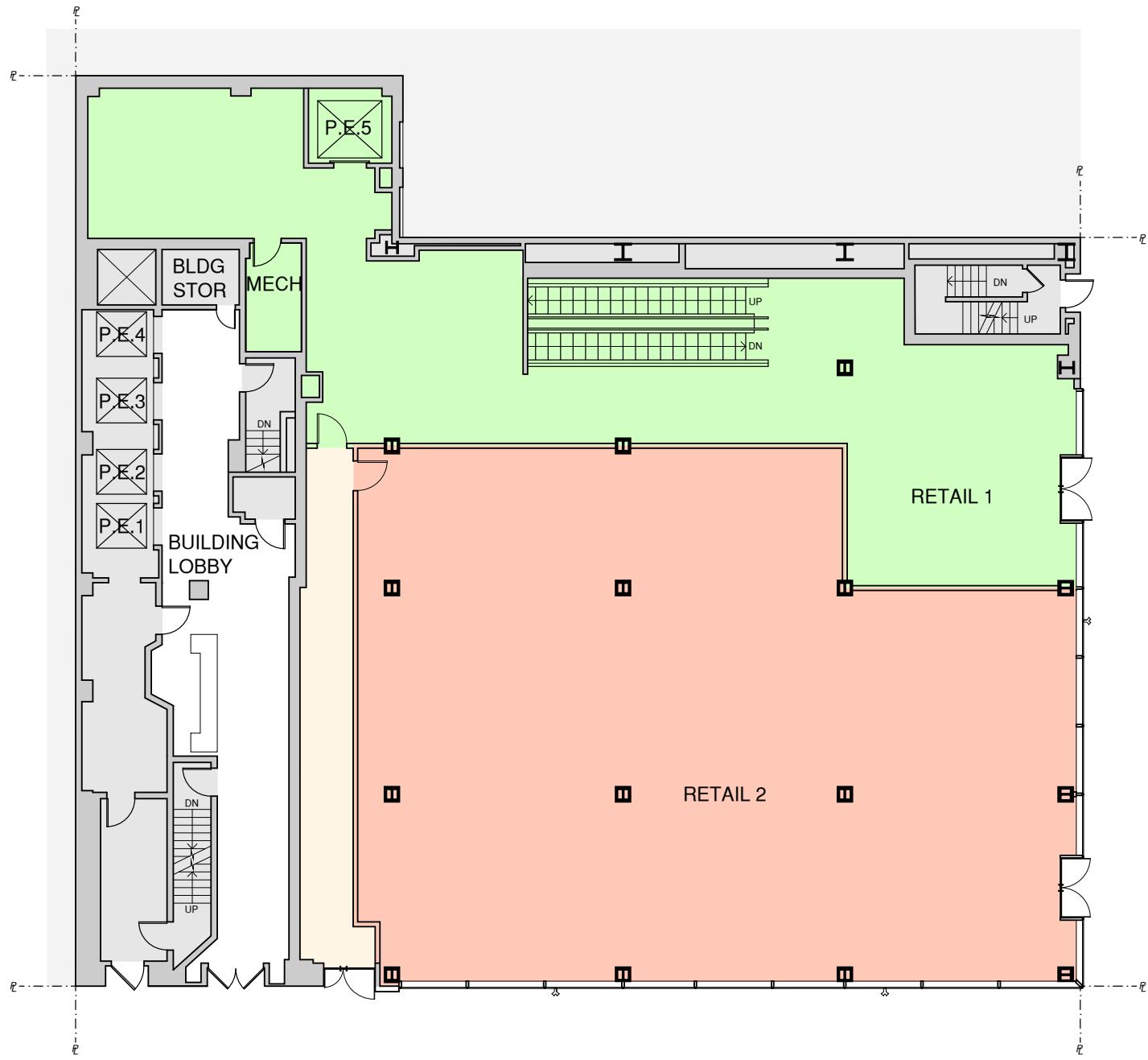
GROUND FLOOR  
RETAIL 1 7,116 SF



E 58TH STREET

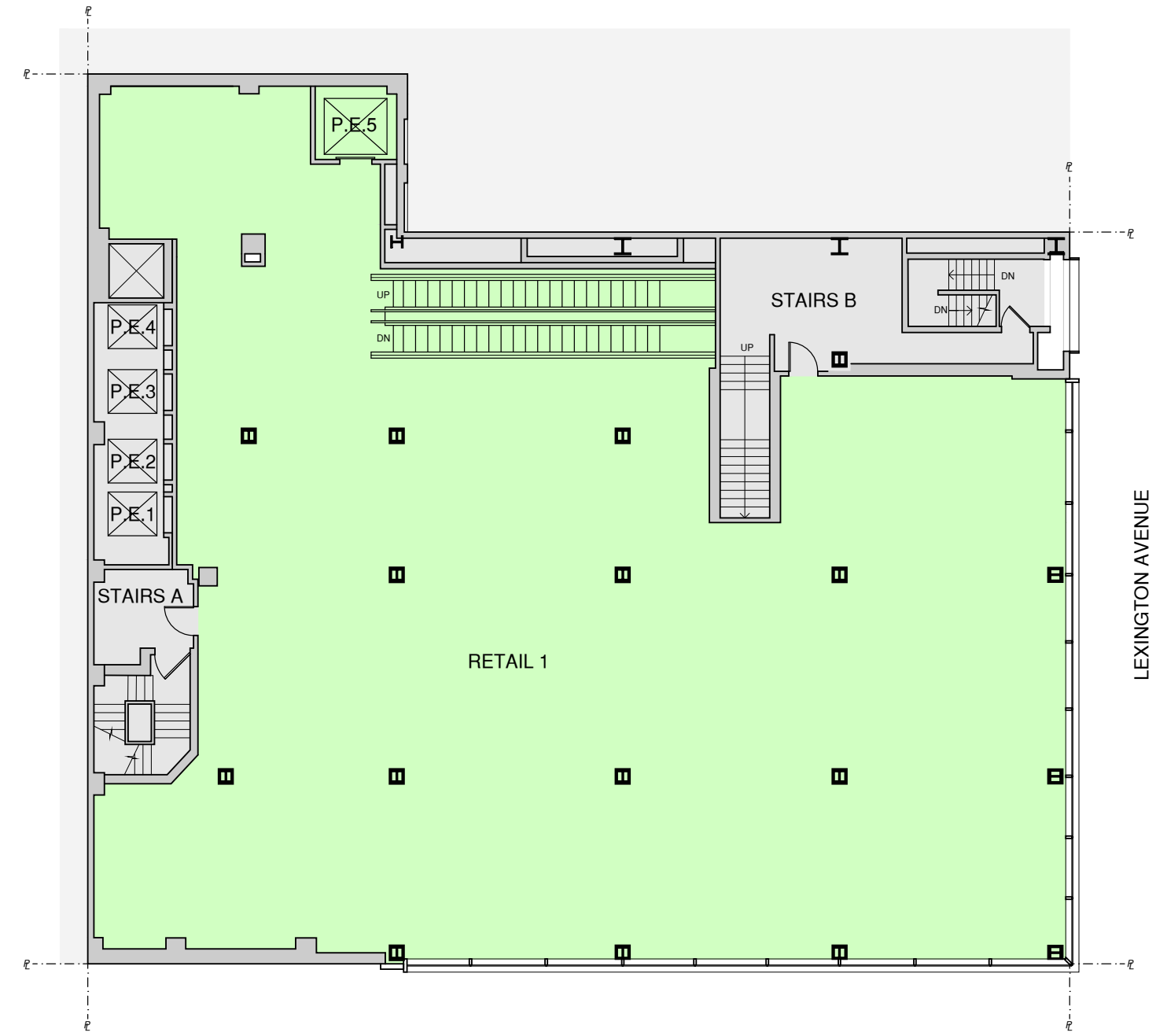


SECOND FLOOR  
RETAIL 1 7,712 SF



E 58TH STREET

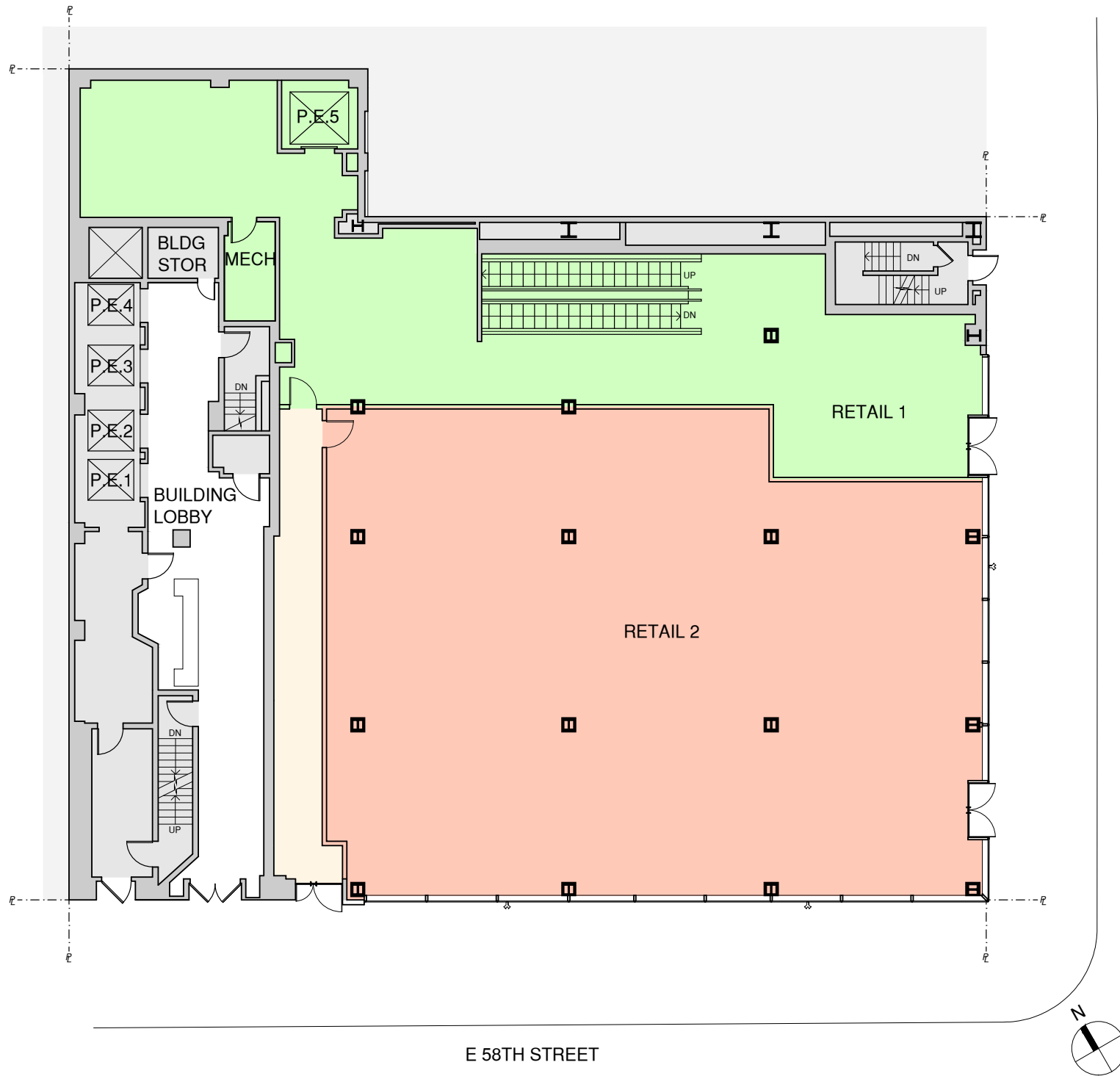
GROUND FLOOR  
 RETAIL 1 2,807 SF  
 RETAIL 2 4,309 SF



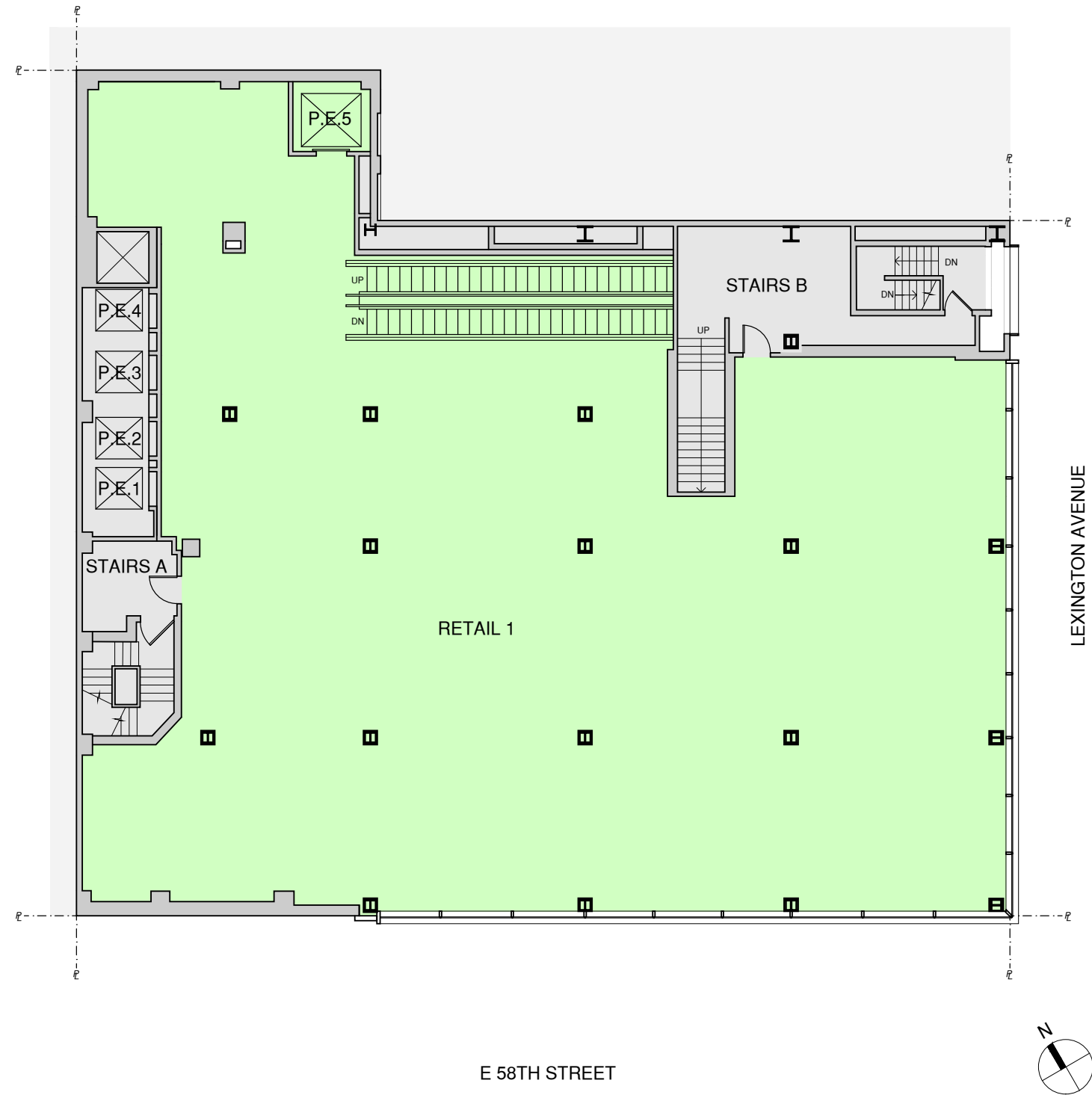
E 58TH STREET

SECOND FLOOR  
 RETAIL 1 7,712 SF

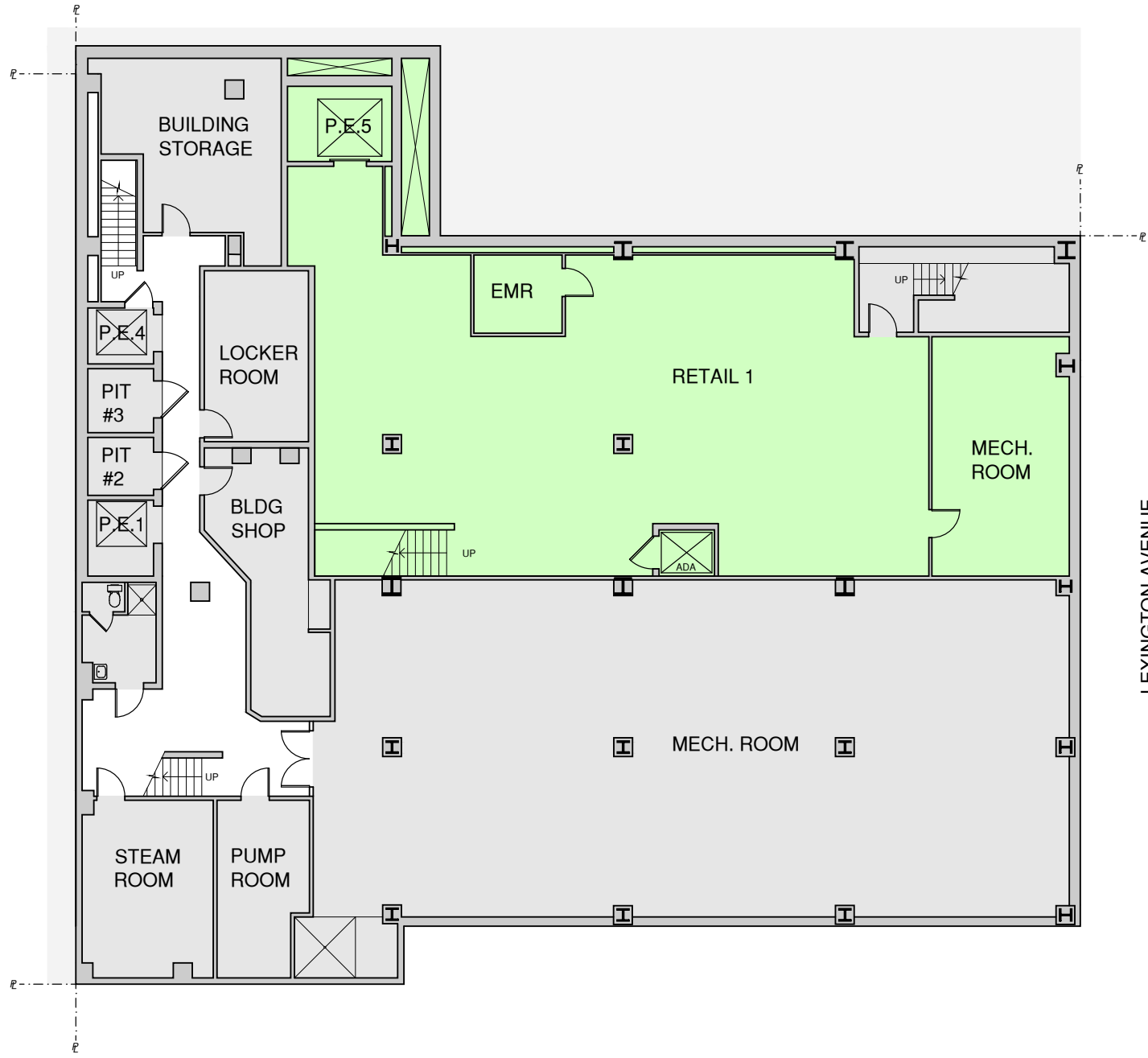




GROUND FLOOR  
 RETAIL 1 2,637 SF  
 RETAIL 2 4,479 SF



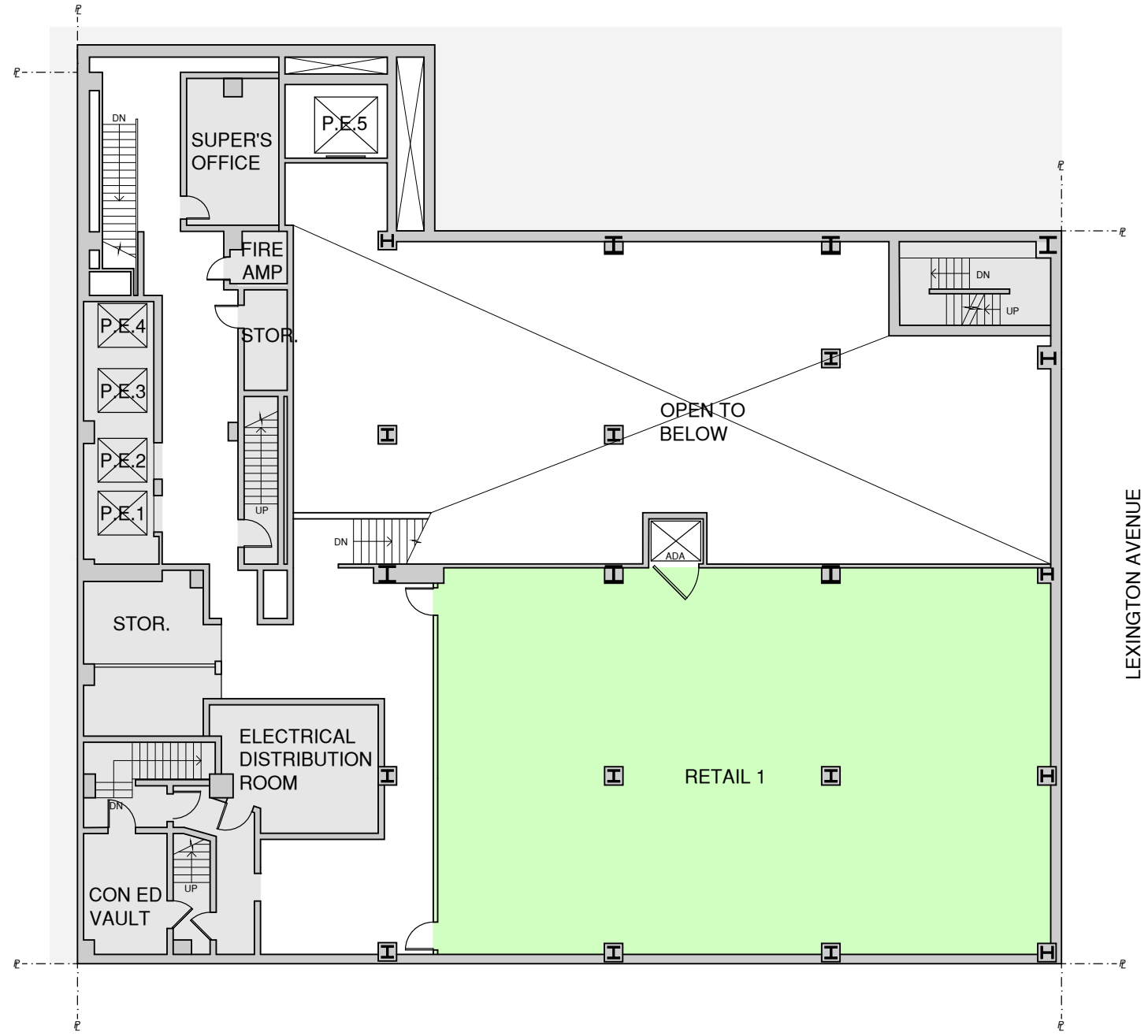
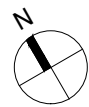
SECOND FLOOR  
 RETAIL 1 7,712 SF



E 58TH STREET

SUB-CELLAR LEVEL  
RETAIL 1 3,016 SF

LEXINGTON AVENUE

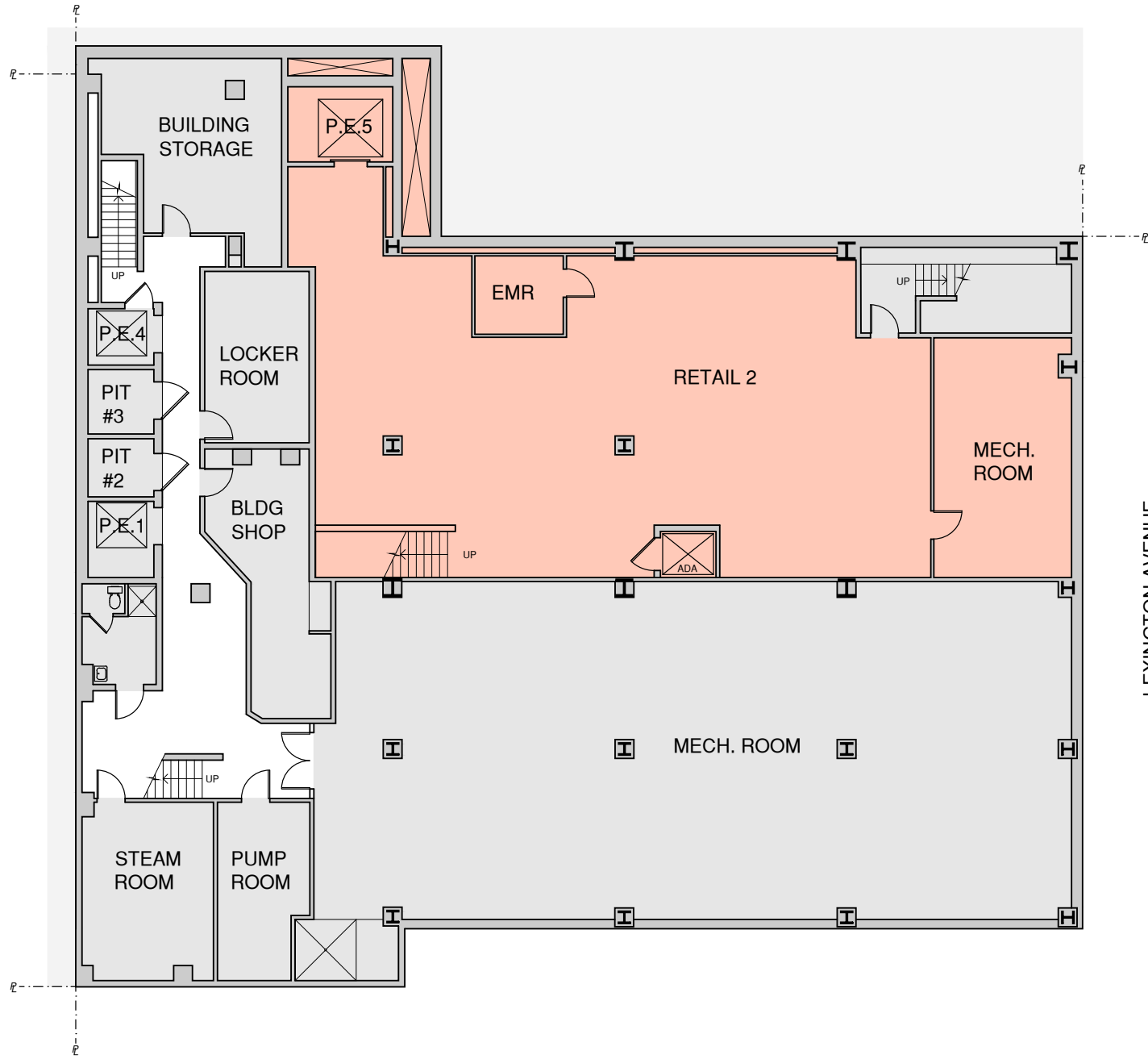


E 58TH STREET

CELLAR LEVEL  
RETAIL 1 2,965 SF

LEXINGTON AVENUE

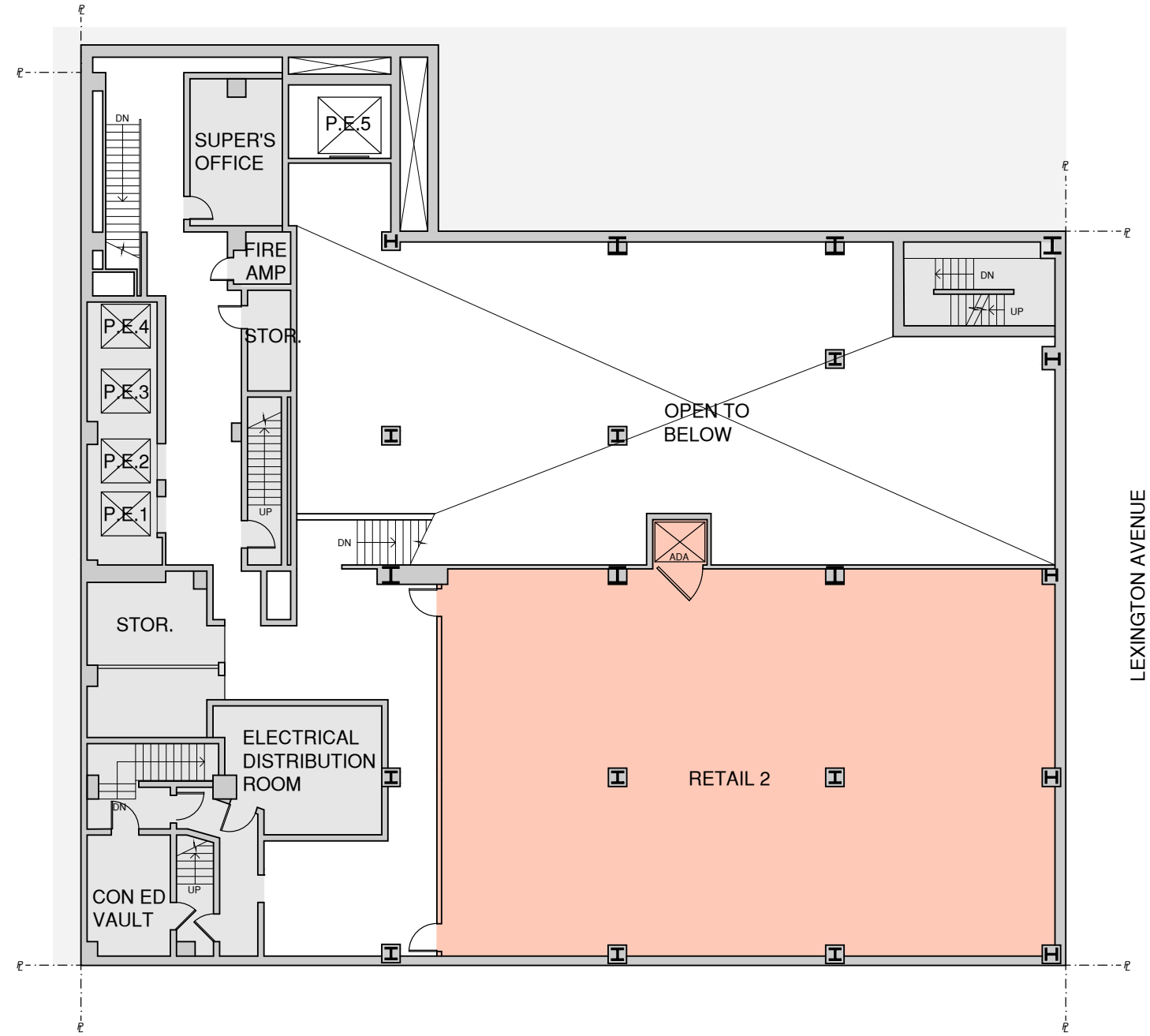




E 58TH STREET

SUB-CELLAR LEVEL  
RETAIL 2 3,016 SF

LEXINGTON AVENUE

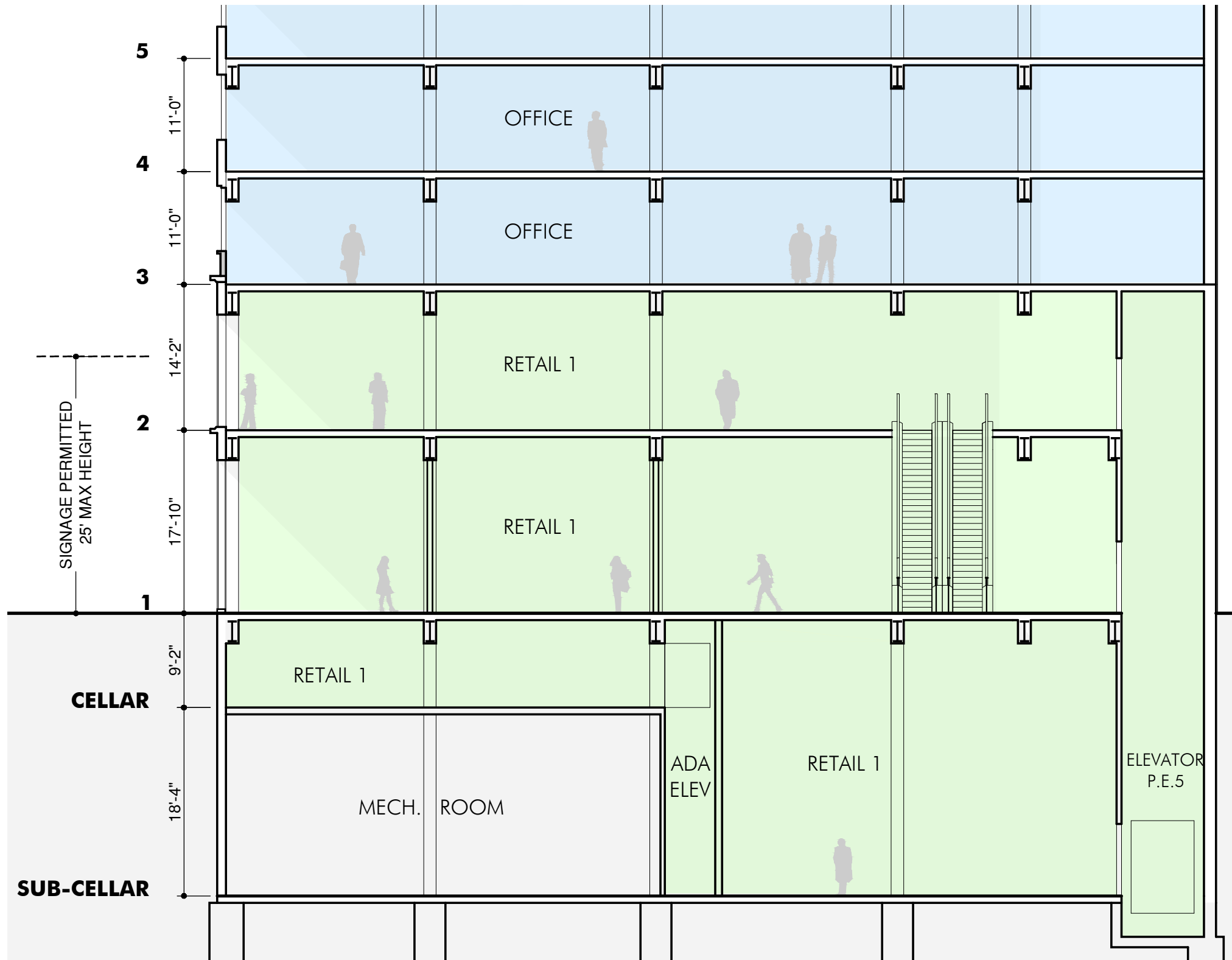


E 58TH STREET

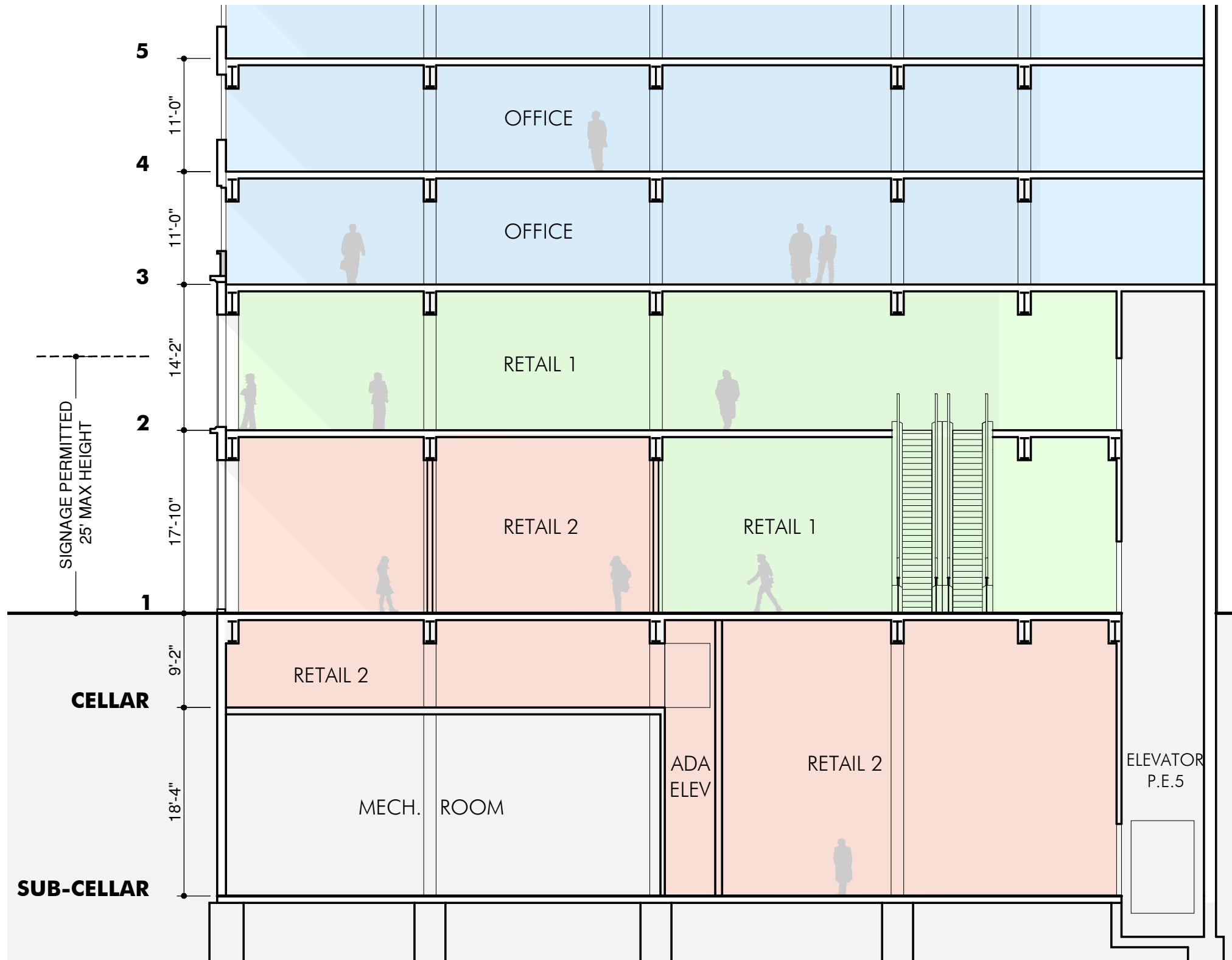
CELLAR LEVEL  
RETAIL 2 2,965 SF

LEXINGTON AVENUE





DESCRIPTION AND LOCATION	NW corner of Lexington Avenue and 58 <sup>th</sup> Street 24,358 SF Big Box Retail Opportunity 160' foot wrap-around frontage Three floors total on a high-profile corner Two-story signage/signage/branding opportunity
APPROXIMATE SIZE	Ground Floor: 7,127 SF 17'10" slab-to-slab ceiling height Second Floor: 11,317 SF 14'2" ceiling height Cellar: 5,705 SF 9'2" ceiling height Sub-Cellar: 2,948 SF 18'4" ceiling height
VERTICAL TRANSPORTATION	2 Escalators   Between Ground and Second Floors 2 Hydraulic Lift Elevators   3,500 LB Capacity 1 ADA Lift Elevator   Lower Level   600 LB capacity
HVAC	60 Ton Cooling Tower
ELECTRIC	1200 amps (208/120v) direct metered 400 amps sub-metered Service to elevators and escalators
SERVICE ENTRANCE	Located on 58 <sup>th</sup> Street
FRONTAGE	80' on Lexington Avenue 80' on 58 <sup>th</sup> Street



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