

# 1590 Lexington Avenue

Between 101<sup>st</sup> and 102<sup>nd</sup> Streets | East Harlem, NYC

## RETAIL FOR LEASE



As exclusive agents we are pleased to offer the following retail opportunity for direct lease:

### SIZE

Space A) 200 SF Ground Floor + Basement  
Space B) 550 SF Ground Floor + Basement  
\*Spaces can be combined or leased separately

### FRONTAGE

25 FT

### ASKING RENT

Space A) \$4,500 Per Month  
Space B) \$5,250 Per Month

### TERM

10 year

### POSSESSION

Immediately

### NEIGHBORS

Lexington Pizza Parlor, Frenchy, Taco Mix, Pro Thai, Burritos Y Mas, Elsie, La Shuk, Roast, Effy's Kitchen, Joy Burger, My NY Bakery, Sunshine Learning Center

### COMMENTS

- Space A) Vented QSR
- Space B) White-boxed space which can be vented
- Burgeoning market with multiple new food & beverage options
- All uses considered

### TRANSPORTATION



### JAMES FAMULARO

President of New York Retail Leasing  
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646.658.7373

### DANE HARLOWE

Director  
dh@meridiancapital.com  
212.468.5966



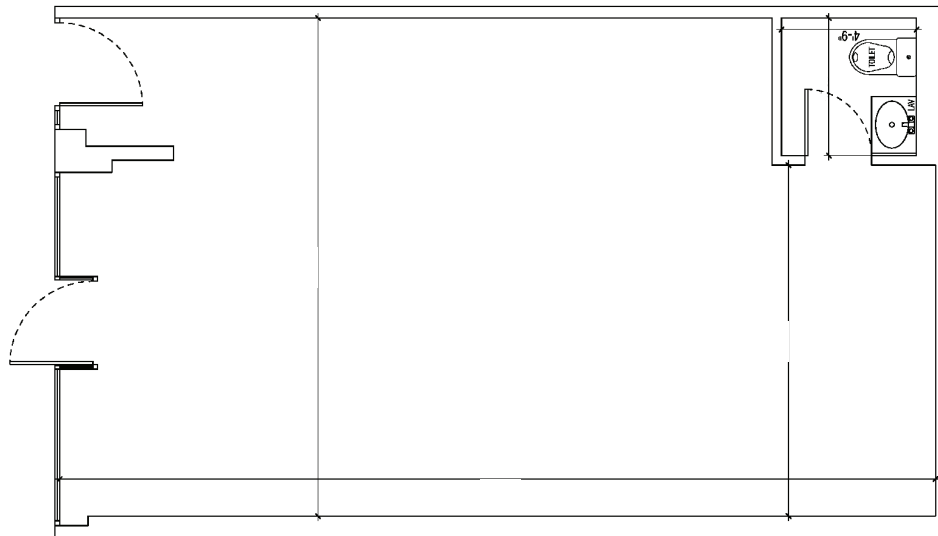
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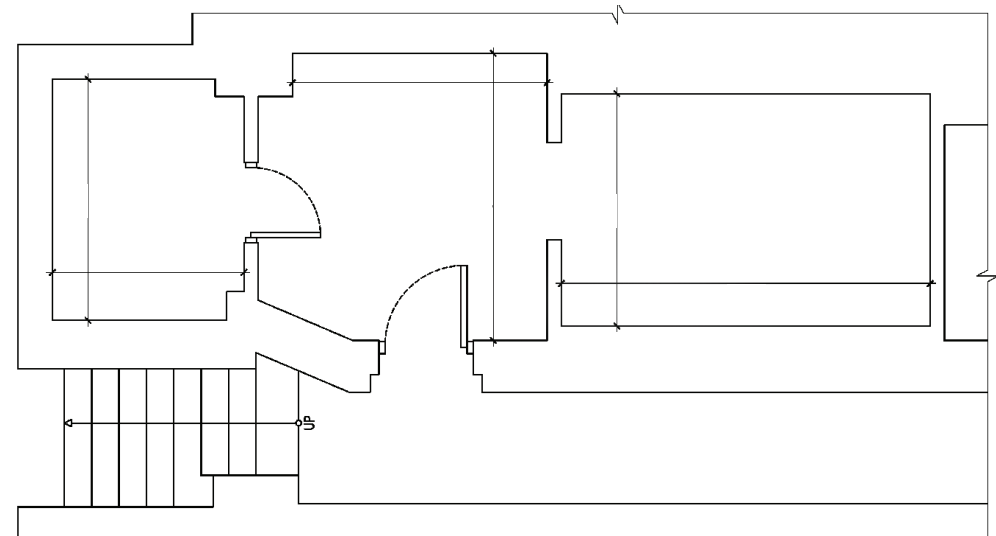
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## FIRST FLOOR



## BASEMENT



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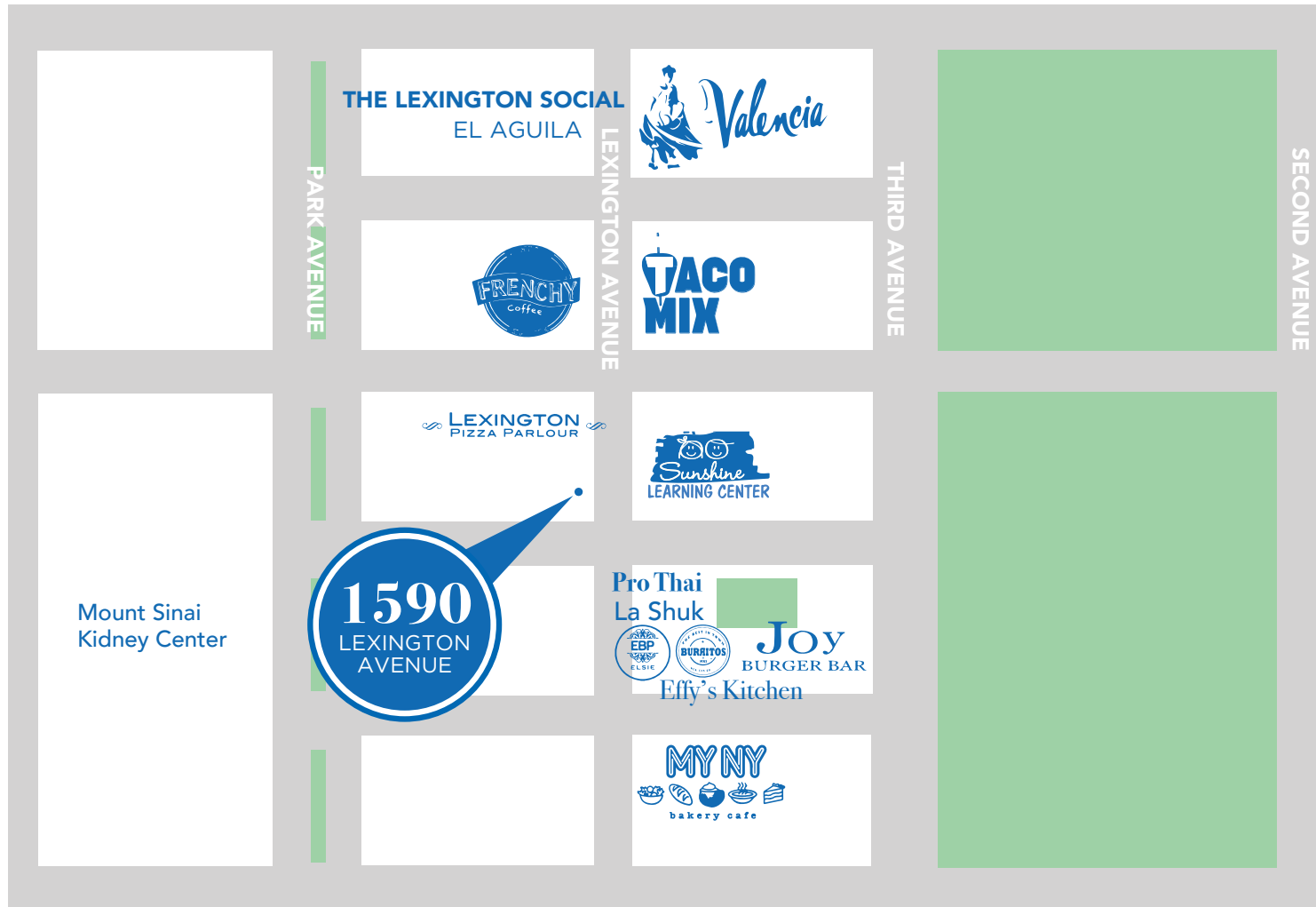


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