

Retail Space for Lease

North West Corner of Madison Avenue & 96th Street
Ground Floor of New 41,000 Square Foot Luxury
Condominium Tower

Corner Unit 1,500 Square feet

Tenants will be able to take advantage of the demographics of Carnegie Hill, and the high foot traffic on one of the busiest intersections on the Upper East Side.

Rental Price: \$270,000 per annum



The corner of Madison and Ninety Sixth Street provides for a superior blend of affluent residential demographics with close proximity to employment, culture, entertainment, dining and world class shopping. The retail unit is located within close proximity to The Metropolitan Museum of Art, The Whitney, and The Guggenheim, Mt. Sinai Medical Center, and Central Park. In addition, Starbuck's is located directly across the street.

David Kevelson x27

The Manhattes Group LLC 54 Thompson Street 2nd Floor New York, NY 10012

212-334-4666



The Manhattes Group LLC

1380 Madison Avenue

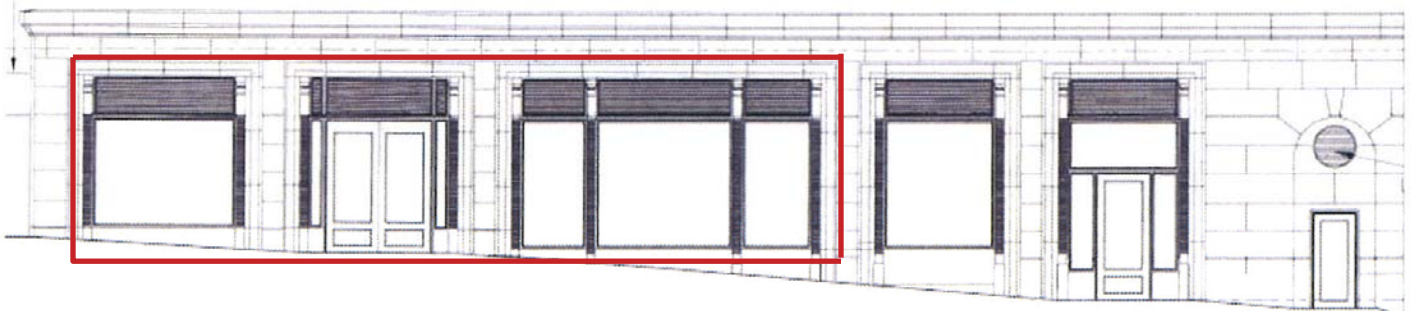


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West elevation (Madison Avenue)



Frontage

Entrance on Madison Avenue

Ceiling Height 14'6"

Architecturally unique storefront consisting of Lime Stone, Glass, and Anodized Aluminum

Three windows facing Madison Avenue ranging in size from 7'6" x 9'7" to 7'6" x 22'6"

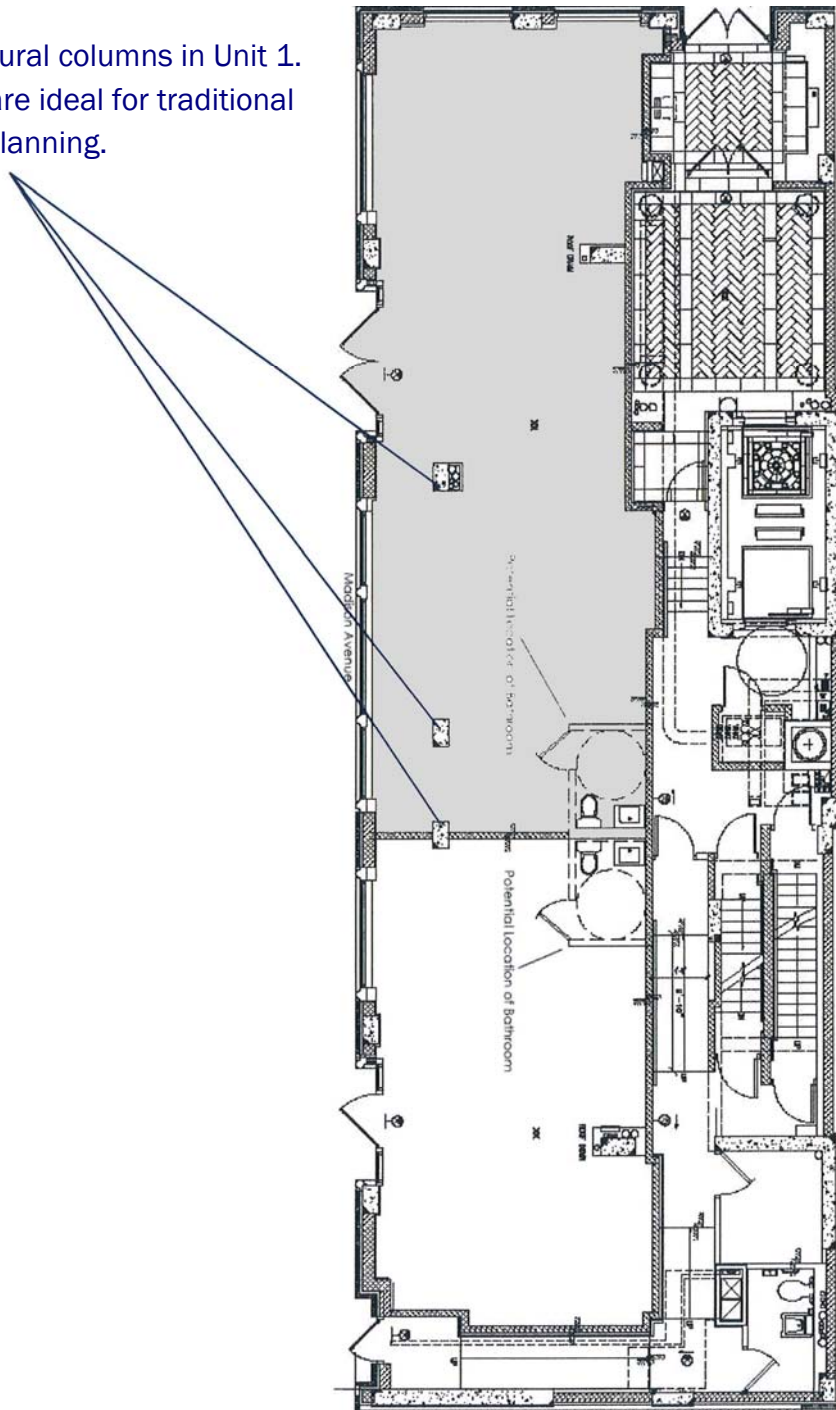
One picture-box window facing 96th street 7'6" x 6'4" in size

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There are only two structural columns in Unit 1.
All columns line up and are ideal for traditional
retail layouts and store planning.



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Allowable Uses for Unit 1

Use Groups 3 and 4 – Community Facility and Office

Use Groups 6 – Retail

Restricted Uses for Unit 1

The retail unit may not be used as a cabaret, nightclub or restaurant.

Mechanical and Technical Info

Heating and cooling: One 3-inch condenser water riser is provided at ground level. A 2-inch value connection is located in the retail unit. Fresh air requirement must be satisfied via an outside air louver. All HVAC units will be electric powered air cooled units. Buyers and or tenants will be responsible for the purchase and installation of HVAC units and duct work.

Electrical Capacity: 200 Amps will be made available.
Phase 3, 120/280V safety switches (160 Amps) are provided in the cellar Electrical Room for each unit.

Sprinklers: The Unit will be supplied with a sprinkler loop and upright heads (buyers and or tenants will be responsible for the final placement of the heads).

Plumbing:

1. A 1-1/2 inch domestic cold water, valved outlet has been left in the retail unit.
2. Connections to the sanitary line can be made available for the retail unit at the cellar ceiling below.
3. The unit has access to a sanitary vent connection.

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