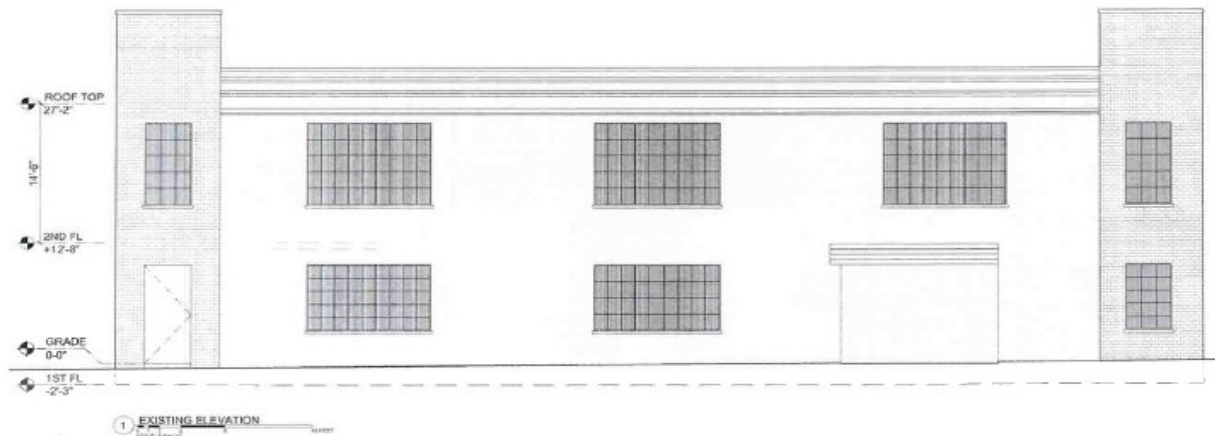


Loft Retail and Commercial Space For Lease Upper East Side Frontage on 2nd Ave and 95th St.

- 25,000 square feet, divisible
- \$55 per square foot ground floor
- \$45 per square foot second floor
- Will build to suit
- Base building renovation plan in place

Elevation: 95th Street



212-334-4666

Jamison Weiner x12

jweiner@manhattes.com

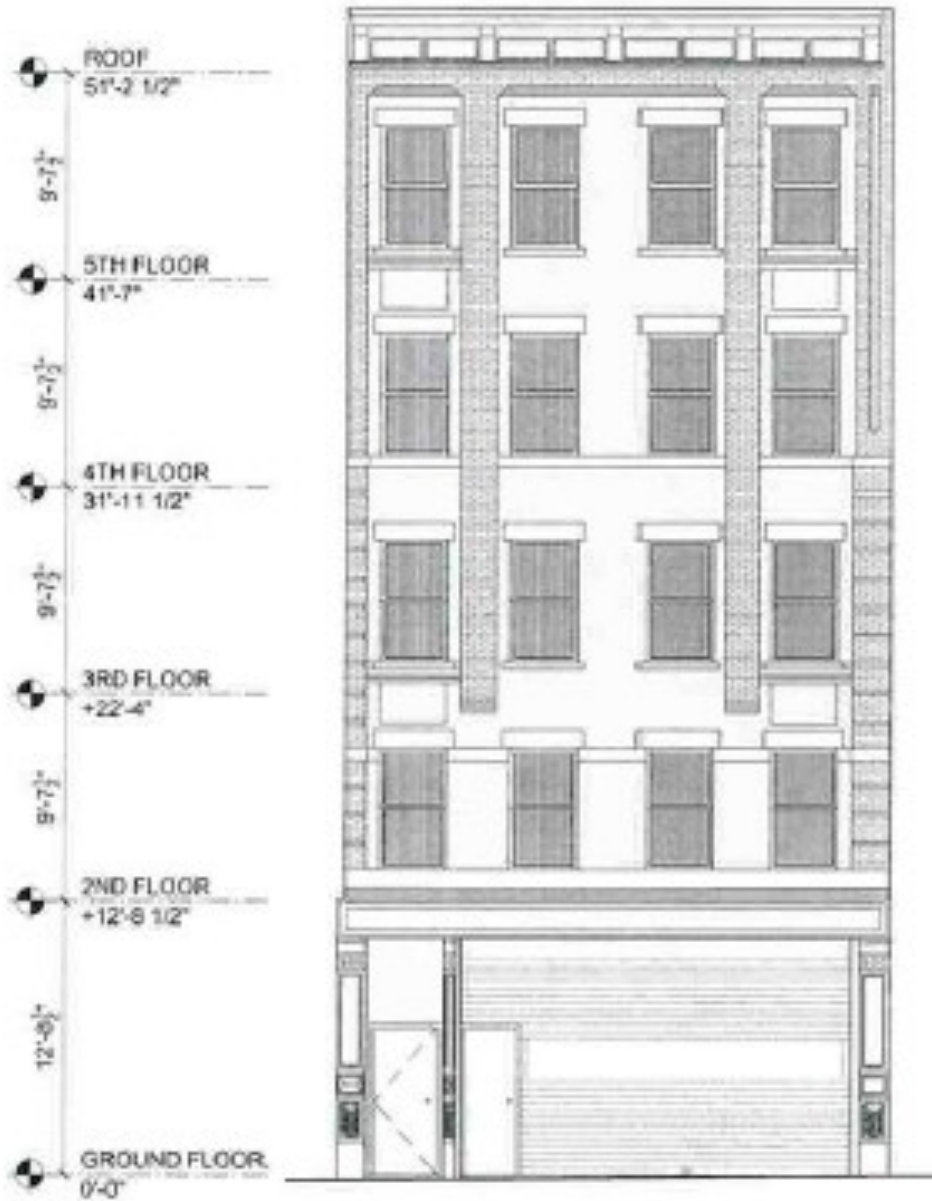
Alan Shmaruk x11

ashmaruk@manhattes.com

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

www.Manhattes.com

Elevation: Second Ave



212-334-4666

Jamison Weiner x12

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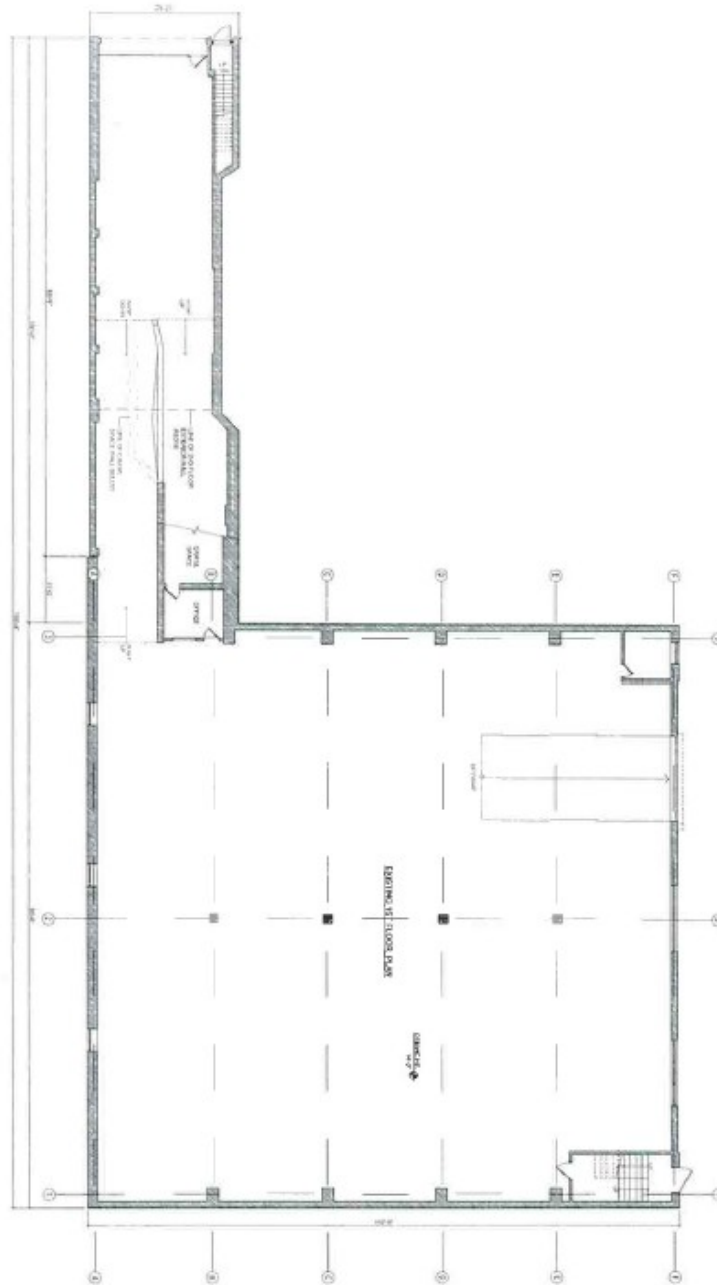
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First Floor



East 95th Street

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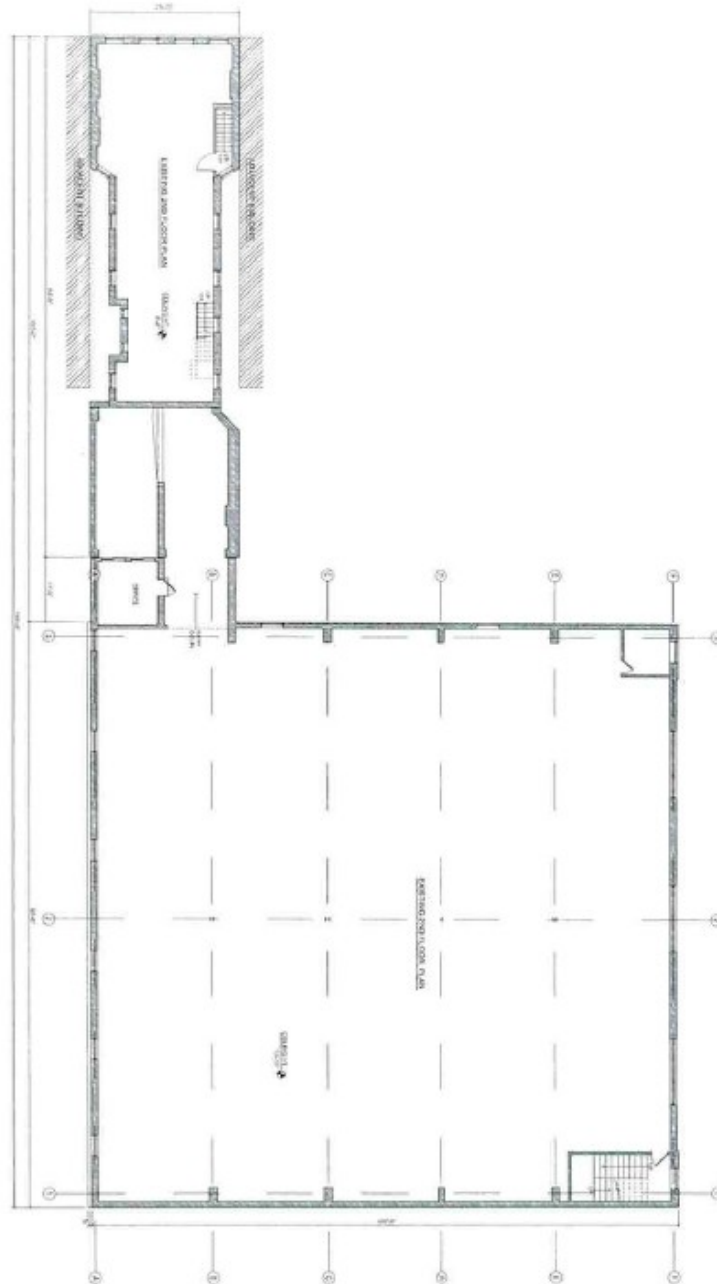
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Second Floor



East 95th Street

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Map of Area

1832 2 Ave

Property Summary
 Property type: G1 (Garage - Two or More Stores)
 Building size: 24.75 x 200
 Lot size: 24.75 x 200
 Floors: 5
 Square feet: 0
 Residential units: 0
 Zoning: C2-4 CB-4
 FAR as built: 2.55
 FAR allowed by zoning: 10
 Zoning map #: 6b
 Last sale date: 12/26/2009
 Last sale price: \$0

Location Attributes
 Zip: 10128
 Borough: Manhattan
 DBL: 1-01557-0052
 Census tract & block: 0156.01
 First 3 alternate addresses: 304-310 E 95 St
 1832 2 Ave

Ownership Summary
 Owner: Rosenphi LLC G/O
 And
 Address: 1832 2 Ave New York, NY 10128

PhotoApp

212-334-4666

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