

# 1022 LEXINGTON

UPPER EAST SIDE RESTAURANT  
SOUTHWEST CORNER OF 73RD STREET





# 1022 LEXINGTON

## SIZE

Ground Floor: 1,500 SF  
Second Floor: 1,500 SF  
Lower Level: 1,500 SF  
Total: 4,500 SF

## FRONTAGE

150' of wraparound frontage

## ASKING RENT

Upon request

## CEILING HEIGHTS

Ground Floor: 9'  
Second Floor: 10'  
Lower Level: 8'

## HIGHLIGHTS

- Brand new restaurant development on highly trafficked Upper East Side corner
- Fully vented, brand new kitchen on lower level
- Wraparound folding french doors on Lexington and 73rd Street
- Brand new 15 ton HVAC unit, 1.5 inch gas line, brand new hood and brand new black iron vent
- 3 Built out ADA compliant restrooms
- Sidewalk seating available
- Up to 120 seat capacity





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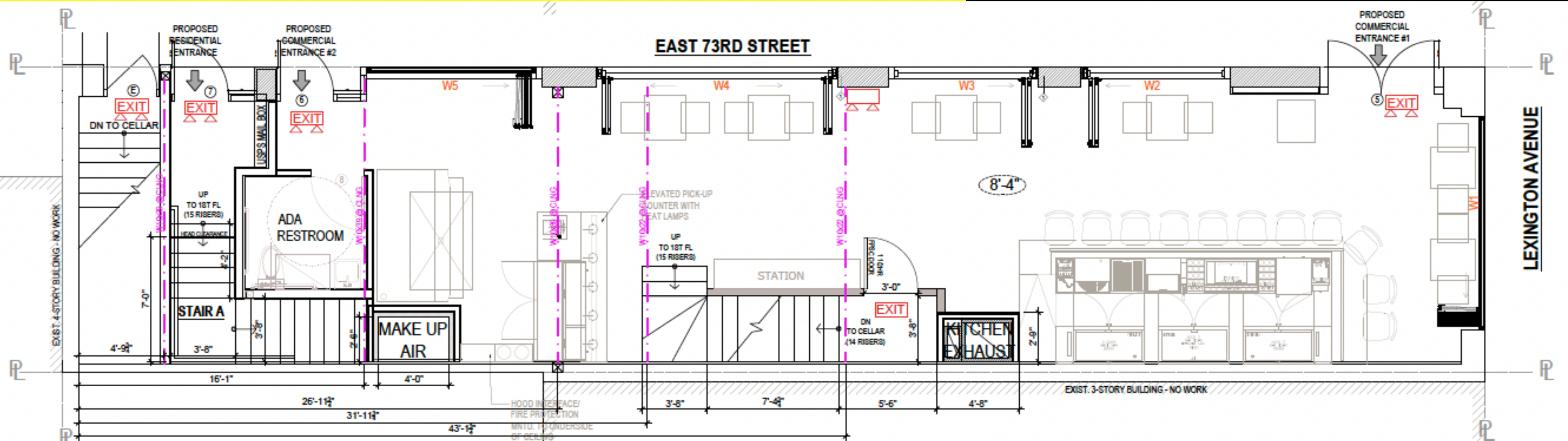
RENDERINGS



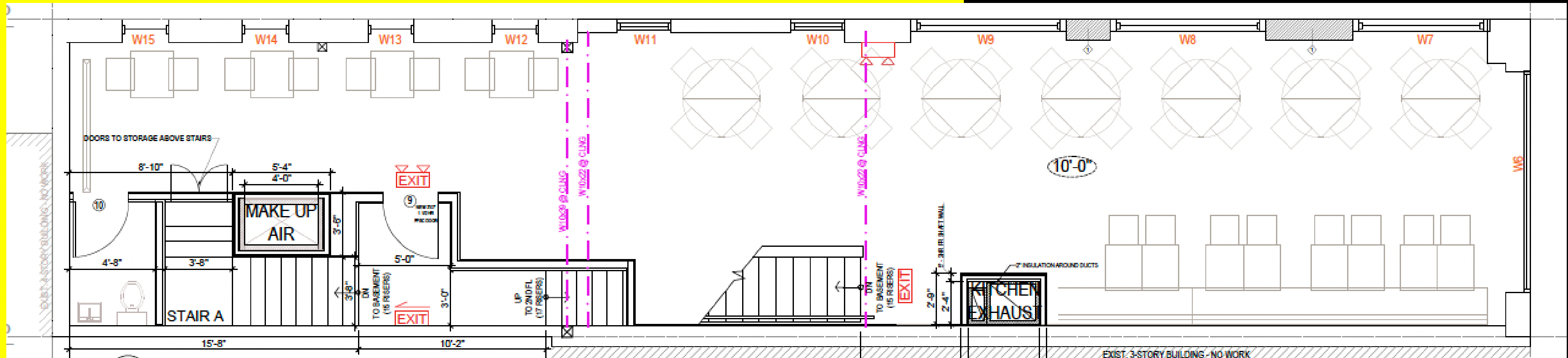
# 1022 LEXINGTON RENDERINGS



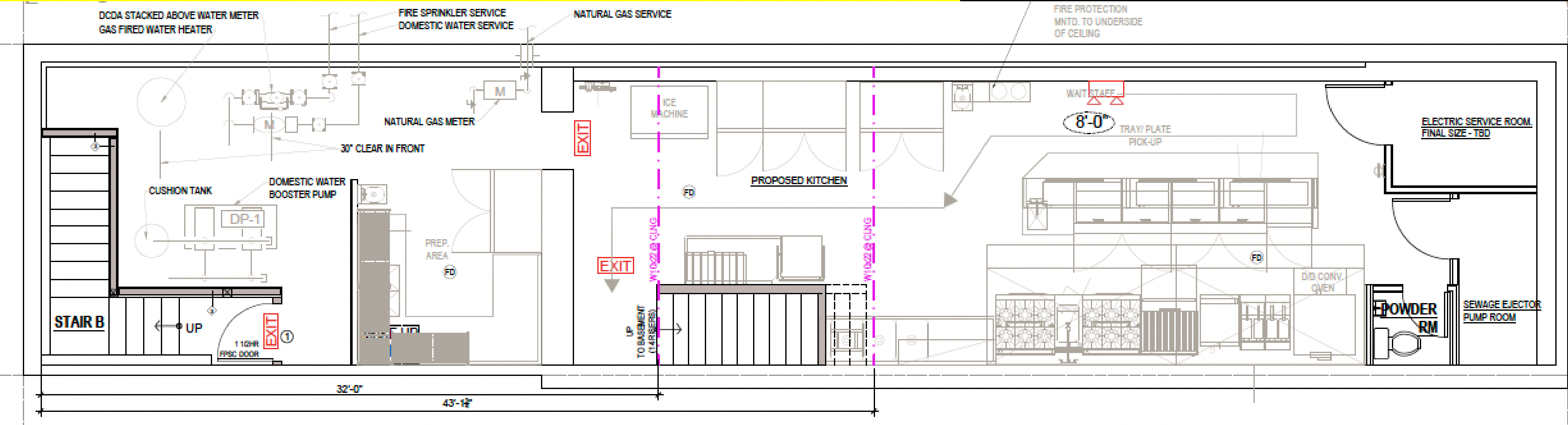
# 1022 LEXINGTON GROUND FLOOR



# 1022 LEXINGTON SECOND FLOOR



# 1022 LEXINGTON BASEMENT





# 1022 LEXINGTON

## RETAIL MAP

| 75 <sup>TH</sup> STREET | <p>FARROW &amp; BALL<br/>JO MALONE<br/>A PEA IN THE POD<sup>®</sup><br/>MATERNITY<br/>TEREZ</p> | <p>Joe Coffee<br/>SHARKEY'S CUTS &amp; KIDS<br/>blo</p>               | <p>PAPER SOURCE<br/>BREADS BAKERY<br/>NUT FACTORY</p>   | <p>MEZZALUNA<br/>CHANSON<br/>JG Melon</p>  |
|-------------------------|---|---|---|--|
| 74 <sup>TH</sup> STREET | <p>BLT<br/>EVER / BODY<br/>KRB</p>  | <p>H A T C H<br/>printfresh</p>                                       | <p>BLANK STREET<br/>[ph7] NAIL SALON<br/>2<sup>ND</sup> STREET<br/>SEAMORE'S<br/>VanLeeuwen</p> | <p>NORDSTROM<br/>LOCAL<br/>EJ's<br/>LUNCHEONETTE</p>   |
| 73 <sup>RD</sup> STREET | <p>1022 LEXINGTON ★<br/>Melody's PIANO BAR<br/>PENG'S NOODLE FOLK<br/>J. McLaughlin</p>         | <p>SARA'S ANTIQUES<br/>COCKTAILS BOUTIQUE</p>                         | <p>journelle<br/>LEONARD OPTICIANS<br/>ISSA NAIL<br/>jacadi<br/>BEAU EYELASH STUDIO</p>         | <p>MORTON WILLIAMS<br/>THE FRESH MARKETPLACE</p>   |
| 72 <sup>ND</sup> STREET | <p>Peter Elliot<br/>CAFFE ARONNE</p>  | <p>JOE &amp; THE JUICE<br/>BLANK STREET</p>                           | <p>GLOWBAR<br/>SUGARED + BRONZED<sup>®</sup><br/>ANTHROPOLOGIE</p>                              | <p>JULIEN BOULANGERIE<br/>SKINCEUTICALS<br/>ADVANCED SKINCARE BACKED BY SCIENCE<br/>small door</p> |
| 71 <sup>ST</sup> STREET | <p>Jennifer Miller<br/>Jewelry<br/>CORRADO BREAD &amp; PASTRY</p>                               | <p>SETTE MEZZO<br/>Bella Blu Ristorante<br/>BRASSERIE COGNAC 70TH</p> | <p>MiDoctor Health<br/>LONG'S BEDDING<br/>GRACIOUS HOME</p>                                     | <p>Rowan<br/>SERENDIPITY SPA<br/>LINGERIE &amp; CO.<br/>PJ BERNSTEIN DELI</p>                      |
| 70 <sup>TH</sup> STREET | <p>PLAZA FLOWERS</p>  |   | <p>GLOSSLAB<br/>bleu sur bleu</p>   | <p>target<br/>crumbl cookies<br/>TACOMBI<br/>EUROPEAN WAX CENTER</p>                               |
| 69 <sup>TH</sup> STREET |   |   |   |  |

LEXINGTON AVENUE

THIRD AVENUE