

300

EAST 23RD STREET

RETAIL/MEDICAL SPACE OPPORTUNITY
Divisible 11,145 SF on Two Levels



THE **FEIL** ORGANIZATION

7 Penn Plaza, 11th Floor, New York, NY 10001
Main: 212-279-7600
www.feilorg.com

Nicholas Dries ndries@feilorg.com 212-609-8687
Randall Briskin rbriskin@feilorg.com 212-609-8618

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EAST 23RD STREET

HIGHLIGHTS

Southeast corner of Second Avenue and East 23rd Street

Former Duane Reade

At the base of a 98-unit luxury condominium

Near major area hospitals and medical facilities including NYU Langone Medical Center, Bellevue Hospital, VA Hospital, and Mount Sinai Beth Israel

SPACE

Ground floor 6,951 SF | Lower level 4,194 SF
Total 11,145 SF

Various Space Division Opportunities Available

FRONTAGE

90' on Second Avenue
80' on East 23rd Street

CEILING HEIGHT

Ground 14' to slab

DEMOGRAPHICS

RADIUS	.25 M	.50 M	.75 M
Population	25,046	76,049	151,236
HH's	13,550	40,569	80,882
Avg. HH Income	\$157,751	\$162,343	\$169,336

VIRTUAL TOUR

LOCATION



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Corner Location



Ground Floor



Ground Floor



Ground Floor



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Ground Floor



Ground Floor



Lower Level



Lower Level

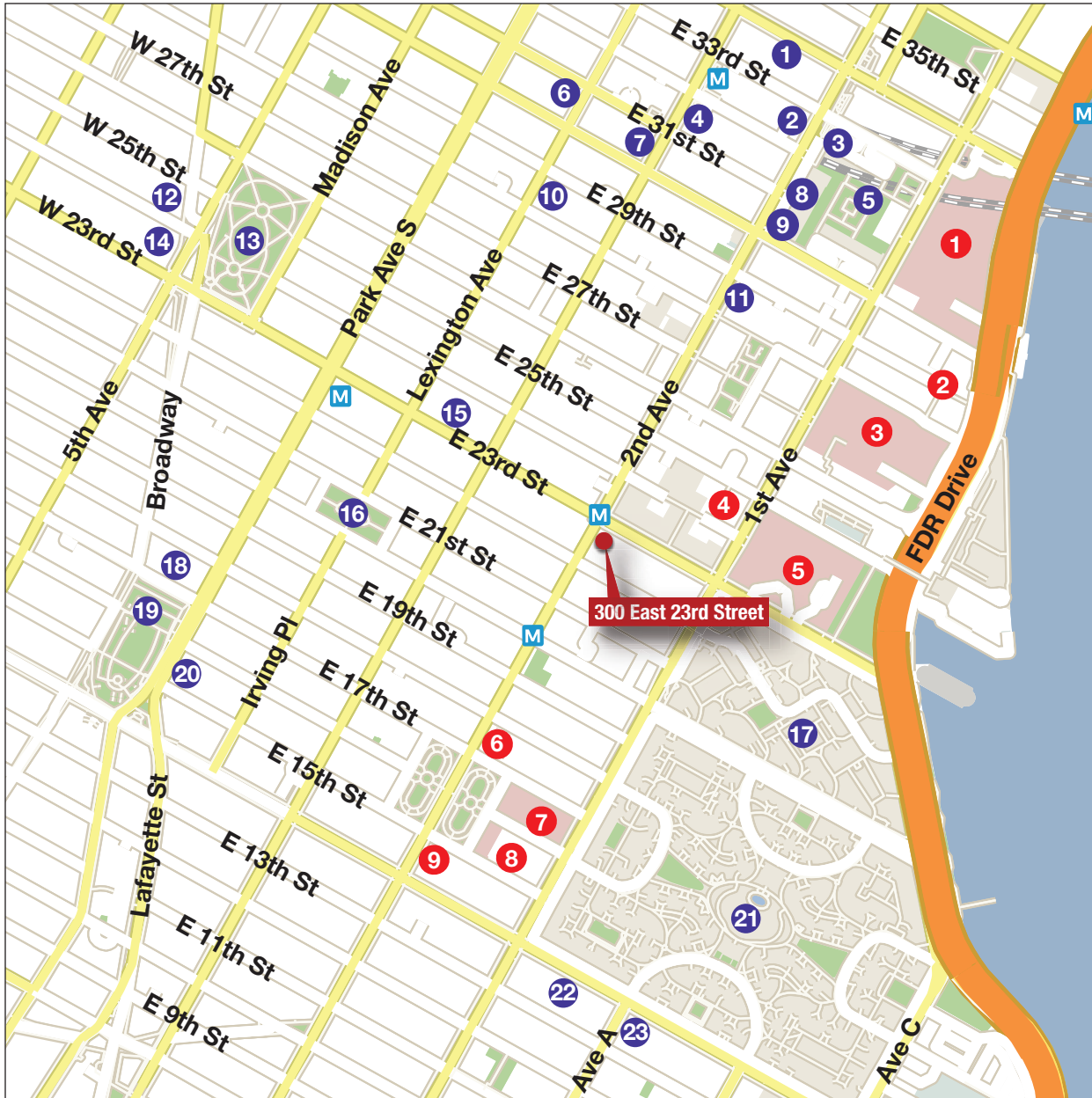


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Hospital and Medical Facilities

- 1 NYU Langone Medical Center
- 2 Alexandria Center for Life Sciences
- 3 Bellevue Hospital
- 4 NYU College of Dentistry
- 5 VA Hospital
- 6 Hospital for Joint Disease
- 7 Mount Sinai Beth Israel
- 8 High School for Health Professions and Human Services
- 9 New York Eye and Ear Infirmary of Mount Sinai

Nearby Shopping and Destinations

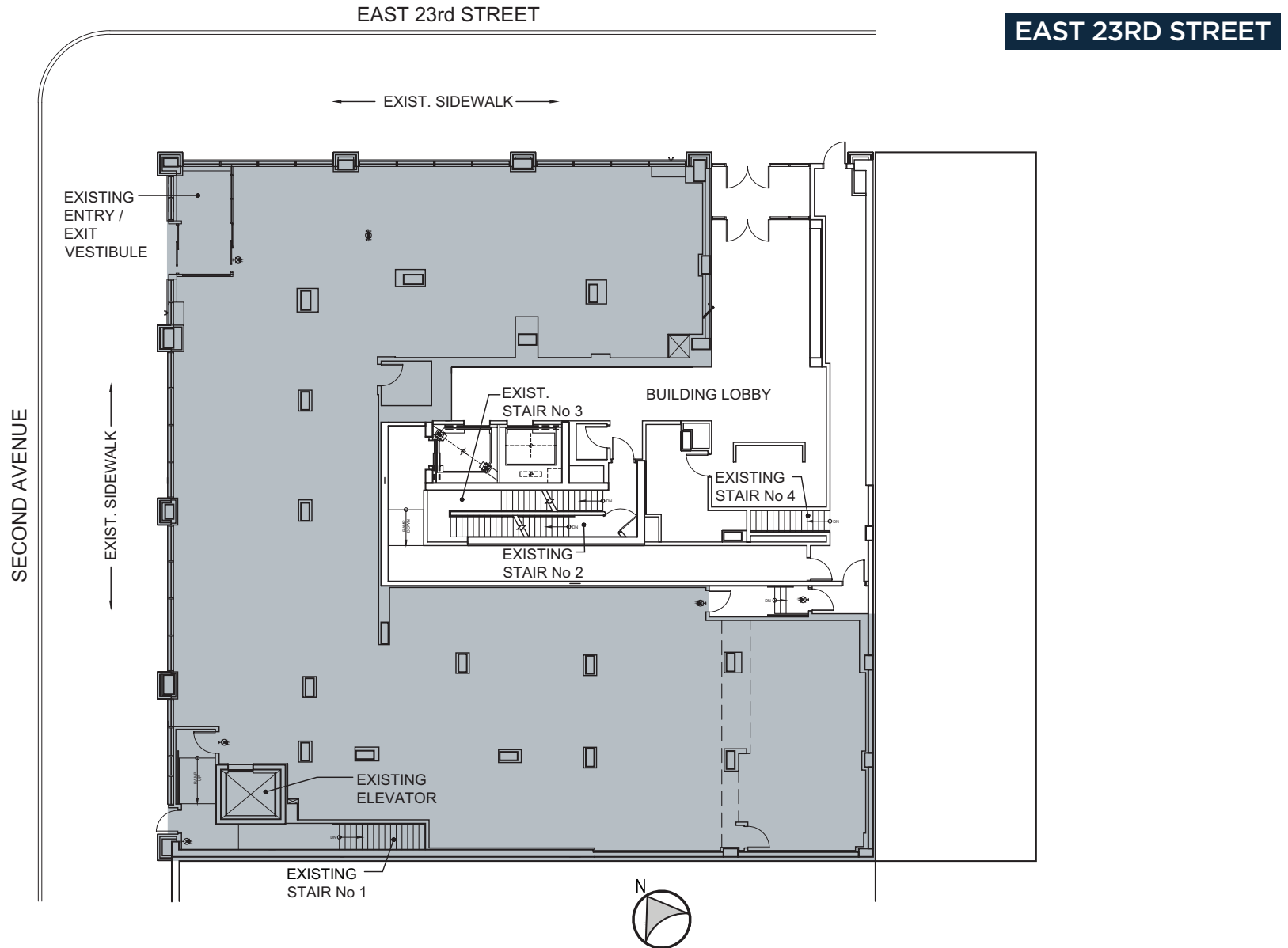
- 1 The Anthem
- 2 Starbucks
- 3 Kips Bay Towers
- 4 Trader Joe's
- 5 Kips Bay Plaza
- 6 Hotel 31
- 7 Kips Bay Library
- 8 Staples
- 9 Fairway Market
- 10 Kalustyan's
- 11 Target
- 12 Pet Smart
- 13 Madison Square Park
- 14 Eataly NYC Flatiron
- 15 United States Postal Services
- 16 Gramercy Park
- 17 Peter Cooper Village
- 18 Barnes & Noble
- 19 Union Square Greenmarket
- 20 Raymour & Flanigan
- 21 Stuyvesant Town
- 22 Trader Joe's
- 23 Target



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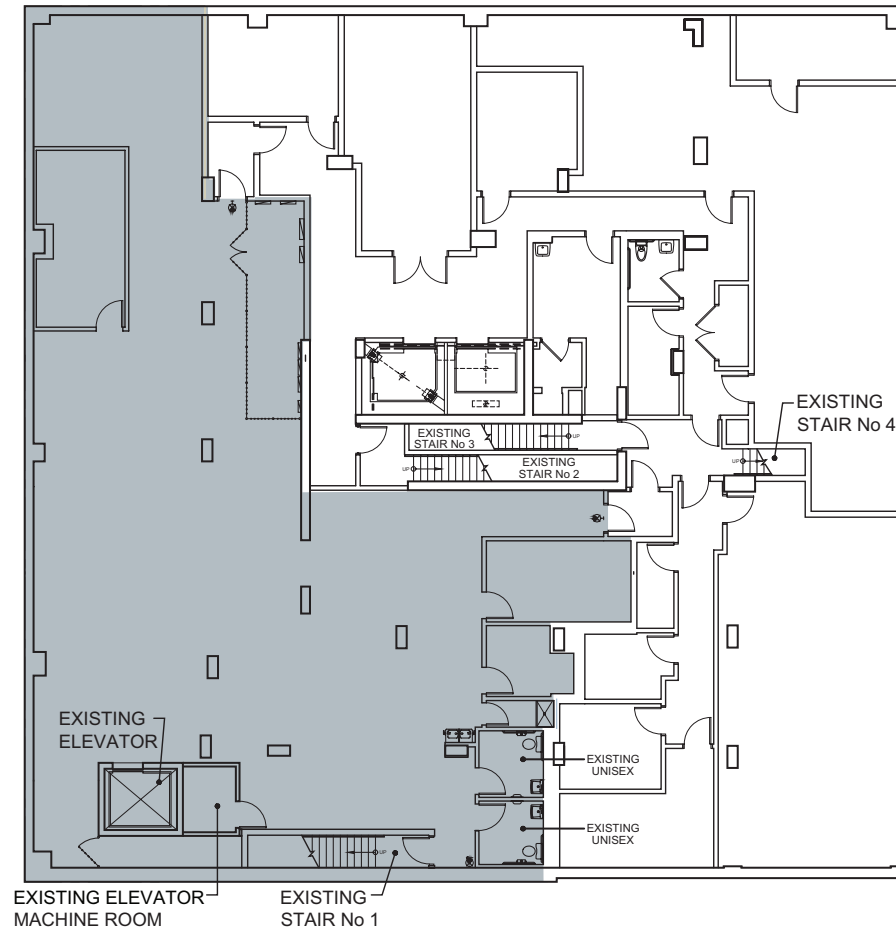
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GROUND FLOOR 6,951 SF



LOWER LEVEL 4,194 SF

EAST 23RD STREET



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POTENTIAL GROUND FLOOR DIVISION 1

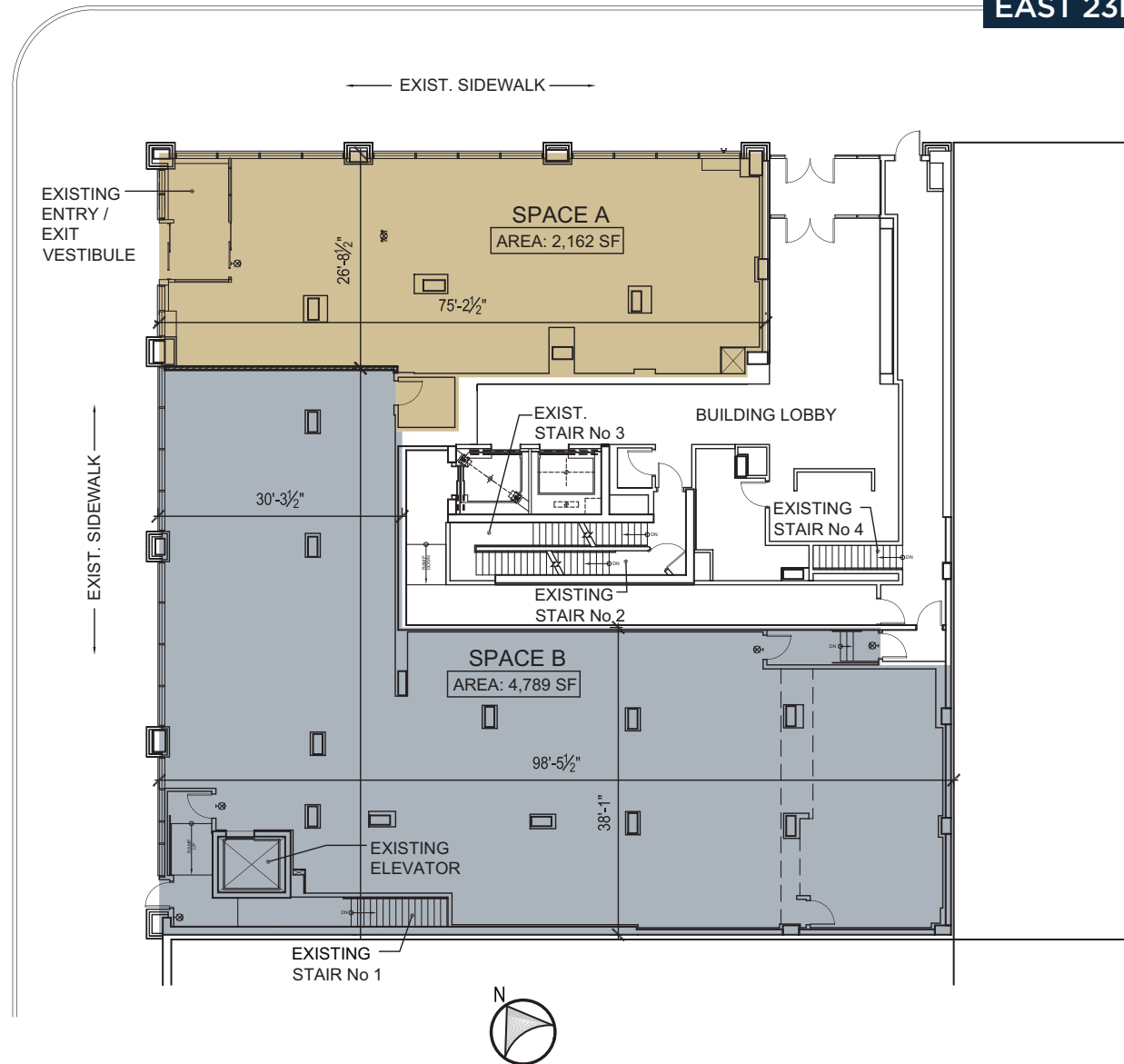
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EAST 23RD STREET

EAST 23rd STREET

SPACE A	2,162 SF
SPACE B	4,789 SF
FULL FLOOR	6,951 SF

SECOND AVENUE



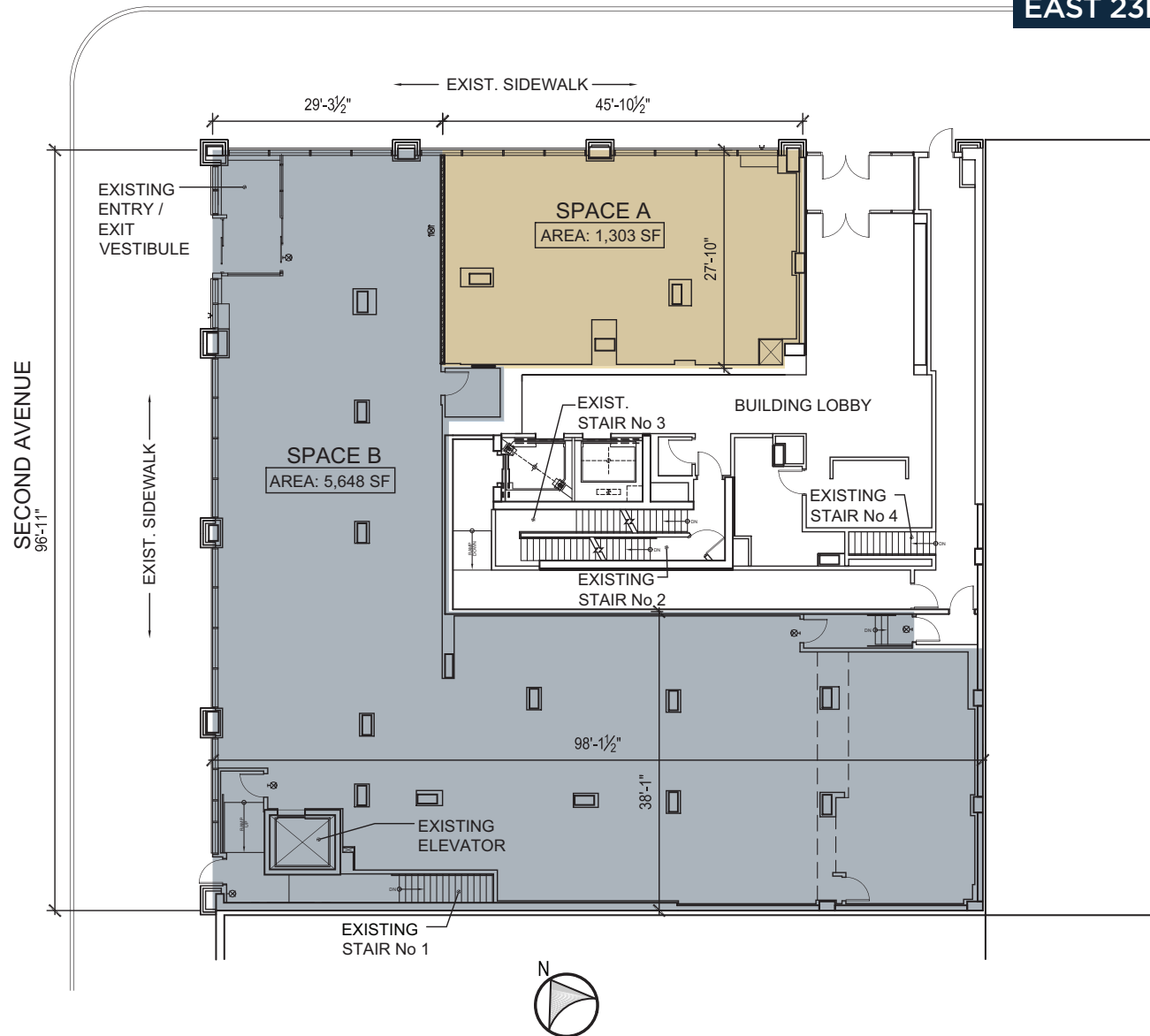
POTENTIAL GROUND FLOOR DIVISION 2

300

EAST 23RD STREET

EAST 23rd STREET

SPACE A	1,303 SF
SPACE B	5,648 SF
FULL FLOOR	6,951 SF



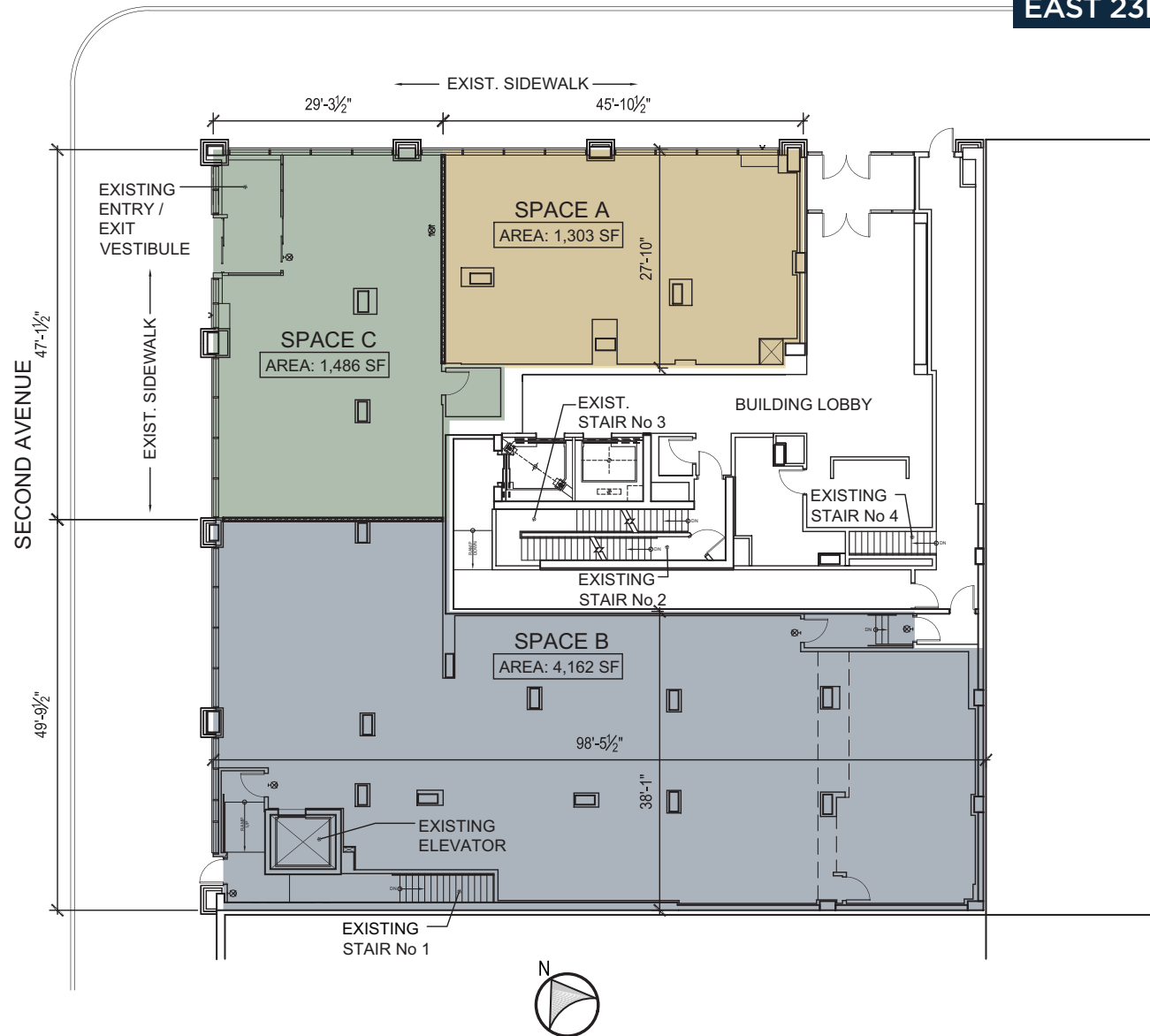
POTENTIAL GROUND FLOOR DIVISION 3

300

EAST 23RD STREET

EAST 23rd STREET

SPACE A	1,303 SF
SPACE B	4,162 SF
SPACE C	1,486 SF
FULL FLOOR	6,951 SF

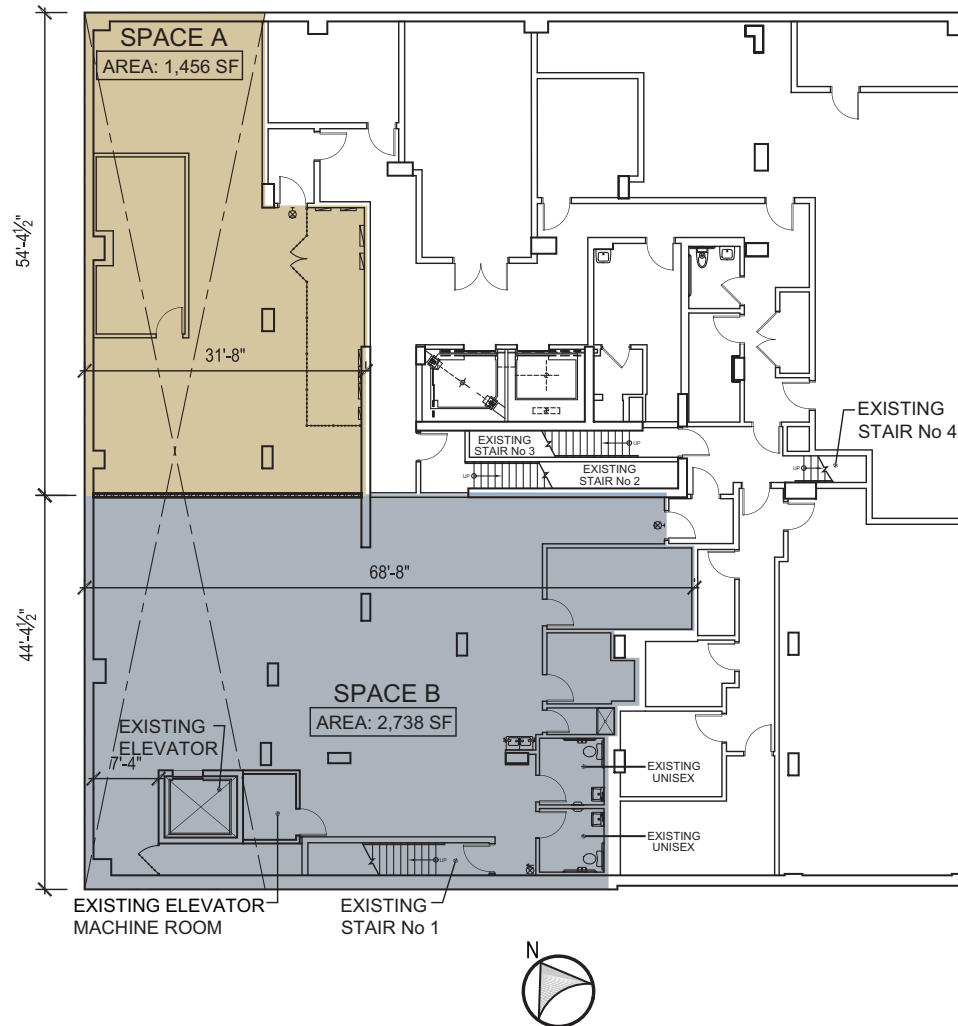


POTENTIAL LOWER LEVEL DIVISION

300

EAST 23RD STREET

SPACE A	1,456 SF
SPACE B	2,738 SF
FULL FLOOR	4,194 SF



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**NOTHING BEATS
72 YEARS OF STABILITY.**

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