

435 EAST 86TH STREET

BETWEEN FIRST & YORK AVENUES

FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



SPACE INFORMATION

GROUND FLOOR 900 sf

MEZZANINE 400 sf

BASEMENT 400 sf

Frontage – 20'

Ceiling Height – 14'

Rent – Upon Request

Comments

- New HVAC and bathroom in place
- Surrounded by exceptional high-income residential density
- Annual **Q** train ridership of 7.7 million passengers per annum **@86th Street**
- Annual **4 5 6** train ridership of 14.3 million passengers per annum **@86th Street**

FOR MORE INFORMATION, PLEASE CONTACT:

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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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