

EAST RIVER PLAZA

520 EAST 117TH STREET, NEW YORK, NY



AVAILABILITY

MAIN BUILDING	CEILING HEIGHT	AREA
LEVEL FDR	+/-15'-0"	37,670 SF.
LEVEL 2	+/-24'-0"	3,000 SF.
LEVEL 2	+/-24'-0"	16,507 SF.
LEVEL 2	+/-24'-0"	5,069 SF.
LEVEL 2	+/-24'-0"	6,118 SF.
LEVEL 2	+/-24'-0"	2,329 SF.
LEVEL 2	+/-24'-0"	3,983 SF.
LEVEL 2	+/-24'-0"	3,426 SF.
LEVEL 2	+/-24'-0"	72,877 SF.
LEVEL 3	+/-22'-6"	54,927 SF.

FREE STANDING PAD SITE (FORMER RESTAURANT)		
LEVEL 1	+/-9'-0" AND 18'-0" AT OPEN AREA	7,115 SF.
LEVEL 1 MEZZ.	+/-9'-0"	2,347 SF.

CORNER BUILDING		
LEVEL 1	+/-15'-6"	DIVISIBLE 3,157 SF.

RADIUS



1 MILE
3 MILE
5 MILE

POPULATION



112,577
1,300,000
2,900,000

AVERAGE HOUSEHOLD INCOME



\$50,909
\$115,841
\$102,830

SHOPPER MEDIAN AGE



35
36
36

VISITS PER YEAR



2.5 M



60%
OF CUSTOMERS
COME FROM THE
UPPER EAST SIDE

+/- 500,000 SF
VERTICAL
URBAN RETAIL
CENTER



1,251 PARKING SPACES

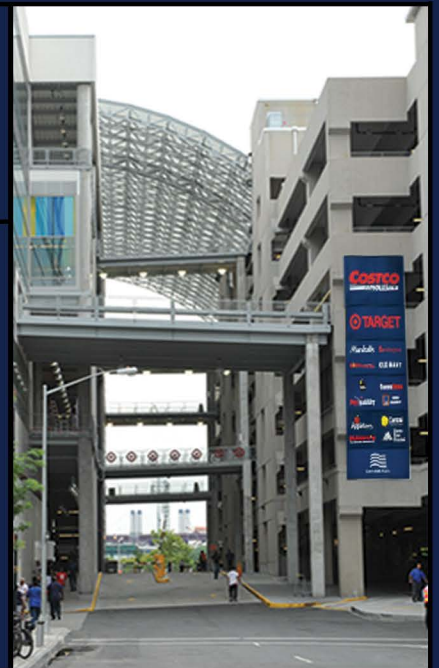


29 MINS FROM GRAND CENTRAL

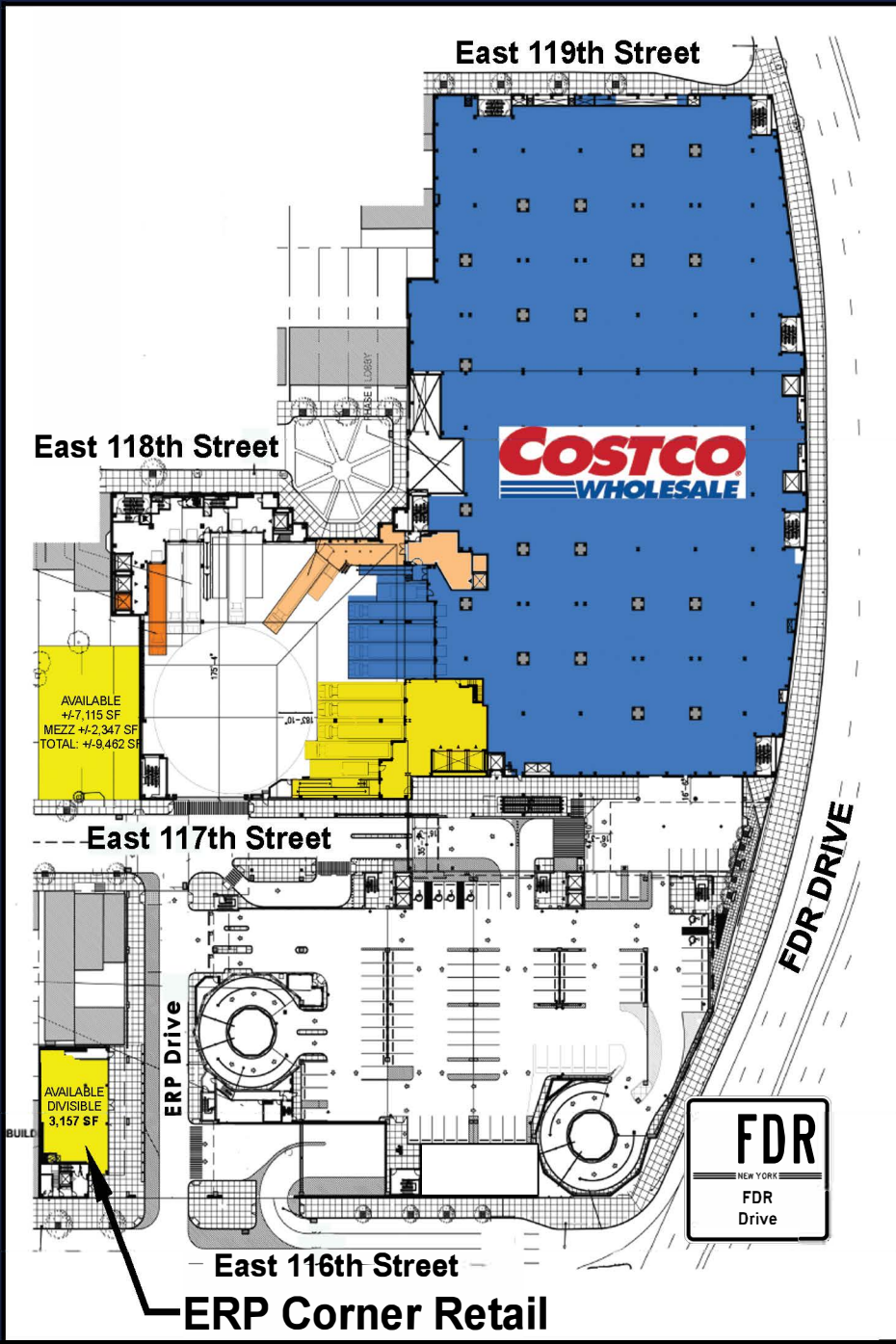


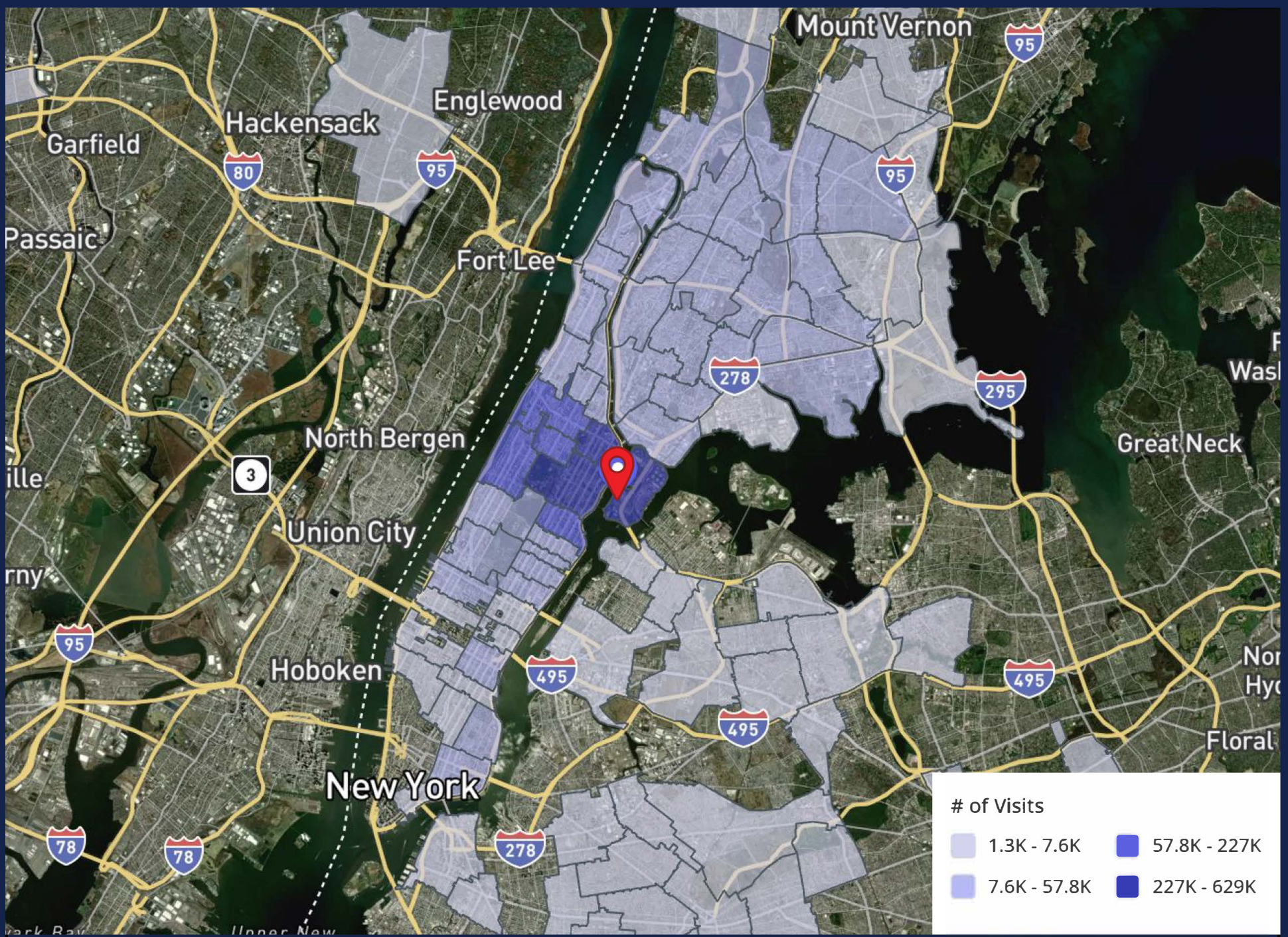
39 MINS FROM PENN STATION

**DIRECTLY
ON THE FDR
DRIVE**

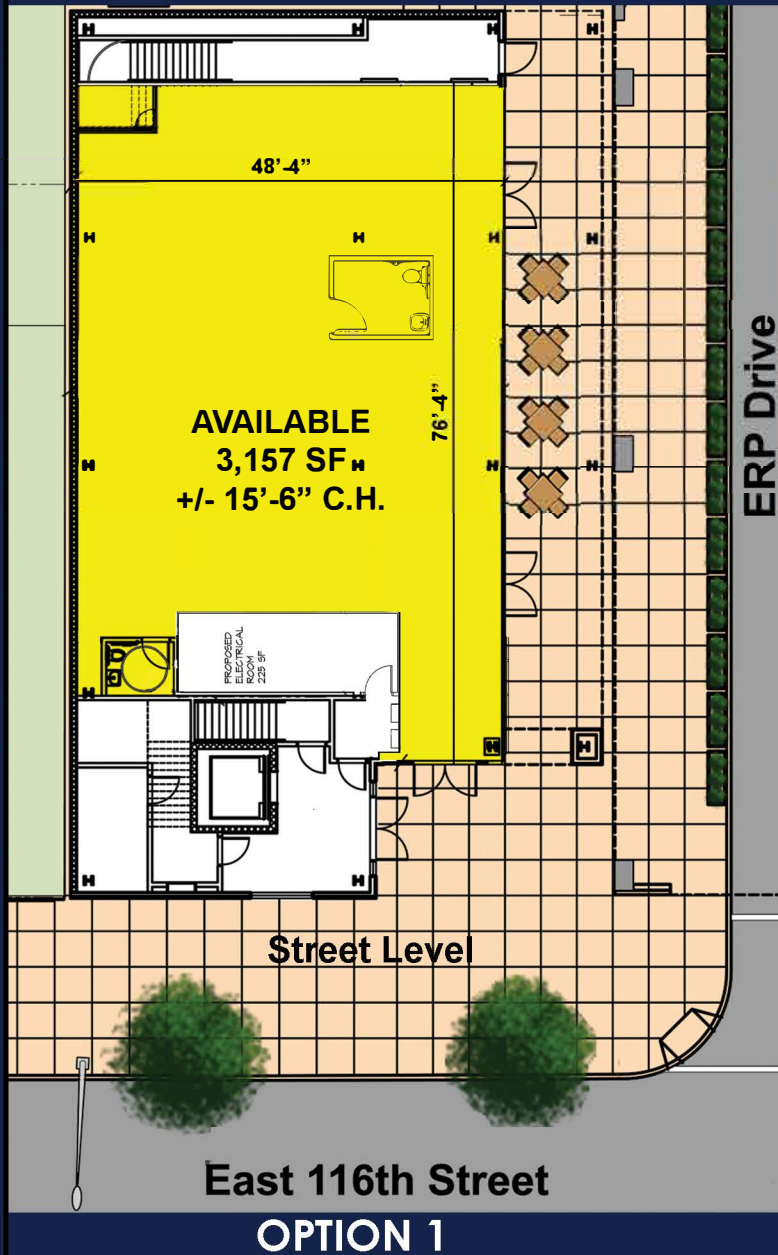


EAST RIVER PLAZA

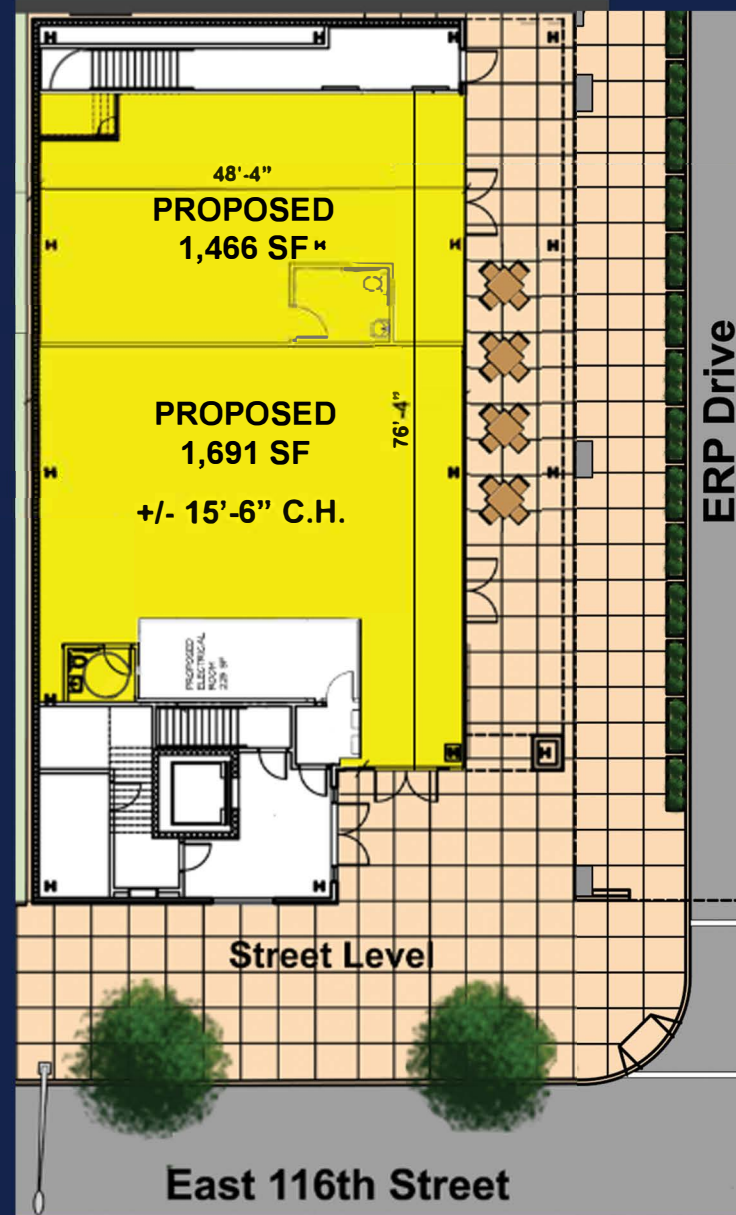




EAST RIVER PLAZA



OPTION 1

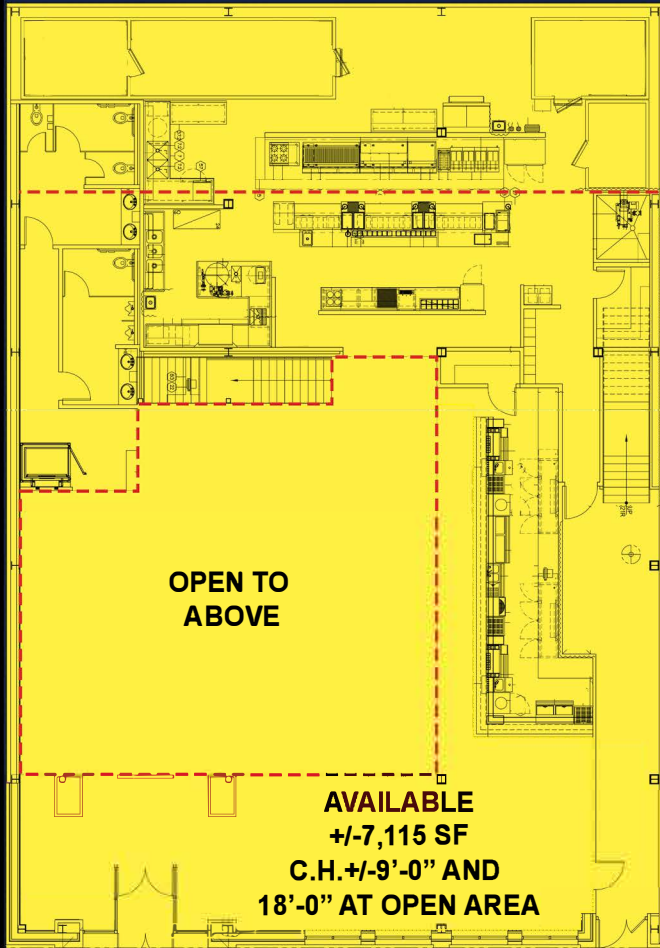


OPTION 2

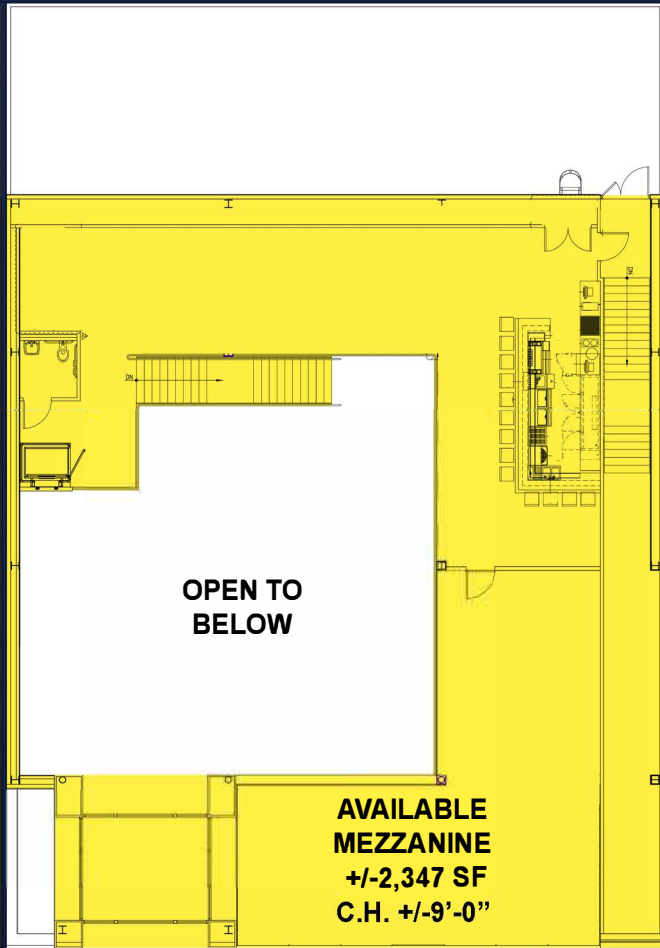
CORNER BUILDING LEVEL 1 +/- 15'-6" CH



EAST RIVER PLAZA



**FREE STANDING PAD SITE
(FORMER RESTAURANT) FIRST FLOOR
71'-3" FRONTAGE**



**FREE STANDING PAD SITE
(FORMER RESTAURANT) MEZZANINE**

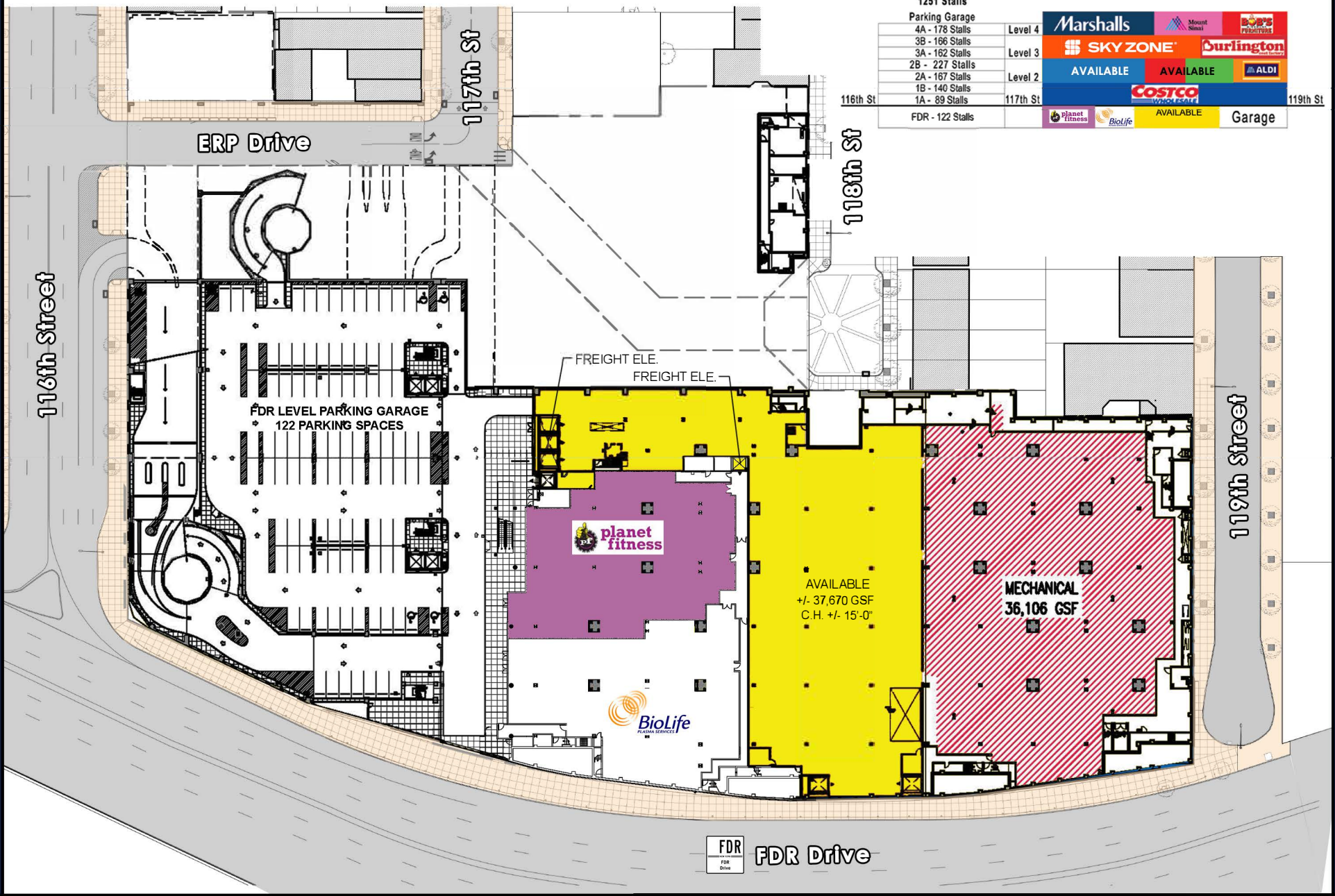


117th Street



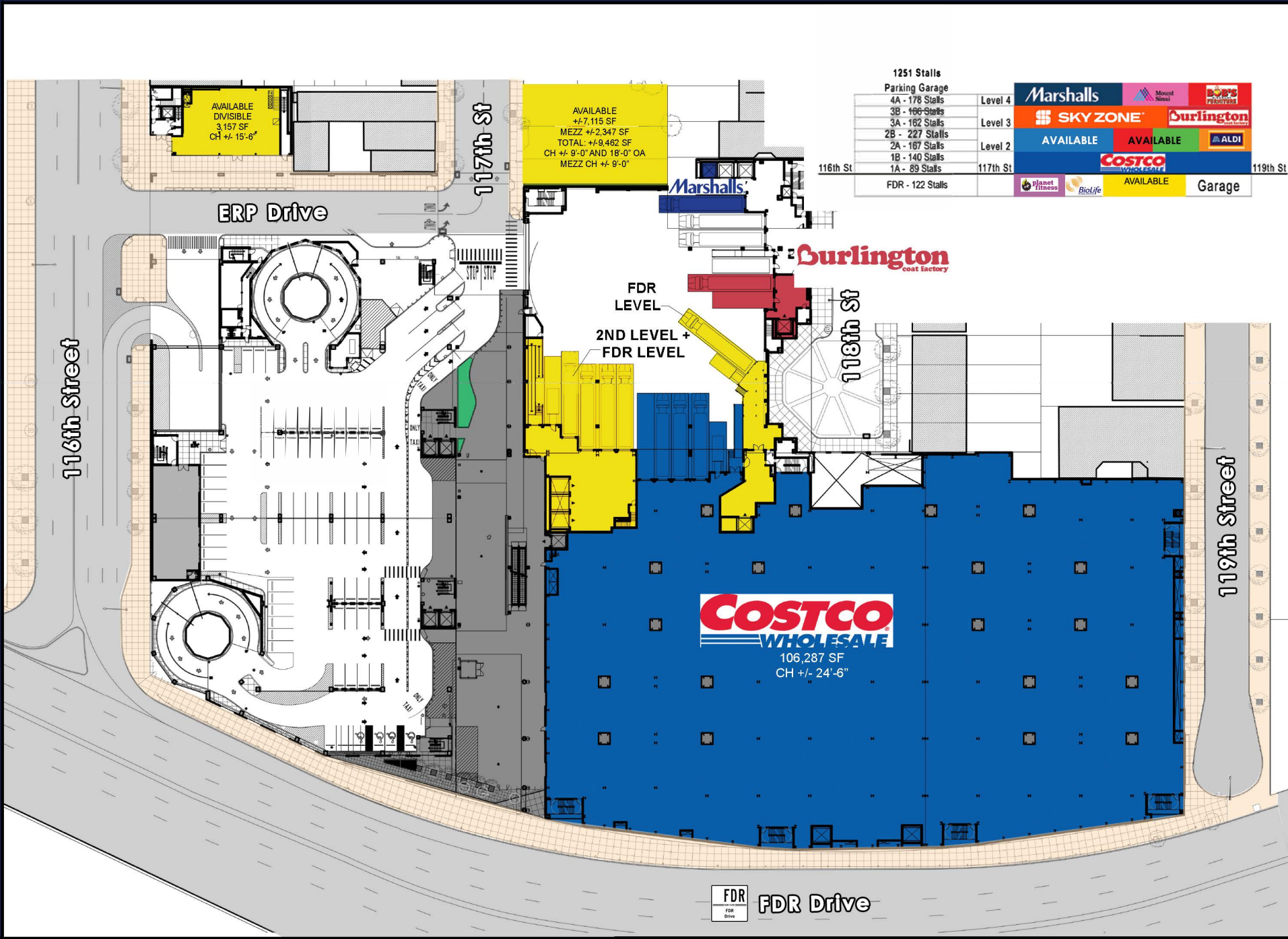
117th Street

FREE STANDING PAD +/-9'-0" CH AND 18'-0" OA



1251 Stalls		Level 4		Marshalls	Mount Sinai	ALDI
Parking Garage		Level 3		SKY ZONE	Burlington	
4A - 178 Stalls		Level 2		AVAILABLE	AVAILABLE	ALDI
3B - 166 Stalls		117th St		COSTCO WHOLESALE		
3A - 162 Stalls		FDR - 122 Stalls		planet fitness	BiLife	Garage
2B - 227 Stalls						
2A - 167 Stalls						
1B - 140 Stalls						
1A - 89 Stalls						

MAIN BUILDING - FDR LEVEL +/- 15'-0" CH

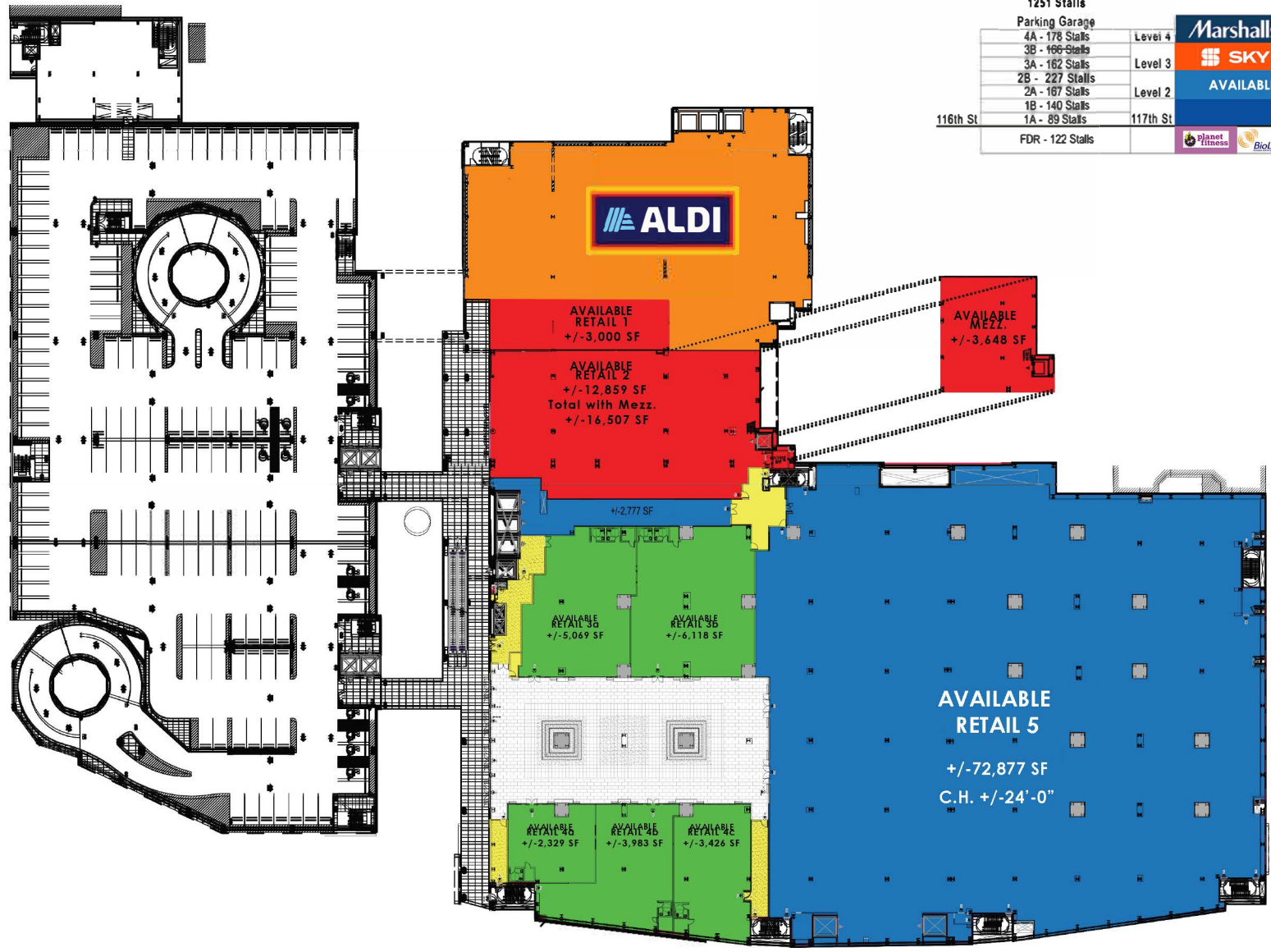


MAIN BUILDING - LEVEL ONE

+/- 24'-6" CH

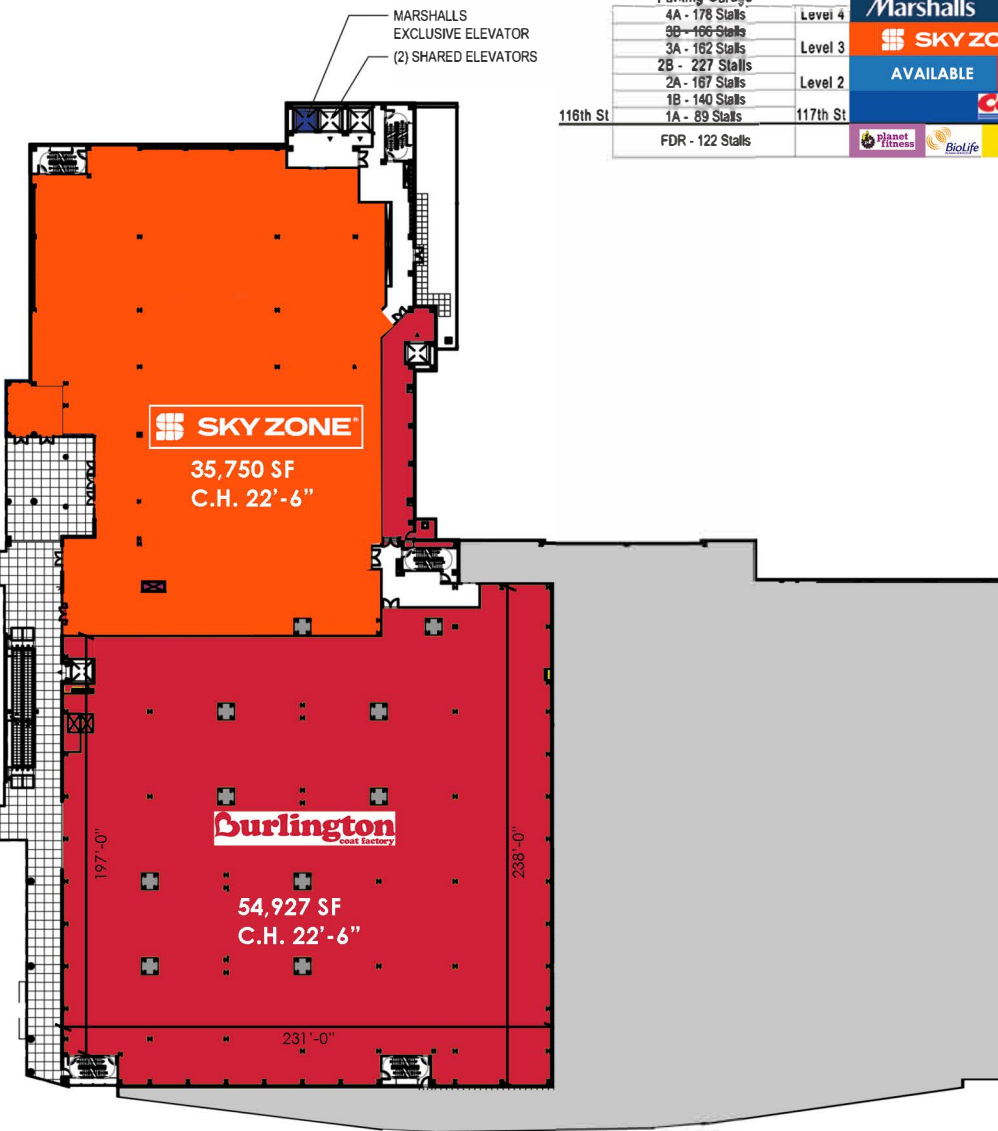
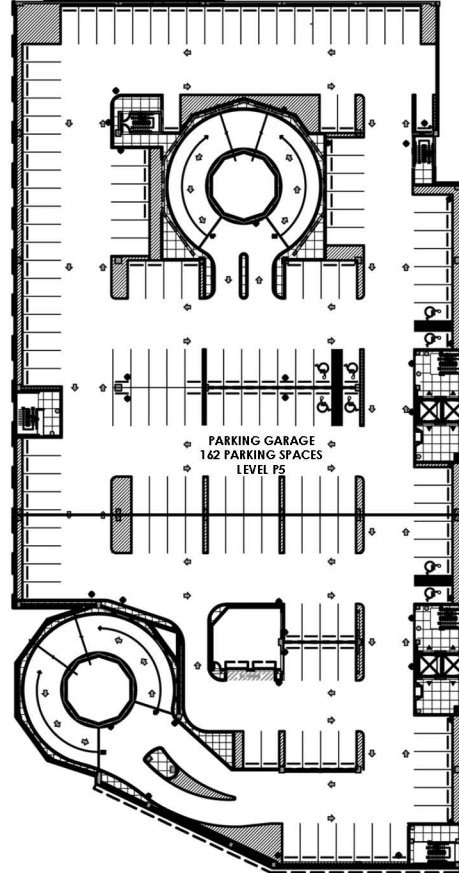
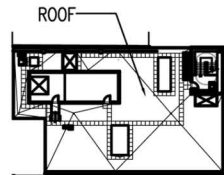


EAST RIVER PLAZA



1251 Stalls			
Parking Garage			
4A - 178 Stalls	Level 4	Marshalls	Mount Sinai
3B - 166 Stalls			BOYS & GIRLS
3A - 162 Stalls	Level 3	SKY ZONE	Burlington
2B - 227 Stalls			
2A - 167 Stalls	Level 2	AVAILABLE	AVAILABLE
1B - 140 Stalls			ALDI
1A - 89 Stalls	117th St		COSTCO WHOLESALE
FDR - 122 Stalls		planet fitness	BioLife
		AVAILABLE	Garage

MAIN BUILDING - LEVEL TWO +/- 24'-0" CH

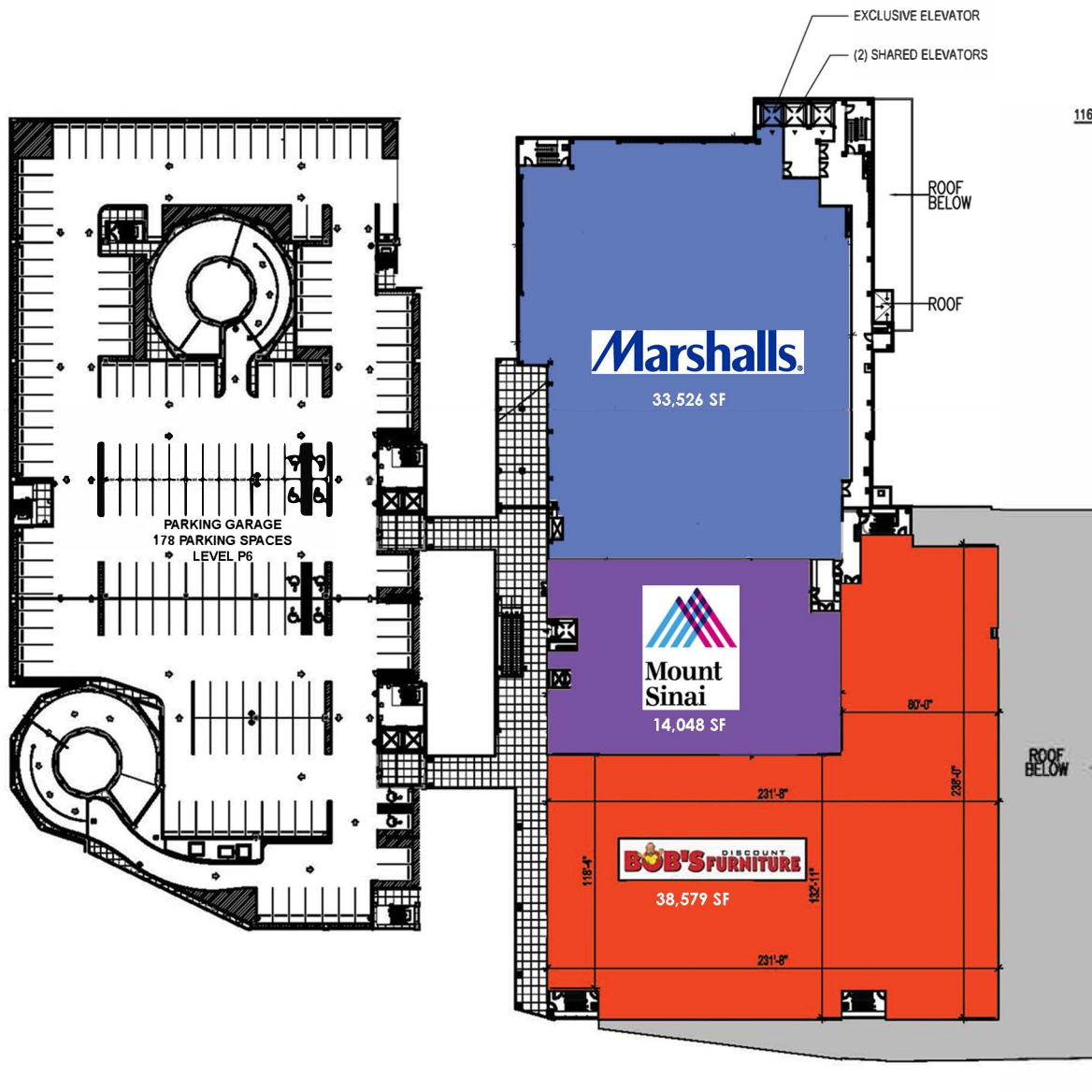


1251 Stalls		Level 4			
Parking Garage	4A - 178 Stalls	Marshalls	Mount Sinai	BOYS	FRUIT & VEGETABLES
	3B - 166 Stalls	SKY ZONE	Burlington		
Level 3		Level 2			
	3A - 162 Stalls	AVAILABLE	AVAILABLE	ALDI	
	2B - 227 Stalls				
	2A - 167 Stalls				
	1B - 140 Stalls				
	1A - 89 Stalls				
Level 1		Level 0			
116th St		planet fitness	BioLife	COSTCO WHOLESALE	Garage
	FDR - 122 Stalls				
					119th St

MAIN BUILDING - LEVEL THREE +/-22'-6" CH



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1251 Stalls

Parking Garage	Level	116th St	117th St	119th St
4A - 178 Stalls	Level 4	Marshalls	Mount Sinai	BOB'S FURNITURE
3B - 166 Stalls	Level 3	SKY ZONE	Burlington	
3A - 162 Stalls				
2B - 227 Stalls	Level 2	AVAILABLE	AVAILABLE	ALDI
2A - 167 Stalls				
1B - 140 Stalls				
1A - 89 Stalls			COSTCO WHOLESALE	
FDR - 122 Stalls		Planet Fitness	BioLife	AVAILABLE Garage

MAIN BUILDING - LEVEL FOUR +/-17'-6" CH



EAST RIVER PLAZA



MANHATTAN'S
ONLY:



EAST RIVER PLAZA