

CORNER RETAIL AVAILABLE

Space Facts

<i>Space Address</i>	525 3 rd Ave, NE Corner of 35 th Street
<i>Neighborhood</i>	Murray Hill
<i>Approximate Size</i>	900 sf (20' x 45') plus partial basement
<i>Approximate Frontage</i>	25 feet on 3 rd Avenue, 45 feet on 35 th Street
<i>OK Uses</i>	No Cooking
<i>Rent & Term</i>	\$13,125 monthly
<i>Available</i>	May 1 st , 2008

Note

- Small Store with big corner presence
- Suitable for shopping and service oriented users
- NOTE: Side street billboard space (in red below) available for additional \$1,500 monthly

Contact

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ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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WALKER, MALLOY & COMPANY, INC.

Hudson Place Restaurant		Pookie & Sebastian
Nono Hano Imperial Gardens		Andrea Shoe Repair
Radio Shack		Vision Fine Optics
D'Agostino's		Shoe Box
← 35 th Street	↑ Third Ave.	Wild Edibles
More Precision Boutique		Crepe Mania
Exel News		Genevieve
Victor's Cleaners		Park Cleaners & Tailors
Nail Niobe		World of Nuts
Maxe		Galleria on Third
Murray Hill Wines		UPS Store
Manhattan Center Market		AVAILABLE
Duane Reade		Third & Long
		Jackson Hole
		Azi Sushi
		Imperial Pizzeria
		Bar 515 Bar & Grill
		Joshua Tree
		Go Sushi
		Patsy's Pizza
		Carl's Steaks
		Latin Corner