

FOR RENT

1500 SF

(Plus basement storage)

GROUND FLOOR RETAIL
787 LEXINGTON AVE
(BETW 61-62 ST)
MANHATTAN

\$23,000 / MONTH

AVAILABLE IMMEDIATELY

Frontage: 16 ft

Ceiling Ht: 11 ft

Direct lease - No Key \$\$
Landlord pays commission

\$23,000/Mo + 3% annual

RE Taxes: 80% over base year

Tenant pays electric and water

BRAND NEW QSR BUILDOUT
TURNKEY / MOVE-IN READY

ALL NEW: AC, PLUMBING,
ELECTRICAL, WATER HEATER,
GREASE INTERCEPTOR, ADA
RESTROOM, ADA STOREFRONT,
WALK-IN COOLER

ONE BLOCK FROM BLOOMINGDALES

TWO BLOCKS FROM BLOOMBERG HQ

NEARBY RETAILERS:

LUSH
SWEETGREEN
BIRCH COFFEE
JOE & THE JUICE
LENWICH
SMASH BURGER
BAKED BY MELISSA

787 LEXINGTON AVE, MANHATTAN

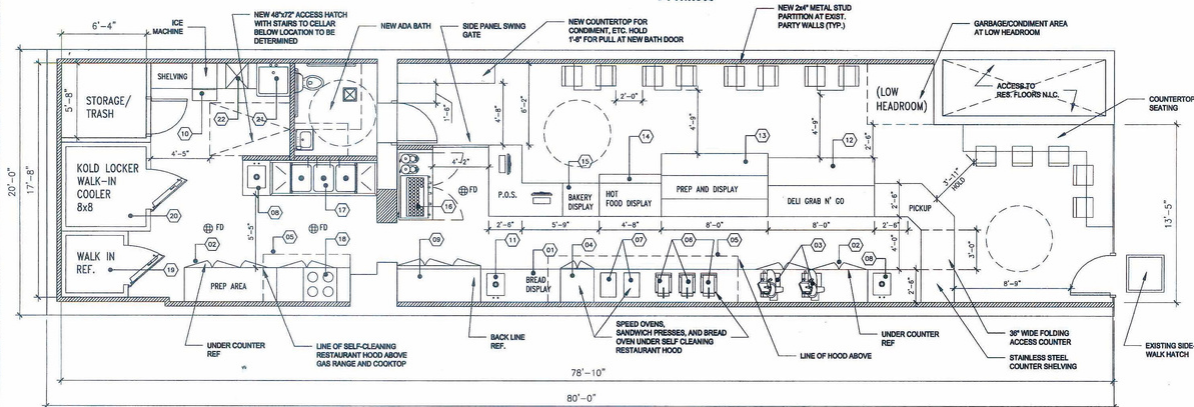




FLOOR PLAN

EXHIBIT A

Premises



1 PRELIMINARY PLAN
A-100 SCALE: 3/8" = 1'-0"

EQUIPMENT SCHEDULE				
SYMBOL	EQUIPMENT	MANUF.	PRODUCT	NOTES
01	BREAD DISPLAY			
02	UNDER COUNTER			
03	DELI SLICER	HOBART	HSPRGN	3 TOTAL
04	BREAD OVEN	DUKE	CAT. NO. 8641 (BSC-1)	68" H x 30" W x 88" D
05	SANDWICH PRESS	STAR	PRO-MAX 2.0	3 TOTAL
06	RESTAURANT HOOD	CAPTIVE AIR	SELF-CLEANING HOOD	2 LOCATIONS
07	SPEED OVEN	MERRY CHEF	ENON E25	COUNTERTOP
08	HAND SINK			2 TOTAL
09	BACKLINE REF	BEVERAGEAIR	MMR MARKETMAX	WHITE FRINGED TRIPLE GLASS DOOR
10	ICE MACHINE	MANITOWOC	IT420	CONFIRM SIZE
11	CUMPS SINK			
12	DELI GRAB N GO	SOUTHERN CASEAIRS	CVT-8WD	8'-0" "CONFIRM"

TOTAL NET SQ FT: 1,340

13	PREP AND DISPLAY	SOUTHERN CASEAIRS	PSSC	8'W x 56" H x 51" D
14	HOT FOOD DISPLAY	BN	MODEL WOOD-4	55-1/2" W x 48-5/8" H x 38" D
15	BAKERY DISPLAY			
16	COFFEE MACHINE			
17	3 COMP. SINK	ADVANCE TABCO	"CONFIRM"	
18	RANGE AND COOKTOP WITH REF.			
19	WALK-IN REF	KOLD LOCKER	"SPECIFY SIZE"	
20	WALK-IN COOLER	KOLD LOCKER	"SPECIFY SIZE"	
21	FLOOR SINK			
22	RECESSED GREASE TRP			

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

FOR REVIEW ONLY

ARCHITECT: M.G. NEW YORK
ARCHITECTURE, HEALTH CARE, HISTORIC
PRESERVATION & FOOD SERVICE
1000 10TH AVENUE, SUITE 100
NEW YORK, NY 10018-1000

CLIENT: PAUL LANTIERO
747 LEXINGTON AVE
NEW YORK, NY
PROJECT: 747 LEXINGTON AVE
NEW YORK, NY

SIGNATURE AND SEAL

TITLE: PRELIMINARY PLAN
DATE: 04 08 2020
PROJECT NUMBER: 2020-06

DRAWING NO: A-100.00
PAGE: 1 OF 4
SCALE: AS NOTED