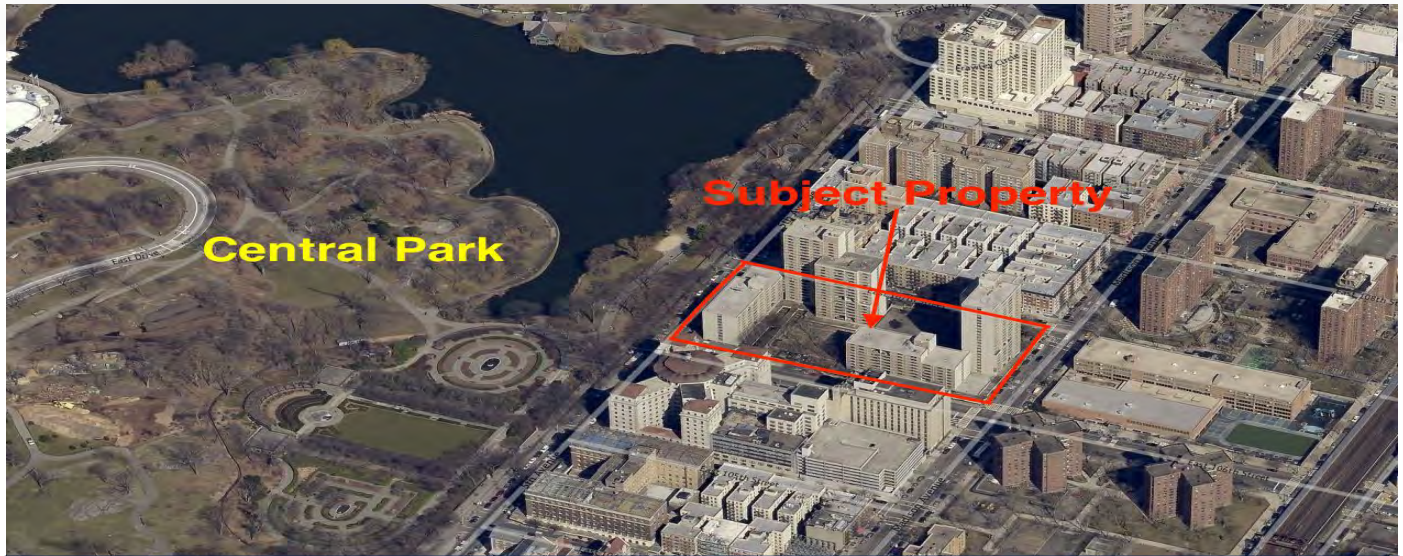


GENDRON
COMMERCIAL BOSTON

FOR LEASE



Corner of Madison & 106th
Street

*Facade renderings are
subject to change

4 East 107th St. NY, NY

GENDRON

COMMERCIAL BOSTON

4 East 107th St. NY, NY

Come Join the Upper East Side!

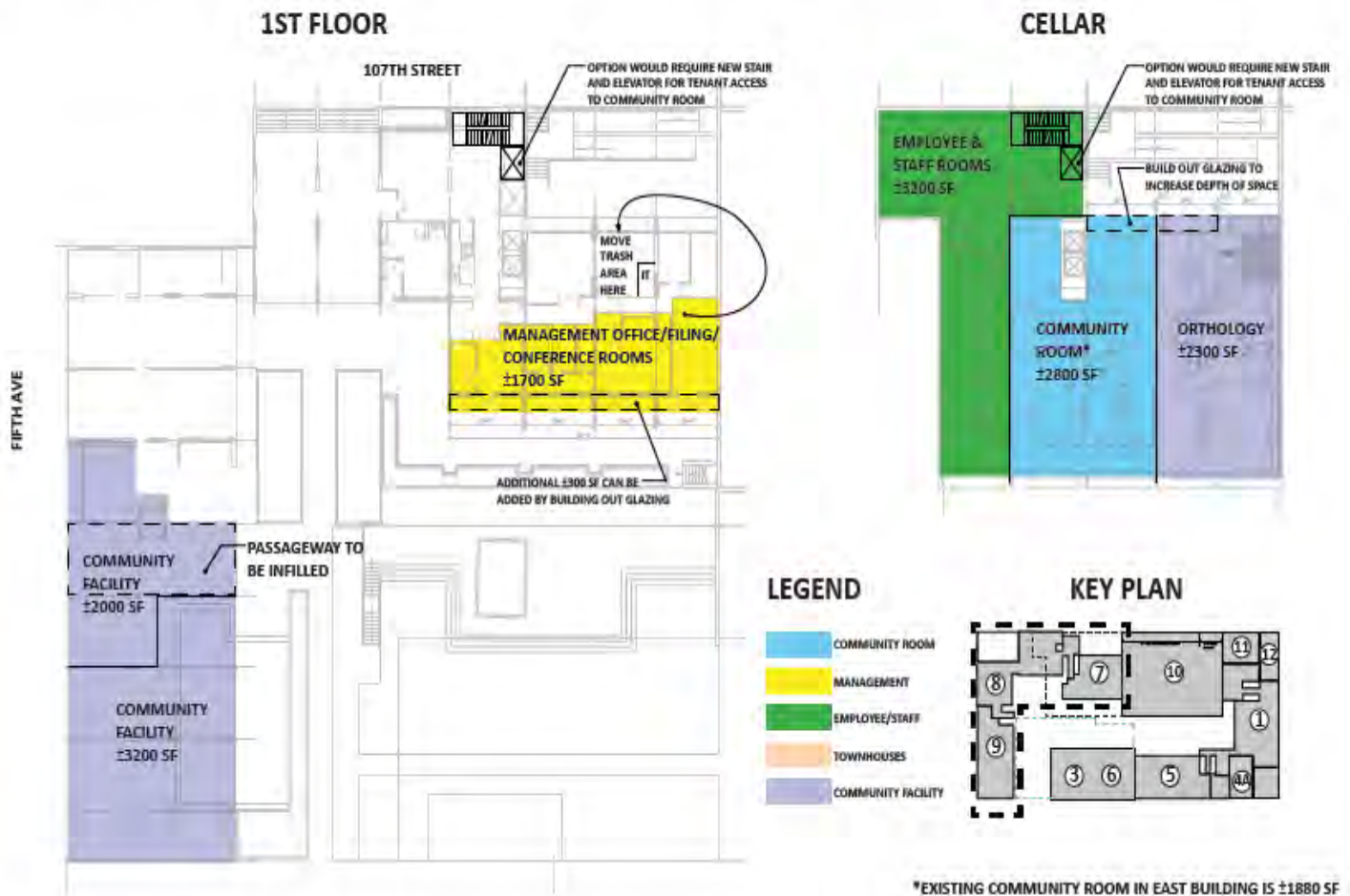
- Subject property is a Mixed-use Commercial/Residential Property with 5 potential spaces available.
- Located between E 106th and E 107th Streets and frontage on Madison Ave, 5th Ave, 106th & 107th Streets!
- 4 Buildings with an additional building being proposed, along with parking, located at site.
- 6 Potential commercial units:
 1. **Supermarket**- 2,512 +/- SF, 2,416 +/- basement (LEASED)
 2. **Dry Cleaner**- 1,282 +/-SF, 1,035 +/- Basement (leased)
 3. **Dental Office**- 1,567 +/-SF, 1,004 +/- Basement (leased)
 4. **Infill Space Located in Building C**- 4,765 +/-SF (available)
 5. **Medical Space (Former St. Luke's Hospital)**- 6,000+/- SF (available)
 6. **Future Retail**- 1,500 +/- SF (available)
- Please see the following pages for floor plans and development plans for this re-development.
- Price is \$75/PSF- please contact John Gendron at 212-840-9000 or johngendron@me.com!

4 East 107th St. NY, NY

Community Space Floor Plan

1590 MADISON AVE

PROGRAM DISTRIBUTION - NW QUADRANT - OPTION 2



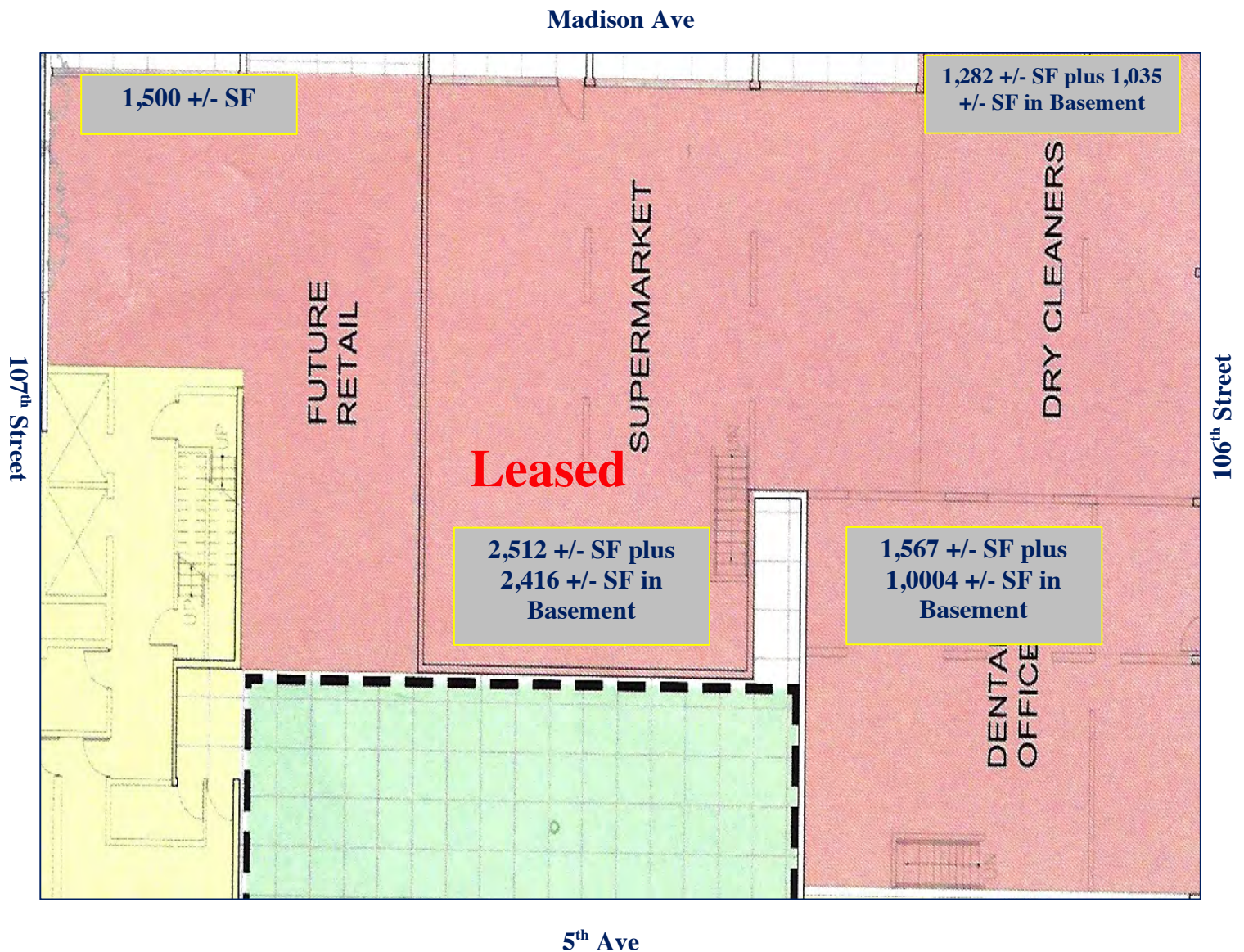
For More Information:
 John R. Gendron, CCIM
 212-840-9000
johngendron@me.com

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Spaces Available in Bldgs A&B



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John R. Gendron, CCIM
212-840-9000
johngendron@me.com

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Purple Space-6,000+/-Medical Space



Interior Courtyard

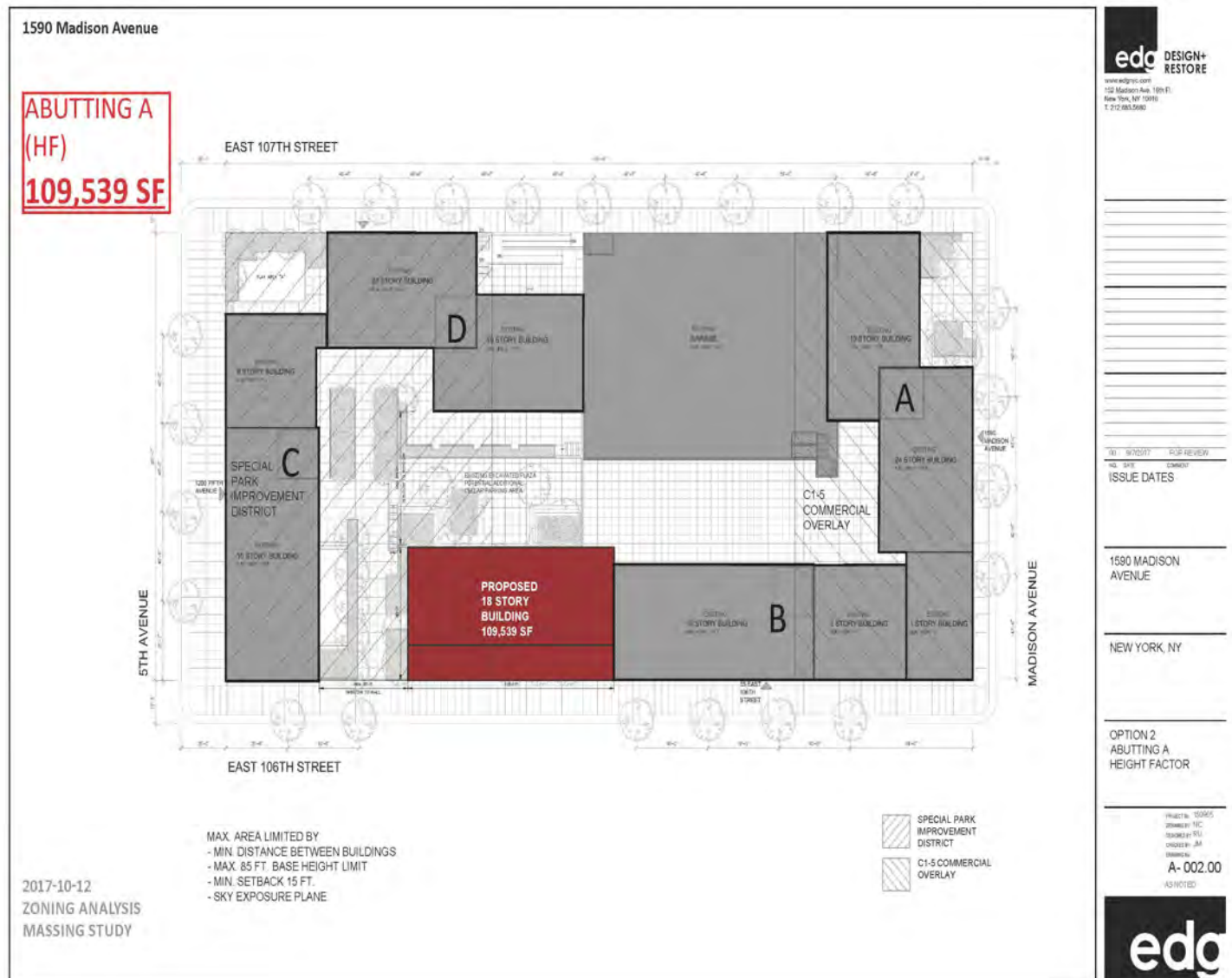
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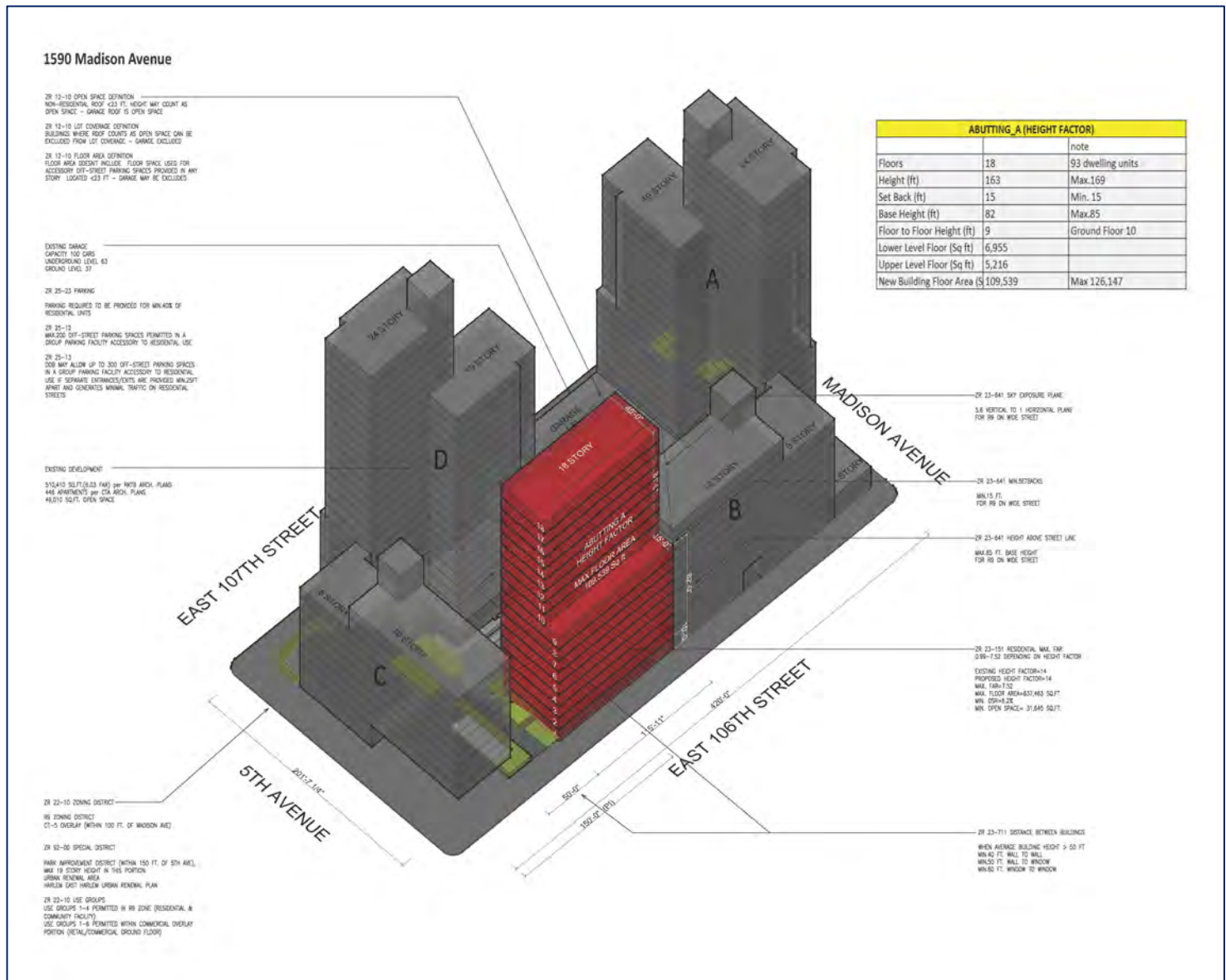
Proposed New Building on Block



For More Information:
John R. Gendron, CCIM
212-840-9000
johnngendron@me.com

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Building Story Elevation



For More Information:
John R. Gendron, CCIM
212-840-9000
johngendron@me.com

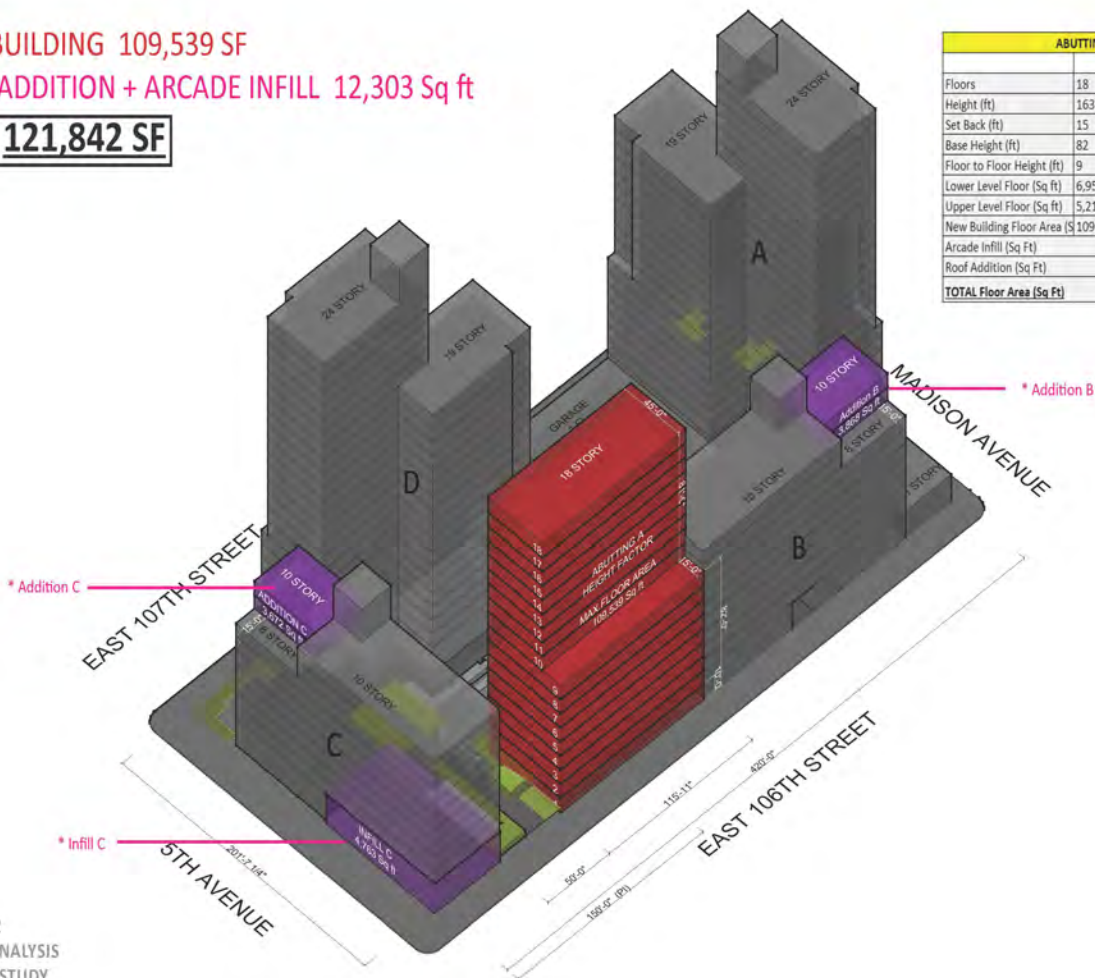
4 East 107th St. NY, NY

Infill C Space- Corner of 5th & E 106th

1590 Madison Avenue

NEW BUILDING 109,539 SF

ROOF ADDITION + ARCADE INFILL 12,303 Sq ft

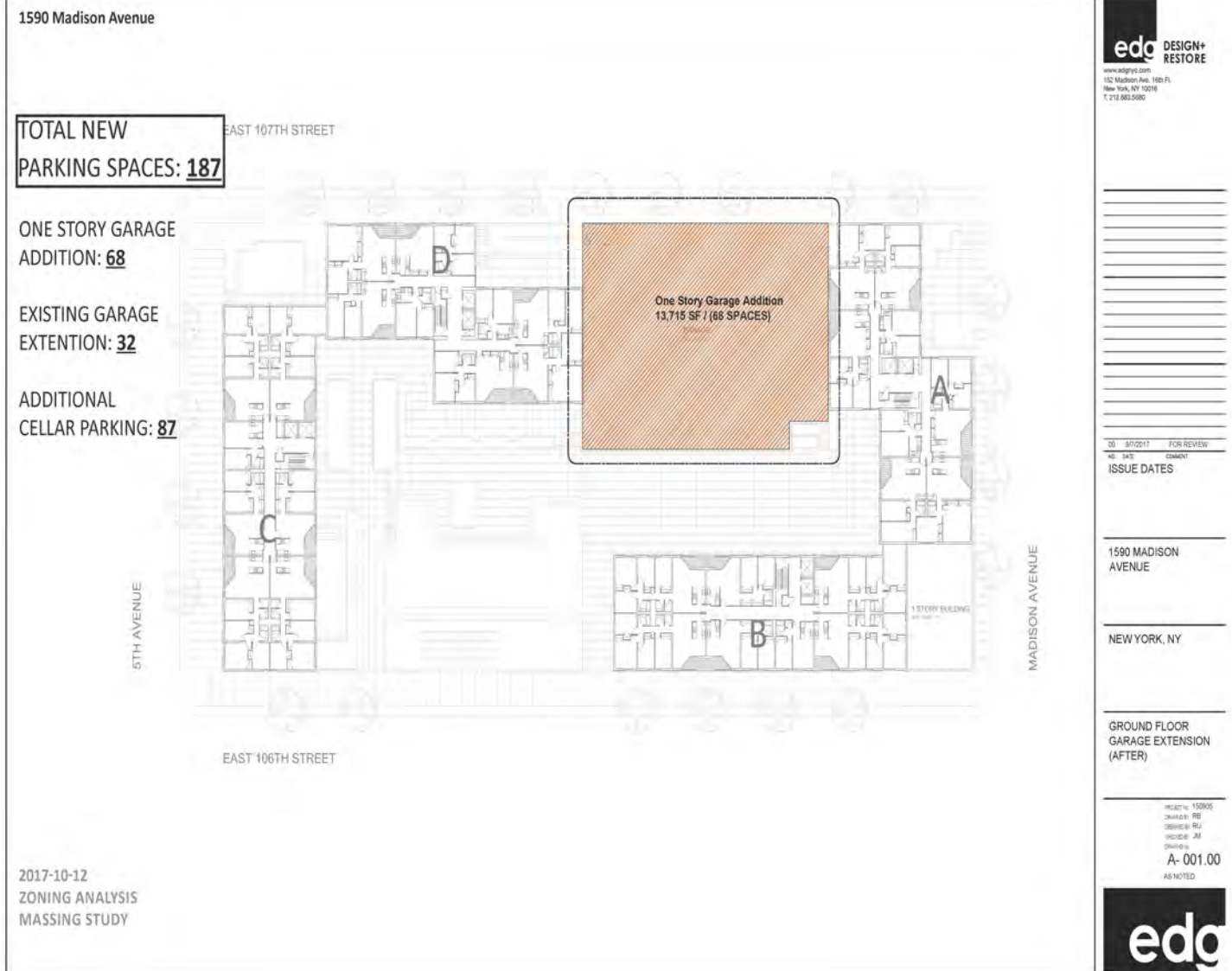
TOTAL 121,842 SF

2017-10-12
ZONING ANALYSIS
MASSING STUDY

For More Information:
John R. Gendron, CCIM
212-840-9000
johngendron@me.com

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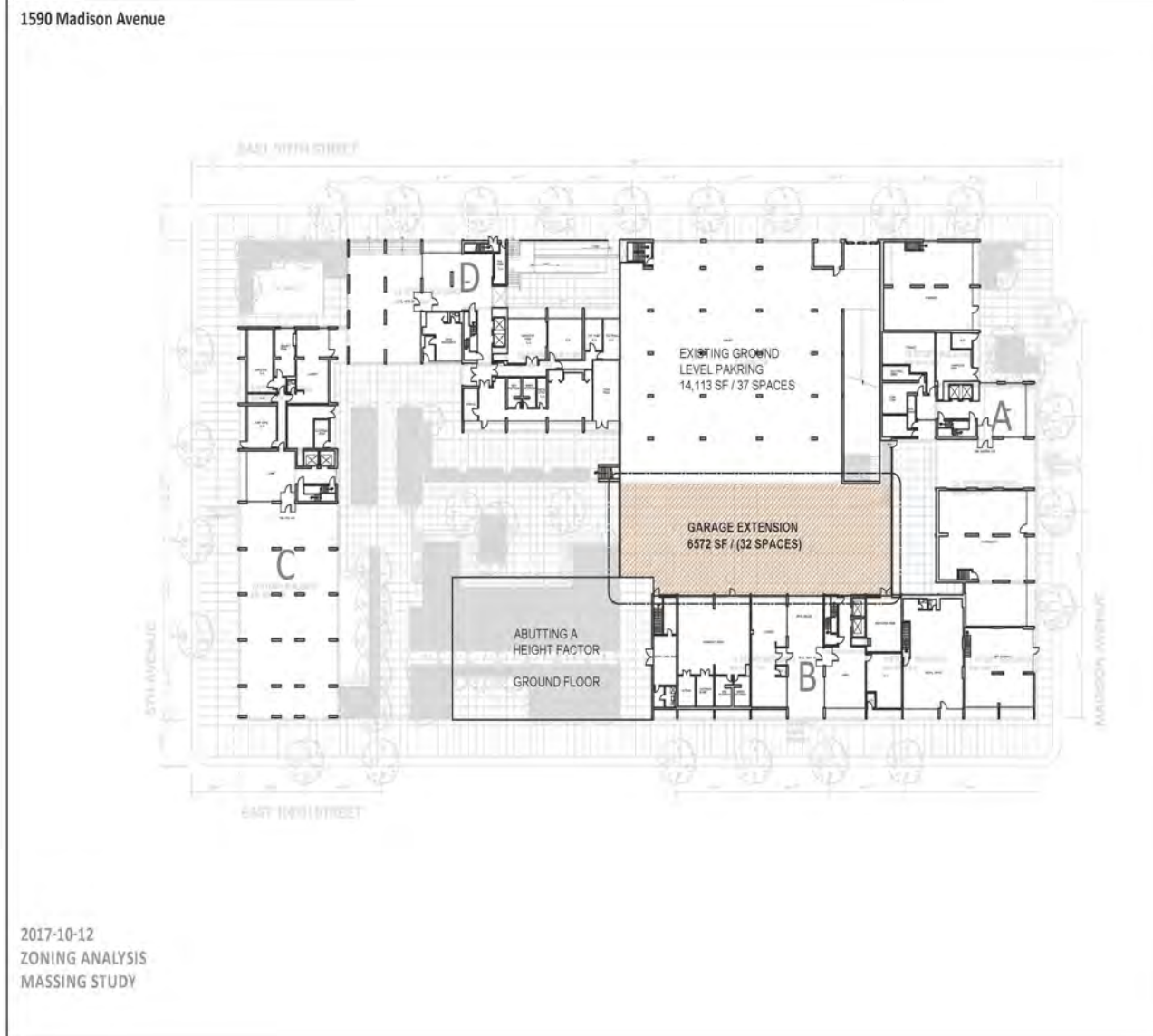
New Parking Addition



For More Information:
John R. Gendron, CCIM
212-840-9000
johngendron@me.com

4 East 107th St. NY, NY

Parking Garage Extension



edo DESIGN+RESTORE
www.edogroup.com
152 Madison Ave, 16th Fl.
New York, NY 10016
T. 212.663.9880

DD: 9/7/2017 FOR REVIEW
NO. 001.00
ISSUE DATES

1590 MADISON AVENUE
NEW YORK, NY

GROUND FLOOR
GARAGE EXTENSION
(AFTER)

PROJECT NO. 159002
DESIGNED BY: RD
DRAWN BY: RU
CHECKED BY: JM
DATE: 10/12/17
A-001.00
AS NOTED

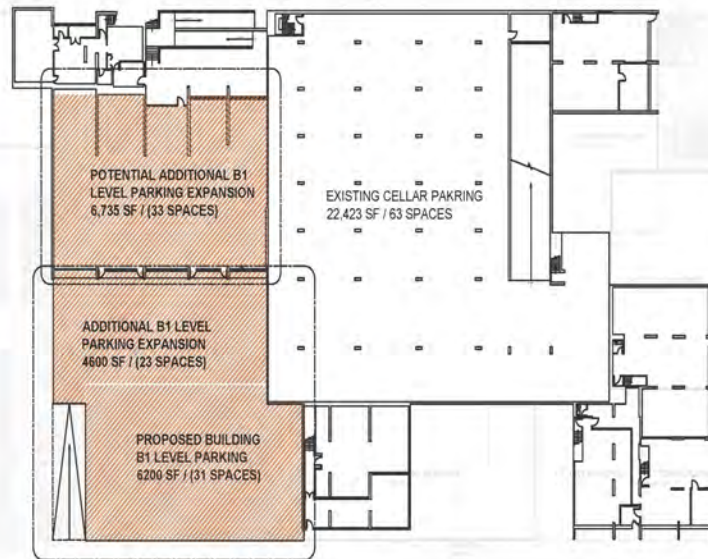
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For More Information:
John R. Gendron, CCIM
212-840-9000
johngendron@me.com

4 East 107th St. NY, NY

Additional Parking Proposed

1590 Madison Avenue



2017-10-12
ZONING ANALYSIS
MASSING STUDY

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www.edgny.com
152 Madison Ave. 10th Fl.
New York, NY 10017
T. 212.683.5880

10/10/2017 FOR REVIEW
NO. 34'S EDG/ST
ISSUE DATES

1590 MADISON
AVENUE

NEW YORK, NY

CELLAR PARKING
(AFTER)

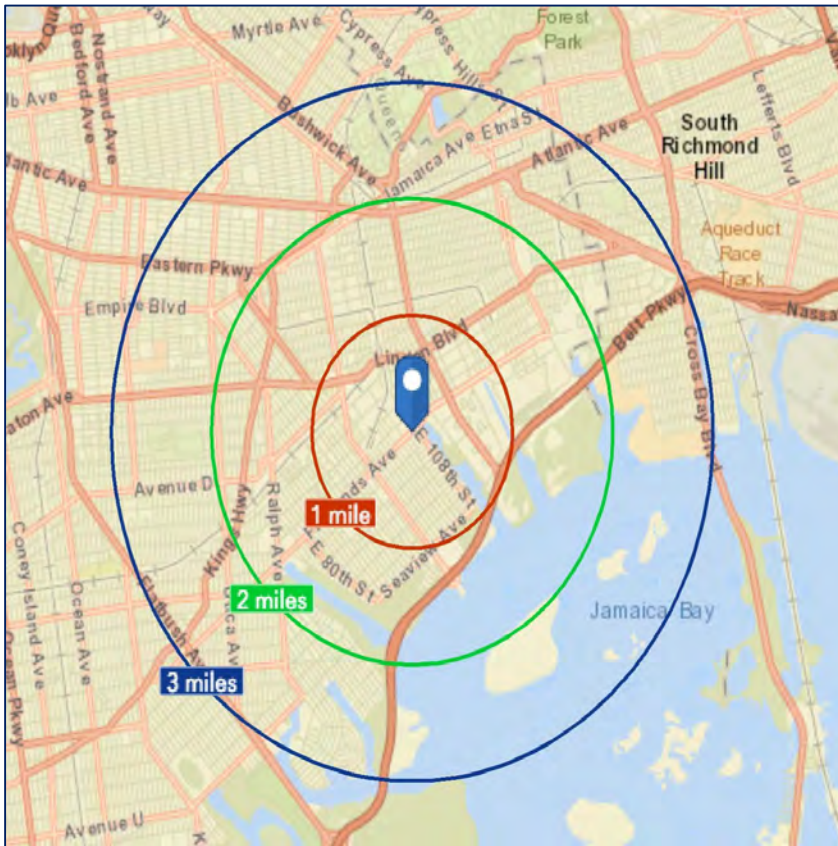
PROJECT NO. 159002
DESIGNED BY RB
CHECKED BY RU
DESIGNED BY JAA
DRAWN BY
A- 001.00
AS NOTED

edg

For More Information:
John R. Gendron, CCIM
212-840-9000
johngendron@me.com

4 East 107th St. NY, NY

Demographics



Demographic:

Mile 1- 87,338
Mile 2- 343,386
Mile 3- 749,753

Median-Income:

Mile .5- \$42,695
Mile 1- \$40,932
Mile 1.5- \$43,700

