

EXCELLENT UPPER EAST SIDE SUBLEASE OPPORTUNITY  
**1503 THIRD AVENUE**  
BETWEEN EAST 84TH & 85TH STREETS

*PBS Real Estate, as exclusive agent, is pleased to offer the following space:*

Available	
Ground Floor	1,850 sf
Basement	1,600 sf
Rent	Upon Request
Ceiling Hts	9'6"
Frontage	22'
Term	April 20, 2013 Option: Fixed through 2021

**Neighboring Tenants:**

Banana Republic, Gap, Ann Taylor Loft, H&M, Best Buy, Victoria's Secret, Barnes & Noble, Starbucks, Loews Orpheum Cinema, McDonald's, Lenscrafters, HSBC

Area Avg Household Income (2007): \$143,450

Situated in the heart of the Upper East Side's prime retail corridor

Located 2 blocks from the 86th St subway station (servicing the 4, 5, and 6 lines), one of the busiest stations in New York City with avg weekly ridership of 58,082

Located in close proximity to 2 new luxury residential condominium towers with over 300 units



**For further information and/or inspection please contact:**

Laura Pomerantz  
Betty Ende  
Ilyssa Rothfeld

212-672-2002  
212-672-2004  
212-672-2014

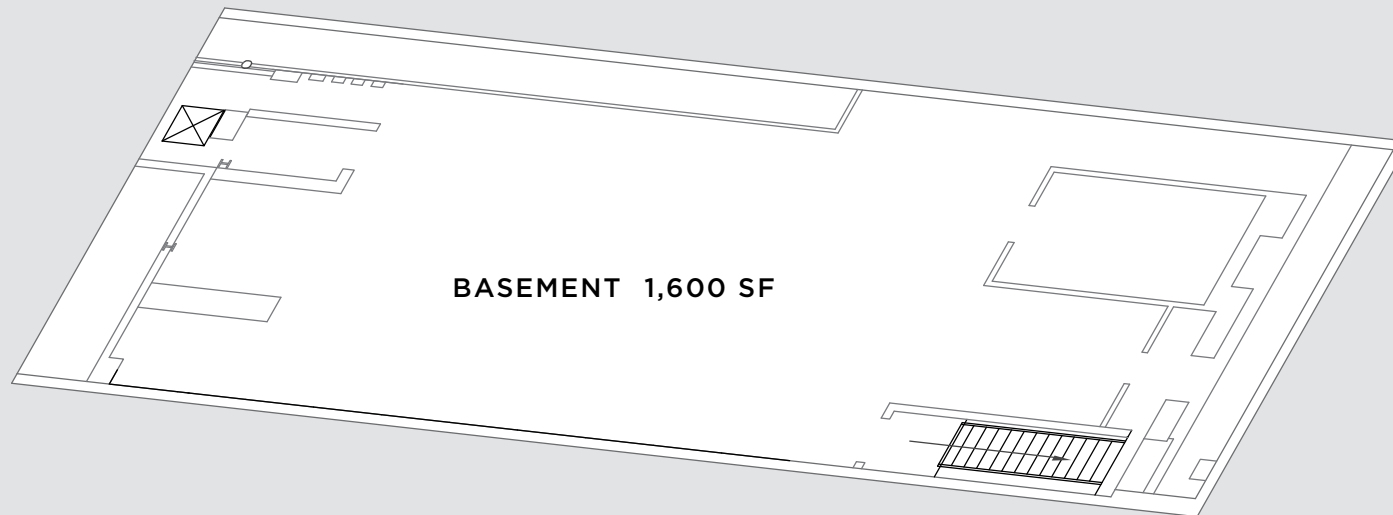
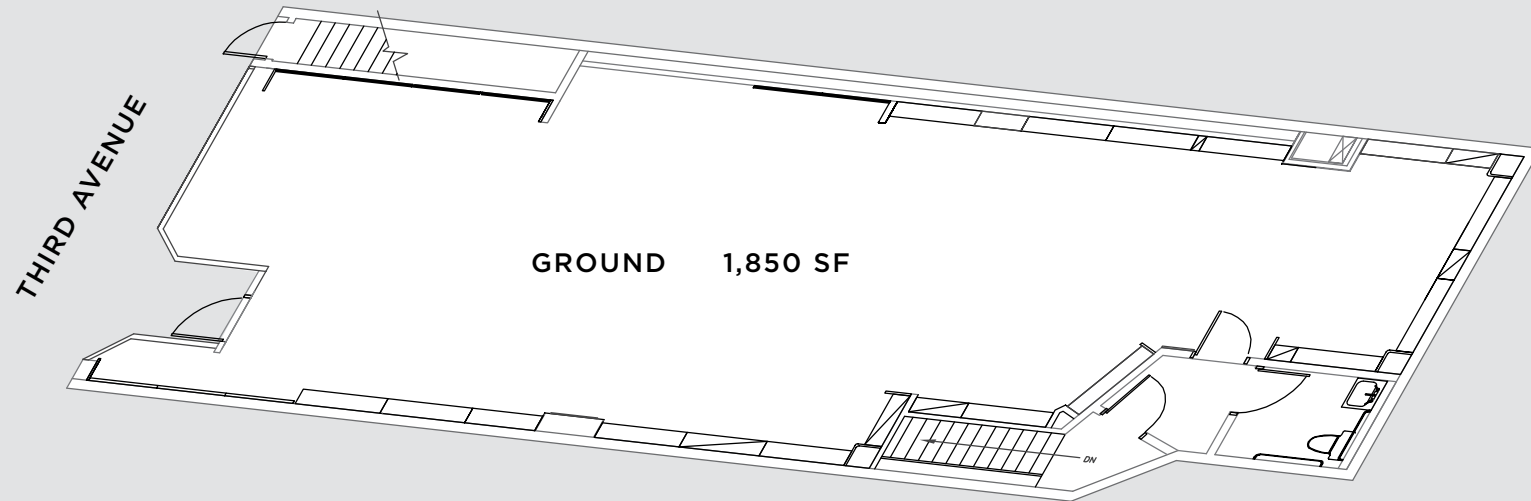
[laura.pomerantz@pbsra.com](mailto:laura.pomerantz@pbsra.com)  
[betty.ende@pbsra.com](mailto:betty.ende@pbsra.com)  
[ilyssa.rothfeld@pbsra.com](mailto:ilyssa.rothfeld@pbsra.com)



EXCELLENT UPPER EAST SIDE SUBLEASE OPPORTUNITY

# 1503 THIRD AVENUE

BETWEEN EAST 84TH & 85TH STREETS



PBS Realty Advisors, LLC d/b/a PBS Real Estate • 230 Park Avenue • New York NY 10169 • 212.672.2000 • [www.pbsrealestate.com](http://www.pbsrealestate.com)

The ownership of the Space has instructed PBS Real Estate to advise co-operating brokers that no commission or compensation is being offered by the ownership or PBS Real Estate to co-operating brokers who procure tenants who consummate or do not consummate leases for the Space. Accordingly, co-operating brokers must obtain any commission or compensation from their customers. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.