

# 2312 FIRST AVENUE

EAST BLOCK BETWEEN EAST 118TH AND EAST 119TH STREET



EAST HARLEM | MANHATTAN



Conceptual rendering

## | SITE DETAILS

**Ground Floor**  
±700 SF

**Backyard**  
±800 SF

**Ceiling Heights**  
±12'



# 2312 FIRST AVENUE

EAST BLOCK BETWEEN EAST 118TH AND EAST 119TH STREET

## EXCLUSIVELY LISTED BY

**Luke Evangelista**

Associate

(332) 334-0402

luke.evangelista@matthews.com

License No. 10401401398 (NY)

**Matt Fogel**

Vice President

(203) 962-5800

matt.fogel@matthews.com

License No. 10401335293 (NY)

**Broker of Record**

Cory Rosenthal

License No. 10311210106 (NY)

Firm License No. 10991237833 (NY)

# MATTHEWS™

This Leasing Package contains select information pertaining to the business and affairs of 2312 First Avenue, New York City, NY 10035 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

