

# 575 | LEXINGTON AVENUE

RETAIL SUBLEASE OPPORTUNITY  
NORTHEAST CORNER OF EAST 51<sup>ST</sup> STREET  
MIDTOWN EAST | NEW YORK CITY



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*Walgreens*

EXCLUSIVE SUBLEASE BROKER

 **CUSHMAN & WAKEFIELD**

# 575

# LEXINGTON AVENUE

## RETAIL SPACE

Ground Floor	<b>10,598 SF</b>
Lower Level (non-selling)	<b>3,476 SF</b>
Mezzanine (non-selling)	<b>364 SF</b>
<b>Total</b>	<b>14,438 SF</b>

## FRONTAGE

Approx. **120'** wraparound on Lexington Ave & E. 51st St.

## SUBLEASE

**1/31/2027**

## SITE STATUS

**Available;** Formerly Duane Reade Store #14488

## ASKING RENT

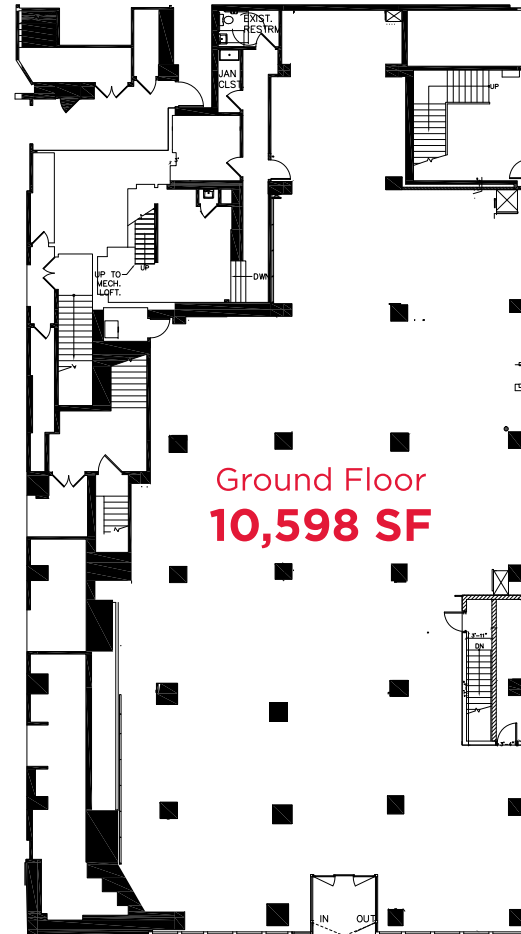
**\$480,000** Per Annum Gross

## KEY COMMENTS

- Located below 750K SF Class-A Office Building
- Directly in front of entrance to 51st Street subway station: 6, E, M subway lines – servicing 11.3M+ annual riders (2023)
- Situated in a highly dense office and retail corridor
- All Offers are Subject to Real Estate Committee Approval

## NEIGHBORING CO-TENANTS

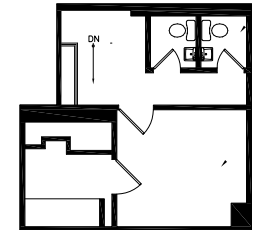
- |                  |                    |
|------------------|--------------------|
| • Paris Baguette | • Sugarfish        |
| • Devoción       | • Carrot Express   |
| • CVS Pharmacy   | • Sweetgreen       |
| • Starbucks      | • Juice Generation |



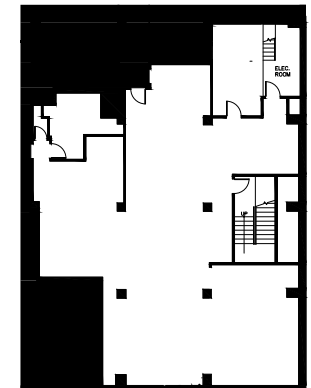
LEXINGTON AVENUE

EAST 51ST STREET

Mezzanine  
**364 SF**



Lower Level  
**3,476 SF**



EAST 51ST STREET

LEXINGTON AVENUE



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