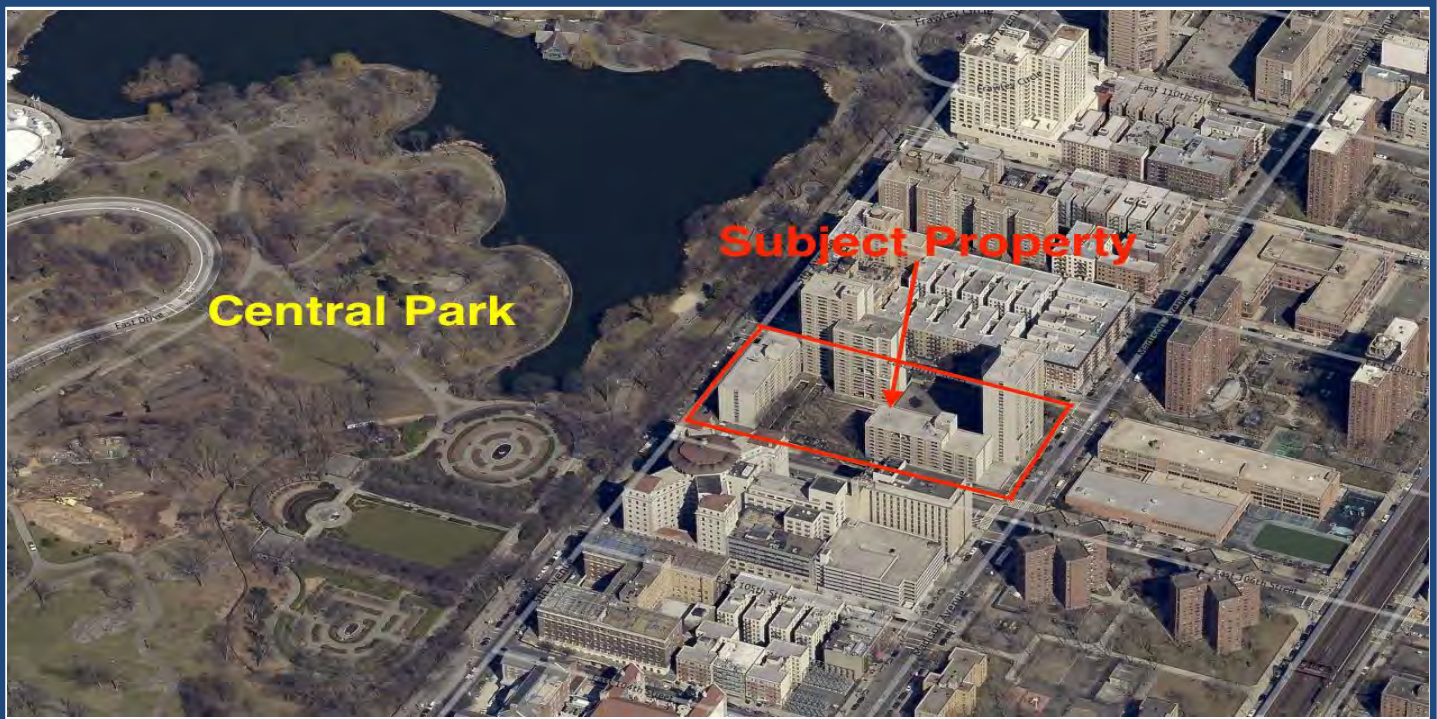


# GENDRON

COMMERCIAL BOSTON

# FOR LEASE

## 1590 Madison Ave, New York, NY



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

Page 1

# GENDRON

COMMERCIAL BOSTON

## 1590 Madison Avenue



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212-840-9000  
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## 1590 Madison Avenue Ground Floor Plan

1590 Madison Avenue

### GROUND FLOOR - OPTION 1C.1

Leased to Labcorp

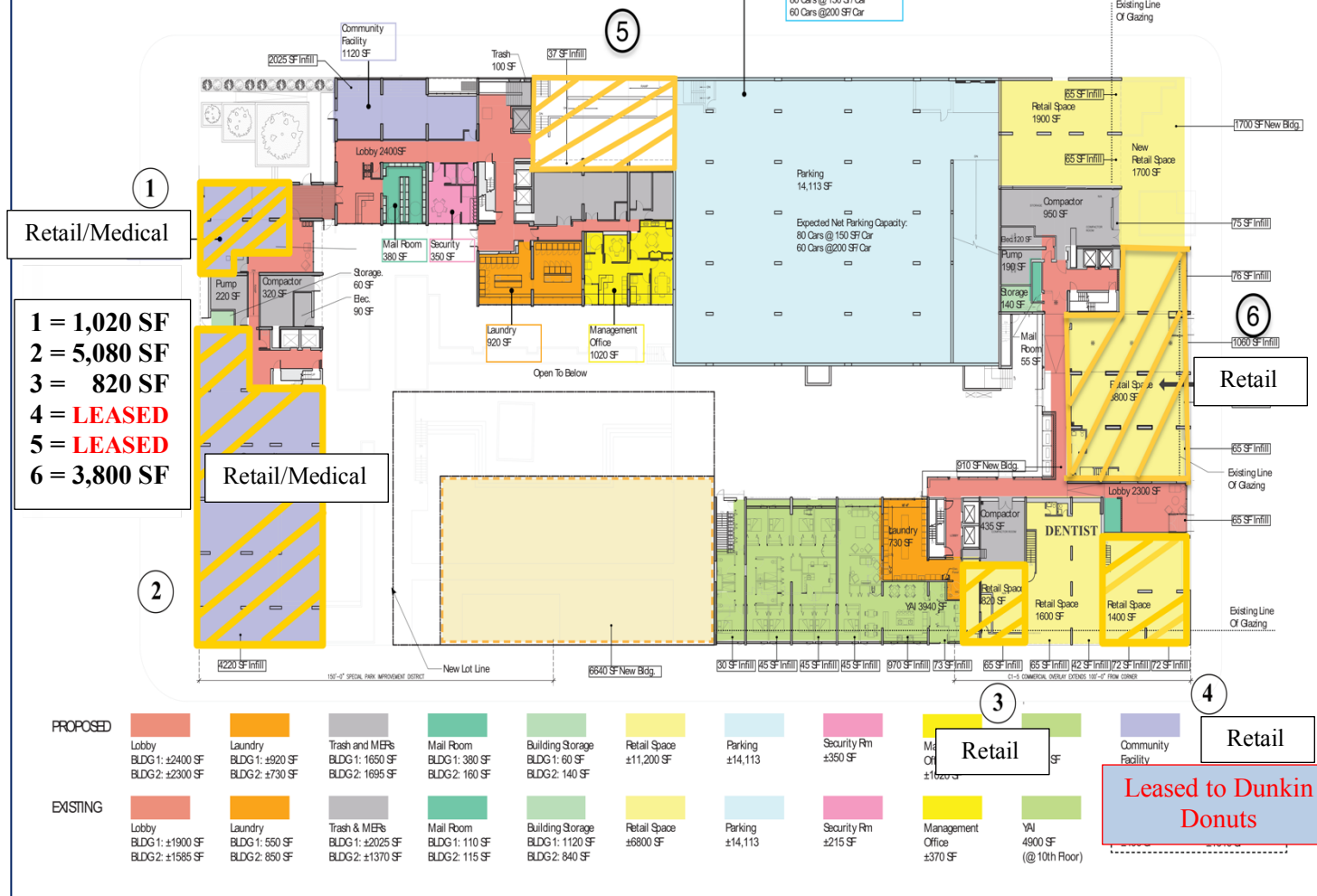
Medical

New Parking Above  
Expected Net Parking Capacity:  
80 Cars @ 150 SF/Car  
60 Cars @ 200 SF/Car

Infill Area  
±9300 SF

New Building  
±9700 SF

New Building 03



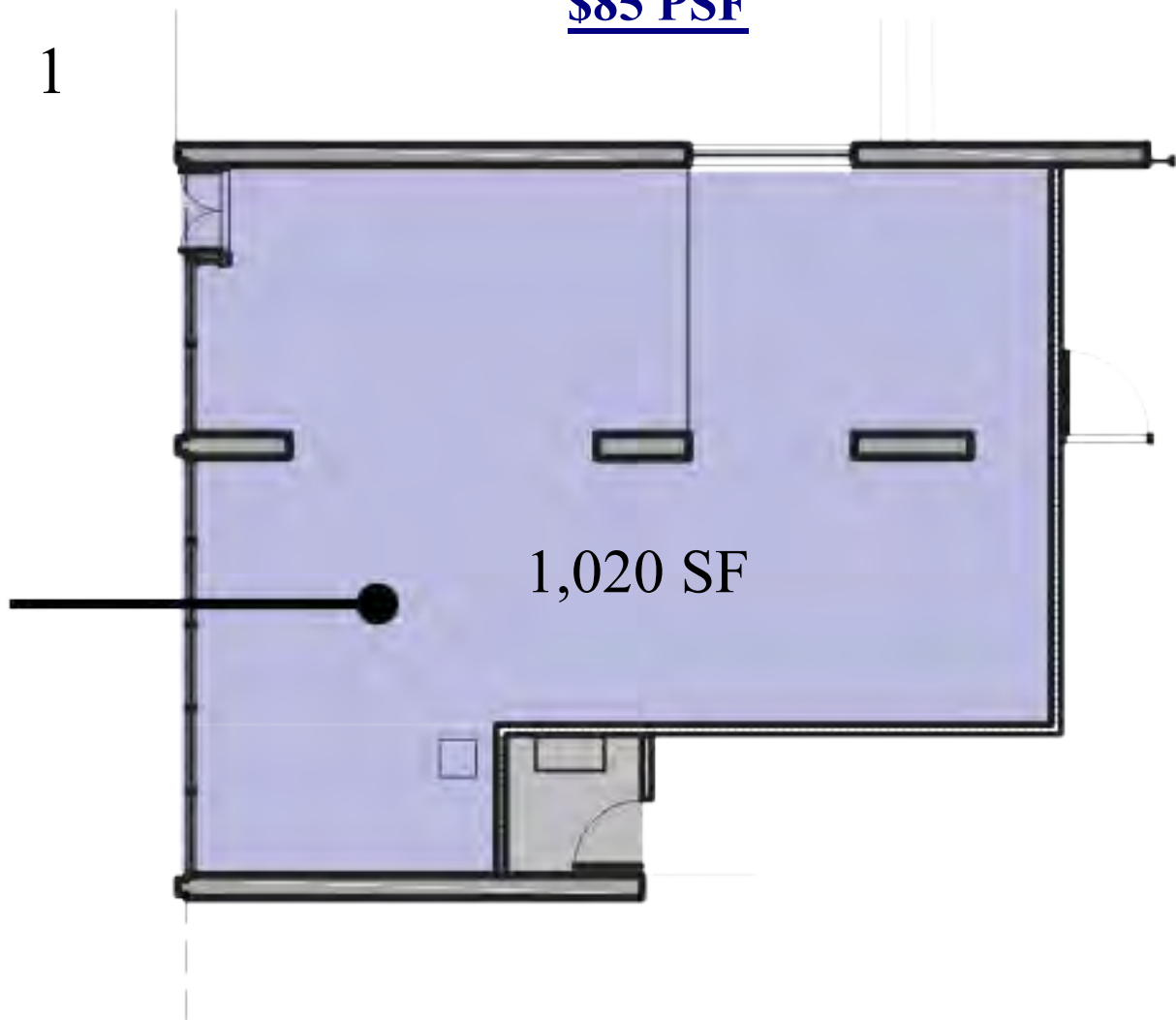
For More Information:  
 John R. Gendron, CCIM  
 212-840-9000  
 johngendron@me.com

## 5th Avenue

Space #1 Available

\$85 PSF

1



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# 107th Street

## Space #2 Available

\$85 PSF

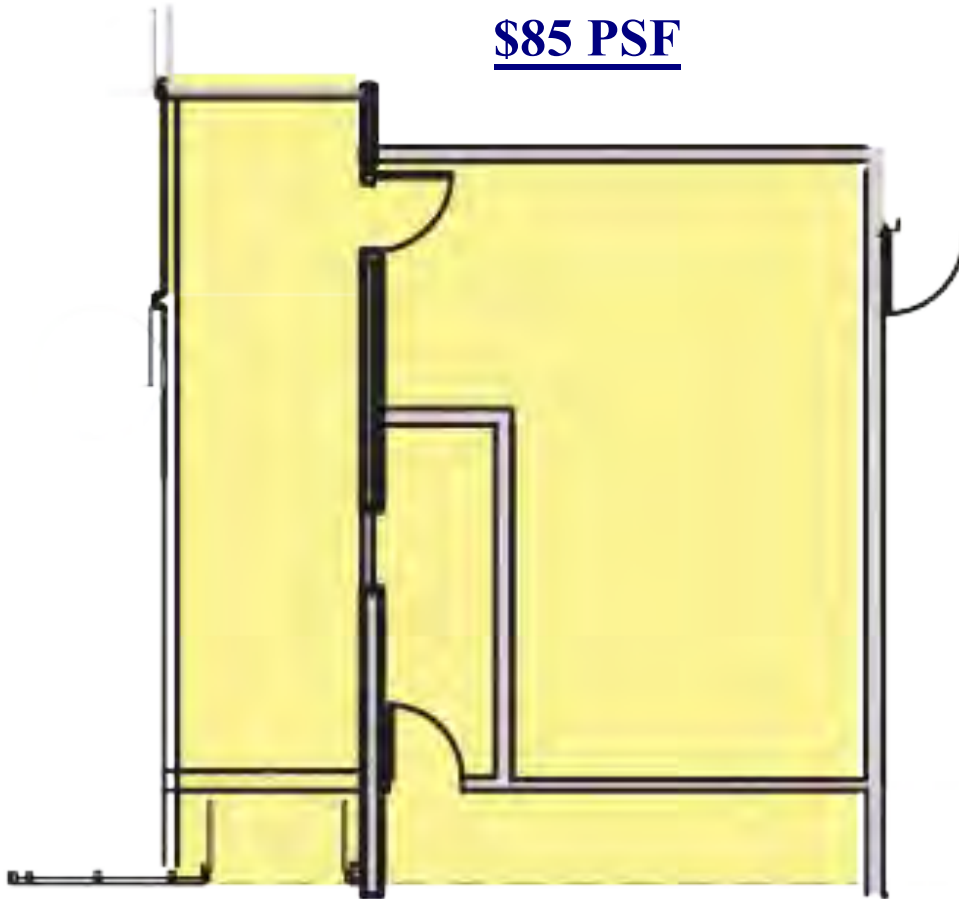
Retail/Medical  
Space Available

5,080 SF

## 106th Street

Space #3 Available

\$85 PSF



820 SF

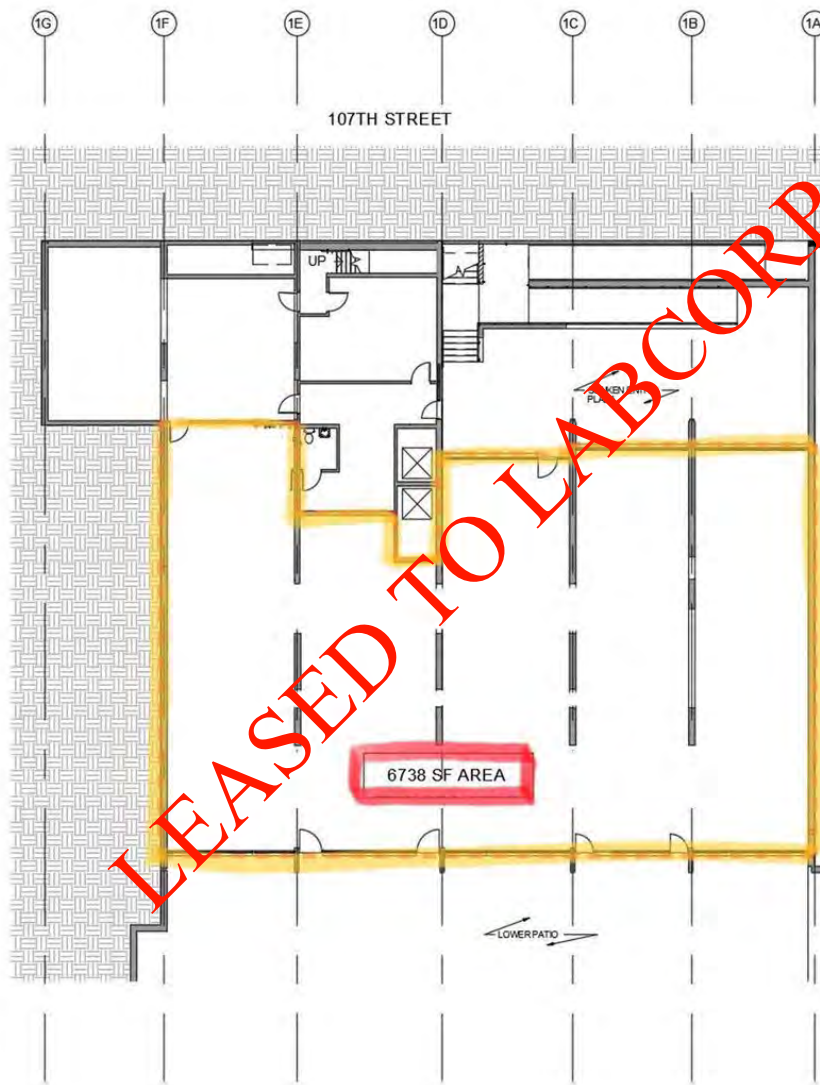
## Madison Ave and 6th St

Space #4 - **Leased to Dunkin Donuts**



## 1590 Madison Avenue Space #5 **LEASED**

\$85 per SF, Modified Gross



6738 SF

Full Daylight Space

Handicap Accessible

Public Parking  
Garage within  
Building



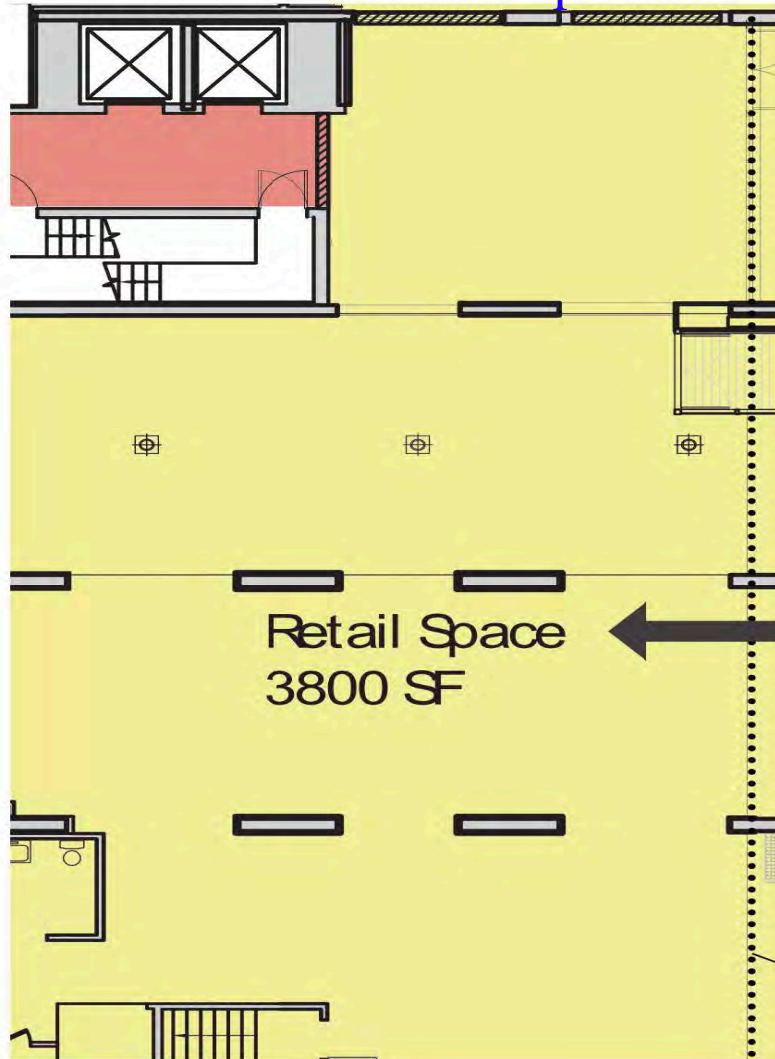
**GENDRON**

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# 1590 Madison Avenue Space #6 Available

\$85 PSF

Former Grocer Space

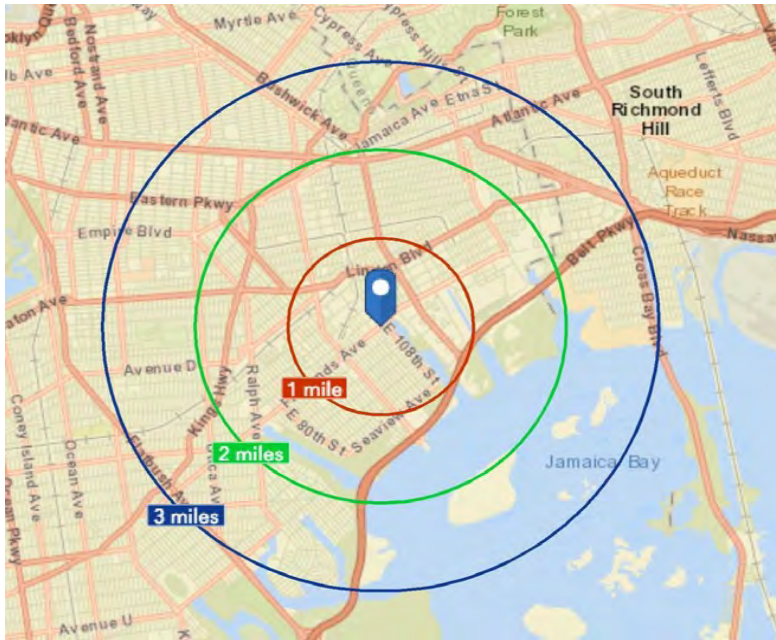


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Page 9

## 1590 Madison Avenue

### 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

