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REALTY
GROUP

EAST RIVER PLAZA

NEW YORK NY 10035

BDG

Brookfield



EAST RIVER PLAZA

Welcome to one of the largest retail developments in Manhattan, NYC

Anchored by the only Costco in Manhattan, and with over 500,000 SF of retail, East River Plaza offers traffic 24/7 and co-tenancy unlike any other Manhattan developments.



Brookfield

EAST RIVER PLAZA

at a Glance

Adjacent to the FDR Drive
between 116th & 119th Streets
New York NY, 10035

Why Lease at East River Plaza

East River Plaza is the one-stop household goods and apparel shopping destination in the metropolitan New York City market. The property serves the Harlem/Upper Manhattan communities nearby, while also attracting customers from every borough of NYC, Northern NJ, & Westchester county. Providing over 500,000 SF of shopping destination under one roof.

Shoppers enjoy the ease of parking on site with garage decks conveniently adjacent to each shopping level. On-site taxi and ride share service is available on the ground parking level as well for multiple transportation options to and from the property.

East River Plaza Specs

Square Footage

500,000 SF

Total parking spaces

1,200+ spaces

Levels

5

Acres

6

City Blocks

3

RETAIL
FOR LEASE

Explore retail, restaurant & experiential leasing opportunities at East River Plaza. As a retail center piece in Upper Manhattan, ERP features year-round shopping environment with glass rooftop & pedestrian skybridges.



Co-Tenancy



ERP Building A

Retail -

Level FDR

517 E 117th St, New York, NY 10035

Ground Floor
16,998 RSF **88 FT** Frontage

Ceiling Height
16 FT

- Notes
- Opportunity to lease large format space on one level
 - Dedicated escalators leads directly to store entrance
 - 2 dedicated loading docks fit for tractor trailers
 - Multiple elevators for customer access from all levels
 - Parking available directly outside store entrance



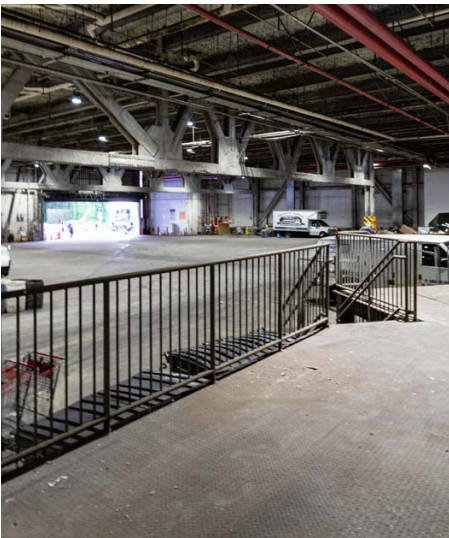
Expansive retail space
 Big box retail space opportunity all on 1 level



Ceiling height
 16 feet slab to slab



Loading dock
 2 large dedicated loading docks for loading and deliveries



Escalators
 Dedicated escalators from street level directly to store entrance



ERP Building A

Retail - Level FDR

517 E 117th St, New York, NY 10035

Stacking Plan

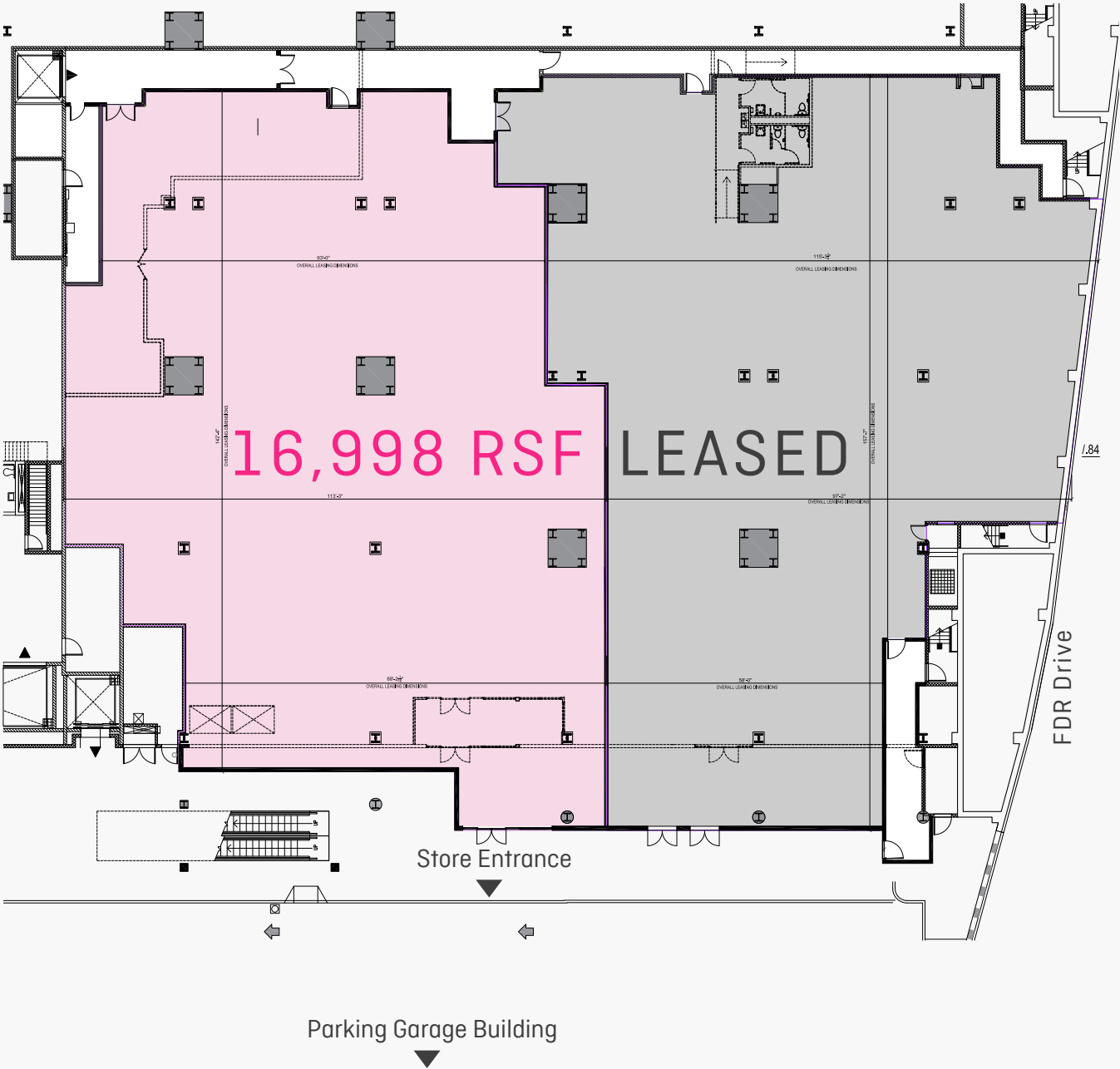
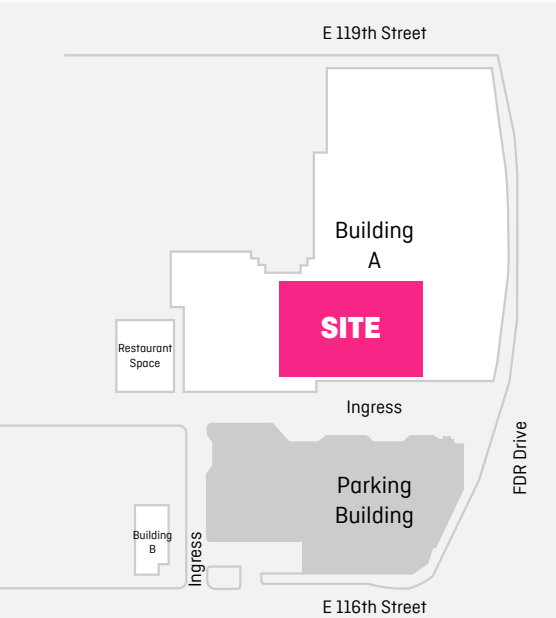
East River Plaza
Building B

RETAIL LEVEL 4
RETAIL LEVEL 3
RETAIL LEVEL 2
RETAIL LEVEL 1

East River Plaza
Building A

RETAIL LEVEL 4
RETAIL LEVEL 3
RETAIL LEVEL 2
RETAIL LEVEL 1
RETAIL LEVEL FDR

Key Plan



ERP Building A

Retail -
Level 2A

517 E 117th St, New York, NY 10035

Second Floor
3,000 SF

Frontage
29 FT

Ceiling Height
16 FT

Possession
Immediate

- Notes
- Formerly GameStop
 - Fully built retail store in place
 - Located directly next to Aldi



ERP Building A

Retail -
Level 2A

517 E 117th St, New York, NY 10035

Stacking Plan

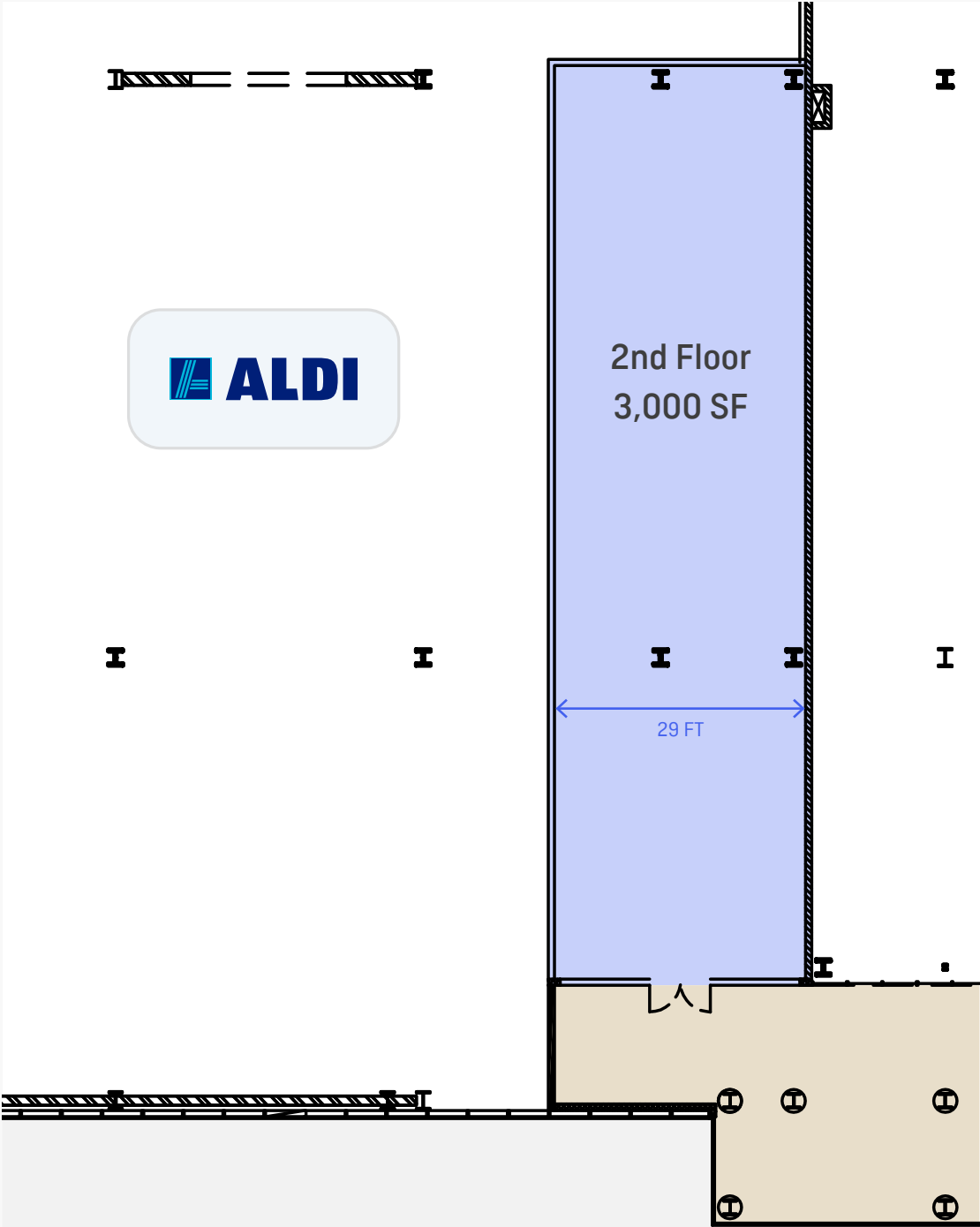
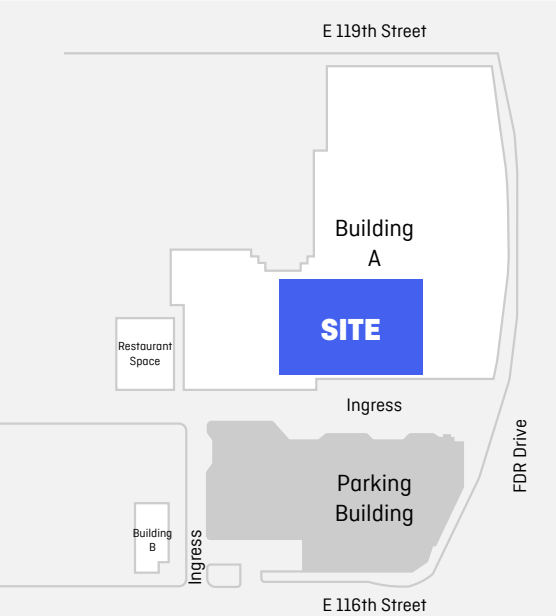
East River Plaza
Building B

RETAIL LEVEL 4
RETAIL LEVEL 3
RETAIL LEVEL 2
RETAIL LEVEL 1

East River Plaza
Building A

RETAIL LEVEL 4
RETAIL LEVEL 3
RETAIL LEVEL 2
RETAIL LEVEL 1
RETAIL LEVEL FDR

Key Plan



ERP Building B

Retail -

Level 1.1B

505 E 116th St, New York, NY 10029

Ground Floor

3,157 SF

Frontage

77 FT

Ceiling Height

17 FT

Notes

- Formerly Mattress Firm
- Vented food is permitted
- Flexible divisions considered

Possession

Immediate



ERP Building B

Retail -

Level 1.1B

505 E 116th St, New York, NY 10029

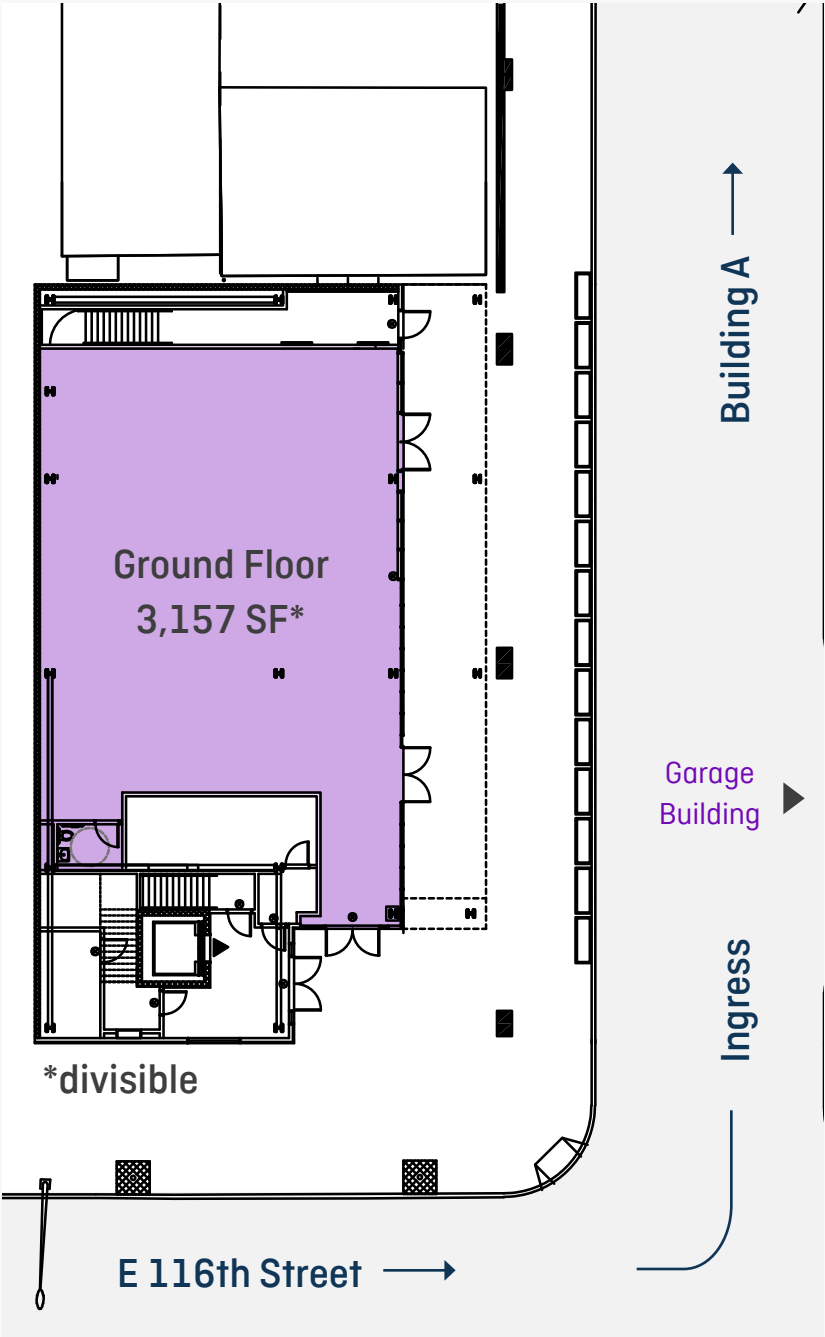
Stacking Plan

East River Plaza Building A	East River Plaza Building B
RETAIL LEVEL 4	RETAIL LEVEL 4
RETAIL LEVEL 3	RETAIL LEVEL 3
RETAIL LEVEL 2	RETAIL LEVEL 2
RETAIL LEVEL 1	RETAIL LEVEL 1
	RETAIL LEVEL FDR

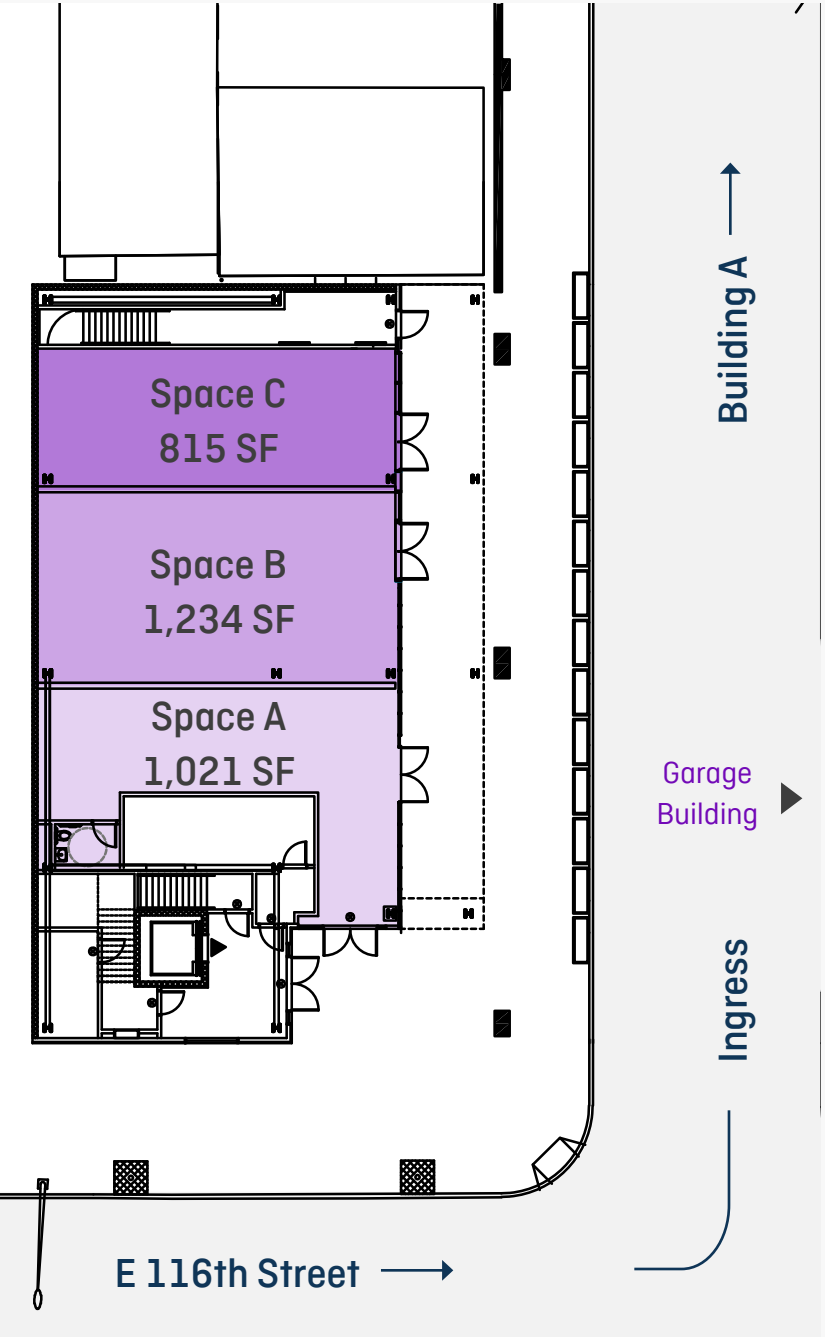
Key Plan



GROUND FLOOR PLAN



DIVISION FLOOR PLAN



Restaurant Space

Retail -

Level 1.2

509 E 117th St, New York, NY 10029

Ground Floor	Mezzanine	Frontage
7,115 SF	2,347 SF	70 FT

Possession

Immediate

- Notes
- Fully built, stand-alone restaurant building
 - Formerly Applebee's
 - All infastructure and utilities in place

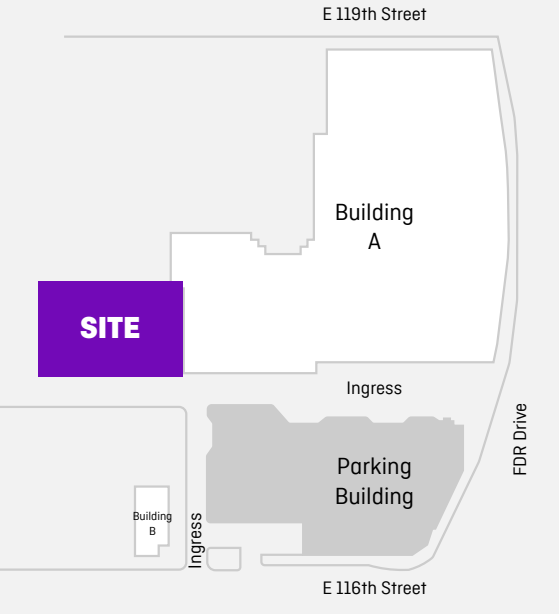


Restaurant Space

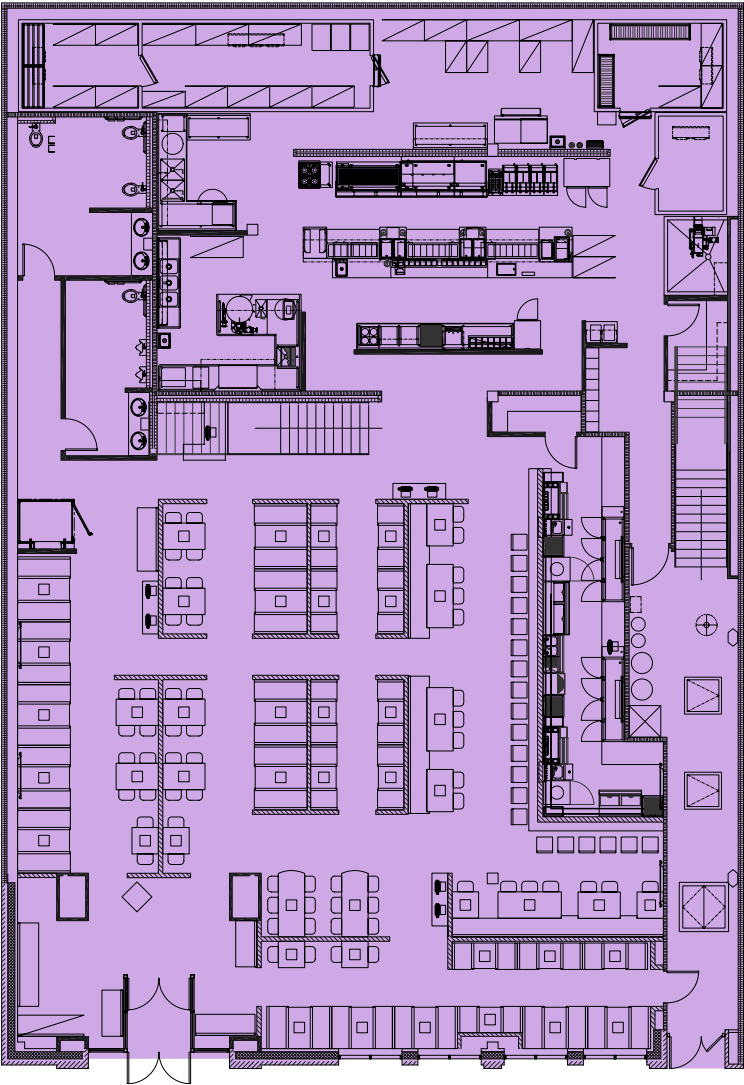
Retail - Level 1.2

509 E 117th St, New York, NY 10035

Key Plan

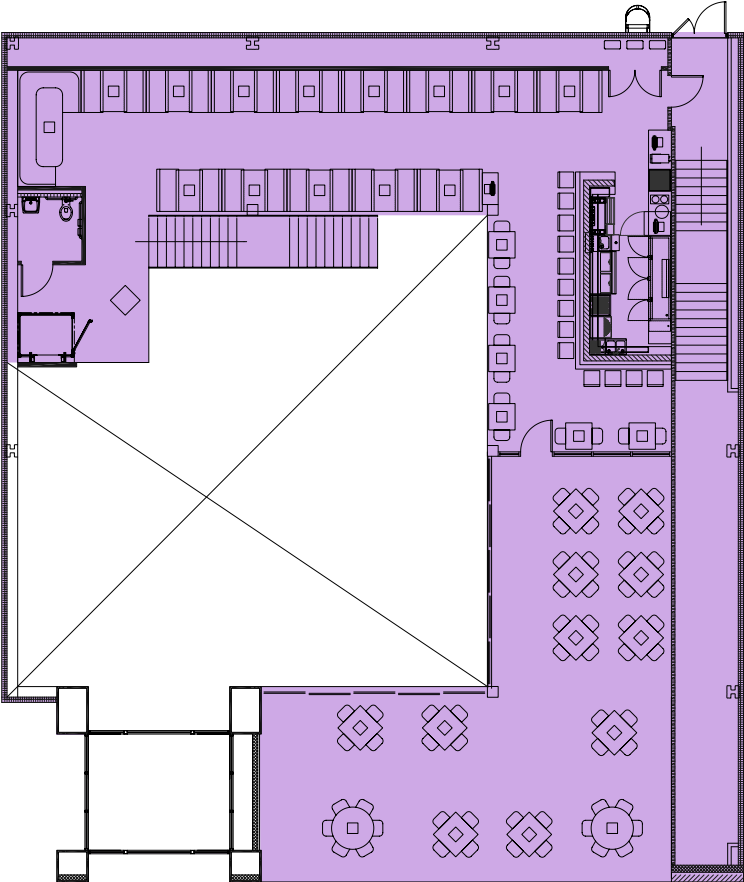


Ground Floor

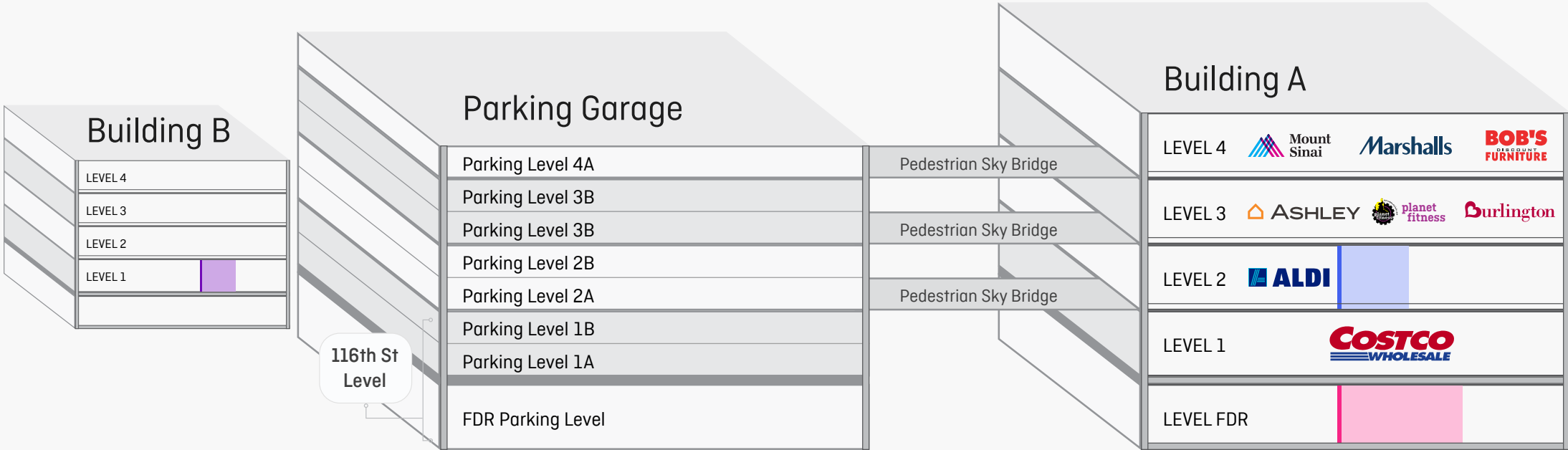


E 117th Street →

Mezzanine



Meet your next door neighbors



East River Plaza

Adjacent to the FDR Drive between 116th & 119th Streets
Upper Manhattan, New York 10035

Fast Facts

Square Footage	Levels	Acres
500,000 SF	5	6
Parking Spots	City Blocks	
1,200+	3	

What's Available

A Building A		
Retail Level FDR	Street Level	16,998 RSF
Retail Level 2A	2nd Level	3,000 SF
B Building B		
Retail Level 1B	Street Level	3,157 SF *
C Restaurant Building		
Restaurant Space	Street Level	7,115 SF
Restaurant Space	Mezzanine	2,347 SF

*Divisible

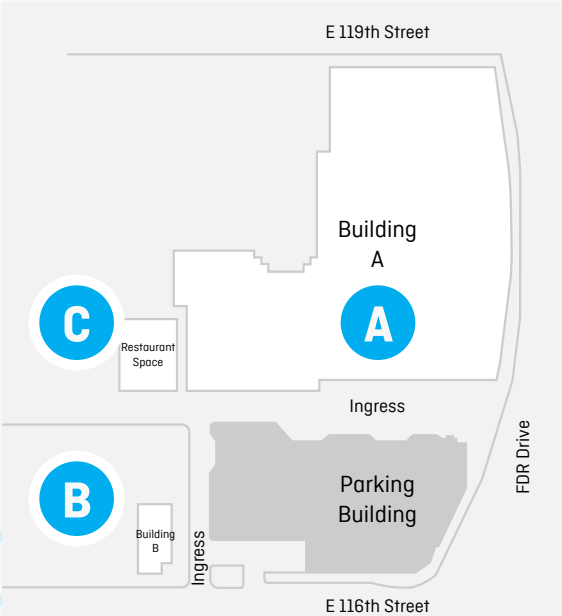


Property Overview

Retail Availability Sheet

Multiple retail locations available.
Larger big box space can be made available upon request

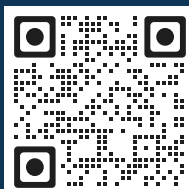
Key Plan



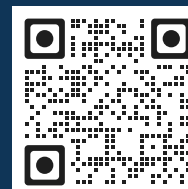
	Location	Retail Name	Level	Square Footage	Status	Use/Occupier
A	Building A					
	Building A	Retail Level FDR	Street Level	16,998 RSF	Available	
	Building A	Retail Level 1A	Street Level	—	In Use	Costco
	Building A	Retail Level 2A	2nd Level	3,000 SF	Available	
	Building A	Retail Level 2A	2nd Level	—	In Use	Aldi
	Building A	Retail Level 3A	3rd Level	—	In Use	Burlington, Planet Fitness Ashley Furniture
B	Building B					
	Building B	Retail Level 1B	Street Level	1,691 SF	Available	Divisible
	Building B	Retail Level 2B	2nd Floor	—	In Use	Medical
	Building B	Retail Level 3B	3rd Floor	—	In Use	Medical
	Building B	Retail Level 4B	4th Floor	—	In Use	Medical
C	Restaurant Building					
	Single Building	Restaurant Space	Ground Floor	7,115 SF	Available	Formerly Applebee's
	Single Building	Restaurant Space	Mezzanine	2,347 SF	Available	



For more information, please contact our exclusive agents



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