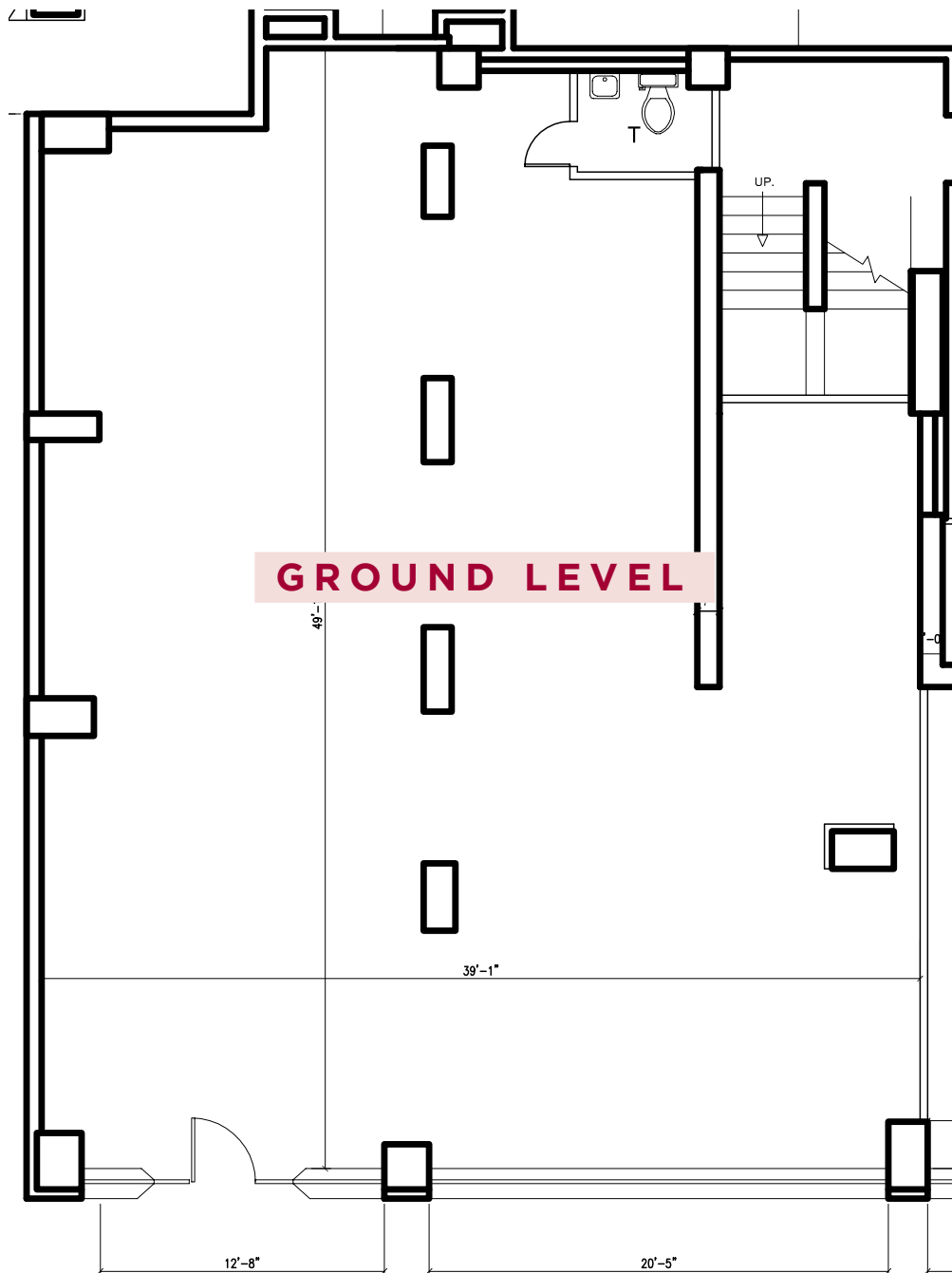


1049 THIRD AVENUE

SOUTHEAST CORNER OF 62ND STREET

UPPER EAST SIDE



PREVIOUSLY: GYMBOREE
GROUND LEVEL: APPROX. 1,900 SF

EXCLUSIVE AGENTS:

JOSEPH AQUINO
EXECUTIVE VICE PRESIDENT
jaquino@elliman.com

FAITH HOPE CONSOLO
CHAIRMAN, THE RETAIL GROUP
fconsole@elliman.com



Prudential

**CRES Commercial
Real Estate**

575 MADISON AVENUE
3RD FLOOR
TEL. 212. 418. 2020
FAX. 212. 418. 2005
WWW.ELLIMAN.COM
WWW.FAITH-CONSOLO.COM

© 2007 PRUDENTIAL FINANCIAL. PRUDENTIAL REAL ESTATE BROKERAGE SERVICES ARE OFFERED THROUGH THE INDEPENDENTLY OWNED AND OPERATED NETWORK OF BROKER MEMBER FRANCHISEES OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC., A PRUDENTIAL FINANCIAL COMPANY. PRUDENTIAL IS A REGISTERED TRADEMARK OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA. THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE WHILE WE DO NOT DOUBT ITS ACCURACY WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.