



REAL ESTATE

Retail Space For Lease

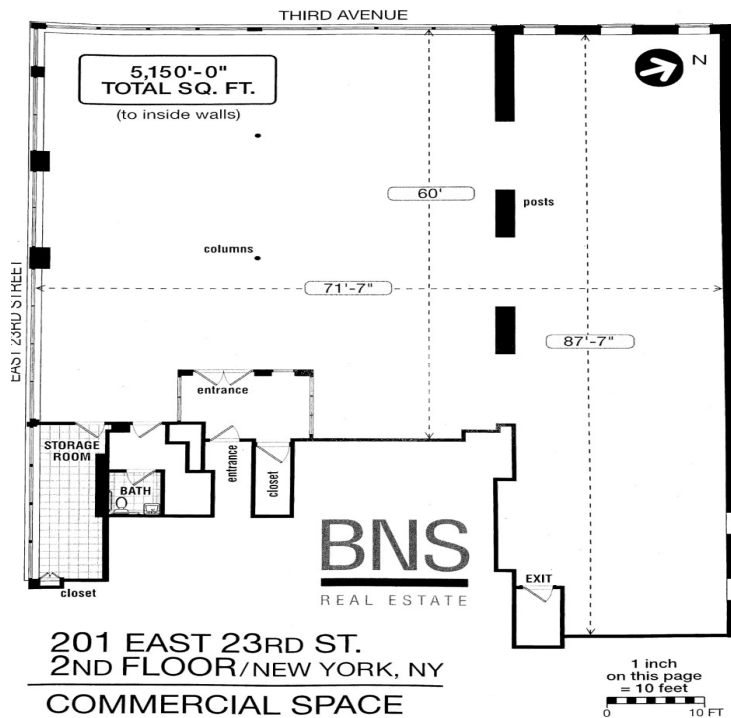
GRAMERCY - MANHATTAN

201 East 23rd Street

5,150 SF Corner Retail

ASKING \$50 Per SF

This very high traffic retail location is situated on a prime, high visibility corner on Third Avenue in Gramercy. Formerly occupied by Sleepy's, this site consist of 5,150 SF of 2nd floor walk-up space. The site is currently configured as open show room. Clean vanilla box with high ceilings. Opportunity to keep alone or combine with other building vacancies. This location provides a great opportunity for those seeking a Gramercy presence. Possible flagship location near all transportation.



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Building Details:

<u>DESCRIPTION:</u>	5,150 SF - 2 nd Floor Retail Space
<u>BLOCK & LOT</u>	00904-0001
<u>FRONTAGE:</u>	132' Wraparound Frontage on Third Avenue & E. 23 rd Street
<u>AVAILABLE SPACE:</u>	5,150 SF
<u>ASKING RENT:</u>	\$21,458/MTH
<u>ZONING:</u>	C2-8A
<u>USE:</u>	All uses considered
<u>TAXES:</u>	Pro Rata Over Base Year

Investment Highlights:

PRIME CORNER LOCATION
EXTREMELY HIGH TRAFFIC
EXTENSIVE WRAPAROUND FRONTAGE
EXCELLENT ACCESS TO ALL TRANSPORTATION
AMAZING VISIBILITY IN ALL DIRECTIONS

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