

# BNS

REAL ESTATE

# Retail Space For Lease

## GRAMERCY - MANHATTAN

### 201 East 23<sup>rd</sup> Street

**3,667 SF Corner Retail**

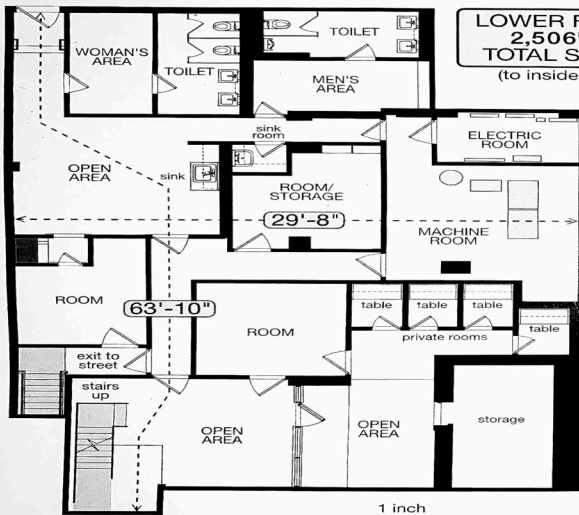
**ASKING \$200/SF**

This very high traffic, Gramercy, retail location is situated on a prime, high visibility corner on Third Avenue. Formerly occupied by Amalgamated Bank, this site consist of ground floor plus a very usable basement, currently configured as office and storage. Clean vanilla box with high ceilings. Venting possible. Opportunity to keep along or combine with 2<sup>nd</sup> floor and neighboring space. This location provides a great opportunity for those seeking a Gramercy presence. Possible flagship location near all transportation.



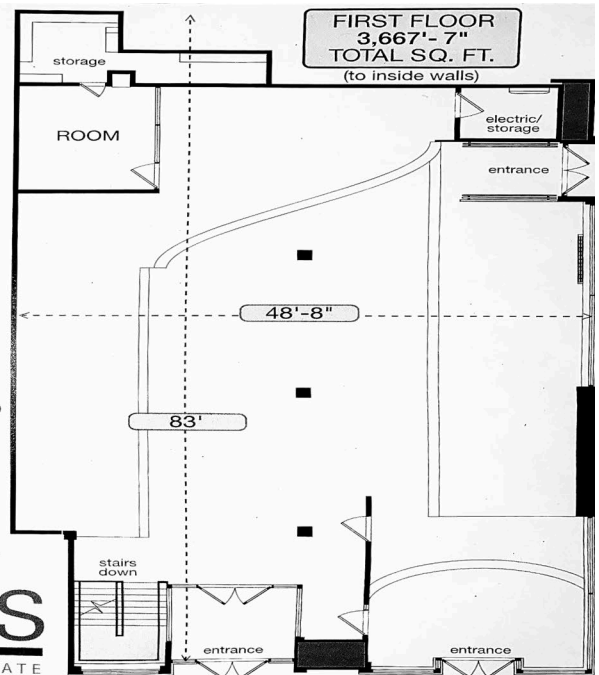
201 EAST 23RD ST.  
NEW YORK, NY 10028

COMMERCIAL SPACE



LOWER FLOOR  
2,506'-6"  
TOTAL SQ. FT.  
(to inside walls)

LOWER FLOOR AND FIRST FLOOR COMBINED = 6,174 TOTAL SQ. FT.



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**Building Details:**

<u>DESCRIPTION:</u>	3677 SF Retail Space + 2506 SF Sellable Basement
<u>BLOCK &amp; LOT</u>	00904-0001
<u>FRONTAGE:</u>	132' Wraparound Frontage on Third Avenue & E. 23 <sup>rd</sup> Street
<u>AVAILABLE SPACE:</u>	6183 SF
<u>ASKING RENT:</u>	\$61,283/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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