

# 226

## WEST 37<sup>TH</sup> STREET GARMENT DISTRICT, NYC

Between Seventh & Eighth Avenues

RETAIL FOR LEASE

**APPROXIMATE SIZE**  
Second Floor: 5,600 SF

**ASKING RENT**  
\$35 PSF

**POSSESSION**  
Immediate

**TERM**  
10 Years

### COMMENTS

- Beautiful second floor retail space in the heart of the Garment District
- Currently a full-service bridal shop
- Steps from Penn Station
- Elevators and bathrooms in place
- All uses considered

### NEIGHBORS

Orange Theory • Dunkin' • 2 Bros Pizza • Hilton • Crossfit NYC • Taste Kitchen • Lightbox • Gregory's Coffee • Chick-Fil-A • Five Guys • Longo Bros

### TRANSPORTATION

1 2 3 A C E



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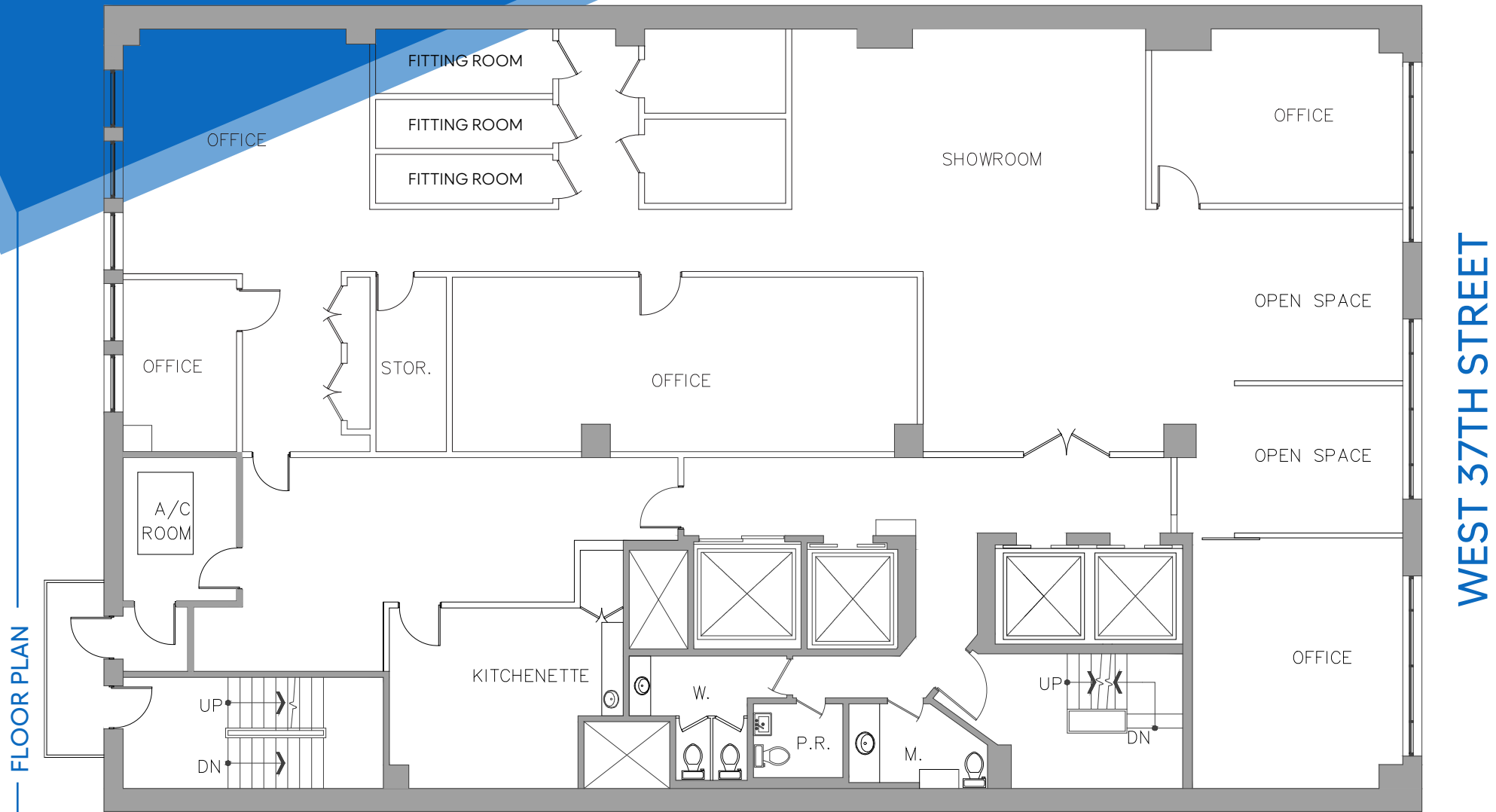
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RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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