

509

WEST 23RD STREET CHELSEA, NYC

Between Tenth & Eleventh Avenues



APPROXIMATE SIZE

Ground Floor: 600 SF
Private Outdoor Patio: 700 SF
Basement: 300 SF

ASKING RENT

~~\$15,000/Month~~ **Reduced**
\$13,995/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

15 FT

COMMENTS

- Clean vanilla box space
- Located directly below 23rd Street entrance to the High Line
- Unique outdoor private patio/garden located in rear of space
- HVAC and MEP's in good working order
- Restroom in place
- Perfect for any dry use operator

NEIGHBORS

The Highline • The Mermaid Inn • Bottino •
Luv AJ • Gristedes • Comme Des Garçons •
Chelsea Piers • Citizens of Chelsea •
Glasshouse • Stella McCartney

TRANSPORTATION

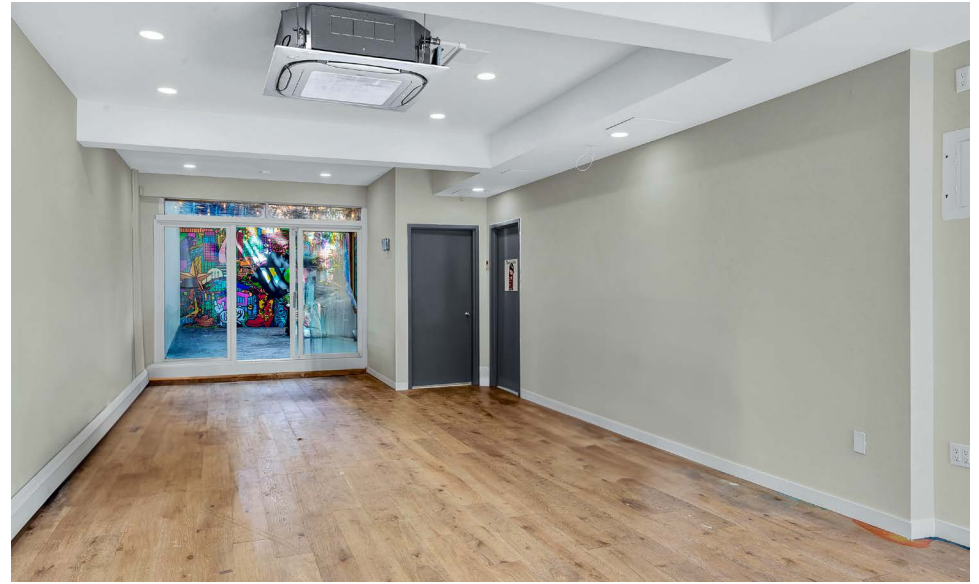
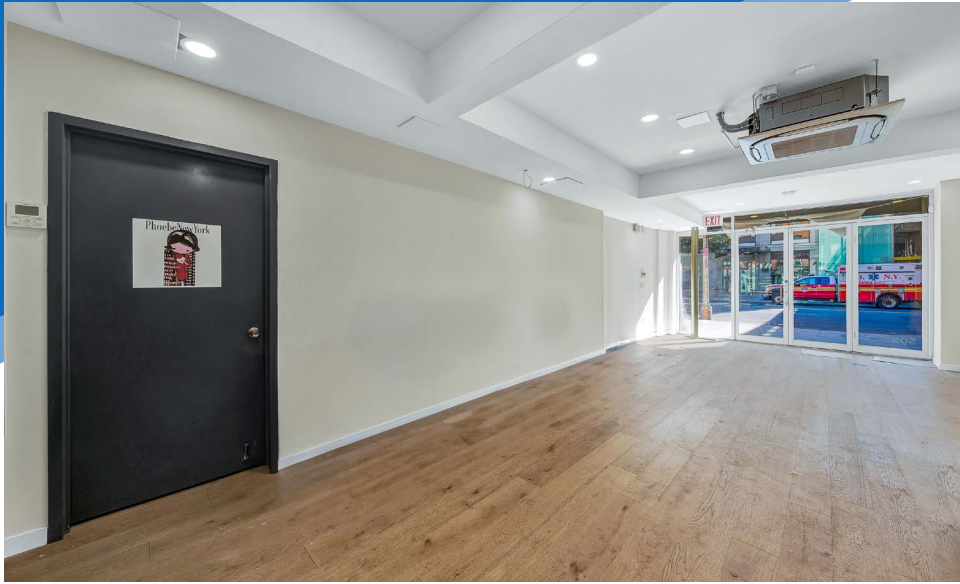
A C E M11 M12 M23

JAMES FAMULARO
President

GARRETT KELLY
Director
212.468.5939
gkelly@meridiancapital.com

STEPHEN LIGAMBI
Associate
212.468.5985
sligambi@meridiancapital.com





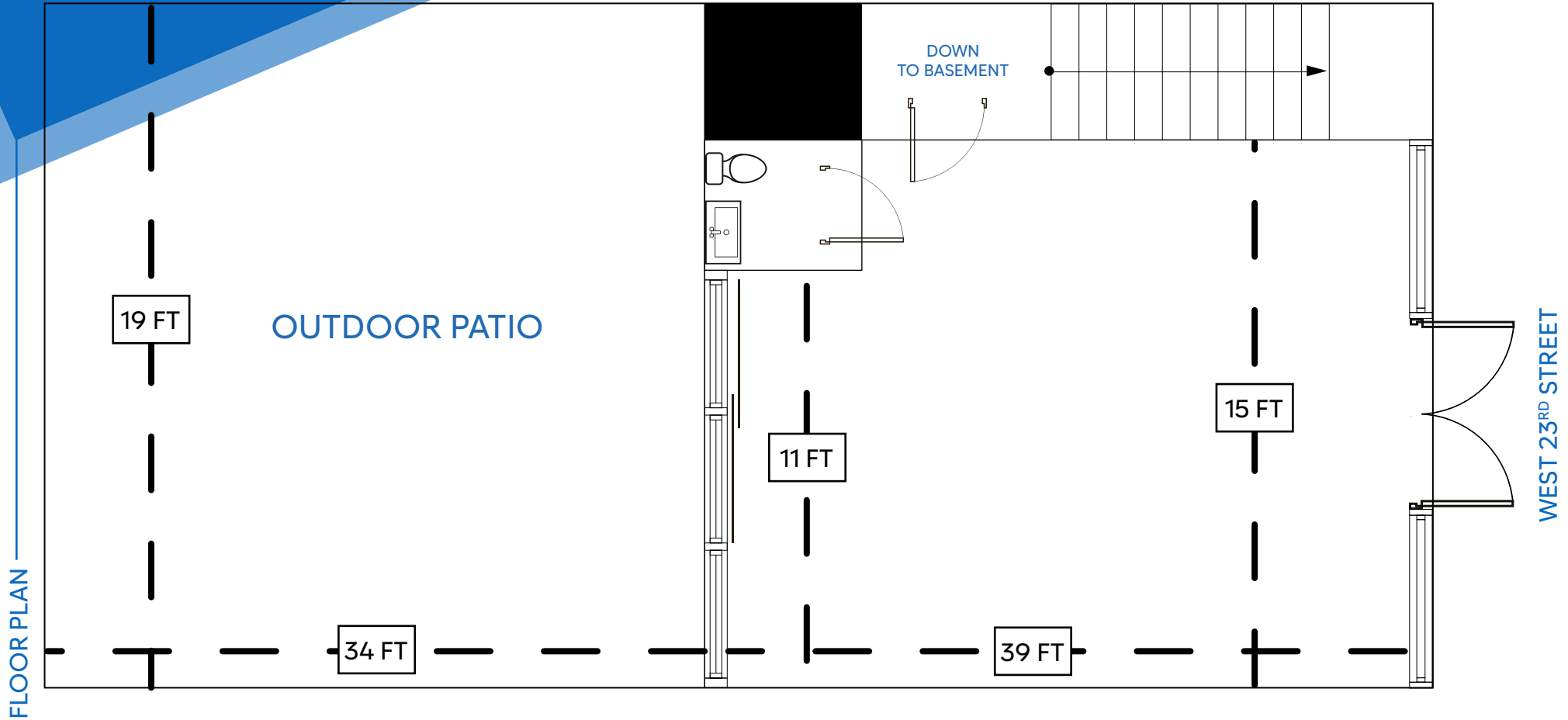
INTERIOR

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NEIGHBORS

BLUESTONE LANE

CHELSEA PIERS

THE GLASSHOUSE **DOOSAN ART CENTER** **paul kolker** **wework** **CITIZENS**

W 25TH STREET

W 24TH STREET

W 23RD STREET

W 22ND STREET

W 21ST STREET

W 20TH STREET

THE HIGH LINE

EMPIRE BURGER

CHOP—SHOP **maison KINTARO** **THE CHELSEA HOUSE** **Empire Deli** **DUNKIN'** **Avocado oh** **Grand Sichuan**

STELLA McCARTNEY **Gagosian** **LUHRING AUGUSTINE** **GLADSTONE GALLERY**

CWALIER GALLERIES **CASSINA PROJECTS** **LISSON GALLERY** **FABRICIO ORIZONDE** **Gristedes**

MBC MARCEY BROWNSTEIN CATERING & EVENTS **Chelsea Inn** **Crossing Art** **LUV AJ** **ROMEO & JULIET** **HG CONTEMPORARY** **CHASE** **CALLE DAO** **JoeCoffee** **London Terrace Liquor** **Convenience Travel**

U-HAUL **HUNGRY GHOST COFFEE** **CVS pharmacy** **NEW YORK BURGER CO.** **Garber Hardware**

Vortex Theater Company **YANCEY RICHARDSON** **DC MOORE GALLERY** **SILAS SEANDEL** **Dia:** **MILES McENERY GALLERY** **EMPIRE BURGER** **A Garden in Chelsea** **CHELSEA FRAMES**

BASIS INDEPENDENT MANHATTAN **HAUSER & WIRTH** **COMME des GARÇONS** **LERIVAL** **TINA KIM GALLERY** **Melt Bakery** **PepeGiallo** **303 GALLERY** **BONAKDAR GALLERY** **nara roessler** **Guardian Angel School**

YVON LAMBERT **GLADSTONE GALLERY** **THE HIGH LINE** **URBAN ANGLICAN CONTEXTUAL BENEDICTINE** **Mojo Sa Bergamote**

HALES **DAVID KORDANSKY GALLERY** **Garth Greenan Gallery** **JACK SHAINMAN GALLERY** **THE HIGH LINE HOTEL**

ROSEBUD GALLERY **AHFTAW** **David Zwirner** **COOKSHOP** **POSTMASTERS** **VITO SCHNABEL** **BICCA DI BACCO**

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