

110

EAST 23RD STREET
GRAMERCY, NYC

Between Lexington & Park Avenue South

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,500 SF + Basement

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

15 FT

COMMENTS

- Previously "Flip'd by IHop"
- Fully vented second generation restaurant
- In-line with national tenants
- One block from the Flatiron Building with heavy foot traffic

NEIGHBORS

Zucker's Bagels • Equinox • Eleven Madison Park • Blank Street • Eataly Flatiron • Novita • Chapel Bar • tend • Georgia Room • Little Beet

TRANSPORTATION

6 R W



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Associate
212.468.5953
bortense@meridiancapital.com



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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INTERIOR

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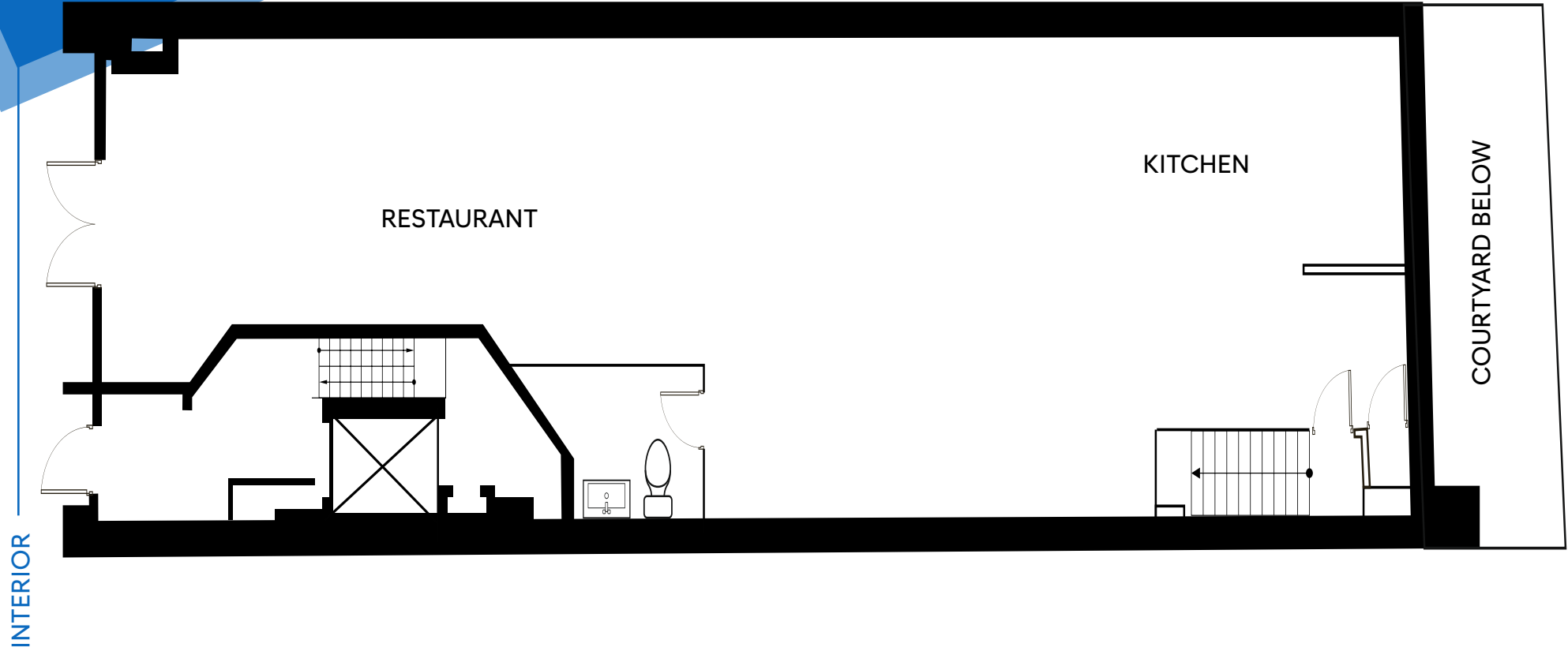
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The map shows the following streets and businesses:

- Streets:** E 25th Street, E 24th Street, E 23rd Street, E 22nd Street, E 21st Street, Madison Avenue, Park Avenue, Lexington Avenue, Fifth Avenue, Gramercy Park N.
- Businesses:**
 - East 25th Street:** Sony Pictures, IIG Arena, Bluestone Lane, Fidelity, Citi Bike, Power Pilates, Little Beet, Milu, Stretch Prezza, Gregor's Coffee, Cava, Springhill Suites by Marriott.
 - East 24th Street:** Met Life Tower.
 - East 23rd Street:** Verizon, Little Space Salon, The Friends Experience, Cohen's Fashion Optical, Wendy's, School for the Future, Hawksmoor, CVS Pharmacy, Naya, W, Dim Sum Sam, Hunter, Gumption Coffee, Popeyes, FedEx, Zuckers, Starbucks, Lens Crafters, Dig, Chopt, Slicky's, Taco Bell, McDonald's, Krispy Kreme, Naya, CVS Pharmacy, Hunter, Dim Sum Sam, W.
 - East 22nd Street:** Novita, Quest Diagnostics, Chapel Bar, Gramercy Park Dermatology, Messiahs Reformed Fellow, Kallidora, Jua, Conodon, Nana Thai Street, Tend, Casaglow Medspa, Obica, Moon Williams, Cosme, Cubesmart self storage, Soshi by Bot, Lovesac, Le Pain Quotidien, Paradox Fine Watch Co., Harry Potter New York, Buck Mason Snowe, Fabletics, Eileen Fisher, Alo, Monaco, Cole Haan, Society.
 - East 21st Street:** Mister French, Hardings, Lysee, Bravo Pizzeria.
 - Other:** Flatiron Building, Baruch College, Broken Shaker, Georgia Room, Baruch College, Eataly, Lego, Merica, S & Dinges, Bode, Soap, Embury's.

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