

174

FIRST AVENUE

EAST VILLAGE, NYC

Between East 10th & 11th Streets

APPROXIMATE SIZE

1,700 SF + Storage Basement

ASKING RENT

\$18,500/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

17 FT

COMMENTS

- Beautifully built-out second generation restaurant
- Move-in ready
- Vented with hood
- Current beer and wine license
- The bustling restaurant corridor is renowned for its diverse offerings, ranging from Michelin-starred establishments to charming boutique local businesses

NEIGHBORS

HAGS • Gelatoville Gelateria • Blackseed Bagels • Momofuku Noodle Bar • Veniero's • Kavasutra • Rowdy Rooster • Cagen • Blank Street • S'mac • Sauce Pizzeria • Tompkin's Square Bagels • Thursday Kitchen

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO
President

BOBBY ORTENSE
Associate
212.468.5953
bortense@meridiancapital.com

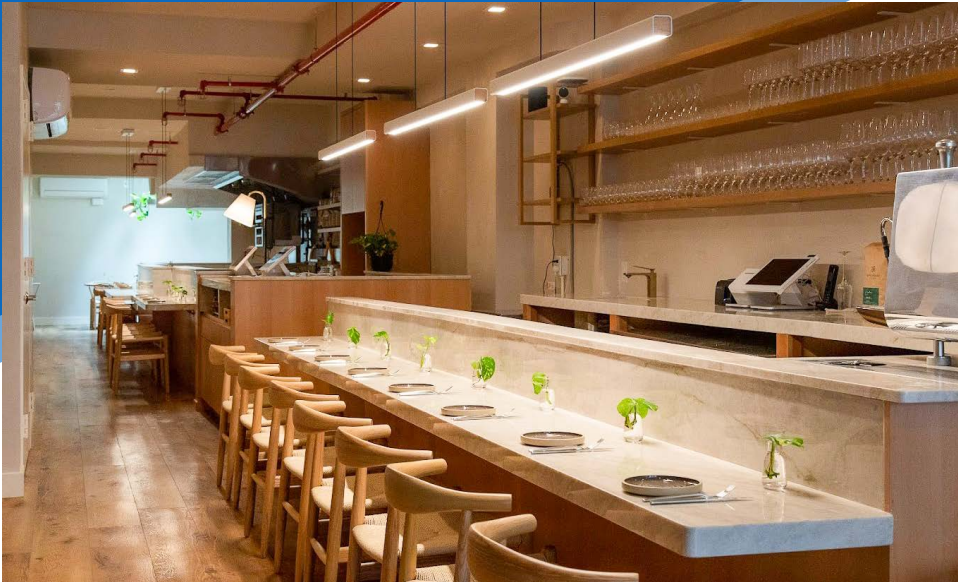


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

174 FIRST AVENUE

EAST VILLAGE, NYC | Between East 10th and 11th Streets

RESTAURANT FOR LEASE



INTERIOR

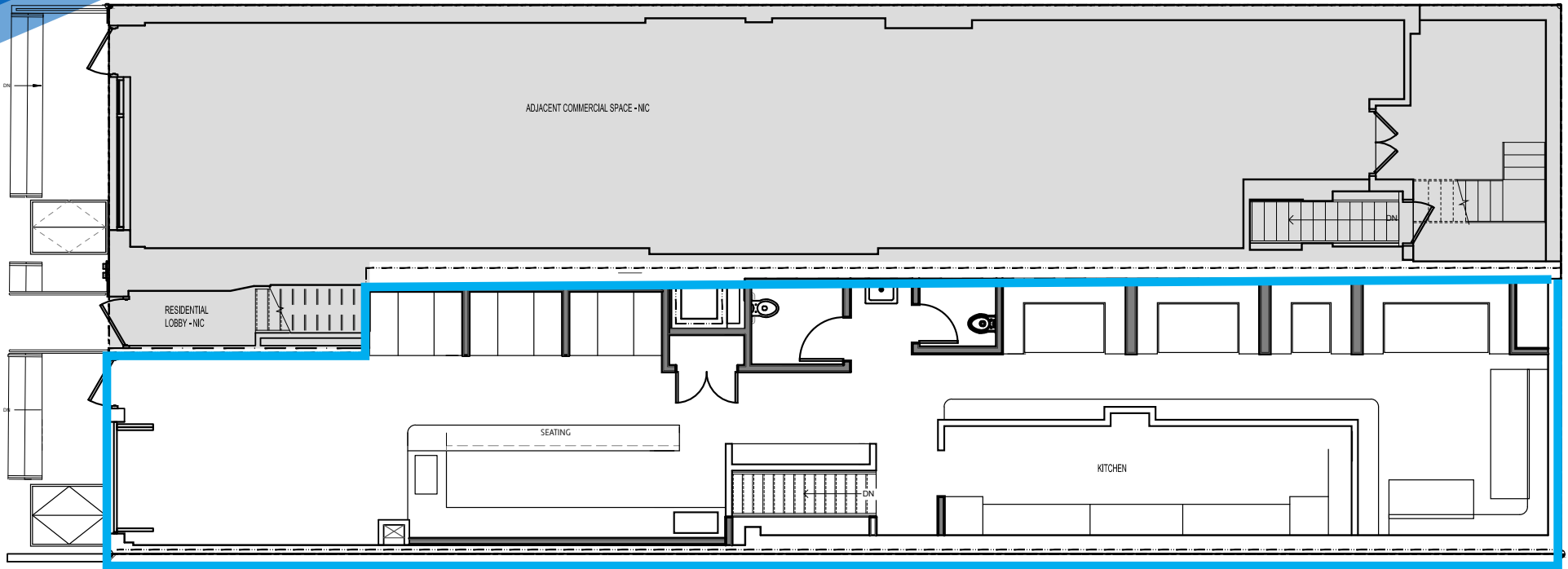
JAMES FAMULARO
President

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.

FLOOR PLAN



JAMES FAMULARO
President

BOBBY ORTENSE
Associate
212.468.5953
bortense@meridiancapital.com



174 FIRST AVENUE
EAST VILLAGE, NYC | Between East 10th and 11th Streets

RESTAURANT FOR LEASE

The map displays the following businesses and locations:

- Top Row (East 12th Street):** saltwater COFFEE, salma, SMAC, Boris & Horton, BORRACHITO, el camion, dhom, The Pasta Box, [Redacted]
- Second Row (East 11th Street):** Ps 19 Asher Levy, ATOM, NY Grill & Deli, EAST SIDE COMMUNITY HIGH SCHOOL, [Redacted], G*MI, The York, Ama RAW BAR, HI-NOTE, FRANGOS
- Third Row (East 10th Street):** SUSHI LAB, VENERO'S, Lhasa, NOODLE BAR, gelatoville, HACS, SNOWDAYS, Sweettooth, To Eat Sushi, Beron Beron, KAVASUTRA, SKYLA'S, Fishmarket II, TOMPKINS BAGELS, 7-ELEVEN, 11TH ST BAR, New York Public Library, desigalli, LUCKY, HORUS CAFE, GNOCCO, NINTH STREET ESPRESSO, MAIDEN LANE
- Fourth Row (East 9th Street):** Madame VO, SHABU-TATSU, Hard to Explain, TSUKIMI, an do, Sew Good Cleaners, ROWDY ROOSTER, Sabor A Mexico Taqueria, Healthily Deli, be. gymmy, TOMPKINS FINEST DELI, BLANK STREET, COOKIE LADY, RAKKA, Le Fleur Cafe, PUMINO, PUMINO, PUMINO, PUMINO, PUMINO
- Fifth Row (St. Marks Place):** New Mizu Sushi, East Village Pizza, Bite The Wing, PAQUITO'S, Kiteo, L.A. PALAMA, taqueria, Stromboli Pizza, The Hand Swallow, Cagen, MOKYO, HURDAY KITCHEN, CHASSY'S PIZZA, MURPHY'S, Doc Holliday's, ROSSELLA, Lucy's, HANOI HOUSE, TABETOMO, GOODNIGHT, Cafe Mozador, CRIF DOGS, Ten Degrees Bar, Starbucks
- Sixth Row (Bottom):** vegan GRILL, Big Bar, Blue & Gold Tavern, abracó, Tile Bar, Kuppi Coffee, AT&T, nudibranch, David's, Isabella, EAST VILLAGE SOCIAL, Crispiano, empellón, Dumping Man, CRAFT + CARRY, BUA, Superiority Burger, novetch, PAKAL, GRAFTON, SHINN NEW YORK, RUFFLAN, 78 COFFEE CO., St. Dymphna's

SECOND AVENUE
FIRST AVENUE
AVENUE A

NEIGHBORS

JAMES FAMULARO
President

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.