

589

ELEVENTH AVENUE HELL'S KITCHEN, NYC

Northwest Corner of Eleventh Avenue
and West 44th Street

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,500 SF
Lower Level: 2,500 SF

ASKING RENT

Ground Floor: \$140 PSF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

100 FT

COMMENTS

- Turn-key bar/restaurant with brand-new equipment in place
- Possibility for 4AM liquor license
- Lower level bar with seating in place
- Venting in place
- Steps from the Intrepid Museum

NEIGHBORS

Lifetime Fitness • Starbucks • Pio Pio • Satori Laser
• Sushi on Jones • Añejo • The Penthouse • Sherwin
Williams • Dunkin' • Target • The Landmark Tavern

TRANSPORTATION

7 A C E



JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAMERON PARSON
Associate
212.468.5954
cparson@meridiancapital.com

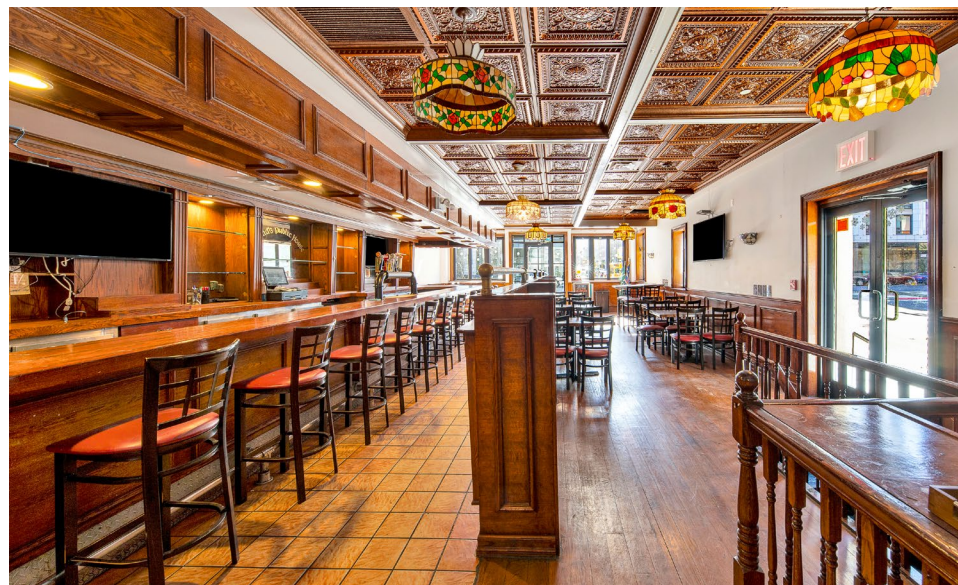
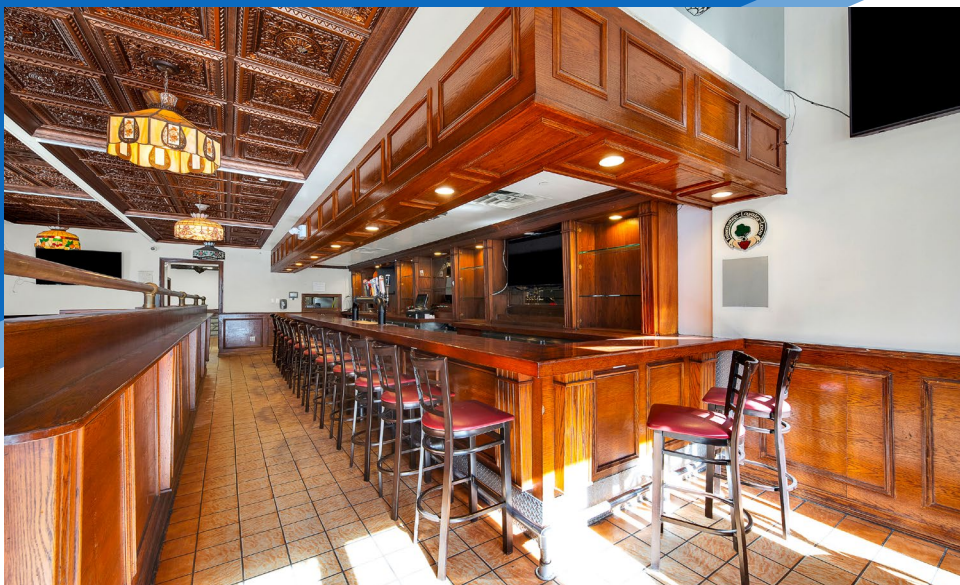
 **MERIDIAN**
RETAIL LEASING

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.

589 ELEVENTH AVENUE

HELL'S KITCHEN, NYC | Northwest Corner of Eleventh Avenue and West 44th Street

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAMERON PARSON
Associate
212.468.5954
cparson@meridiancapital.com

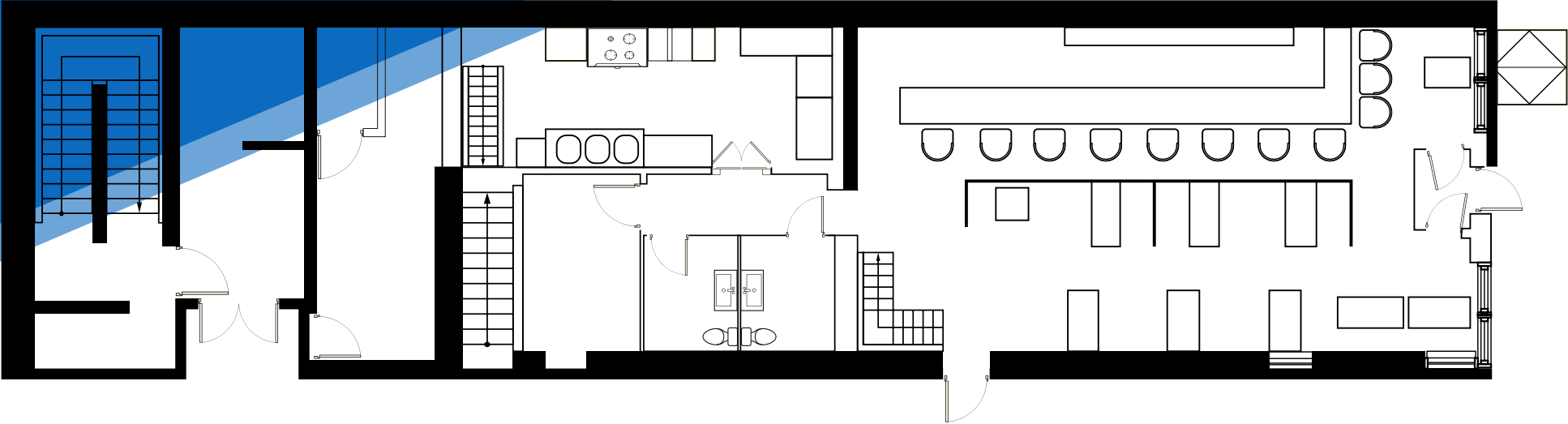
 **MERIDIAN**
RETAIL LEASING

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.

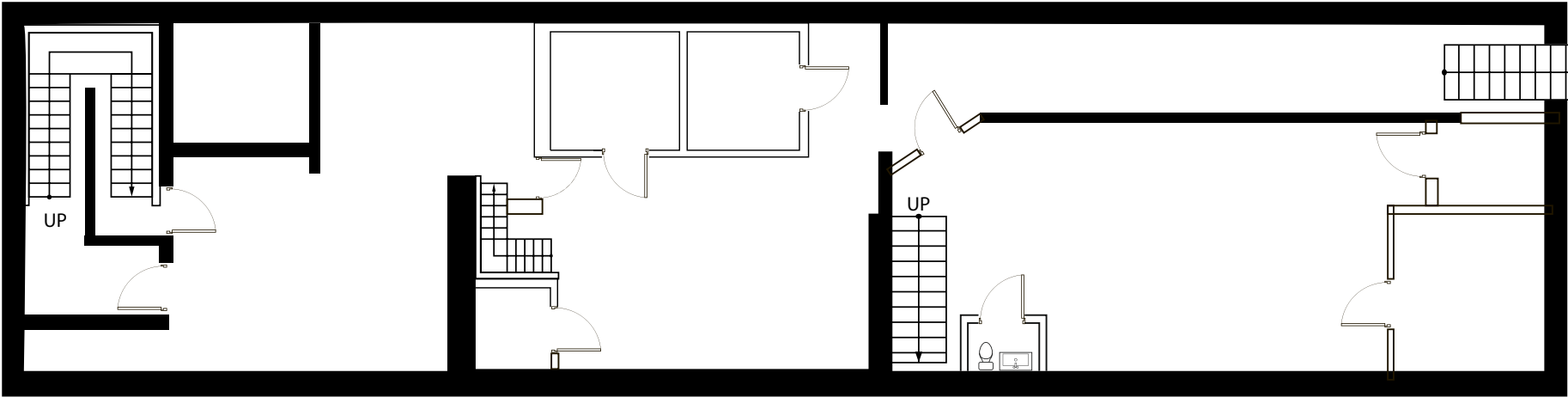
589 ELEVENTH AVENUE

HELL'S KITCHEN, NYC | Northwest Corner of Eleventh Avenue and West 44th Street

RESTAURANT FOR LEASE



GROUND FLOOR



LOWER LEVEL

FLOOR PLAN

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAMERON PARSON
Associate
212.468.5954
cparson@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.

589 ELEVENTH AVENUE

HELL'S KITCHEN, NYC | Northwest Corner of Eleventh Avenue and West 44th Street

RESTAURANT FOR LEASE



NEIGHBORS

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

CAMERON PARSON
Associate
212.468.5954
cparson@meridiancapital.com

MERIDIAN
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.