

# 339

## WEST 44<sup>TH</sup> STREET HELL'S KITCHEN, NYC

Between Eighth & Ninth Avenues

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Space A: 800 SF + Storage Basement

Space B: 1,000 SF

### ASKING RENT

Space A: \$7,850/Month

~~Space B: \$6,150/Month~~ Reduced

Space B: \$5,000/Month

### POSSESSION

Immediate

### TERM

10 Years

### FRONTAGE

10 FT Each

### COMMENTS

- Turn-key restaurants with exposed brick interior
- Walk-in fridge and storage space in the basement
- Both spaces have ADA compliant bathrooms
- Prime Hell's Kitchen location steps from Port Authority
- No key-money, new direct lease
- Space A is vented with gas and hood
- Space B is suitable for non-vented and dry-use food operators

### NEIGHBORS

Shake Shack • Juice Press • Bird & Branch • Gregory's Coffee • Schmackary's • Fushimi • Bea • Shorty's • Sushi Seki • Carve • Sephora • Starbucks

### TRANSPORTATION

7 F 1 2 3 A C E N Q R W S

**M42**

### NOAM AZIZ

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### ELI MARCUS

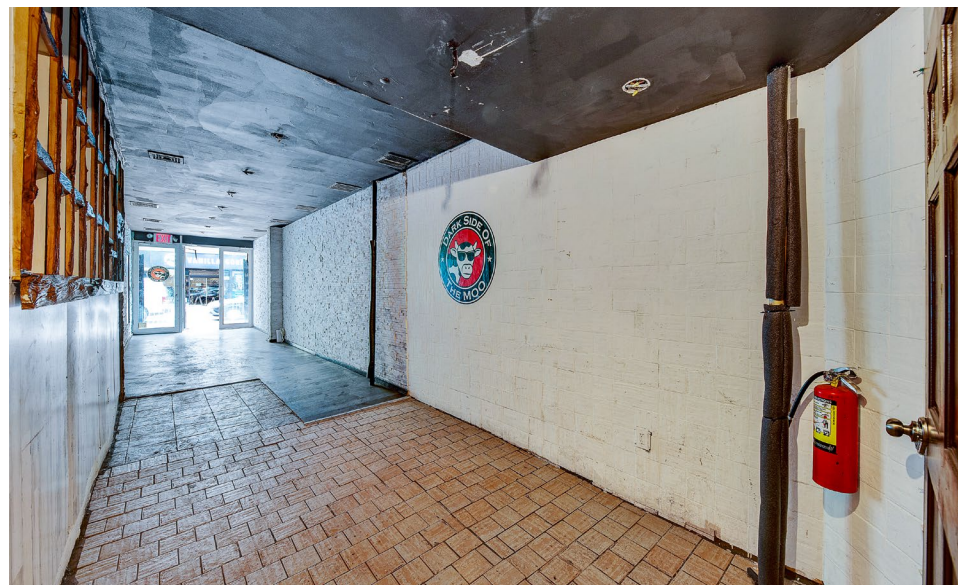
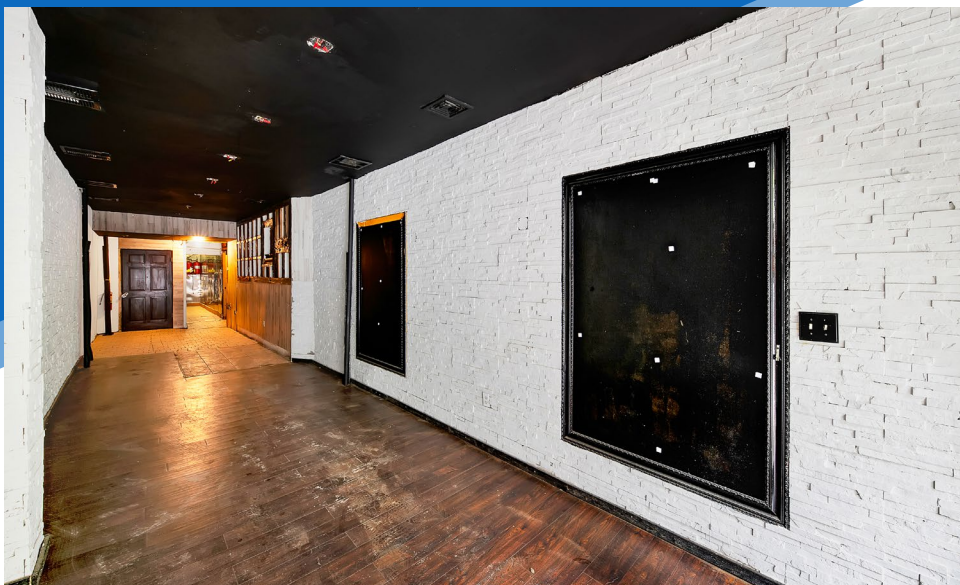
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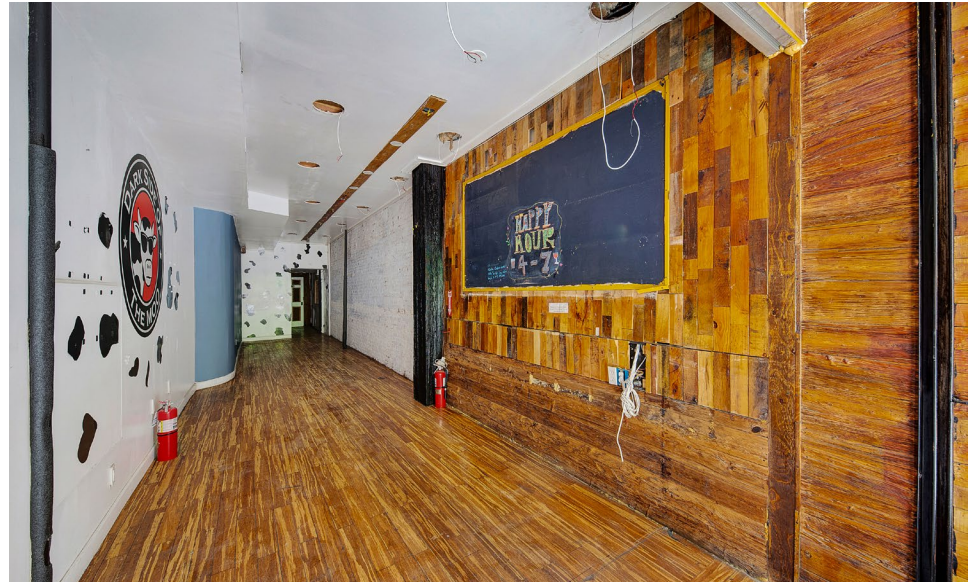
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INTERIOR | SPACE B

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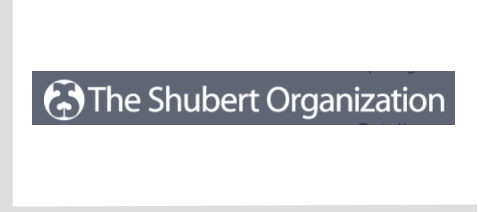
W 47TH STREET



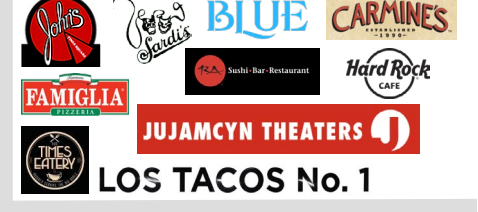
W 46TH STREET



W 45TH STREET



W 44TH STREET



W 43RD STREET

NEIGHBORS

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