

# 38

## AVENUE C EAST VILLAGE, NYC

Northeast Corner of Avenue C & East 3<sup>rd</sup> Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 2,300 SF  
Basement: 2,000 SF

### POSSESSION

Immediate

### ASKING RENT

~~\$18,000/Month~~ Reduced  
\$16,500/Month

### CEILING HEIGHTS

13 FT

### TERM

5+ Years

### FRONTAGE

90 FT Wraparound

### COMMENTS

- East Village corner opportunity with amazing exposure
- Clean space with high ceilings and tons of natural light
- Space can be vented for restaurant users
- Liquor not permitted

### NEIGHBORS

Poco NYC • Eastpoint • Downtime • Clinton St. Baking Company • Biga Bite • The Mayfly • G's Steakhouse • Virginia's • TMPL • The Hairy Lemon

### TRANSPORTATION



### GARRETT KELLY

Director  
212.468.5939  
gkelly@meridiancapital.com

### MAX FREUDENBERGER

Associate  
212.468.5951  
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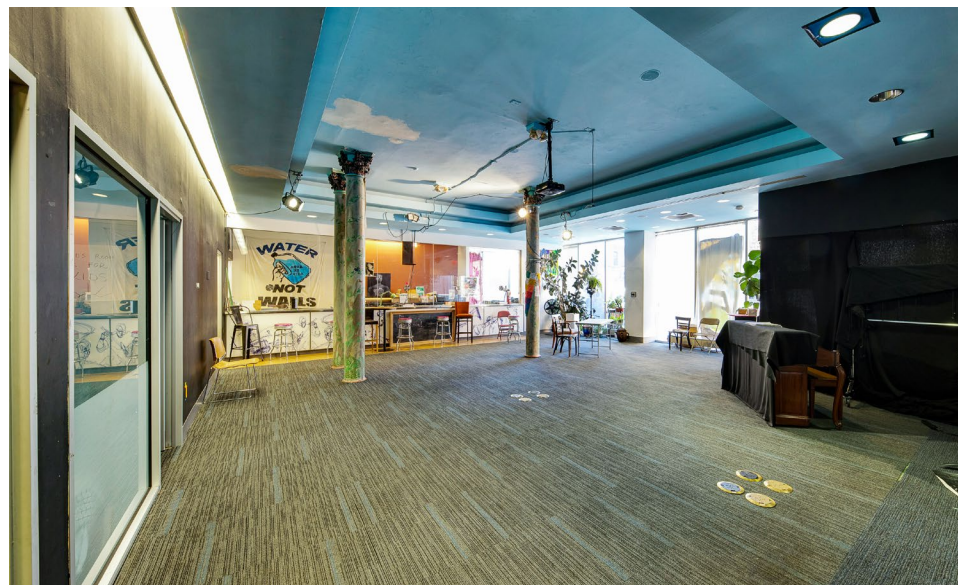
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INTERIOR

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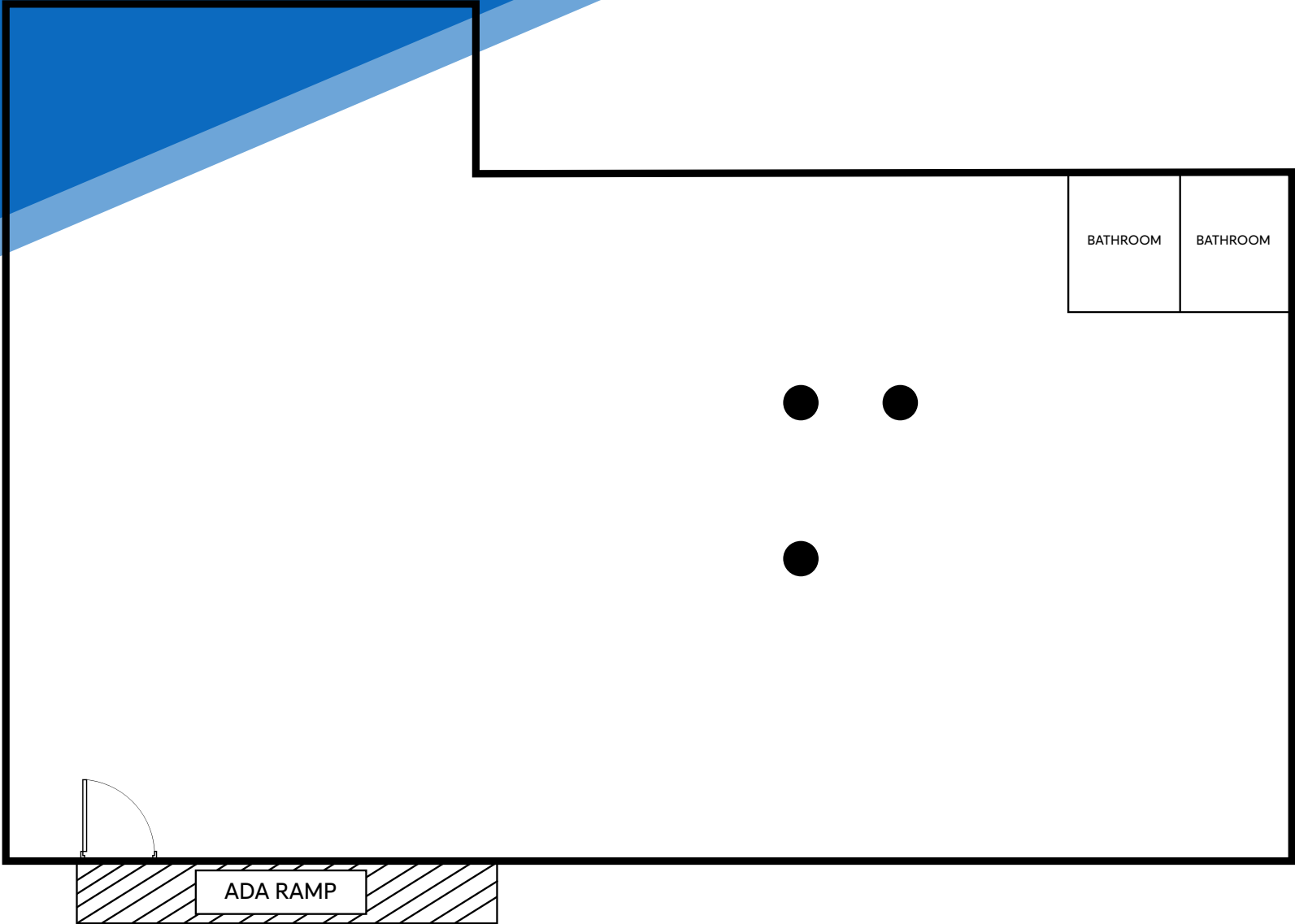
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FLOOR PLAN



AVENUE C

EAST 3RD STREET

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