

# 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

### CEILING HEIGHTS

13 FT

### Divisions Monthly Rent:

Space A: \$11,000/Month  
Space B: \$8,000/Month

### TERM

5+ Years

### FRONTAGE

90 FT Wraparound

### COMMENTS

- East Village corner opportunity with amazing exposure
- Clean space with tons of light and high ceilings
- Logical divisions considered (see division plans)
- Space can be vented for restaurant users

### NEIGHBORS

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

### TRANSPORTATION

B D F M J Z

B39 M14 M9

### JAMES FAMULARO

President

### GARRETT KELLY

Director

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### MAX FREUDENBERGER

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RETAIL LEASING

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INTERIOR

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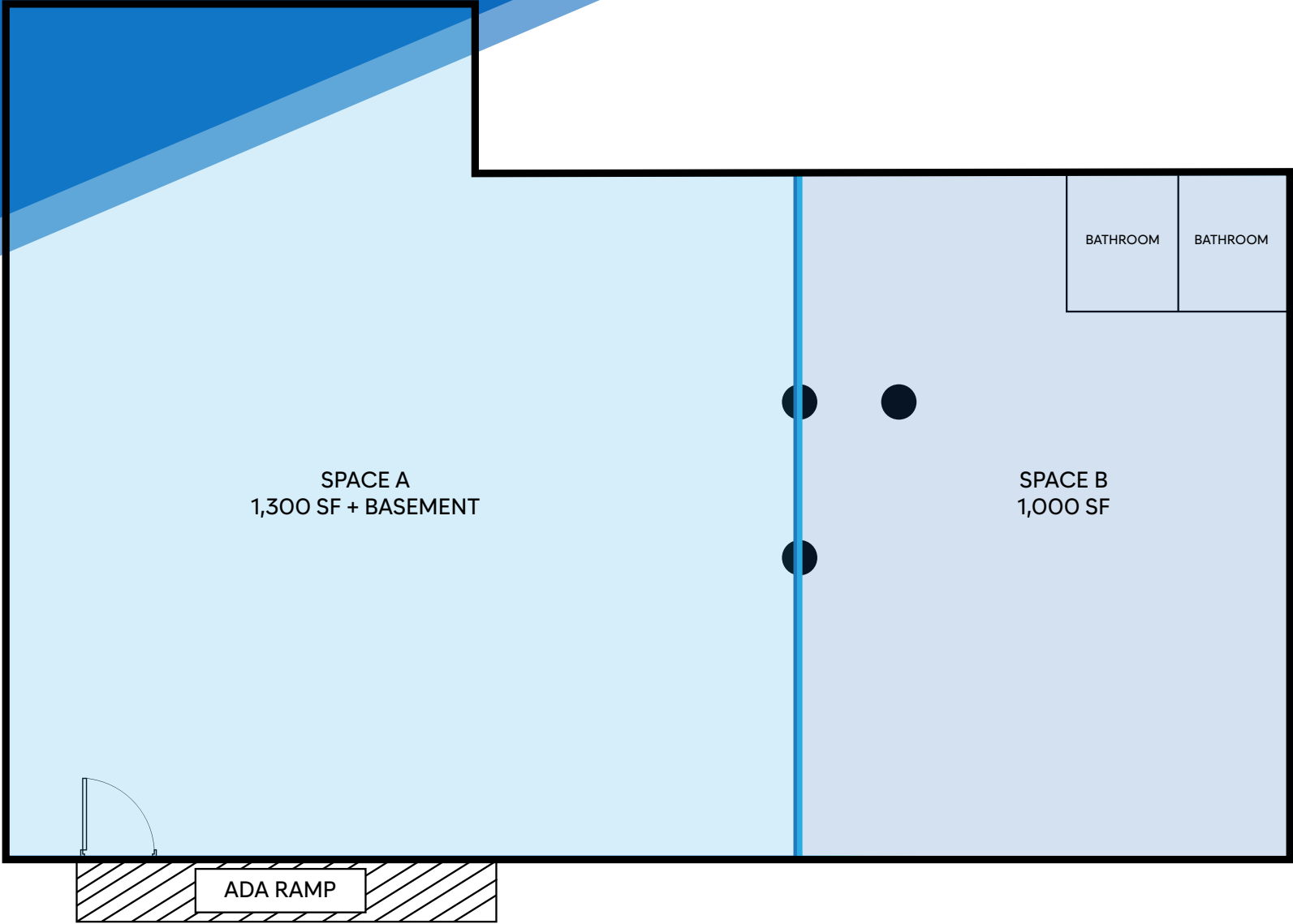
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FLOOR PLAN | LOGICAL DIVISIONS



AVENUE C

EAST 3RD STREET

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