

# 610

## TENTH AVENUE HELL'S KITCHEN, NYC

Corner of Tenth Avenue & West 44<sup>th</sup> Street

RETAIL/RESTAURANT FOR LEASE



### APPROXIMATE SIZE

Ground Floor: 1,712 SF  
Basement: 100 SF (Non-Contiguous)

### ASKING RENT

\$25,000/Month

### POSSESSION

Immediate

### TERM

5-15 Years

### FRONTAGE

100 FT

### COMMENTS

- Currently "Grace Wine & Spirits"
- Next to "Pio Pio", 3-story restaurant
- LL will connect vent, install fan and hood

### NEIGHBORS

Pio Pio • Satori Laser • Target • Starbucks • Dry Bar • Claudio Pizzeria • Cubby's • F45 • Sticky's • Bea • Dalton's • Vivi Bubble Tea • Tim Ho Wan

### TRANSPORTATION

A C E 7

PROPERTY INFORMATION

JAMES FAMULARO

President

NOAM AZIZ

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SAMUEL MUKAMAL

Associate  
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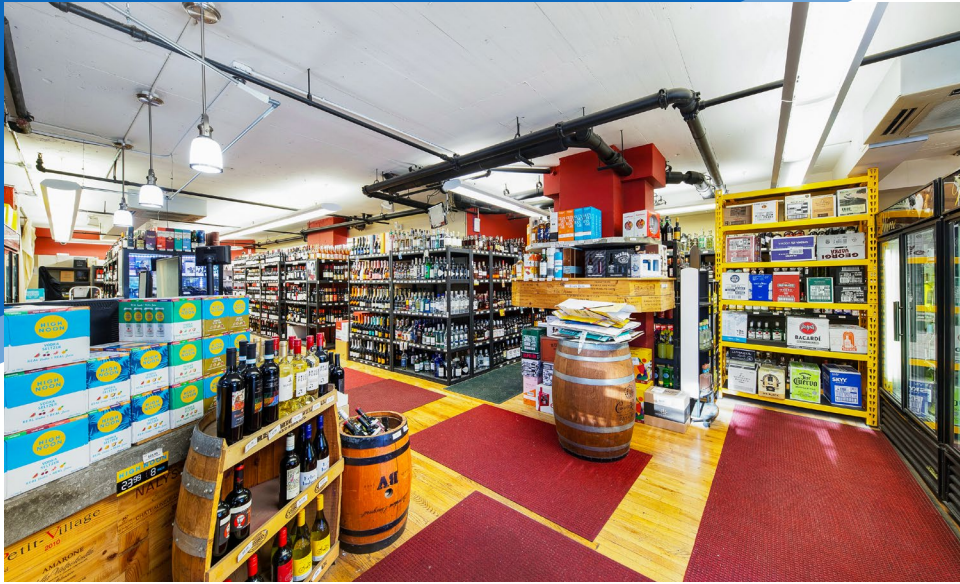
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INTERIOR

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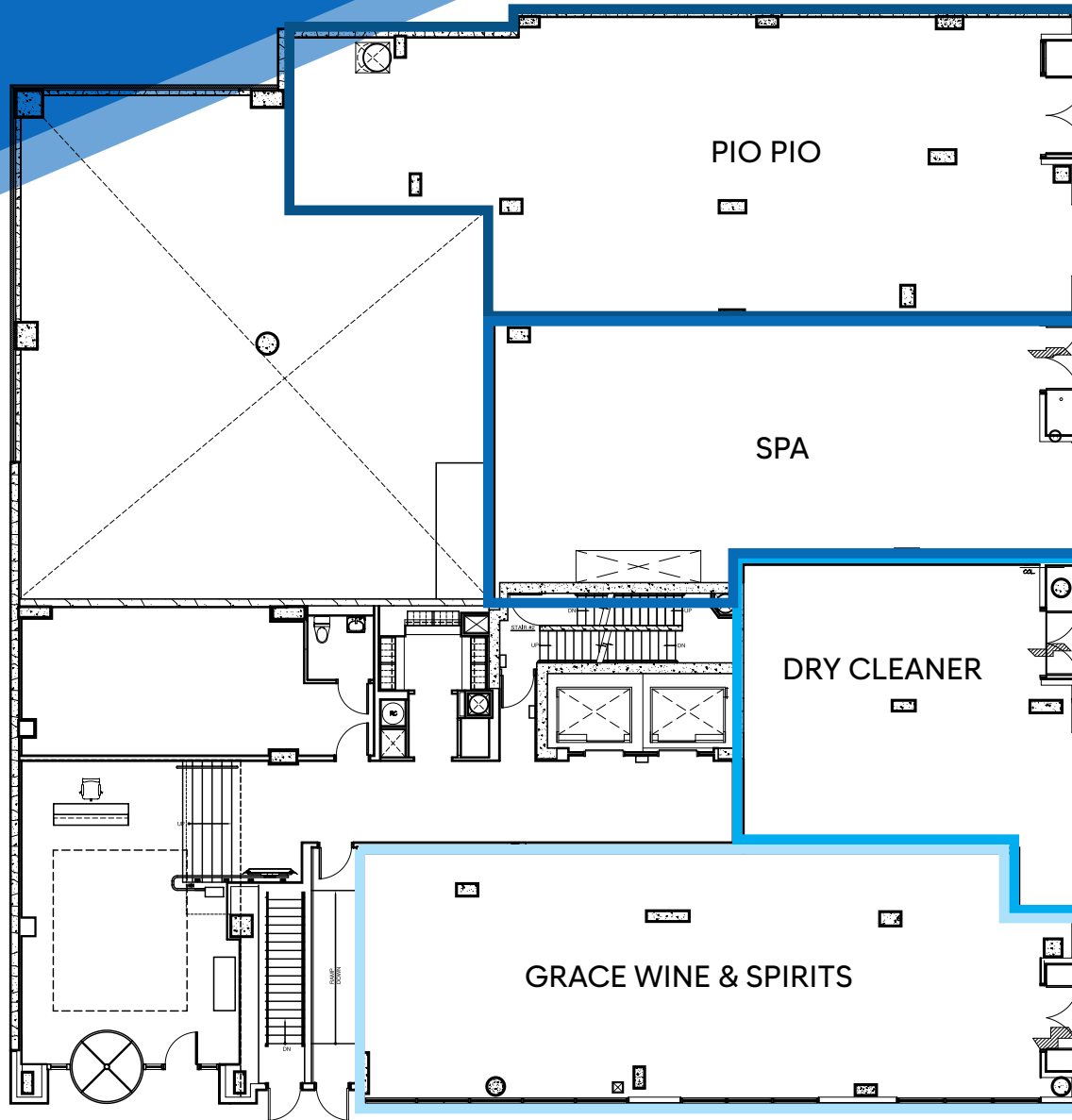


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FLOOR PLAN



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RETAIL/RESTAURANT FOR LEASE

W 45TH STREET

W 44TH STREET

W 43RD STREET

W 42ND STREET

W 41ST STREET

ELEVENTH AVENUE

TENTH AVENUE

NINTH AVENUE

610 TENTH AVENUE

Businesses shown include: BondVet, Target, Subway, Dunkin', CVS, le cafe coffee, The Elias Howe School, The Beacon School, Manhattan Mini Storage, Starbucks, Ice Storm Jewelers, Mame, Ambient Nail Spa, Mr Biggs Bar and Grill, Claudio Pizzeria, Mr Biggs Bar and Grill, MAGEVAL MEXICAN RESTAURANT, OmniCleaners, Leo's Cafe, Mama Mia 44sw, Ari Sushi, Mazzy's Chopped Cheese, DALTONS, Indigo, viv!, citi bike, MPHC, The Ford Esporium, Little Pie Company, Molyvos, Starbucks, CHASE, Ollie's, West Bank Cafe, Broad Nosh Bagels & Cafe, citi, Slicky's, pinkberry, At Nine Restaurant & Bar, TD Bank, Wells Fargo, drybar, F45 Training, COHEN'S Fashion Optical, CHEZ JOSEPHINE, The Shubert Organization, BIG APPLE MEAT MARKET, Hudson Yards Hotel, Westside Barbers, Pets Square NYC, FedEx, Broken Coconut, Kabisera, dell'anima, Don Wagyu, Gotham Market, Don Wagyu, Healthy M, Healthy Corner Juice Bar, Rudy's Bar-Grill, Turkish Cuisine, PULPERIA, Nizza, The Fide Tote, Marseille, PRODUCERS CLUB BAR, THE BEACON TOWER, Patron Mexican Grill, Tim Ho Man, COFFEE TILLAGE, TVRGO, red polo, Slicky's, pinkberry, At Nine Restaurant & Bar, TD Bank, America's Most Convenient Bank.

NEIGHBORS

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