

# 152

**EAST 22<sup>ND</sup> STREET**  
GRAMERCY, NYC

Between Third & Lexington Avenues

RETAIL FOR LEASE

#### APPROXIMATE SIZE

Lower Level: 600 SF

#### ASKING RENT

\$4,500/Month

#### TERM

Negotiable

#### POSSESSION

Immediate

#### FRONTAGE

16 FT

#### COMMENTS

- White-box condition with new bathroom
- Previously a dog daycare
- Close proximity to Gramercy Park and Baruch College campus
- All uses considered

#### NEIGHBORS

Baruch College • The FRIENDS Experience • Broken Shaker • Equinox Gramercy • Veronika • Chapel Bar • TD Bank • Gramercy Ale House • Paris Baguette • CAVA • Stretch Pizza • Rolf's

#### TRANSPORTATION

6 R W

LOWER LEVEL ENTRANCE



PROPERTY INFORMATION

#### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

#### BOBBY ORTENSE

Director  
212.468.5953  
bortense@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.

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INTERIOR

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