PROPERTY

152 EAST 22ND STREET **GRAMERCY, NYC**

Between Third & Lexington Avenues

APPROXIMATE SIZE

Lower Level: 600 SF

ASKING RENT

POSSESSION

\$4,500/Month

Immediate

TERM Negotiable **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





JAMES FAMULARO

President 646.658.7373 ifamularo@meridiancapital.com

BOBBY ORTENSE

Director 212.468.5953 bortense@meridiancapital.com









RETAIL FOR LEASE









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ROMA PIZZA

SE

OND

AVENUE

TOWER







Public **Library**



Cosmos Restaurant





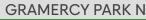












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E 20TH STREET









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