

# 64

## SECOND AVENUE EAST VILLAGE, NYC

Between East 3<sup>rd</sup> & 4<sup>th</sup> Streets

RESTAURANT/BAR FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 2,000 SF  
Mezzanine: 300 SF  
Lower Level: 1,500 SF

### ASKING RENT

~~\$25,000/Month~~ Reduced  
\$22,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

23 FT

### COMMENTS

- Turn-key restaurant/bar space
- Excellent street visibility with retractable front doors and legal outdoor seating
- Fully vented with brand-new kitchen and hood
- ADA bathroom on the ground floor and 4 additional restrooms downstairs
- 2 AM liquor license in place
- Prime Second Avenue location surrounded by iconic East Village bars & restaurants
- No key-money

### NEIGHBORS

Bar Kabawa • Monsiuer • Sauced • Frank • Paradise Lost • Bar Snack • The Bean • Cooper's Craft + Cocktails • Whiskey Town • The Gray Mare • Ella Funt • La Vera Pizza • Plantega • Benemon • Sauced • New York Comedy Club • Emmy Squared

### TRANSPORTATION



### BOBBY ORTENSE

Director  
212.468.5953  
bortense@meridiancapital.com

### NOAM AZIZ

Director  
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### CARSON SHAHRABANI

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RETAIL LEASING

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INTERIOR

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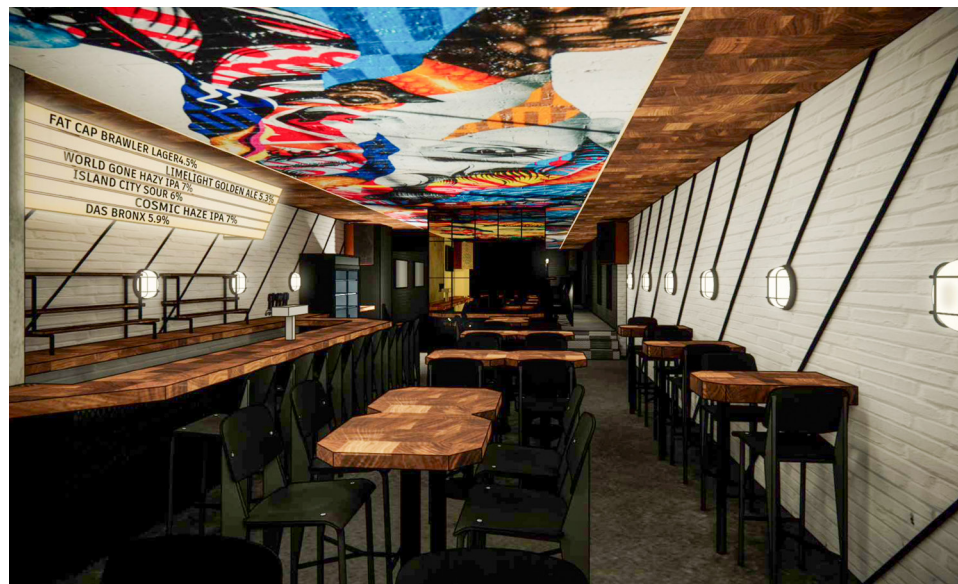
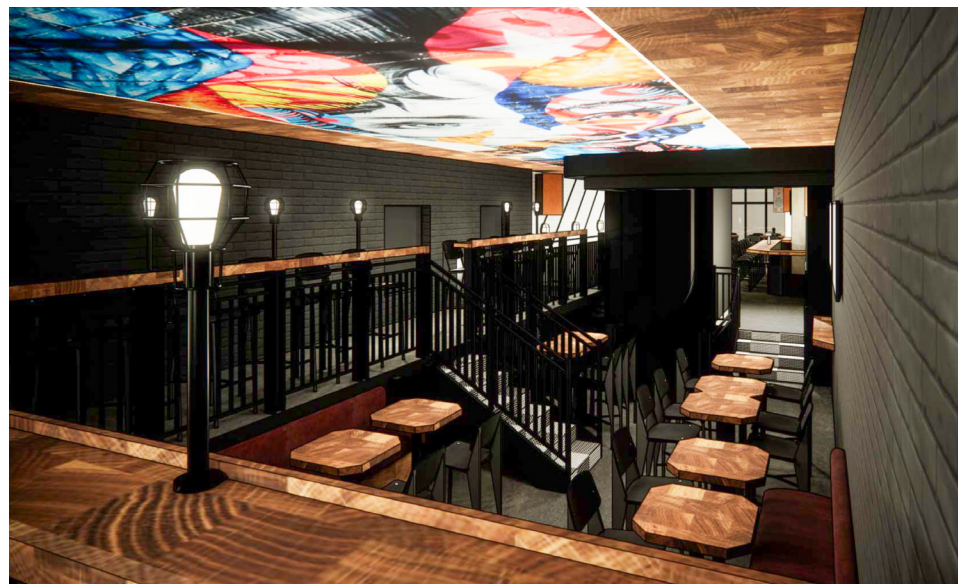
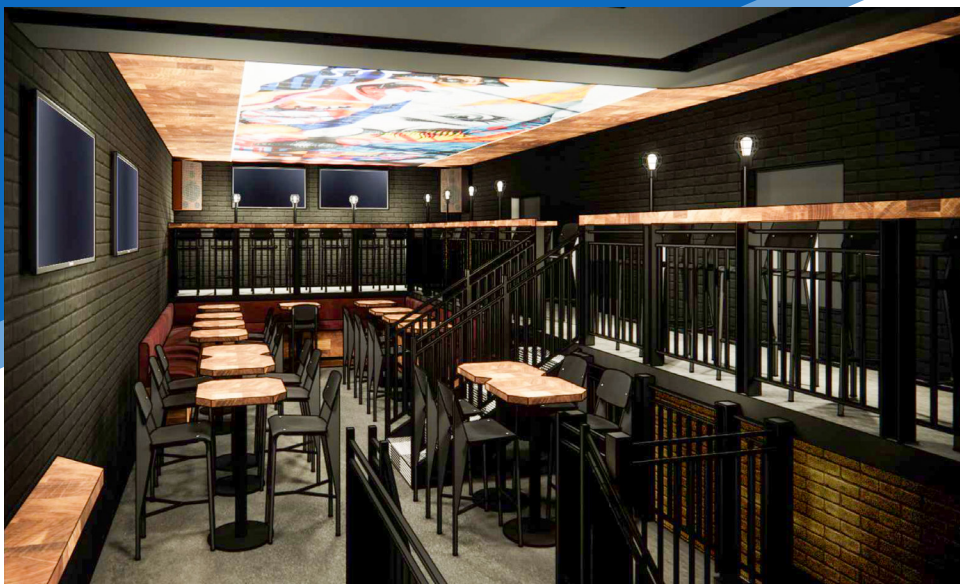
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INTERIOR | RENDERINGS

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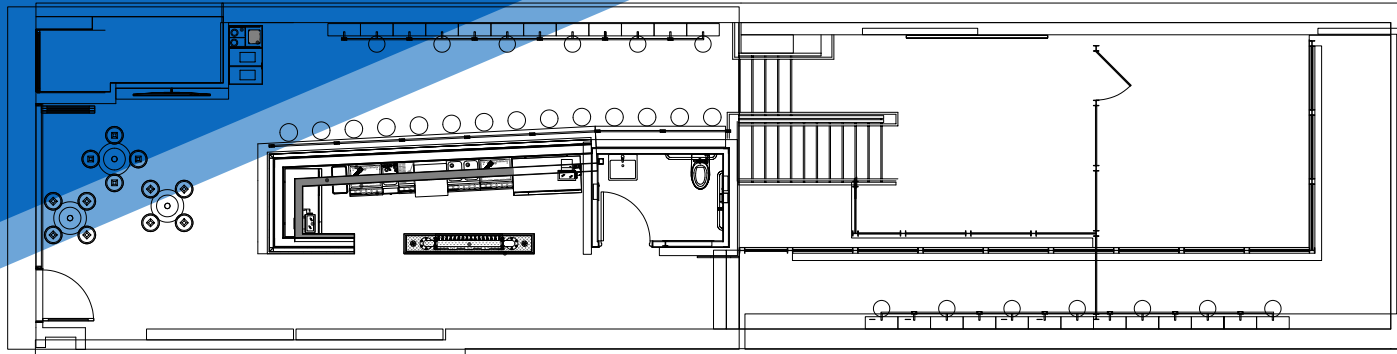
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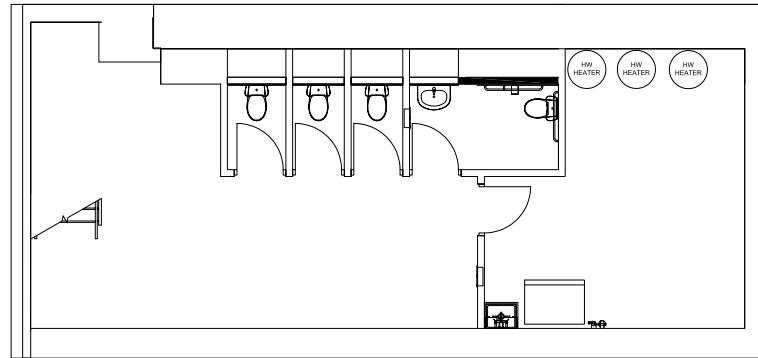
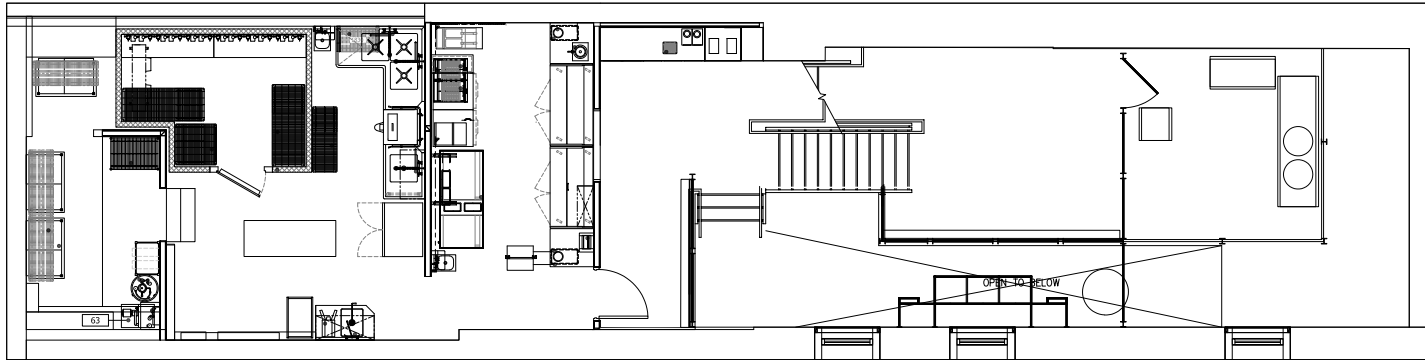
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GROUND FLOOR



LOWER LEVEL

FLOOR PLANS

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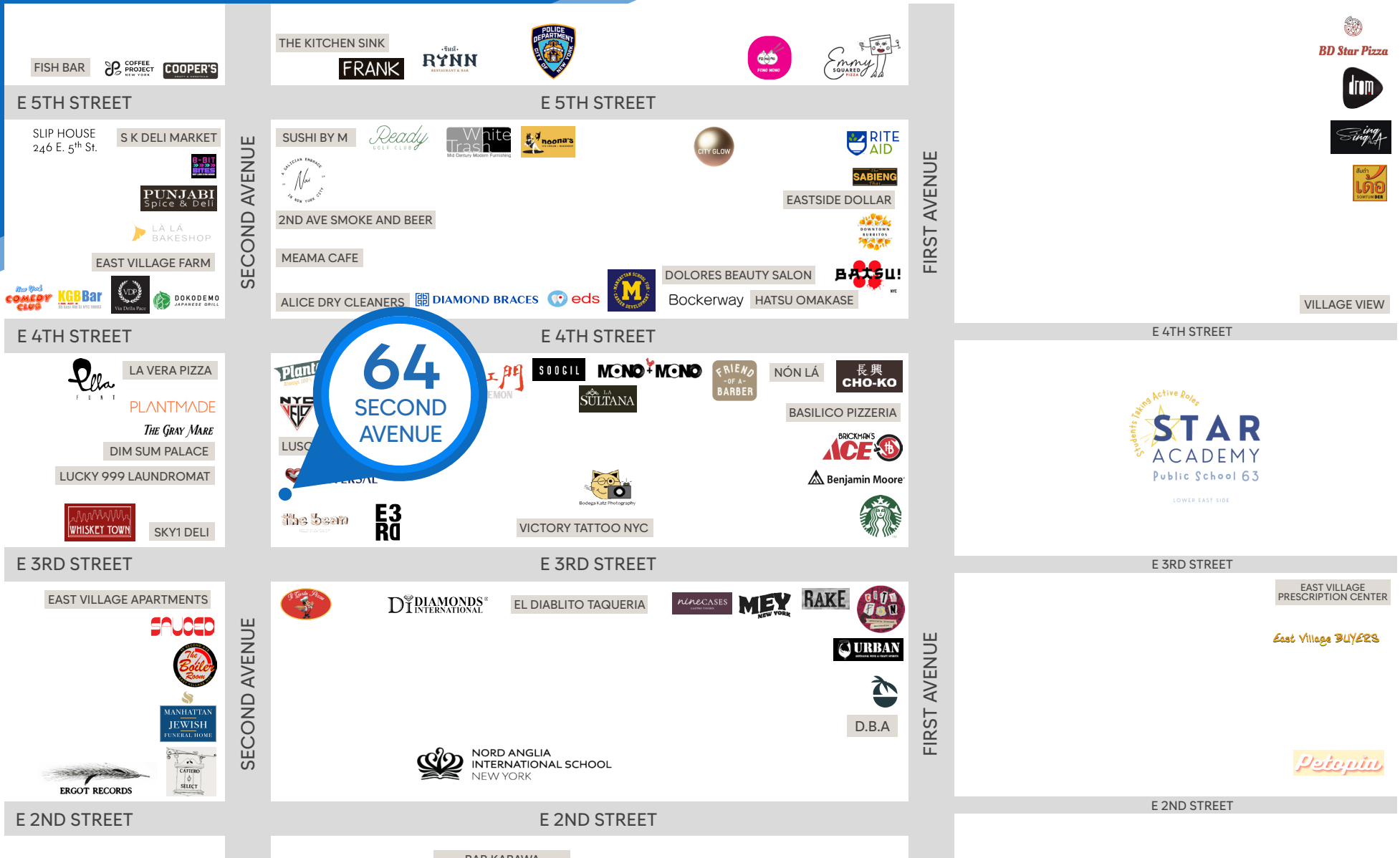


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NEIGHBORS



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