

# 304 **FIFTH AVENUE** KOREATOWN, NYC

Between West 31st & 32nd Streets

#### **APPROXIMATE SIZE**

Ground Floor Amenity Space: 1,000 SF Floors 2-8: 2,100 SF

#### **ASKING RENT**

Ground Floor + Second Floor: \$15,000/Month Floors 3-8: \$8,000/Month

#### **POSSESSION**

**Immediate** 

**TERM** Negotiable

**RMATION** 

**PROPERTY** 

**FRONTAGE** 

20 FT

#### COMMENTS

- · Prime Koreatown location
- Two dedicated elevators for 24/7 access
- · Turnkey, beautifully built out spaces
- Bathrooms in place
- Second floor can be equipped with additional
- 1,000 SF amenity space on Ground Floor
- · Windows on both sides letting in lots of natural light

#### **NEIGHBORS**

Dunkin' • Miss KOREA BBQ • Abiko Curry • Sorimmara • Paris Baguette • Gong Cha • CVS • Blank Street • Udon Lab • Nan Xiang • Xiao Long Bao • NAYA • Grace Street Coffee & Desserts • Turntable Chicken Jazz

#### **TRANSPORTATION**



#### **NOAM AZIZ**

Director 212.468.5984 naziz@meridiancapital.com

### **CARSON SHAHRABANI**

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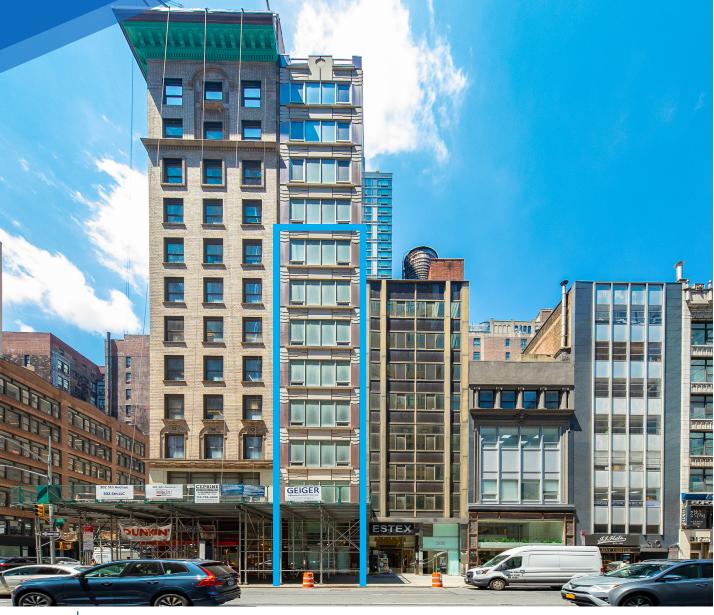
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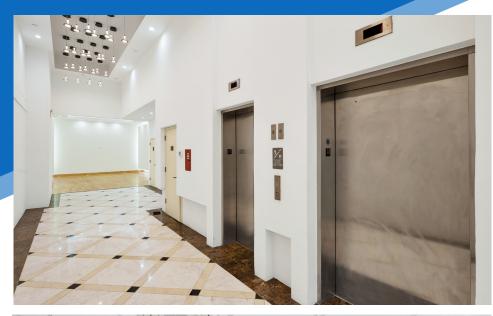






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# OFFICE/RETAIL FOR LEASE









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