



# 304 FIFTH AVENUE KOREATOWN, NYC



MERIDIAN  
RETAIL LEASING



# 304

## FIFTH AVENUE KOREATOWN, NYC

Between West 31<sup>st</sup> & 32<sup>nd</sup> Streets

OFFICE/RETAIL FOR LEASE

### 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

### 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

B D F M N Q R W 1 2 3 6

### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

### CARSON SHAHRABANI

Associate  
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INTERIOR

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# MERIDIAN RETAIL LEASING

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