

97

WASHINGTON STREET FINANCIAL DISTRICT, NYC

Corner of Washington & Rector Streets

RESTAURANT FOR LEASE



APPROXIMATE SIZE

Ground Floor: 1,600 SF
Mezzanine: 7,000 SF

CEILING HEIGHT

20 FT on Ground Floor

ASKING RENT

~~\$40,000/Month~~ - Reduced
\$35,000/Month

POSSESSION

Immediate

TERM

10 Years

FRONTAGE

80 FT Wraparound

COMMENTS

- Newly renovated restaurant, previously "Sauce & Barrel"
- Built-out speakeasy on the mezzanine
- Large wraparound glass frontage
- Fully vented gas kitchen with all necessary equipment

NEIGHBORS

Clinton Hall • Hotel Indigo • Honey's Pet Grooming
• Skinos • Bill's Bar & Burger • Morton's Steakhouse
• Schilling • Inattesa Café • Treadwell • Planet
Fitness • Liberty Bagels • Whole Foods • Lifetime
Fitness • Printemps • Gregory's Coffee

TRANSPORTATION



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

CRAIG ADAMSON

Associate
212.468.5990
cadamson@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.

97 WASHINGTON STREET

FINANCIAL DISTRICT, NYC | Corner of Washington and Rector Streets

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

CRAIG ADAMSON

Associate
212.468.5990
cadamson@meridiancapital.com



MERIDIAN
RETAIL LEASING

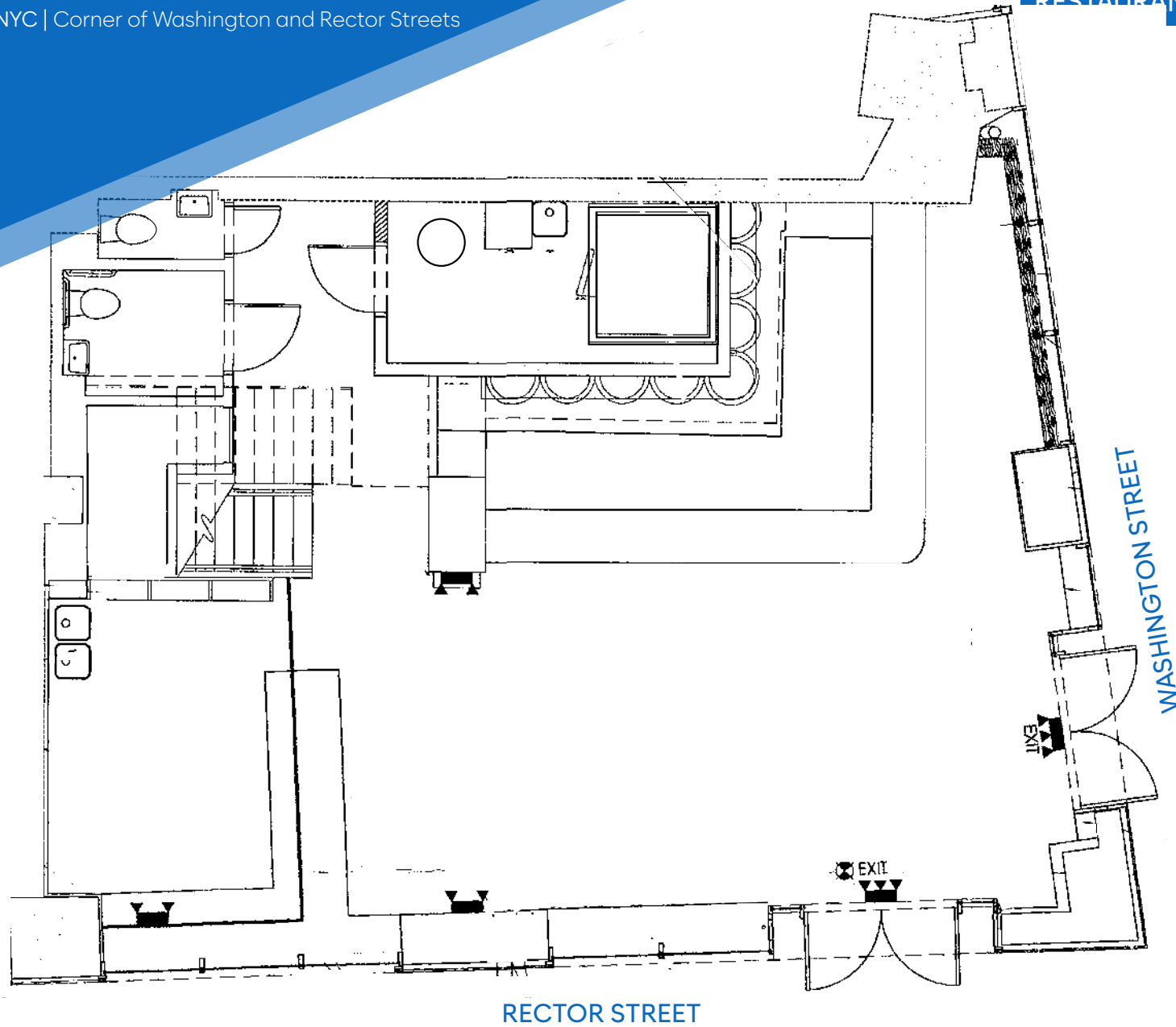
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

97 WASHINGTON STREET

FINANCIAL DISTRICT, NYC | Corner of Washington and Rector Streets

RESTAURANT FOR LEASE

FLOOR PLAN | GROUND FLOOR



JAMES FAMULARO
President
646.658.7373
jfamularo@meridiancapital.com

JACOB MAYER
Director
212.468.5926
jmayer@meridiancapital.com

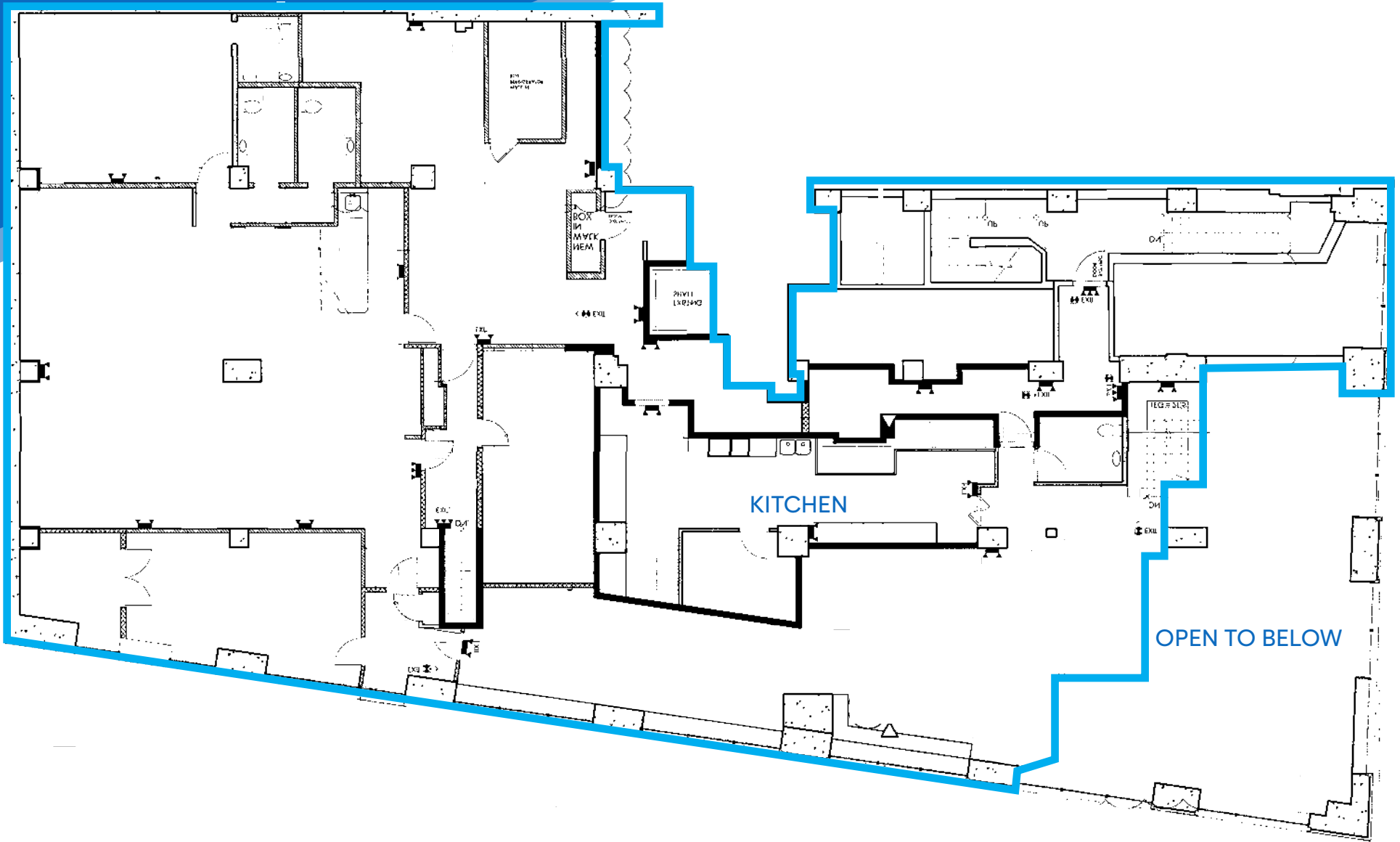
CRAIG ADAMSON
Associate
212.468.5990
cadamson@meridiancapital.com



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.

FLOOR PLAN | MEZZANINE



JAMES FAMULARO
President
646.658.7373
jfamularo@meridiancapital.com

JACOB MAYER
Director
212.468.5926
jmayer@meridiancapital.com

CRAIG ADAMSON
Associate
212.468.5990
cadamson@meridiancapital.com

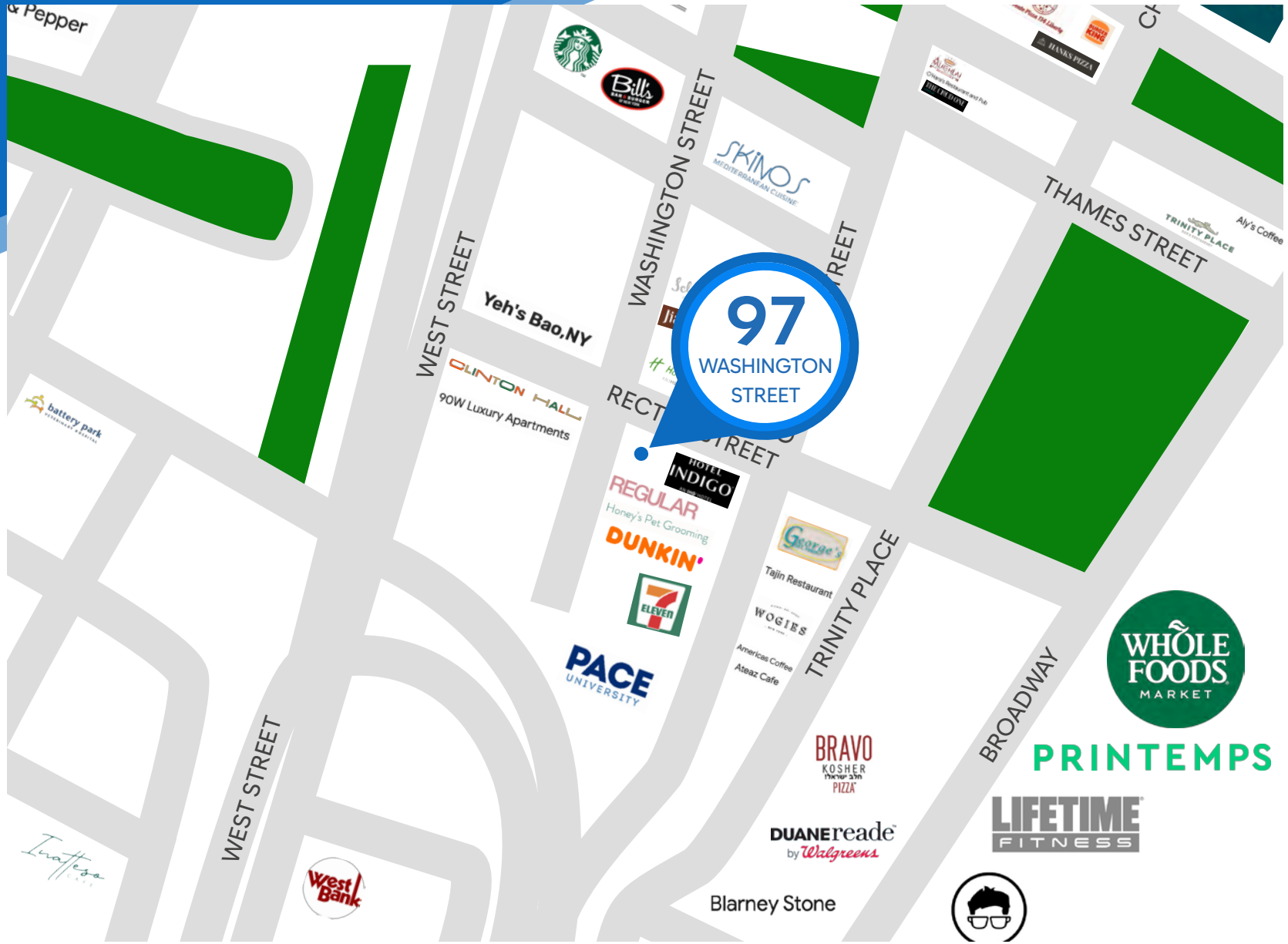


MERIDIAN
RETAIL LEASING

97 WASHINGTON STREET

FINANCIAL DISTRICT, NYC | Corner of Washington and Rector Streets

RESTAURANT FOR LEASE



NEIGHBORS

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

CRAIG ADAMSON

Associate
212.468.5990
cadamson@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.