

# 630

## FIRST AVENUE

MURRAY HILL, NYC

Corner of First Avenue & East 36<sup>th</sup> Street

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 3,600 SF

Sub-Level Kitchen/Prep: 1,800 SF

### ASKING RENT

\$30,000/Month

### POSSESSION

Immediate

### TERM

10-15 Years

### FRONTAGE

90 FT Wraparound

### COMMENTS

- Vented corner restaurant space
- 2,500 SF outdoor patio seating
- Turn-key with complete infrastructure
- At the base of a 487-unit residential building and across from Cooper Building, a luxury rental building with 761-units
- Incredible opportunity for any restaurant, gourmet deli, supermarket, or vented retail concepts

### NEIGHBORS

Sweetgreen • Hole in the Wall • Chipotle • Starbucks • Jersey Mike's • Trader Joe's • AMC Theatre • Gemini Diner • Pio Pio • Blank Street

### TRANSPORTATION

6

### NOAM AZIZ

Senior Director

212.468.5984

naziz@meridiancapital.com

### STEPHEN LIGAMBI

Senior Associate

212.468.5985

sligambi@meridiancapital.com



PROPERTY INFORMATION

# 630 FIRST AVENUE

MURRAY HILL, NYC | Corner of First Avenue and East 36<sup>th</sup> Street

## RESTAURANT FOR LEASE



INTERIOR

**NOAM AZIZ**  
Senior Director  
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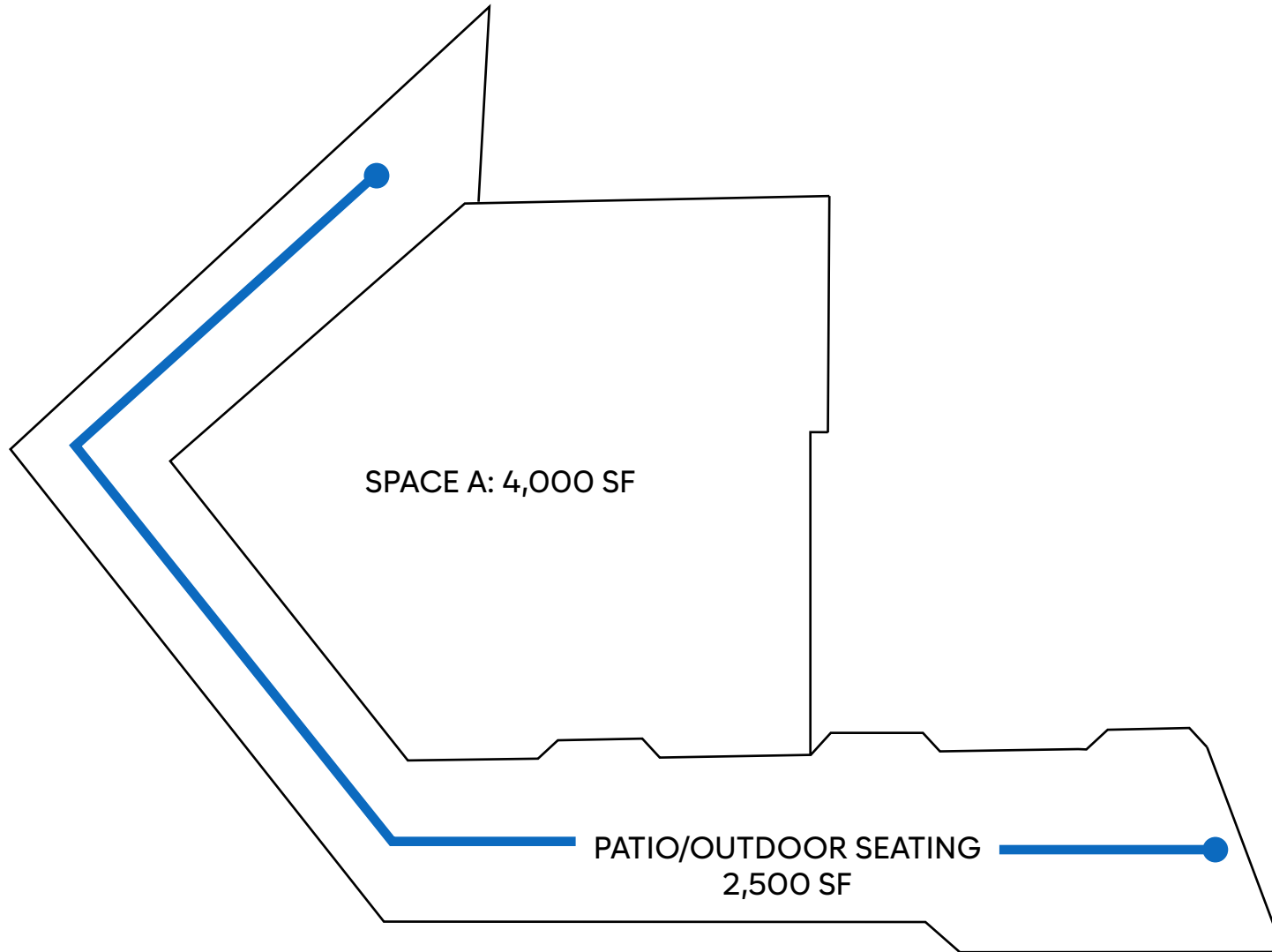
MURRAY HILL, NYC | Corner of First Avenue and East 36<sup>th</sup> Street

RESTAURANT FOR LEASE

FLOOR PLAN

FIRST AVENUE

EAST 37TH STREET



SPACE A: 4,000 SF

PATIO/OUTDOOR SEATING  
2,500 SF

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