

# 711

**SECOND AVENUE**  
MURRAY HILL, NYC

Between East 38th & 39th Streets

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 500 SF  
Basement: 1,500 SF

#### ASKING RENT

\$7,625/Month  
Key-Money Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

15 FT

#### COMMENTS

- Currently "Eon's Mediterranean Grill"
- Full kitchen in place
- Large basement with walk-in cooler, office for management, and prep/storage space
- Located in a "live-work-play" neighborhood
- Vibrant corridor steps from Grand Central and the Empire State Building

#### NEIGHBORS

Ground Central Coffee • Townhouse Diner • QQ Nails & Spa • NYU Hospital • BLink Fitness • Jersey Mike's • Chipotle • Trader Joe's • Sam's Place • NYSC

#### TRANSPORTATION



PROPERTY INFORMATION

#### JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

#### ASHLYN LORENTZ

Associate  
212.468.5954  
alorentz@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.

# 711 SECOND AVENUE

MURRAY HILL, NYC | Between East 38<sup>th</sup> and 39<sup>th</sup> Streets

# RESTAURANT FOR LEASE



INTERIOR

**JOHN ROESCH**  
Senior Director  
212.468.5971  
jroesch@meridiancapital.com

**ASHLYN LORENTZ**  
Associate  
212.468.5954  
alorentz@meridiancapital.com



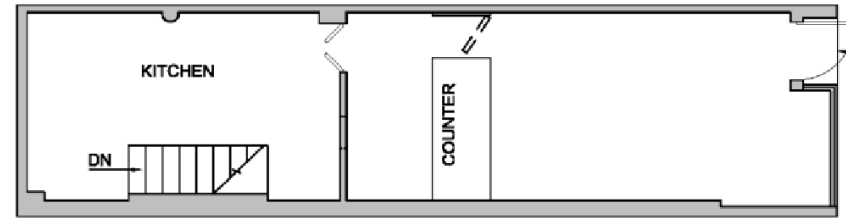
**MERIDIAN**  
RETAIL LEASING

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.

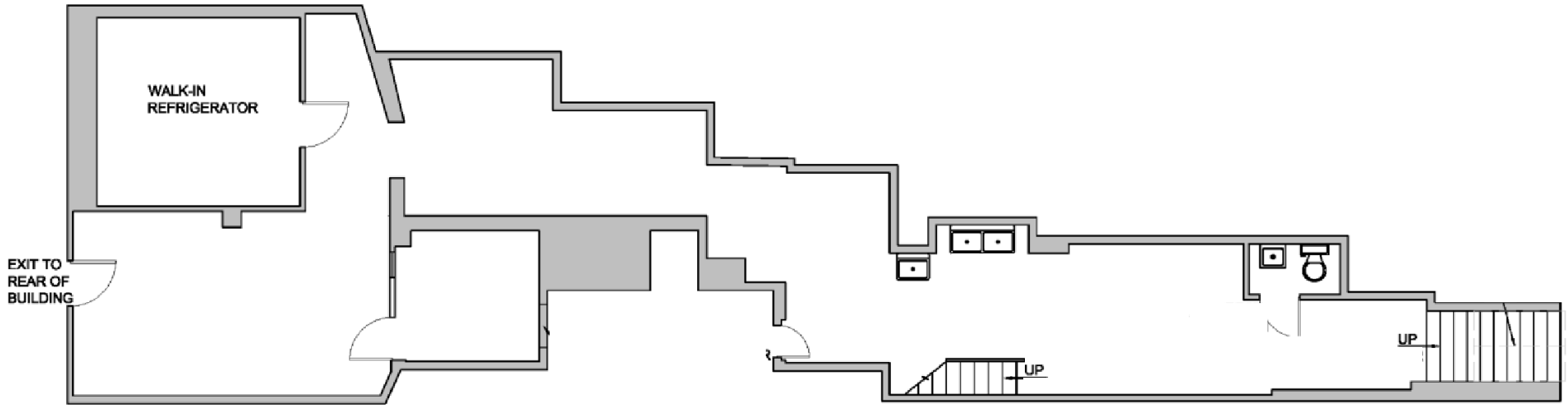
711 SECOND AVENUE

MURRAY HILL, NYC | Between East 38<sup>th</sup> and 39<sup>th</sup> Streets

RESTAURANT FOR LEASE



GROUND FLOOR



BASEMENT

FLOOR PLAN

JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

ASHLYN LORENTZ

Associate  
212.468.5954  
alorentz@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.

# 711 SECOND AVENUE

MURRAY HILL, NYC | Between East 38<sup>th</sup> and 39<sup>th</sup> Streets

RESTAURANT FOR LEASE



NEIGHBORS

**JOHN ROESCH**  
Senior Director  
212.468.5971  
jroesch@meridiancapital.com

**ASHLYN LORENTZ**  
Associate  
212.468.5954  
alorentz@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.