

# 249

## ELDRIDGE STREET LOWER EAST SIDE, NYC

Between East Houston & Stanton Streets

BAR FOR LEASE

### APPROXIMATE SIZE

1,600 SF + Storage Basement

### ASKING RENT

\$19,500/Month  
\$350K Key-Money

### POSSESSION

Immediate

### TERM

Through 2042

### FRONTAGE

30 FT

### COMMENTS

- Currently "Rumpus Room"
- Move-in ready bar
- 4AM liquor license in place

### NEIGHBORS

Black Saddle • Pizza Loves Sauce • Fools Gold • The Gatsby Hotel • Two Doors Down • KISA • Flyfish Club • The Original Yonah Schimmel • Russ & Daughters • 60 LES • 82 Stanton NYC • 7<sup>th</sup> Street Burger

### TRANSPORTATION

B D F M J Z

B39 M14 M9



PROPERTY INFORMATION

### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

### JORDAN LANGER

Senior Associate  
212.468.5977  
jlanger@meridiancapital.com

### MARCELO DEMORAES

Associate  
212.468.5904  
mdemoraes@meridiancapital.com



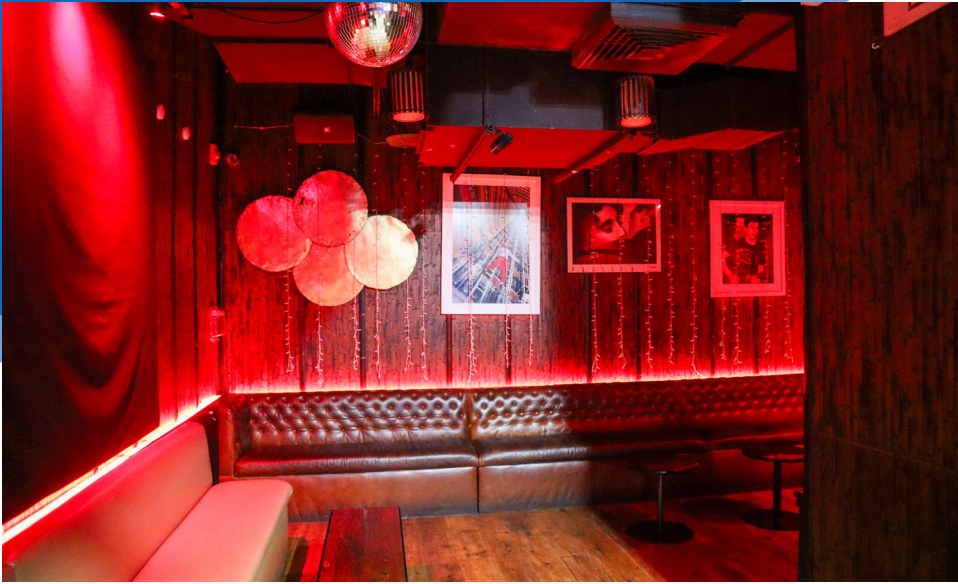
**MERIDIAN**  
RETAIL LEASING

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.

# 249 ELDRIDGE STREET

LOWER EAST SIDE, NYC | Between East Houston and Stanton Streets

BAR FOR LEASE



INTERIOR

## JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

## JORDAN LANGER

Senior Associate  
212.468.5977  
jlanger@meridiancapital.com

## MARCELO DEMORAES

Associate  
212.468.5904  
mdemoraes@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.

# 249 ELDRIDGE STREET

LOWER EAST SIDE, NYC | Between East Houston and Stanton Streets

BAR FOR LEASE



INTERIOR | NIGHTLIFE

## JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

## JACOB MAYER

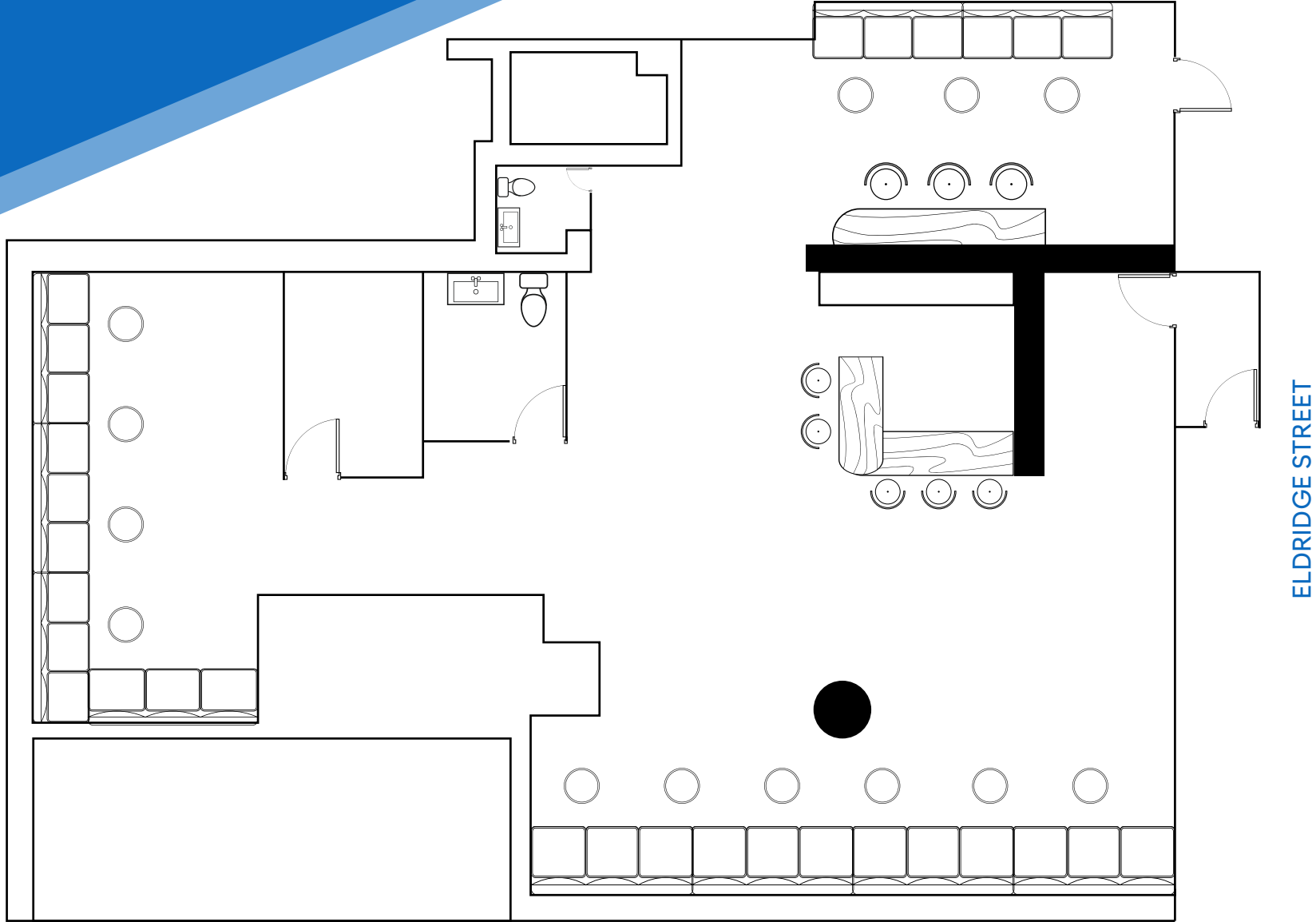
Director  
212.468.5926  
jmayer@meridiancapital.com



**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



JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

JORDAN LANGER

Senior Associate  
212.468.5977  
jlanger@meridiancapital.com

MARCELO DEMORAES

Associate  
212.468.5904  
mdemoraes@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

249 ELDRIDGE STREET  
 LOWER EAST SIDE, NYC | Between East Houston and Stanton Streets

BAR FOR LEASE



**249**  
 ELDRIDGE  
 STREET

NEIGHBORS

**JAMES FAMULARO**  
 President  
 646.658.7373  
 jfamularo@meridiancapital.com

**JORDAN LANGER**  
 Senior Associate  
 212.468.5977  
 jlanger@meridiancapital.com

**MARCELO DEMORAES**  
 Associate  
 212.468.5904  
 mdemoraes@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.