

# 219

## NINTH AVENUE CHELSEA, NYC

Corner of Ninth Avenue & West 23<sup>rd</sup> Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,500 SF  
Non-Contiguous Basement

### ASKING RENT

~~\$17,000/Month~~ Reduced  
\$16,000/Month

### POSSESSION

Arranged

### TERM

10-15 Years

### FRONTAGE

68 FT Wraparound

### COMMENTS

- Prime corner at the base of a 1,700-unit building
- 12.5 FT ceiling heights
- Wraparound window frontage
- Steps from the Highline and Chelsea Park
- Perfect for café, non-vented QSR, fitness, or salon

### NEIGHBORS

- Gristedes • Joe Coffee • Sullivan St. Bakery  
• Shukette • Westside Tavern • Mermaid Inn  
• Wildflower • Target • Row House • Popeyes  
• The Canuck • Zucker's Bagels • Dunkin'

### TRANSPORTATION



### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

### COLE KLEPPINGER

Senior Associate  
212.468.5993  
ckleppinger@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.



INTERIOR

**JAMES FAMULARO**

President  
646.658.7373  
jfamularo@meridiancapital.com

**COLE KLEPPINGER**

Senior Associate  
212.468.5993  
ckleppinger@meridiancapital.com

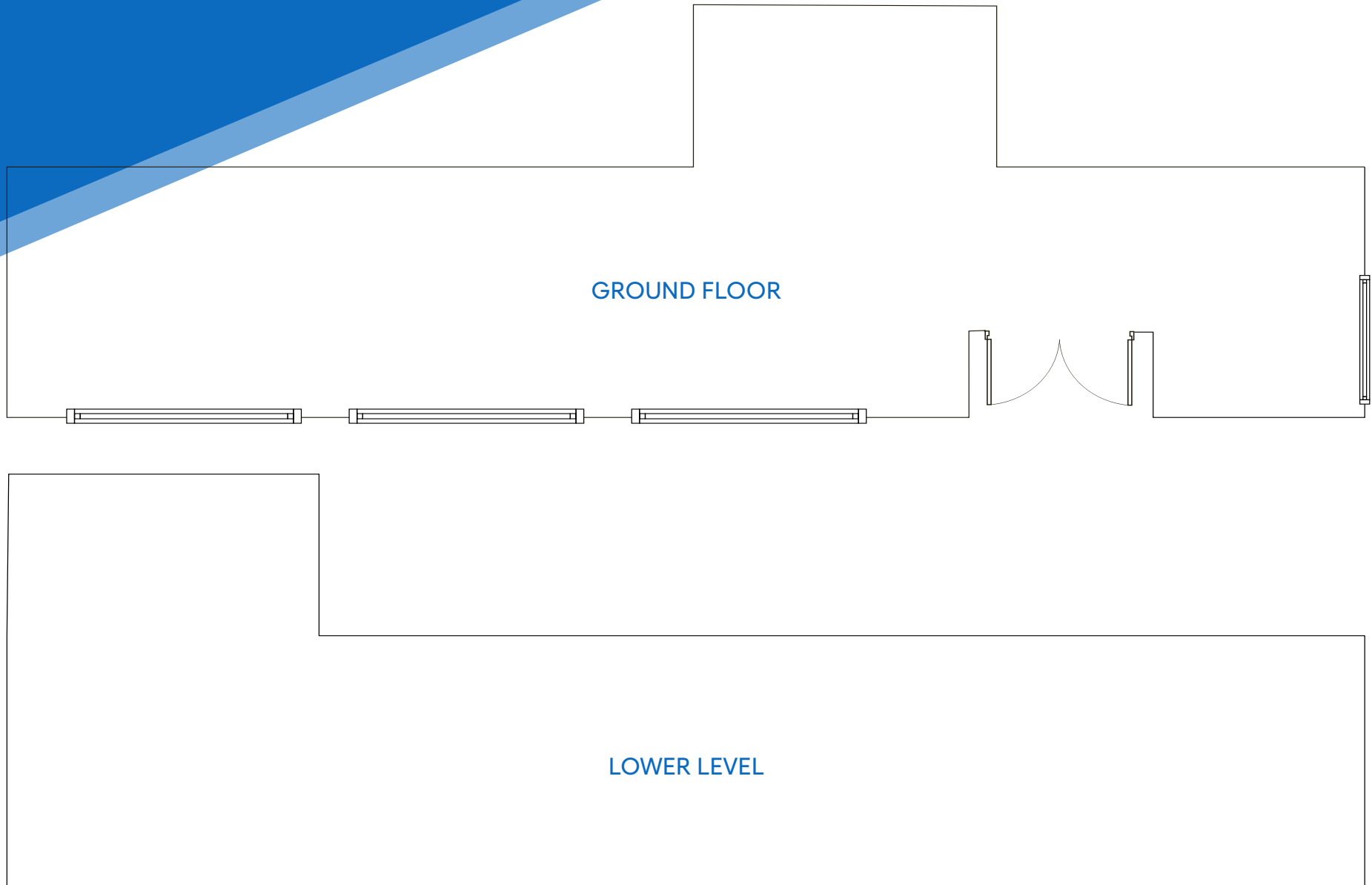


**MERIDIAN**  
RETAIL LEASING

219 NINTH AVENUE  
CHELSEA, NYC | Corner of Ninth Avenue and West 23<sup>rd</sup> Street

RETAIL FOR LEASE

FLOOR PLANS



**JAMES FAMULARO**

President  
646.658.7373  
jfamularo@meridiancapital.com

**COLE KLEPPINGER**

Senior Associate  
212.468.5993  
ckleppinger@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.

The map displays a grid of streets from West 21st Street to West 26th Street, and Tenth Avenue to Eighth Avenue. A large blue callout bubble is centered on the intersection of West 23rd Street and Ninth Avenue, containing the text '219 NINTH AVENUE'. Various retail and service logos are scattered throughout the map, representing existing tenants in the area. Notable tenants include Avenues, Pace, Silverlens, London Terrace Towers, Chase, Calle Dao, Joe Coffee, Triangulo, CityMD, Garber Hardware, ACME, The Leucos, Asuka Sushi, The Vitamin Shoppe, and many others. A large green 'Y' shape is overlaid on the map, indicating the location of the subject property.

NEIGHBORS

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

**COLE KLEPPINGER**  
 Senior Associate  
 212.468.5993  
 ckleppinger@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.