

# 63

## NASSAU STREET FINANCIAL DISTRICT, NYC *ICONIC JAMES BOGARDUS CAST-IRON FACADE*



# 63

## NASSAU STREET FINANCIAL DISTRICT, NYC

Between Maiden Lane & John Street

RETAIL/RESTAURANT FOR LEASE

### APPROXIMATE SIZE

900 SF + Basement

### ASKING RENT

~~\$13,000/Month~~ Reduced  
\$12,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

12 FT

### COMMENTS

- White-box condition
- Venting and gas possible for qualified tenants
- New split AC and newly built bathroom
- Ideal for quick food concepts like fast-casual, grab-and-go, bakery/café, or juice/smoothie
- 24/7 foot traffic from Pace University, office population, and tourism
- Rare opportunity to be in one of the five known historic Bogardus Cast-Iron Buildings in the US

### NEIGHBORS

The Malt House • Kuu Ramen • Apollo Bagels  
• Daily Soup • Palm Street • Zizi Wine Bar • The  
Kati Roll Company • Crunch Fitness • Solidcore

### TRANSPORTATION

1 2 3 N R W 4 5 A C E J Z



PROPERTY INFORMATION

### NOAM AZIZ

Senior Director  
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### CARSON SHAHRABANI

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### MAX FREUDENBERGER

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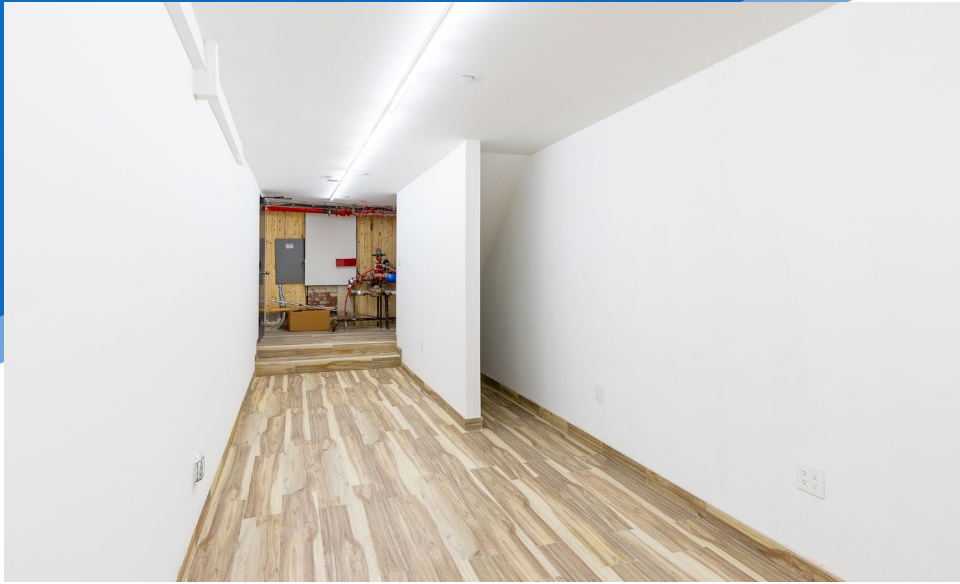
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INTERIOR

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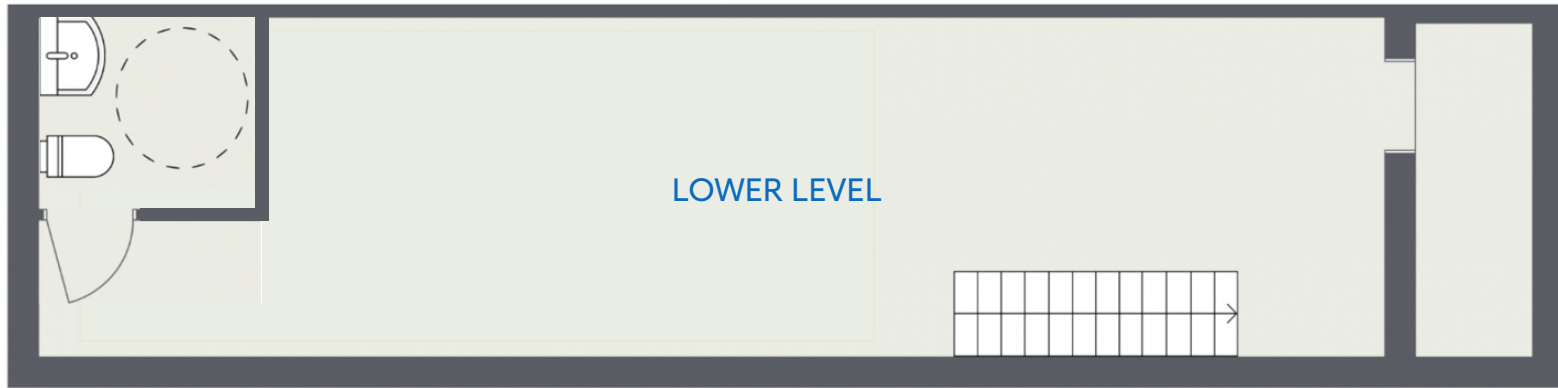
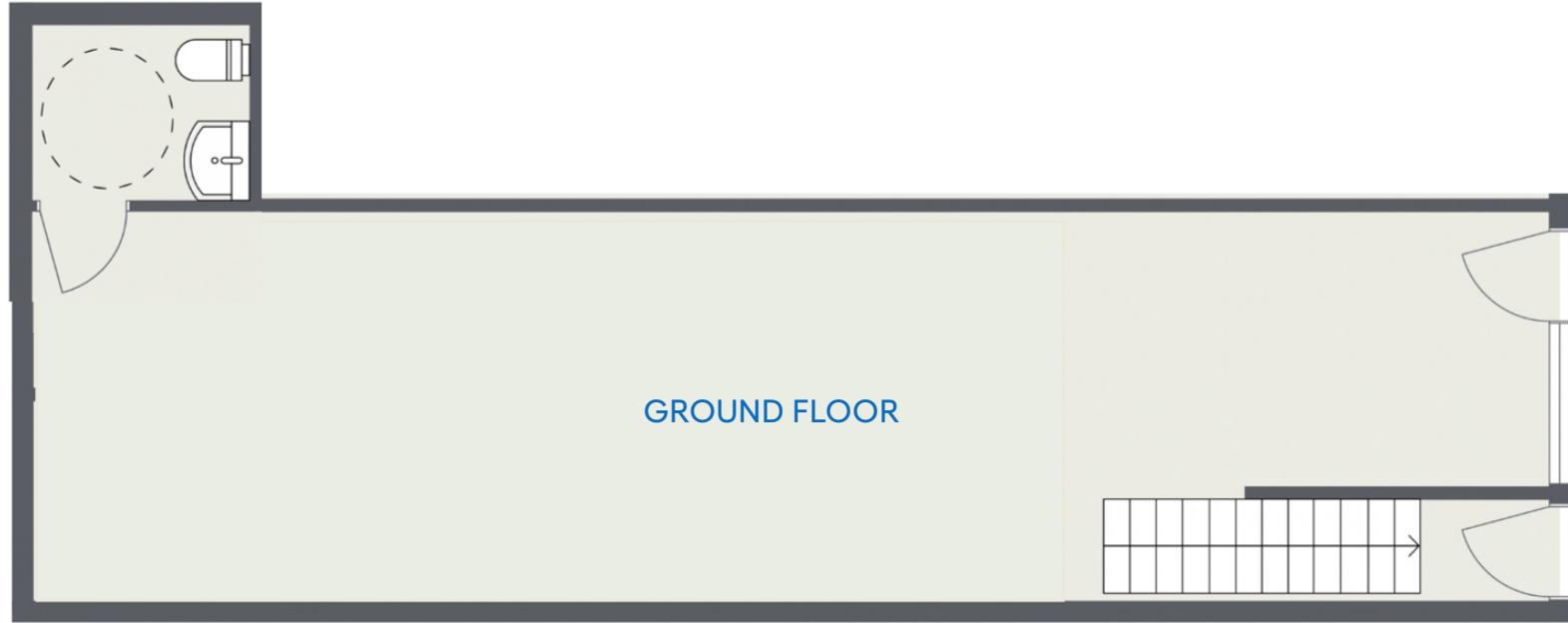
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FLOOR PLAN



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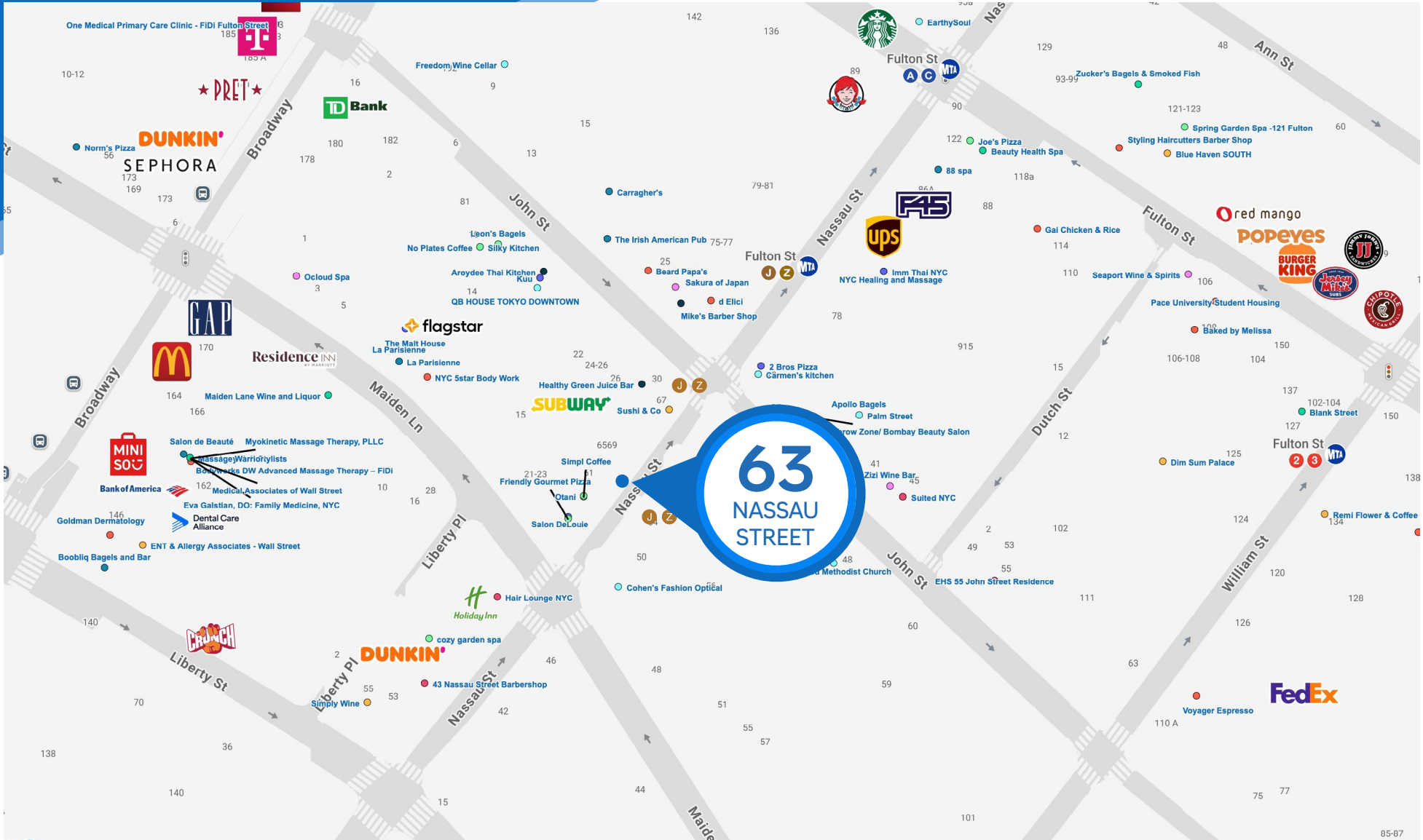
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