

84

SECOND AVENUE EAST VILLAGE, NYC

Between East 4th & 5th Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,400 SF
Selling Lower Level: 1,700 SF

ASKING RENT

\$25,000/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

25 FT

COMMENTS

- Previously "Nai" restaurant
- Turn-key restaurant with all existing FF&E in place
- Fully vented throughout
- Full bar and waiter station with necessary equipment
- Lower level kitchen includes 2-inch gas line, two 15 FT hoods, gas line, oven, stove, and walk-in boxes
- 2 private restrooms on the ground floor, 1 ADA
- No key-money

NEIGHBORS

Frank • Sushi by M • Doko Demo • Via Della Pace • Ella Funt • Topsy Shanghai • Van Leeuwen • Justin's Salt Bread • San Marzano • Elsewhere Espresso • Sauced

TRANSPORTATION



NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
212.468.5927
cshahrabani@meridiancapital.com



CONCEPTUAL RENDERING



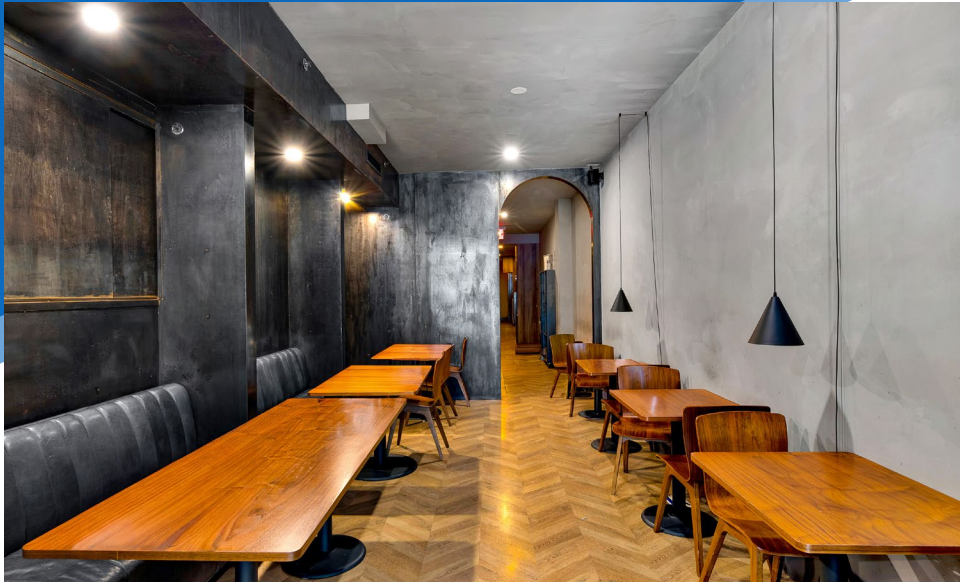
MERIDIAN
RETAIL LEASING

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.

84 SECOND AVENUE

EAST VILLAGE, NYC | Between East 4th and 5th Streets

RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@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.

84 SECOND AVENUE

EAST VILLAGE, NYC | Between East 4th and 5th Streets

RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@meridiancapital.com



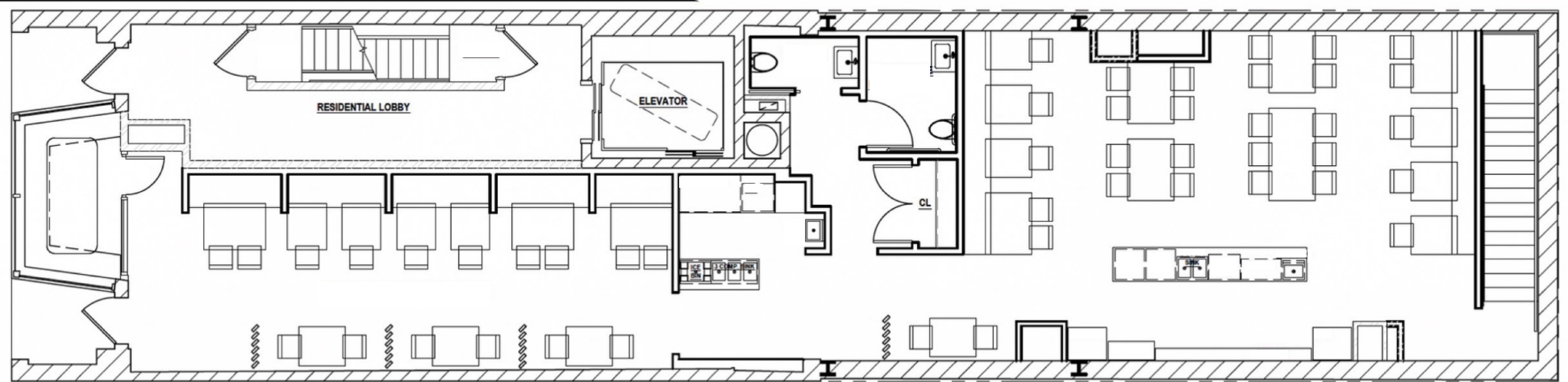
MERIDIAN
RETAIL LEASING

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.

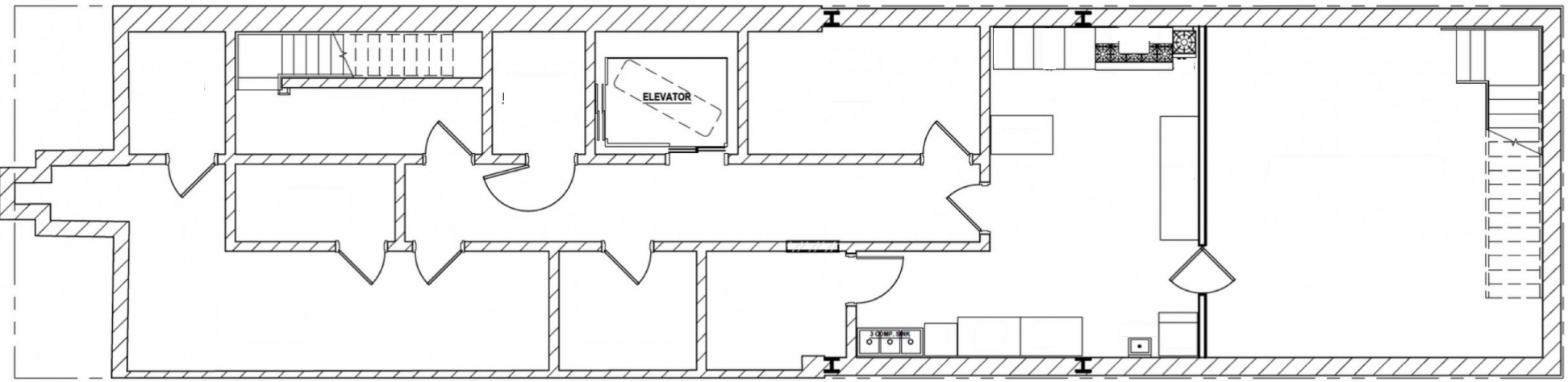
84 SECOND AVENUE

EAST VILLAGE, NYC | Between East 4th and 5th Streets

RESTAURANT FOR LEASE



GROUND FLOOR



LOWER LEVEL

FLOOR PLAN

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@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.

84 SECOND AVENUE

EAST VILLAGE, NYC | Between East 4th and 5th Streets

RESTAURANT FOR LEASE



NEIGHBORS

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@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.