

# 321

**EAST 22<sup>ND</sup> STREET**  
GRAMERCY, NYC

Between First & Second Avenues

RETAIL FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 3,245 SF  
Lower Level: 4,900 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

10 FT

#### COMMENTS

- Clean white-box space
- Open floor plan ideal for fitness concepts
- High foot traffic/residential area in the heart of Gramercy

#### NEIGHBORS

Rosemary's • Tal Bagels • BonChon • Dunkin'  
• Möge Tee • Starbucks • Taco Bell • Ralph's  
Italian Ices • Citizens Coffee • Rococo Design

#### TRANSPORTATION

4 5 6 L



PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**BEN BIBERAJ**  
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703.434.1461  
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**DESI AVIDANE**  
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INTERIOR

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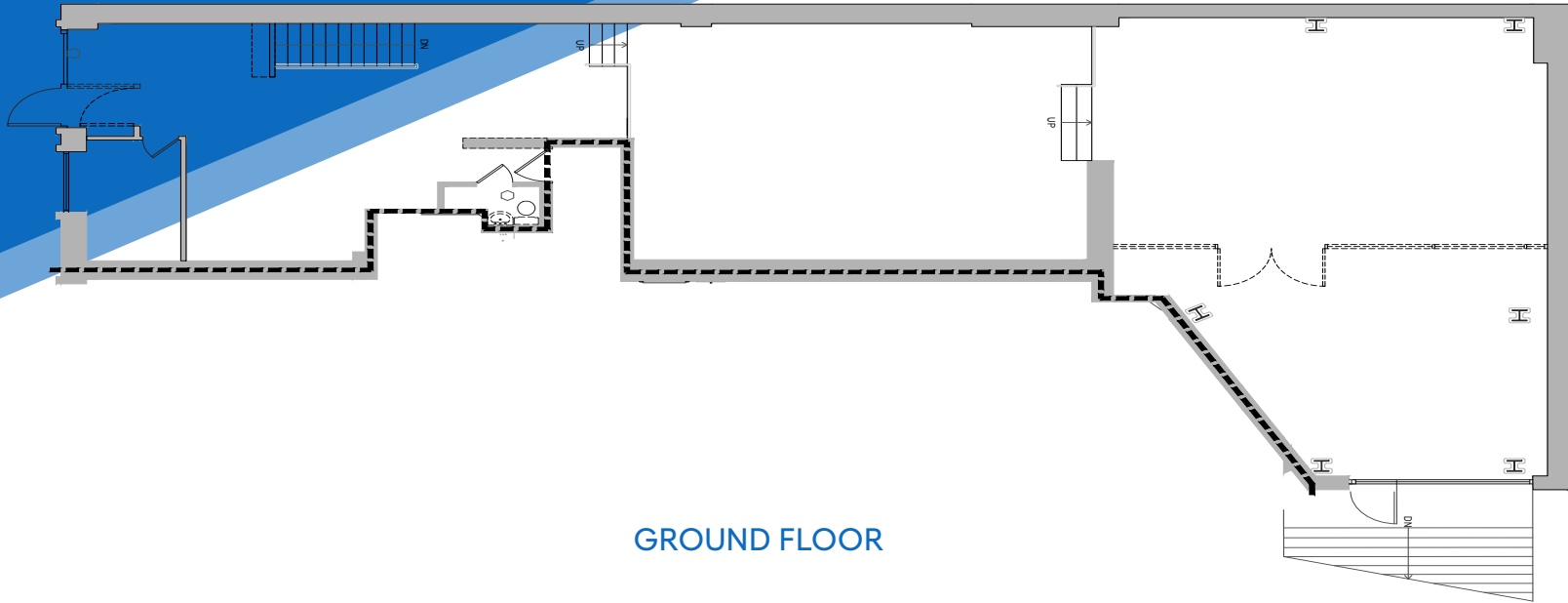


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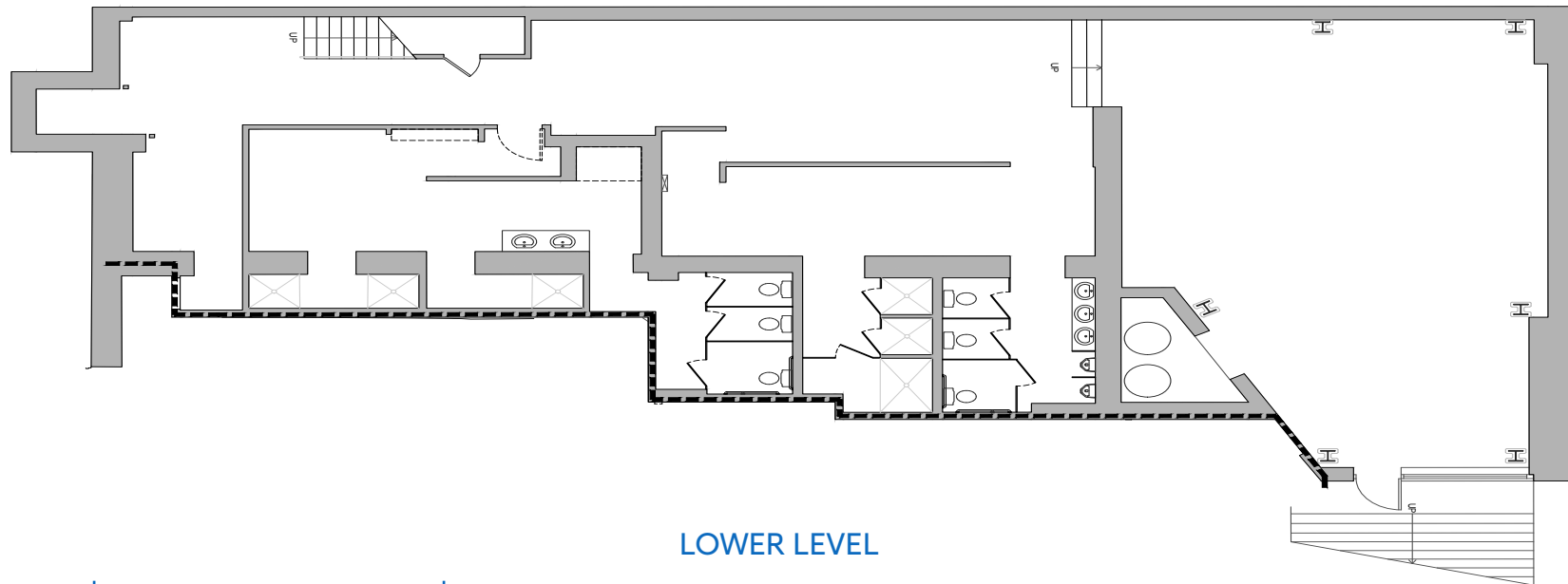
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GROUND FLOOR



LOWER LEVEL

FLOOR PLANS

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NEIGHBORS

**321 EAST 22<sup>ND</sup> STREET**

**THIRD AVENUE** | **SECOND AVENUE** | **FIRST AVENUE**

**E 23RD STREET**

**E 22ND STREET**

**E 21ST STREET**

**E 20TH STREET**

**Businesses shown on map:** TAAI TIME, MORTON WILLIAMS THE FRESH MARKETPLACE, CHASE, Pick A Bagel, CITYMD, Sleep World, SONR COACH, TACO BELL, MALII GRAMERCY, CLUB PILATES, ME Massage Envy, CVS pharmacy, SVA Libraries, JUGOS, & Wine Down, Barber Shops, MÖGE TEE, citi bike, Starbucks, ROLF'S German Restaurant, Church of the Epiphany, A Plus Jenny Dry Clean, Ralph's, Mount Sinai, Nirvana Wellness NYC, C, Cococo design, Bon Bon Ch, DUNKIN', Bonfire Barbers, SN2, 7 ELEVEN, LUNETTA PIZZA & RESTAURANT, POLICE DEPARTMENT NY, NYPD, LearningSpring School, Simon Baruch MS 104, Tal Bagels, Proong Noodle Bar, DAG NYC, Bangkok 2 Thai, ROSEMA.

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