

# 159

## LEXINGTON AVENUE

KIPS BAY, NYC

Corner of Lexington Avenue & East 30<sup>th</sup> Street

RESTAURANT FOR LEASE



### APPROXIMATE SIZE

Ground Floor: 1,500 SF  
Basement: 1,700 SF

### ASKING RENT

~~\$22,500/Month~~ Reduced  
\$20,000/Month

### POSSESSION

Immediate

### TERM

10 Years

### FRONTAGE

45 FT Wraparound

### COMMENTS

- Corner restaurant - previously "Penelope"
- Turn-key with existing infrastructure in place
- Full electric kitchen appliances with hood
- ADA bathroom
- Large basement with walk-in cooler
- Active beer and wine license (full liquor permitted)

### NEIGHBORS

Bareburger • 16 Handles • Tasti D Lite • Matto  
• Fumo • H&H Bagels • Bella Union • Little Ruby's  
Café • Pita Grill • Banc • Lina's Italian Kitchen

### TRANSPORTATION

6

JAMES FAMULARO  
President

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## RESTAURANT FOR LEASE



NITORIOR

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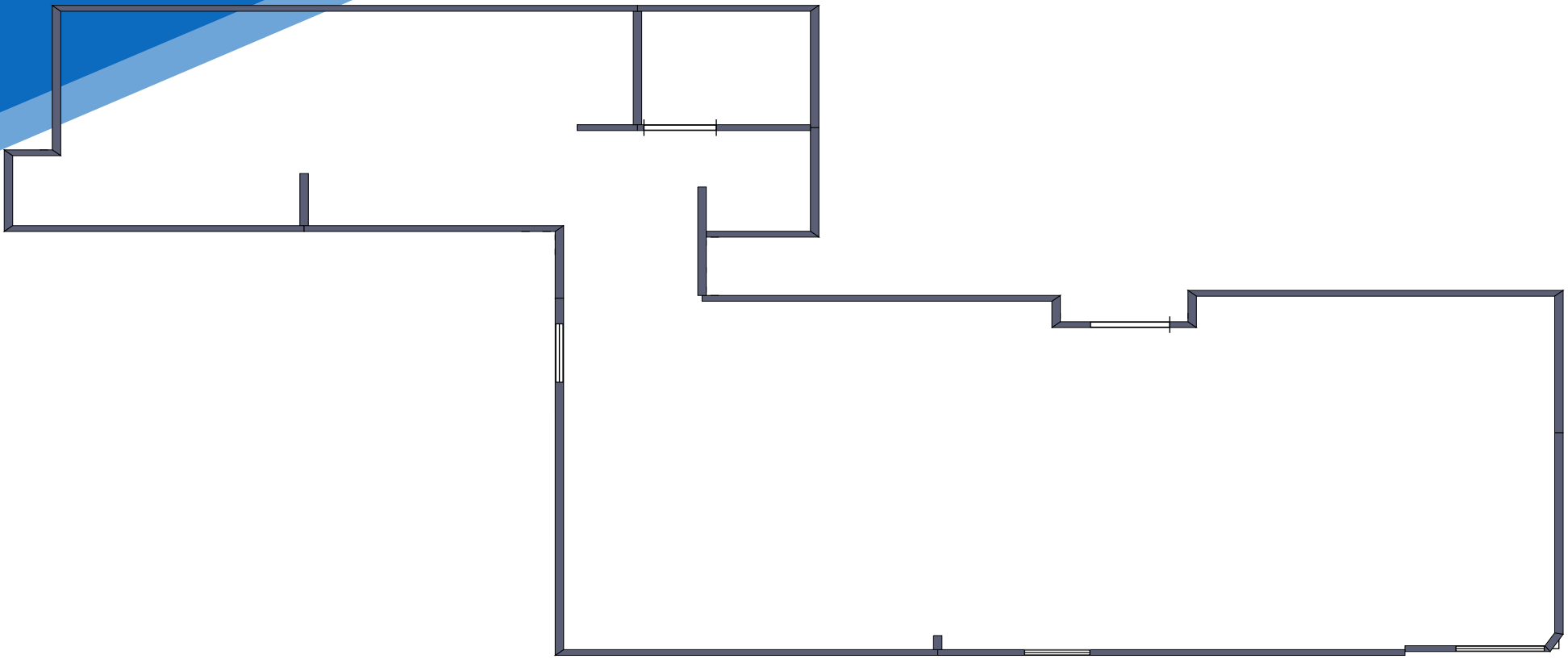
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# 159 LEXINGTON AVENUE

KIPS BAY, NYC | Corner of Lexington Avenue and East 30<sup>th</sup> Street

RESTAURANT FOR LEASE

FLOOR PLAN | GROUND FLOOR



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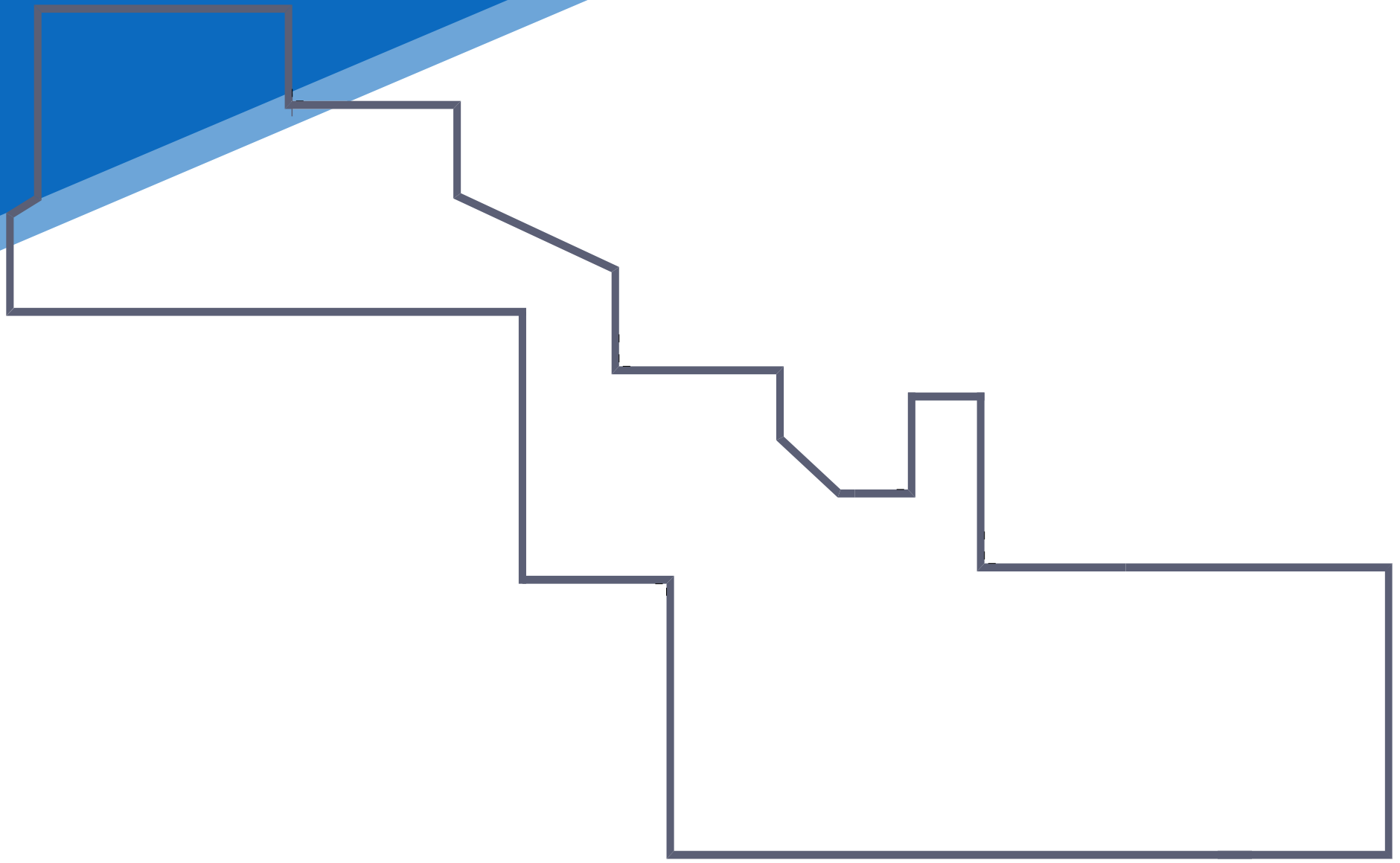
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KIPS BAY, NYC | Corner of Lexington Avenue and East 30<sup>th</sup> Street

RESTAURANT FOR LEASE

FLOOR PLAN | BASEMENT



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EAST 31ST STREET

TD Bank  
KOBAM  
YANG TAEKWONDO  
FORK IN FILM  
MASON JAR  
MURRAY HILL  
MONDRIAN

LEN-WICH  
DUNKIN'  
SAHOLA  
NYC Thin Crust Pizzeria  
Asian Hong Kong  
Deli El Chapincito  
Asuka Asian Cuisine  
BUFFALO WILD WINGS  
DOVER STREET MARKET NEW YORK

Elizabeth Hood Vocal Theater  
New York Public Library  
The H... York C...

EAST 31ST STREET

MEZE MAZI  
Church of the Good Shepherd  
BondVet Barans Doner  
Eros  
Nobi Sushi  
BANC  
ITALIAN LENA'S KITCHEN  
Spring Sushi and Miyako  
NEW MOON CHINESE RESTAURANT

EAST 30TH STREET

Aaron School  
SABAI THAI  
verizon  
TAVERN 29  
Starbucks

MATTO Atomix  
Bagel Street  
J's Cleaners  
Atma Yoga Teacher Training  
Deauville Hotel

Galart International  
New Absolute Laundry  
Bareburger  
HAIR BAR NYC  
Club 29  
MOKA & CO  
tasti D-lite

EAST 30TH STREET

H&H  
Elite Health  
Fáilte  
SIMON'S HARDWARE  
PITA & BEYOND  
FUMO  
LINEA HAIR SALON

EAST 29TH STREET

ROYALTON PARK AVENUE  
simona  
GCYCLEBAR  
A TO BOY  
K Pilates  
CHURCHILL

SUITE NY  
Hot Breads  
Phalia  
Dice Tattoo  
Sinha Trading  
SOGO Nails III  
le café coffee  
WOK IN THE CLOUDS

Top Nail Salon  
DUNKIN'  
Petopia  
AMERICA'S WINESHOP  
KALUSTYAN'S  
THE EPIPHANY SCHOOL  
Curry In a Hurry  
Blue Mountain  
Tiny Thai Cafe

EAST 29TH STREET

East 29 St Laundry  
Sorrentinos Pizzeria  
rock salt  
Sam Sunny  
Uni K Wax  
GLOSSLAB  
verizon  
7-ELEVEN  
Self-Realization Fellowship  
Sinhade's Ethnic Cuisine

EAST 28TH STREET

TARALLUCCI E VINO  
PRET  
PMG  
COVINGTON FABRIC + DESIGN

McDonald's  
FedEx  
Hill Mary Coffee Shop  
Black Duck Restaurant  
Bailey Waxing  
BAGELS & SCHMEAR  
DUANEREADE  
CUSTOM VILLAGE  
Cinamon  
Dhaba  
Lahori Kabab  
Sahib  
Renewal  
J.BESPOKE  
BARRY'S  
TURNMILL  
ROOF  
Bhatti INDIAN GRILL

CHOTE NAWAB  
Subway Cinema  
Maguro  
Candle  
TSUMO, OMAKASE  
Haandi Restaurant  
Tangra  
desigalli  
sorella  
BYYOU LASER CLINIC  
Vanity Fair Cleaners

EAST 28TH STREET

Green Mandala  
Bassel Deli Grocery  
Starbucks  
FELIX DRILL  
babycakes  
SANTOBBIO  
GEM  
ST. ILLUMINATOR'S ARMENIAN APOSTOLIC CATHEDRAL  
GREEN LEAF ORGANIC RESTAURANT

EAST 27TH STREET

HILLSTONE

Sarabeth's  
Full House Comedy

Burp Bowl Cafe  
REPERTORIO  
La Delice Pastry Shop

EAST 27TH STREET

SUGARED + BRONZED  
Rita's Restaurant  
HEYDAY  
First Christian Church of the Valley  
DUANEREADE

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