

233

EAST 34TH STREET
MURRAY HILL, NYC

Between Second & Third Avenues

RETAIL FOR LEASE

APPROXIMATE SIZE

2,200 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Previously "Row House"
- Partially built-out fitness space
- Potential for 12 FT ceilings
- High foot traffic on a 2-way street
- All uses considered

NEIGHBORS

Thai Food Near Me • Poke Mahi • Crunch Fitness
• Pio Pio • Milk & Cookies • Mazu • Blue Haven •
Bubo • Ted's Corner Tavern • D'Agostino • Cask

TRANSPORTATION

6



PROPERTY INFORMATION

JAMES FAMULARO

President

BEN BIBERAJ

Senior Director

703.434.1461

bbiberaj@meridiancapital.com

DESI AVIDANE

Associate

212.468.5990

davidane@meridiancapital.com



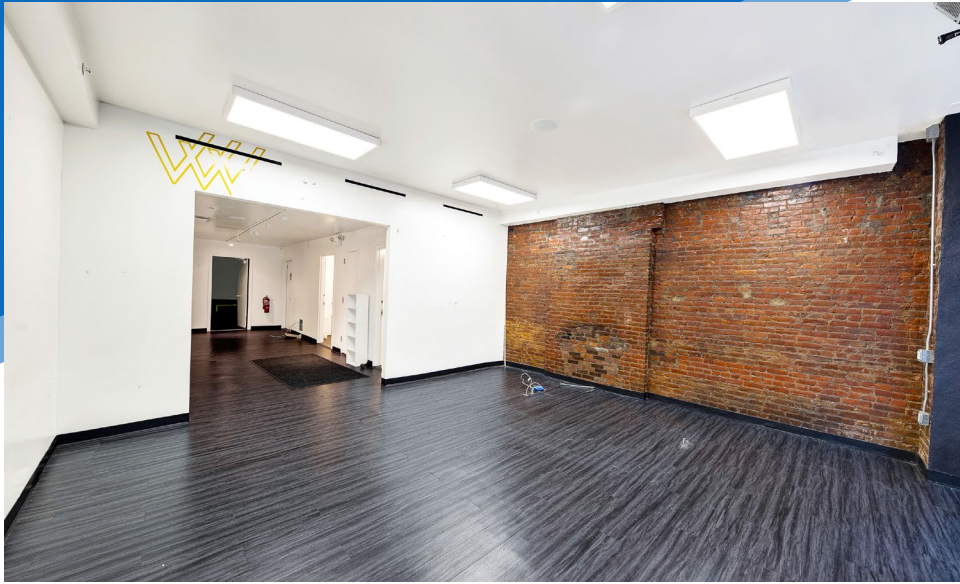
MERIDIAN
RETAIL LEASING

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.

233 EAST 34TH STREET

MURRAY HILL, NYC | Between Second and Third Avenues

RETAIL FOR LEASE



INTERIOR

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

DESI AVIDANE
Associate
212.468.5990
davidane@meridiancapital.com



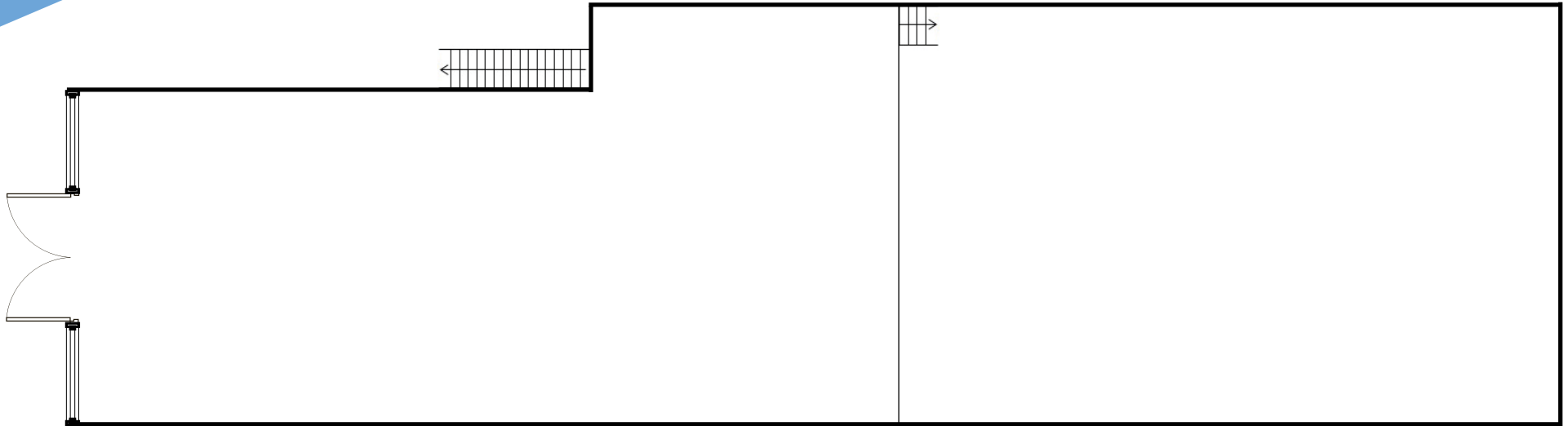
MERIDIAN
RETAIL LEASING

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.

233 EAST 34TH STREET

MURRAY HILL, NYC | Between Second and Third Avenues

RETAIL FOR LEASE



FLOOR PLAN

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

DESI AVIDANE
Associate
212.468.5990
davidane@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.

233 EAST 34TH STREET

MURRAY HILL, NYC | Between Second and Third Avenues

RETAIL FOR LEASE

NEIGHBORS



JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

DESI AVIDANE
Associate
212.468.5990
davidane@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.