

339

WEST 44TH STREET
HELL'S KITCHEN, NYC

Between Eighth & Ninth Avenues

RESTAURANT FOR LEASE



APPROXIMATE SIZE

800 SF + Storage Basement

ASKING RENT

~~\$9,000/Month~~ Reduced
\$7,850/Month

POSSESSION

Immediate

TERM

5-7 Years

FRONTAGE

10 FT

COMMENTS

- Turn-key restaurant
- Prime Hell's Kitchen location, steps from Port Authority
- Walk-in fridge and storage space in the basement
- No key-money
- New direct lease with landlord

NEIGHBORS

Shake Shack • Juice Press • Bird & Branch • Gregory's Coffee • Schmackary's • Fushimi • Bea • Shorty's • Sushi Seki • Carve • Sephora • Starbucks

TRANSPORTATION

7 F 1 2 3 A C E N Q R W

M42

PROPERTY INFORMATION

NOAM AZIZ

Associate
212.468.5984
naziz@meridiancapital.com

ELI MARCUS

Associate
212.468.5912
emarcus@meridiancapital.com

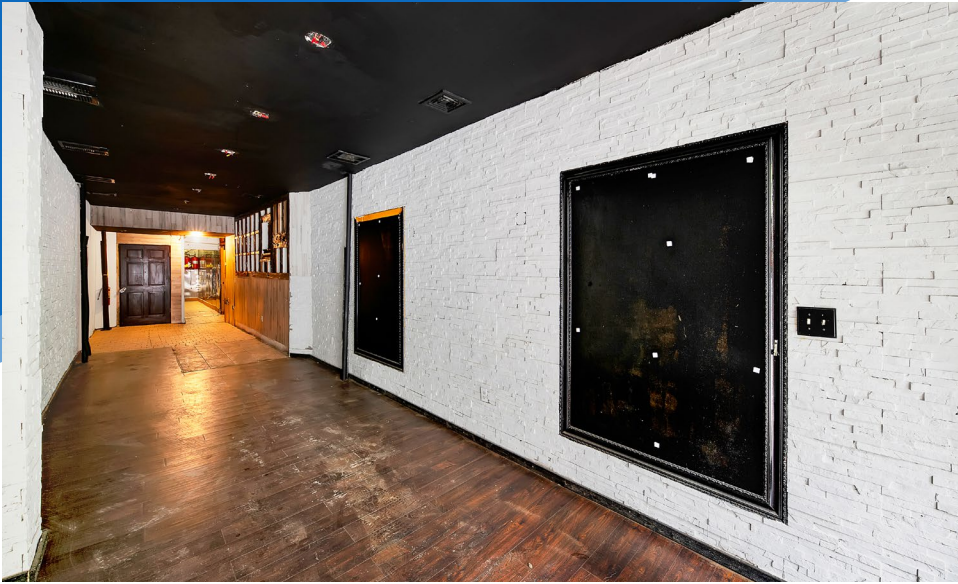
 **MERIDIAN**
RETAIL LEASING

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.

339 WEST 44TH STREET

HELL'S KITCHEN, NYC | Between Eighth and Ninth Avenues

RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ
Associate
212.468.5984
naziz@meridiancapital.com

ELI MARCUS
Associate
212.468.5912
emarcus@meridiancapital.com



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.

339 WEST 44TH STREET

HELL'S KITCHEN, NYC | Between Eighth and Ninth Avenues

RESTAURANT FOR LEASE



W 47TH STREET



W 46TH STREET



NINTH AVENUE

EIGHTH AVENUE

W 45TH STREET



W 44TH STREET



W 43RD STREET

NEIGHBORS

NOAM AZIZ
Associate
212.468.5984
naziz@meridiancapital.com

ELI MARCUS
Associate
212.468.5912
emarcus@meridiancapital.com



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.