

40

AVENUE B EAST VILLAGE, NYC

Between East 3rd & East 4th Streets

RESTAURANT FOR LEASE



APPROXIMATE SIZE

1,500 SF

ASKING RENT

\$16,995/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

25 FT

COMMENTS

- Vented restaurant with outdoor space and basement
- Tall ceilings
- New HVAC and ADA bathroom in place
- 7-day-a-week foot traffic

NEIGHBORS

Duane Reade • Shampoo Avenue B • Guidepost Montessori • Discovery Wines • Cornerstone Café • Hoffmaier & Hoffmaier PC

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

ELLIOT WYGODA
Associate
212.468.5968
ewygoda@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.

40 AVENUE B
EAST VILLAGE, NYC | Between East 3rd and East 4th Streets

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

ELLIOT WYGODA
Associate
212.468.5968
ewygoda@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.

40 AVENUE B

EAST VILLAGE, NYC | Between East 3rd and East 4th Streets

RESTAURANT FOR LEASE



NEIGHBORS

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
703.434.1461
bbiberaj@meridiancapital.com

ELLIOT WYGODA
Associate
212.468.5968
ewygoda@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.