

Between First & Second Avenues

APPROXIMATE SIZE 550 SF

ASKING RENT -\$4,000/Month Reduced \$3,500/Month

POSSESSION Immediate

TERM 10-15 Years FRONTAGE 14 FT

COMMENTS

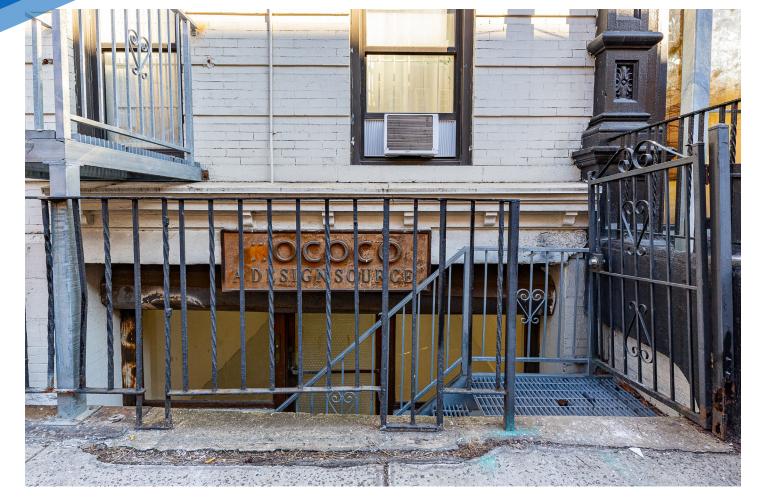
- · White-box condition with new epoxy floors
- Bathroom in place
- **NFORMATION** · Directly across from Simon Baruch Middle School
 - · Close proximity to Peter Cooper Village and Peter's Field
 - All uses considered

NEIGHBORS

Δ.

ROPERTY Ralph's Ices • Tal Bagels • Rosemary's • D'Agnostino • Rolf's • Frank's Trattoria • Bon Chon • Dunkin' • Morton Williams • 7-Eleven

TRANSPORTATION



JAMES FAMULARO

President 646.658.7373 jfamularo@meridiancapital.com

COLE KLEPPINGER

Associate 212.468.5993 ckleppinger@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.

325 EAST 21ST STREET GRAMERCY, NYC | Between First and Second Avenues

RETAIL FOR LEASE



JAMES FAMULARO President 646.658.7373 jfamularo@meridiancapital.com

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Associate 212.468.5993 ckleppinger@meridiancapital.com **MERIDIAN** RETAIL LEASING

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