150 EAST 24TH STREET



A ONE-OF-ONE MANHATTAN RETAIL OPPORTUNITY

APPROXIMATELY 42' OF VERTICAL SPACE. **UNLIMITED VISION.**

ksr

A SPACE UNLIKE ANY OTHER.

Directly Across from Baruch College | Gramercy / Flatiron

PROPERTY HIGHLIGHTS

- Ultra-Rare Opportunity Featuring Approximately 42-Foot Ceiling Heights
- Ownership Willing to Construct Additional Floors to Accommodate Tenant's Needs
- Prime Gramercy Location, Directly Across from Baruch College
- Exceptional Opportunity for a Multi-Level Retail, Fitness, Entertainment, or Experiential Concept
- Expansive Glass Frontage Providing Excellent Visibility
- Unique Industrial Character with Soaring Ceilings
- Located in a Densely Populated Residential and Commercial Corridor

SIZE	4,000 SF Ground Floor 3,550 SF Second Floor 3,000 SF Third Floor 4,000 SF Lower Level
FRONTAGE	42′
CEILING HEIGHT	42′
POSSESSION	Immediate
ASKING RENT	Upon Request
TRANSPORTATION	6 R W F M M23 SBS Crosstown Bus

ksr



THE OPPORTUNITY TO

BUILD UP, NOT JUST OUT.

With approximately 42 feet of vertical space, 150 East 24th Street presents an extraordinary opportunity to create a custom multi-level destination.

ONE SPACE. MULTIPLE POSSIBILITIES.



CONCEPTS FOR 150 EAST 24TH STREET

SINGLE USER LAYOUT





CONCEPTS FOR 150 EAST 24TH STREET

POTENTIAL 3 FLOOR LAYOUT



CONCEPTS FOR 150 EAST 24TH STREET

POTENTIAL 4 FLOOR LAYOUT

DIRECTLY ACROSS FROM BARUCH COLLEGE

A BUILT-IN AUDIENCE AT YOUR DOORSTEP

Positioned directly across from Baruch College's main Vertical Campus building, **150 East 24th Street** offers exceptional exposure to an established community of students, faculty, staff, and neighborhood residents.

Located in the heart of Gramercy / Flatiron, the property benefits from a dynamic mix of educational, residential, office, and retail activity.

Baruch COLLEGE | CUNY







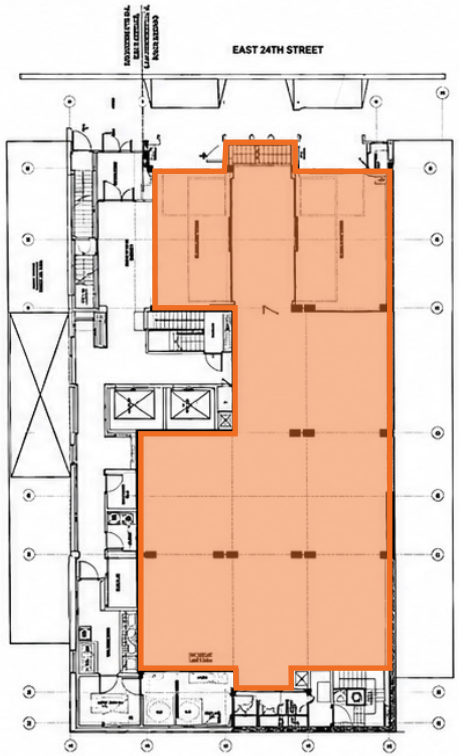
LOWER LEVEL

4,000 SF



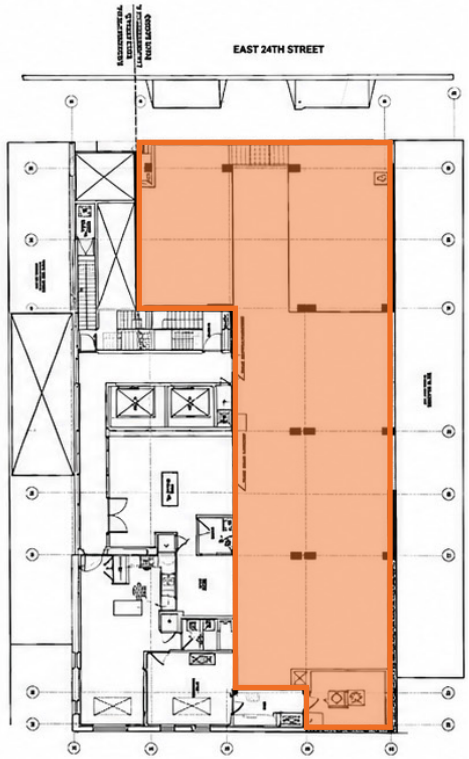
GROUND FLOOR

4,000 SF



SECOND FLOOR

3,550 SF



THIRD FLOOR

3,000 SF

FLEXIBLE FLOOR PLATES WITH THE ABILITY TO CUSTOMIZE LAYOUTS AND CONFIGURATIONS TO ACCOMMODATE TENANT REQUIREMENTS.

EXISTING INTERIOR & FLOOR PLAN | A BLANK CANVAS FOR YOUR VISION



150 EAST 24TH STREET

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID GREEN
516.320.0260 | DGreen@Ksrny.com

ALBERT SALAMEH
646.944.0797 | ASalameh@ksrny.com

BENJAMIN NAMDAR
516.406.9176 | BNamdar@ksrny.com

1385 Broadway, 22nd Floor | New York, NY 10018
212.417.9217 | ksrny.com

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.