

319

FIRST AVENUE GRAMERCY, NYC

Between East 18th & 19th Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

2,500 SF + Basement

ASKING RENT

~~\$17,500/Month~~ Reduced
\$16,000/Month

POSSESSION

Immediate

TERM

New Direct Lease

FRONTAGE

25 FT

COMMENTS

- Currently "Ponce Bank"
- In the heart of Gramercy
- Directly across from Stuy-Town providing built-in foot traffic
- Opportunity for retail, medical, or service-oriented uses

NEIGHBORS

Ess-a-Bagel • NYU Langone • IHop • Tio Pio • Starbucks • Panda Express • Buffalo Wild Wings • Pete's Tavern • Rosemary's East • Wing Stop

TRANSPORTATION

4 5 6 L



PROPERTY INFORMATION

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
212.468.5927
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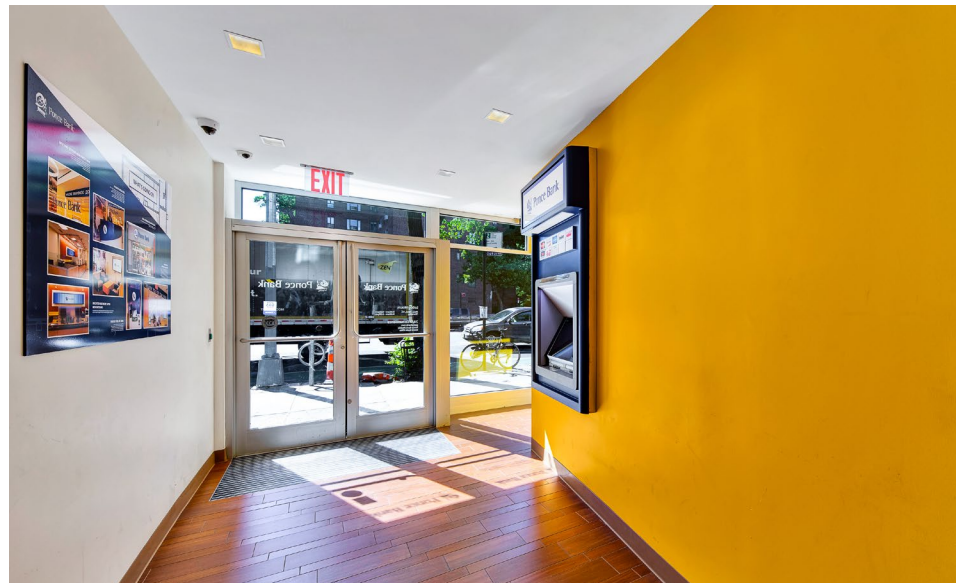
MERIDIAN
RETAIL LEASING

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INTERIOR

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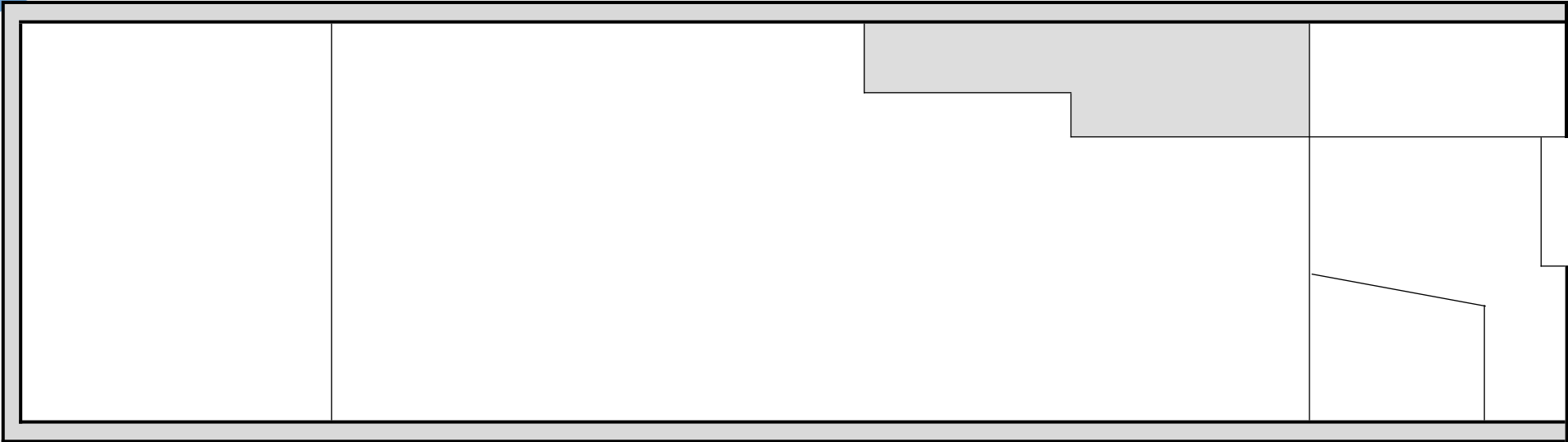
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FLOOR PLAN



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