41
WEST 23RD STREET
FLATIRON, NYC

Between Fifth & Sixth Avenues

CAFÉ FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 793 SF + Storage Basement

CURRENT RENT
$16,480/Month

KEY-MONEY ASK
$225,000

TERM
Through June 2035

FRONTAGE
25 FT

CEILING HEIGHTS
16 FT

POSSESSION
Immediate

COMMENTS
- Currently "Something Green"
- Café infrastructure in place
- Brand-new HVAC and bathroom in place
- Flatiron's prime corridor
- Significant branding opportunity

NEIGHBORS
Tenjou Ramen • Eataly • Tacombi • Maman • Liberty Bagels • Thyme Bar • Empire State of Wine • Grabstein's Bagels • Paris Baguette • Experimental Cocktail Club

TRANSPORTATION
N Q R W 4 5 6

KYLE FINK
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INTERIOR





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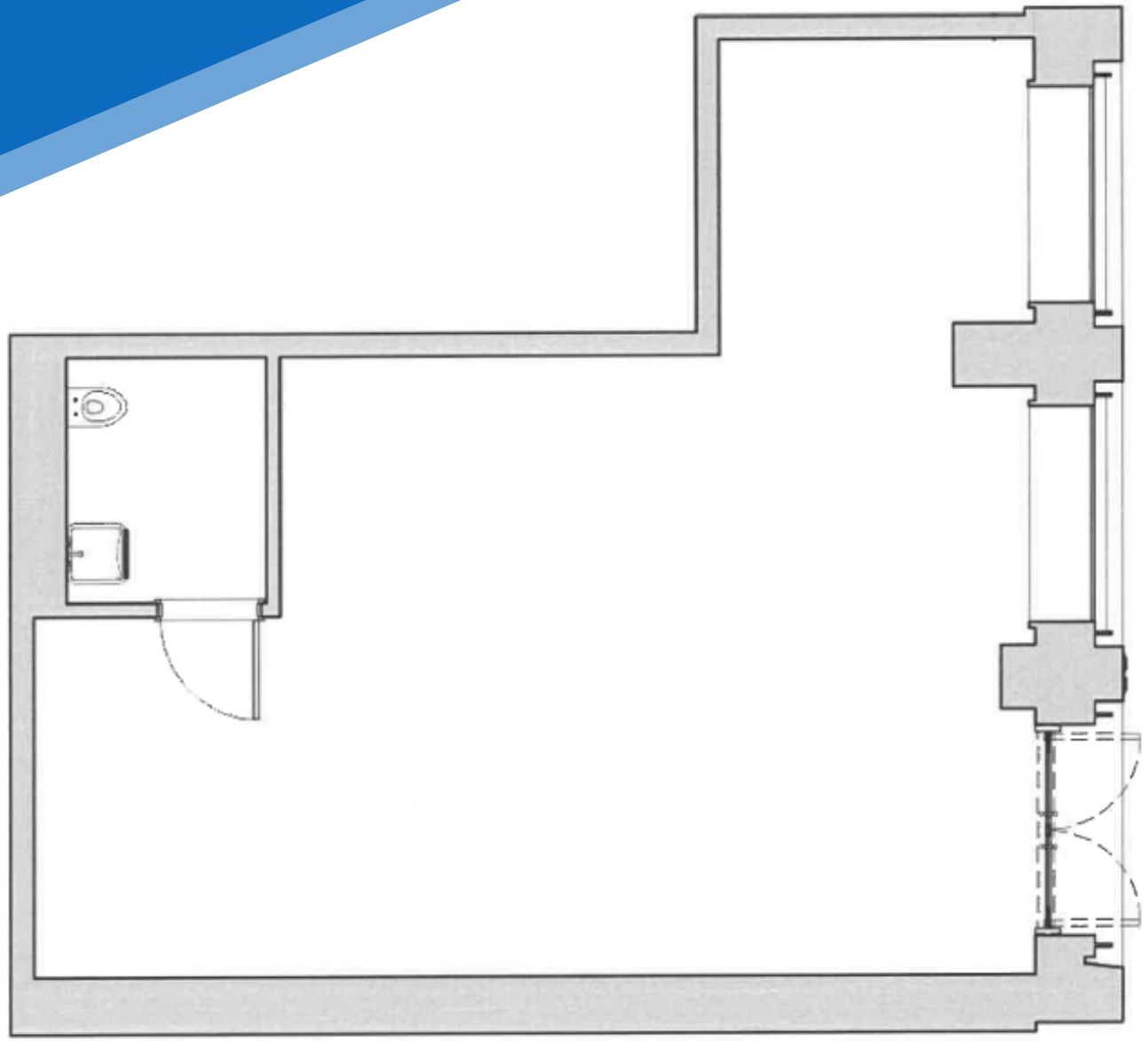
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FLOOR PLAN



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