



622

11TH Avenue

PRIME

Retail Opportunity

HELL'S KITCHEN





A MODERN RETAIL CANVAS

Brand new construction featuring a modern, efficient design and state-of-the-art infrastructure. Engineered for maximum brand visibility with wide frontage and exceptional signage opportunities.



THE
LANDMARK CAVERN
SINCE 1863

 **Sunrise**
MARKET PLACE

 SILVER TOWERS

GRAND CRU
WINE & SPIRITS



ERA
ROOFTOP BAR

**BREAD AND
BREAKFAST
BURRITOS**

Est. 1994
**SULLIVAN ST
BAKERY**
N.Y.C.





PREMIER PROPERTY SPECIFICATIONS

3,117 SF

Total Available Space

66 FT

Expansive Eleventh Avenue Frontage

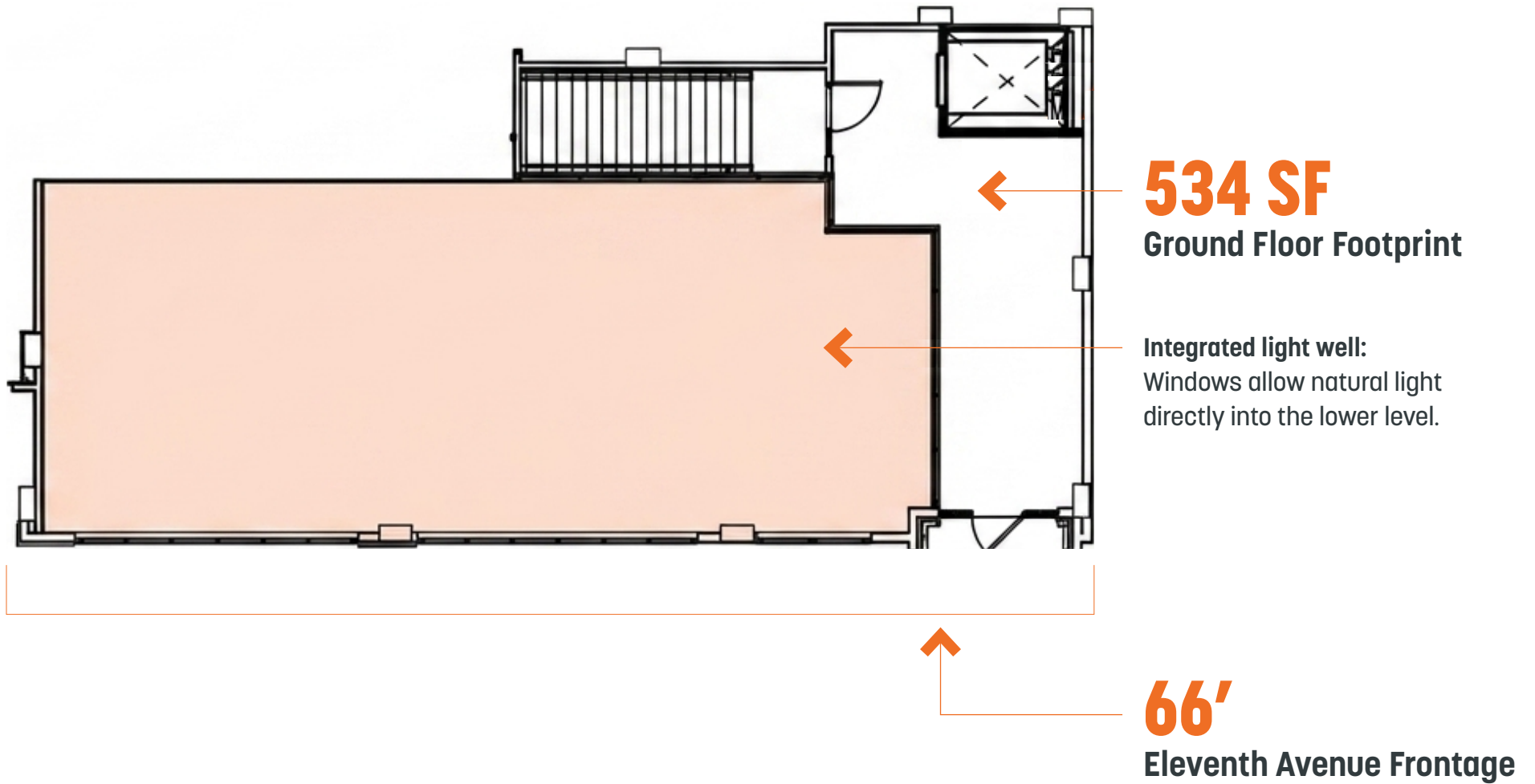
20 FT

Ceiling Heights

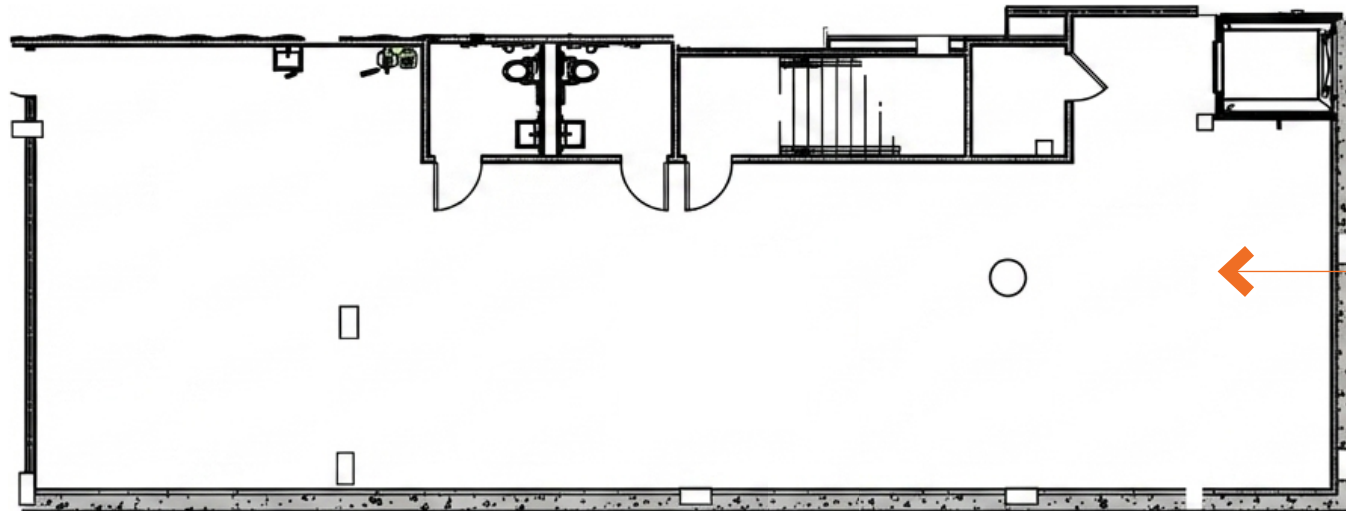
Immediate

Possession Date

FULL INFRASTRUCTURE IN PLACE: NEW HVAC & ELEVATOR



GROUND FLOOR LAYOUT



2,583 SF
Lower Level Footprint

An expansive lower-level footprint seamlessly connected to the ground floor via high visibility light wells and private elevator access, offering a massive open canvas for dynamic spatial design.

LOWER LEVEL LAYOUT



INTERIORS



622 11TH Avenue

PRIME RETAIL OPPORTUNITY IN HELL'S KITCHEN

66' HIGH-VISIBILITY FRONTAGE

3,117 TOTAL AVAILABLE SQUARE FEET

GROUND FLOOR

534 SF
20' CEILING
HEIGHT

LOWER LEVEL

2,583 SF



STATE-OF-THE-ART INFRASTRUCTURE

Brand new construction featuring modern HVAC systems and dedicated elevator access.



POSSESSION IMMEDIATE

The space is scheduled to be ready for tenant handover immediate.

INTEGRATED NATURAL LIGHT

Strategic window placement allows natural light to flow from the street level into the lower level.



Starbucks



Landmark Tavern



Silver Towers



Era Rooftop Bar

PREMIER NEIGHBORHOOD CONTEXT

Located near Starbucks, Landmark Tavern, Silver Towers, and the Era Rooftop Bar.



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FOR MORE INFORMATION, PLEASE CONTACT:

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