

85 FOURTH AVENUE

BETWEEN 10TH & 11TH ST | UNION SQUARE/EAST VILLAGE



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PROPERTY HIGHLIGHTS

- All Uses Considered Except Omakase & Coffee
- Prime Union Square/East Village corridor with 8 subway lines within a few blocks
- Situated below a 159-unit doorman building
- Directly next door to The Moxy, a 285 room luxury hotel driving daily foot traffic
- Steps from NYU and Washington Square Park
- Dense mix of daytime office workers, NYU students, and East Village residents supporting consistent foot traffic
- **Neighbors include:** Chopt, Shake Shack, Little Sister Lounge, The Ready Rooftop Bar, & Irving Farm Coffee Shop

SIZE: 1,466 SF Ground Floor

FRONTAGE: 25'

POSSESSION: ASAP

TRANSPORTATION: 4 5 6 N Q R W L



CONTACT OUR BROKERS FOR MORE INFORMATION:

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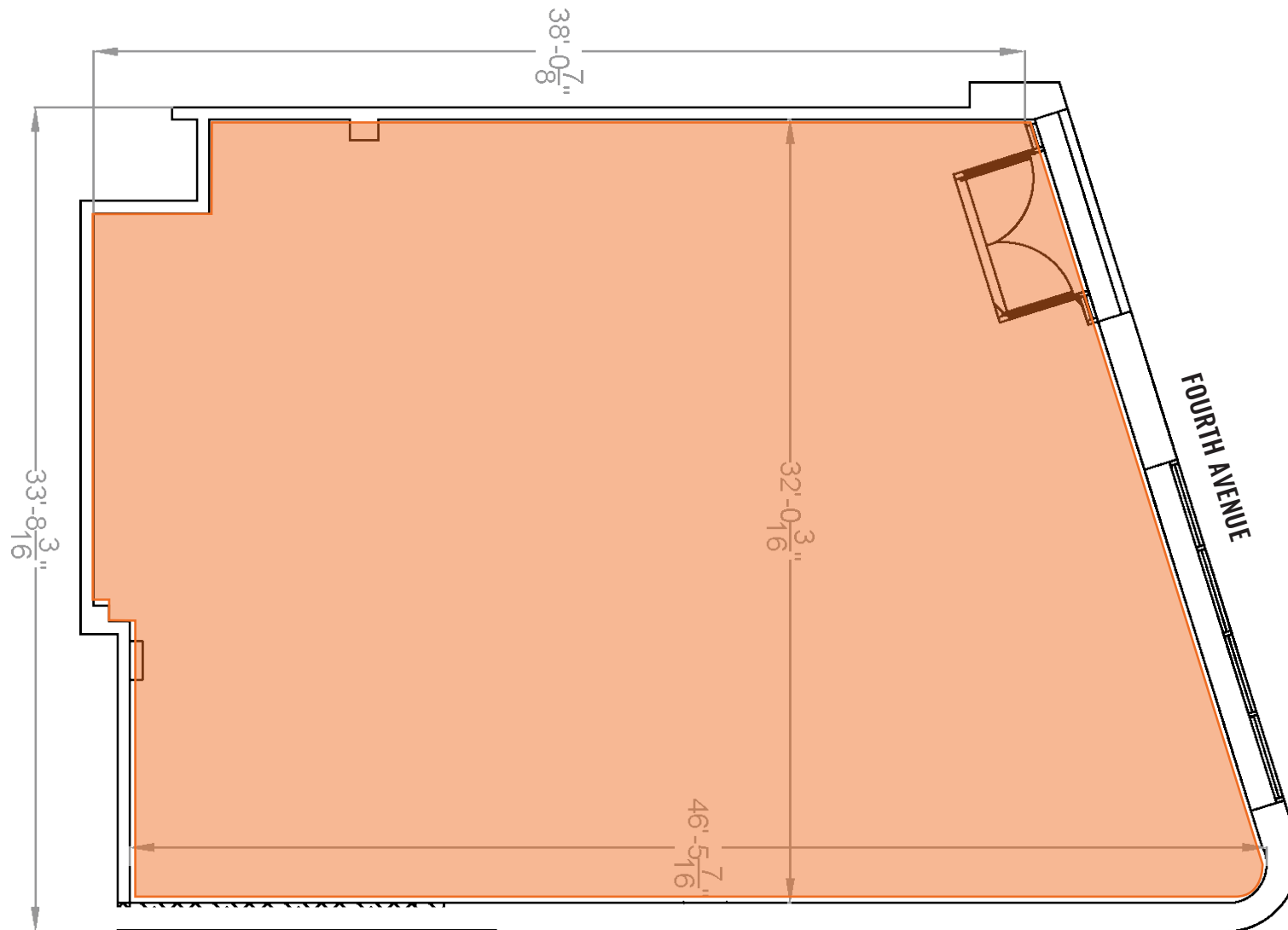


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FLOOR PLANS:
GROUND FLOOR: 1,466 SF



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