

**222
FRONT STREET**

Turnkey Café
Space for Lease



THE NEIGHBORHOOD



SOUTH STREET SEAPORT



27,715,365
Annual riders at Fulton Street Station



1,051,748
Annual ferry passengers at Wall Street terminal



22 HOTELS / 3,470 ROOMS
within a 5min walk



938 RESIDENTIAL UNITS **230,000 SF**
under construction of new office space under
in seaport district construction in seaport district



2,991
Seaport district residents with an average HHI of \$205,86.
(Seaport District defined as eight blocks bound by Dover Street & Peck Slip (N), Pearl and Front streets (W), John Street (S), and East River (E).)



MAJOR SEAPORT OFFICE TENANTS:
Nike, ESPN, Stripe, UNICEF, Health & Home Care, Allied World Alliance, The Legal Aid Society



14 Million
Tourists expected to visit Lower Manhattan in 2023



56 Summer Concerts
at Pier 17 with 3,500 concert-goers each

THE NEIGHBORHOOD



222
FRONT STREET
FACTS & FIGURES

Total Area
540 sf

Total Frontage
25'

Ceiling Height
16'

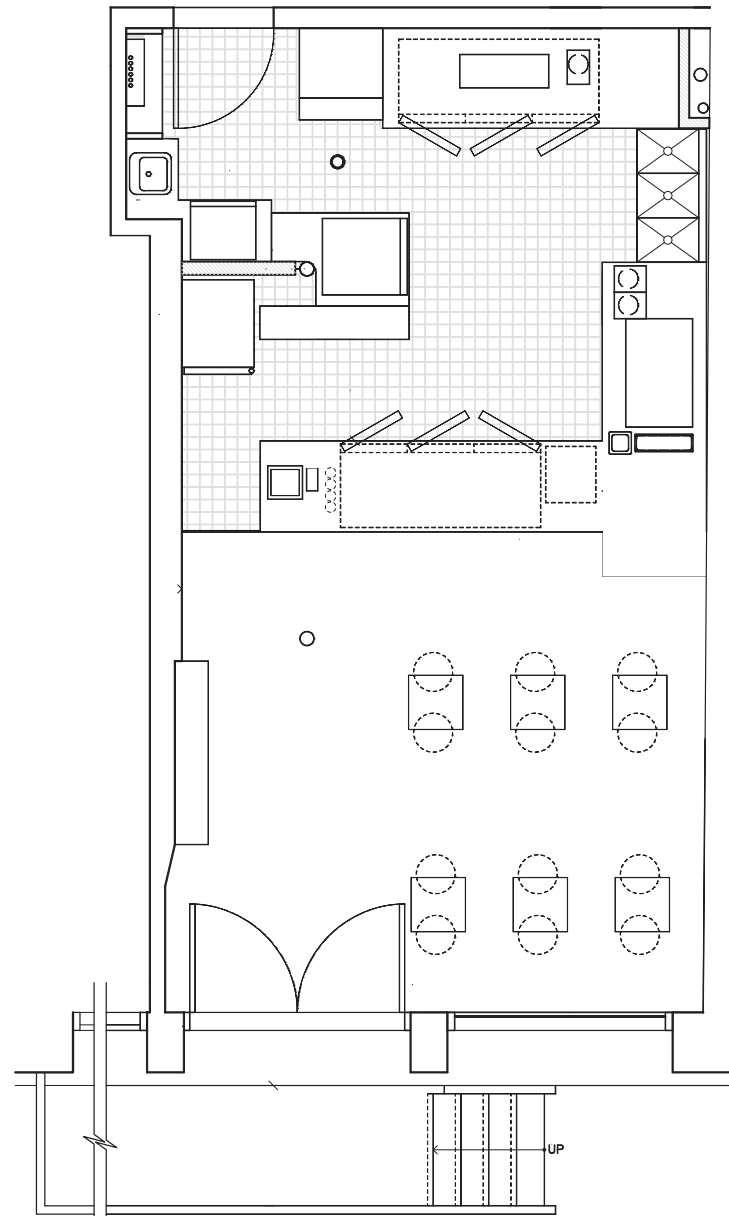
Possession
Immediate

Space Highlights

Private Front Patio

All-Glass façade

Coffee Bar Installation



Front Street



SO 275 325 375
ATO 300 4
COFFEE 1
COND 1.50 5.50
HAND 375 5
SODA 5 6
A LATTE 1 1
- HOLIDAY
- REFINED MILK 27
- ALMOND

COLD
COLD BREW 1 1
ESPRESSO 1 1
LATTE 1 1
MILK 1 1
HOT CHOCOLATE 1 1
TEA 1 1
MATCHA 1 1

HISTORIC MEETS MODERN

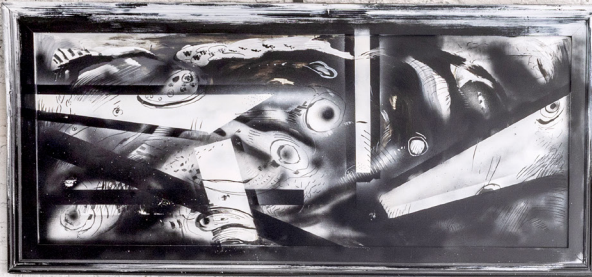
Bright natural light accentuates historic detailing and a modern monochrome aesthetic in this pristinely presented turnkey café opportunity.



Open, flexible seating
and a private patio...

...are paired with a
generously sized and
equipped prep area.







**HISTORIC
FRONT STREET
RETAIL LEASING CONTACTS**



BRAD SCHWARZ

BSchwarz@lee-associates.com
212.776.1290

JP SUTRO

JSutro@lee-associates.com
212.776.1274

OLIVIA HWANG

OHwang@lee-associates.com
212.776.1238



KAREN ROSE

KRose@durst.org
212.667.8705

