PROPERTIES

KOREATOWN PRIME

Fully Built K-BBQ Restaurant

21 W 35

Restaurant for Lease

KOREATOWN | MIDTOWN SOUTH

8,000 SF + Rooftop Bar

$1,100,000 / Year NNN

- *Opening Rooftop Bar*
- *No Key Money*

Koreatown Prime Restaurant

21 West 35th Street
Located between Fifth and Sixth Avenues

21 West 35th Street offers a prime, fully built K-BBQ restaurant with an opening rooftop bar in the heart of Manhattan's Koreatown. Over $6,000,000 has been invested in leasehold improvements, including a fully equipped commercial kitchen in the basement, venting, gas and electric in place, and more than 20 tons of HVAC. The rooftop bar features a $700,000 retractable roll cover that opens the roof for year-round use. The space is offered at $1,100,000 per year NNN with no key money, and possession to be arranged. The restaurant sits on the same block as Cho Dang Gol, across from Barn Joo 35, and one block from Dan Social Club on West 36th Street. Herald Square, the Empire State Building and Penn Station are steps away, with access to the N, Q, R, W, B, D, F, M, 1, 2 and 3 subway lines. Offered to credit tenants only, with an existing U.S. location in operation.

PROPERTY OVERVIEW

Fully Built K-BBQ Restaurant + Rooftop Bar

ASKING RENT	**$1,100,000 / YR NNN**
MONTHLY	$91,666.67
TOTAL	Approx. 8,000 SF
ROOFTOP	$700K Retractable Roll Cover
HVAC	20+ Tons
IMPROVEMENTS	$6,000,000+ Leasehold
KEY MONEY	None
POSSESSION	To Be Arranged
LEASE TYPE	NNN
BLOCK / LOT	837 / 29

HIGHLIGHTS

Prime Koreatown, fully built K-BBQ restaurant - vented | gas | electric
Over $6,000,000 in leasehold improvements; 20+ tons of HVAC
Rooftop bar with $700,000 retractable roll cover to open the roof
Next to Cho Dang Gol & Barn Joo 35; one block from Dan Social Club
No key money; credit tenants with an existing U.S. location only
One block from the Empire State Building and Herald Square
Nearby subway lines: N, Q, R, W, B, D, F, M, 1, 2, 3

Location

The heart of Manhattan's Koreatown

Schematic map, not to scale. Locations approximate.

ON THE BLOCK

1	**Cho Dang Gol** *Michelin Guide-listed Korean*	55 W 35th St
2	**Karaoke Duet 35** *Private-room karaoke*	53 W 35th St, 2nd Fl
2	**Izakaya MEW** *Japanese izakaya*	53 W 35th St
3	**Black Tap** *Craft burgers & shakes*	45 W 35th St
4	**Baeksojeong** *East Coast flagship - opening Oct 2026*	41 W 35th St
5	**Everydaily** *Korean restaurant*	35 W 35th St
6	**Barn Joo 35** *Korean gastropub - across the street*	34 W 35th St
7	**Dan Social Club** *Koreatown social club - one block north*	West 36th St

GETTING HERE

B D F M N Q R W - 34 St-Herald Sq (2 min)
1 2 3 - 34 St-Penn Station | PATH - 33rd St
LIRR / NJ Transit / Amtrak - Penn Station

Interior Photos

The Rooftop Bar

Formerly BarChef NYC

The rooftop was previously home to BarChef NYC, a destination rooftop cocktail lounge. The space is delivered fully built, with a $700,000 retractable roll cover that opens the roof in good weather and closes for year-round use. It is a ready-made second concept or private-event space on top of the restaurant below.

ROOFTOP FEATURES

$700,000

Retractable roll cover roof

20+ Tons

HVAC capacity (building)

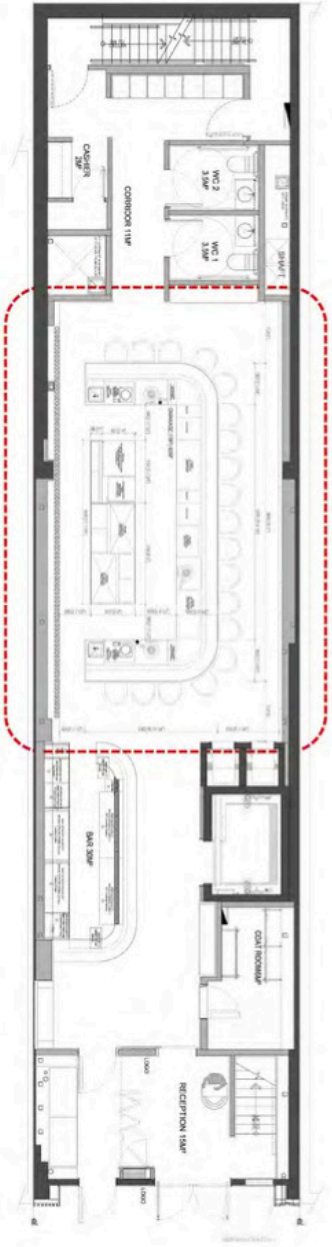
Fully Built

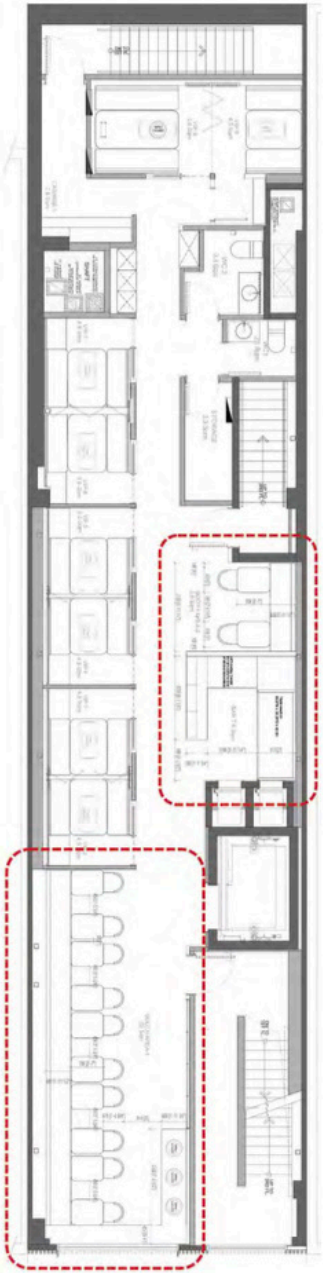
Bar, back-bar display & seating

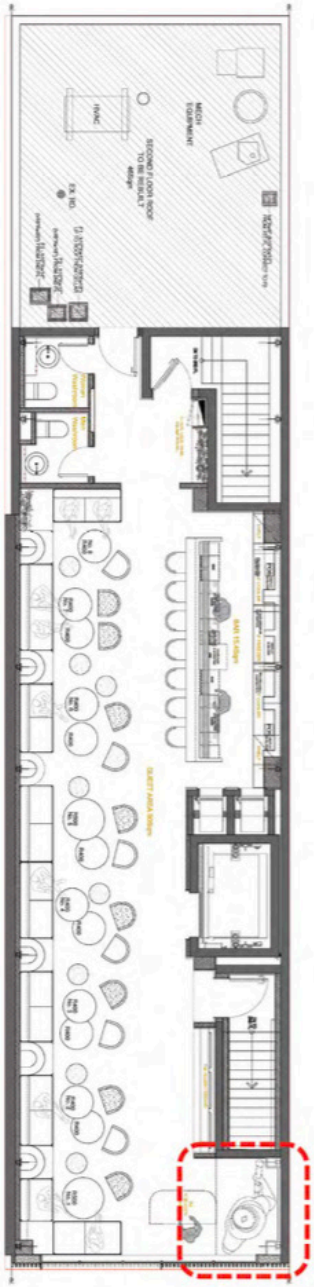
Year-Round

Open-air or enclosed

Floor Plans


CORRIDOR 110sF
CASHIER 30F
WC 2 3.5sF
WC 1 3.5sF
SHAFT
BAR 30sF
COAT ROOM 6sF
RECEPTION 15sF




MECH EQUIPMENT
HVAC
SERVICE AREA

PROPERTIES

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