

## Free-Standing Building For Lease in Rye Brook

**275 SOUTH RIDGE STREET  
RYE BROOK, NY 10573**

PLEASE CALL FOR PRICING



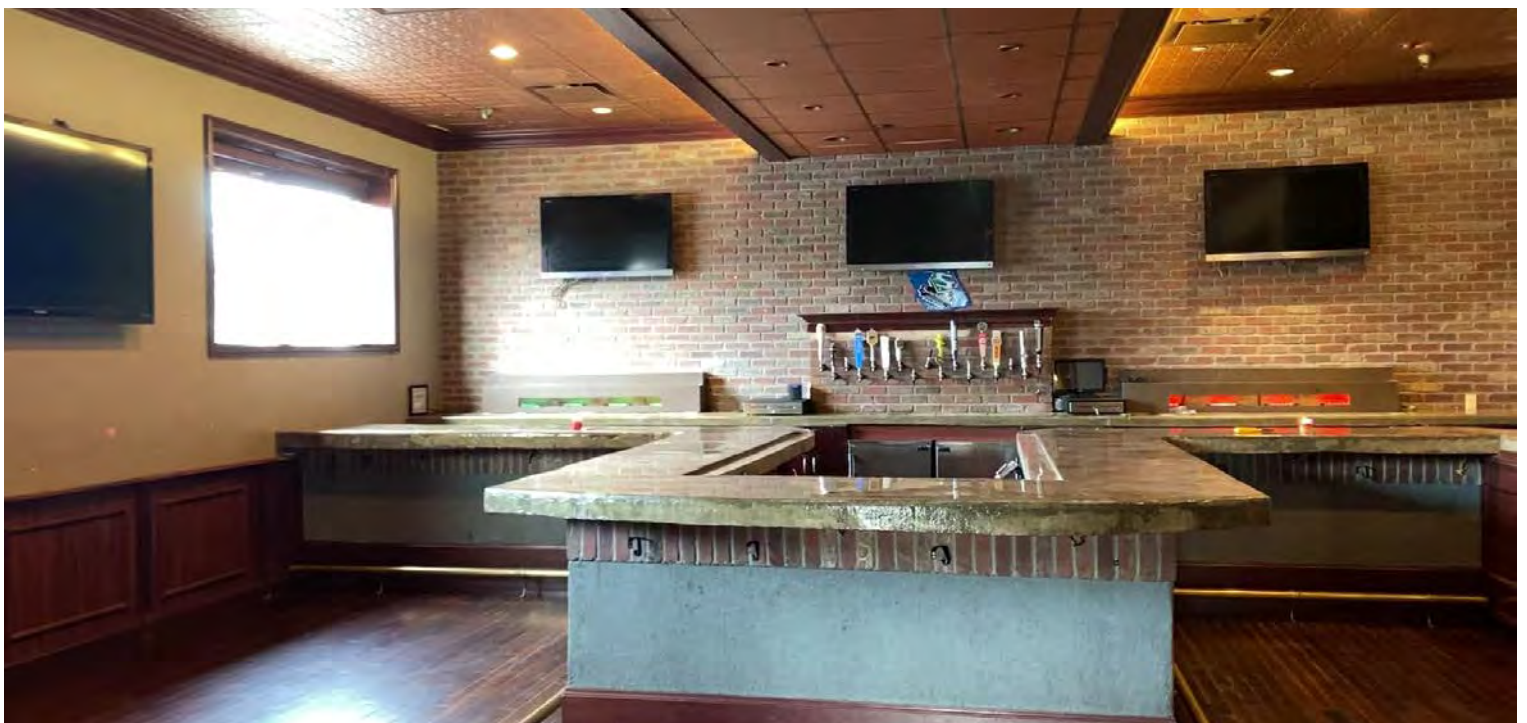
- 6,000 sq. ft. fully built-out, turnkey restaurant on the main floor
- 6,000 sq. ft. (625 sq. ft. finished party room) on the lower level with a kitchen and large walk-in boxes
- 700 sq. ft. outdoor dining space
- 80 parking spaces
- Custom millwork throughout
- Large custom bar with entertaining area and seating
- Intimate private party room
- Large banquet great room with grand gas fireplace and 30' ceiling
- Private party room in lower level with private bathrooms
- Possible 250 seats
- Extensive working kitchen with a 14' exhaust hood and a 22' exhaust hood
- (4) large walk-in boxes - (1) on the main floor and (3) on the lower level
- All sprinklers and fire suppressants are code compliant
- Sub dividing the space is a option

Washington Park Plaza in Rye Brook features an extensive turnkey restaurant with private event spaces. This location has a large amount of traffic being part of a busy shopping center in Rye Brook, NY. Between Dunkin Donuts, Wells Fargo, CVS, and Acme, the flow of shoppers is constant throughout the day and night. This standalone, prime location faces South Ridge Street, making it highly visible to cars. A must-see location. Please call to schedule a viewing of this amazing space.

## Property Photos

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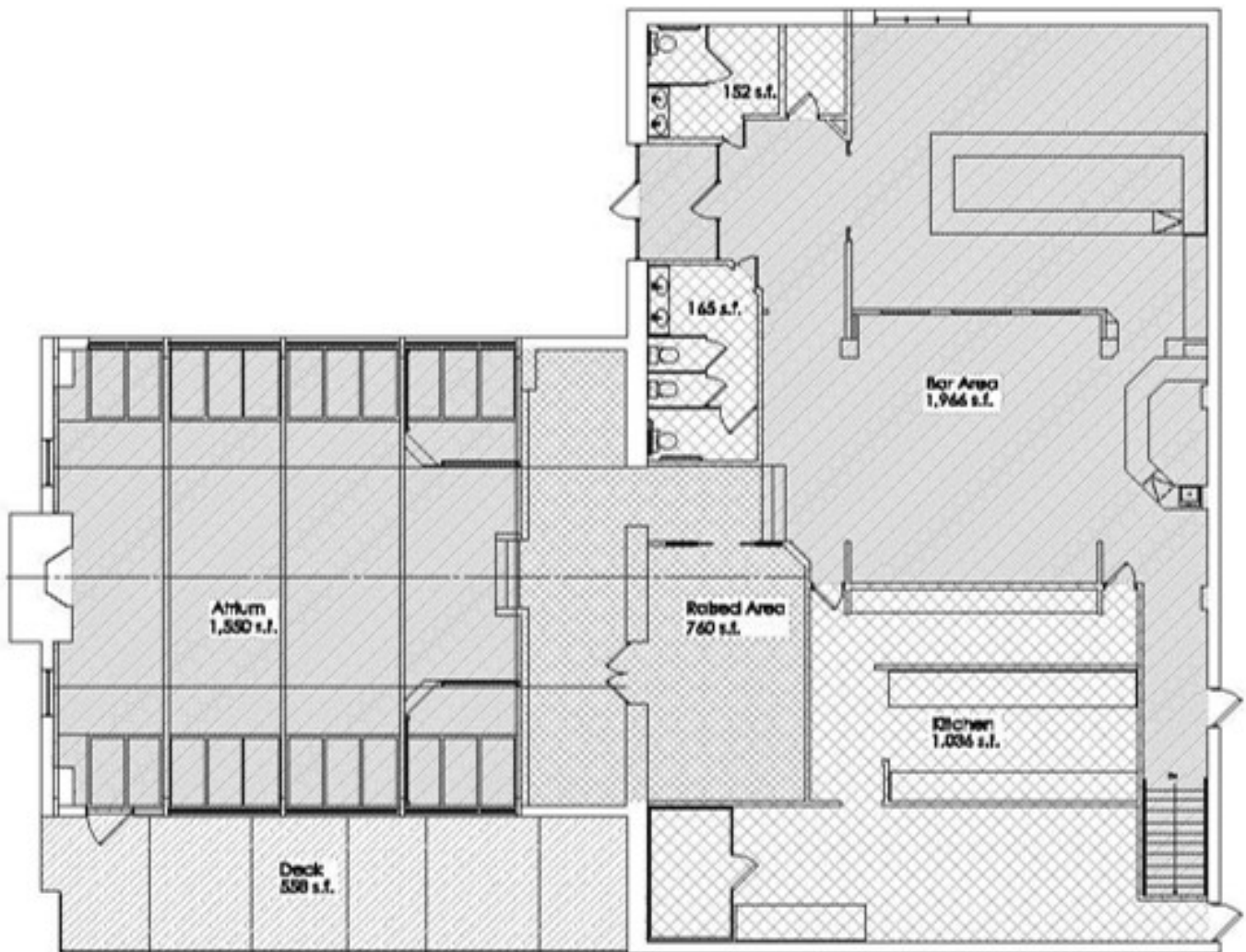
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## Floor Plan - First Floor

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### FIRST FLOOR Area Calculations (net)

Attium 1,550 s.f.  
Raised area 760 s.f.  
Bar area 1,966 s.f.  
Kitchen 1,036 s.f.  
Deck 558 s.f.

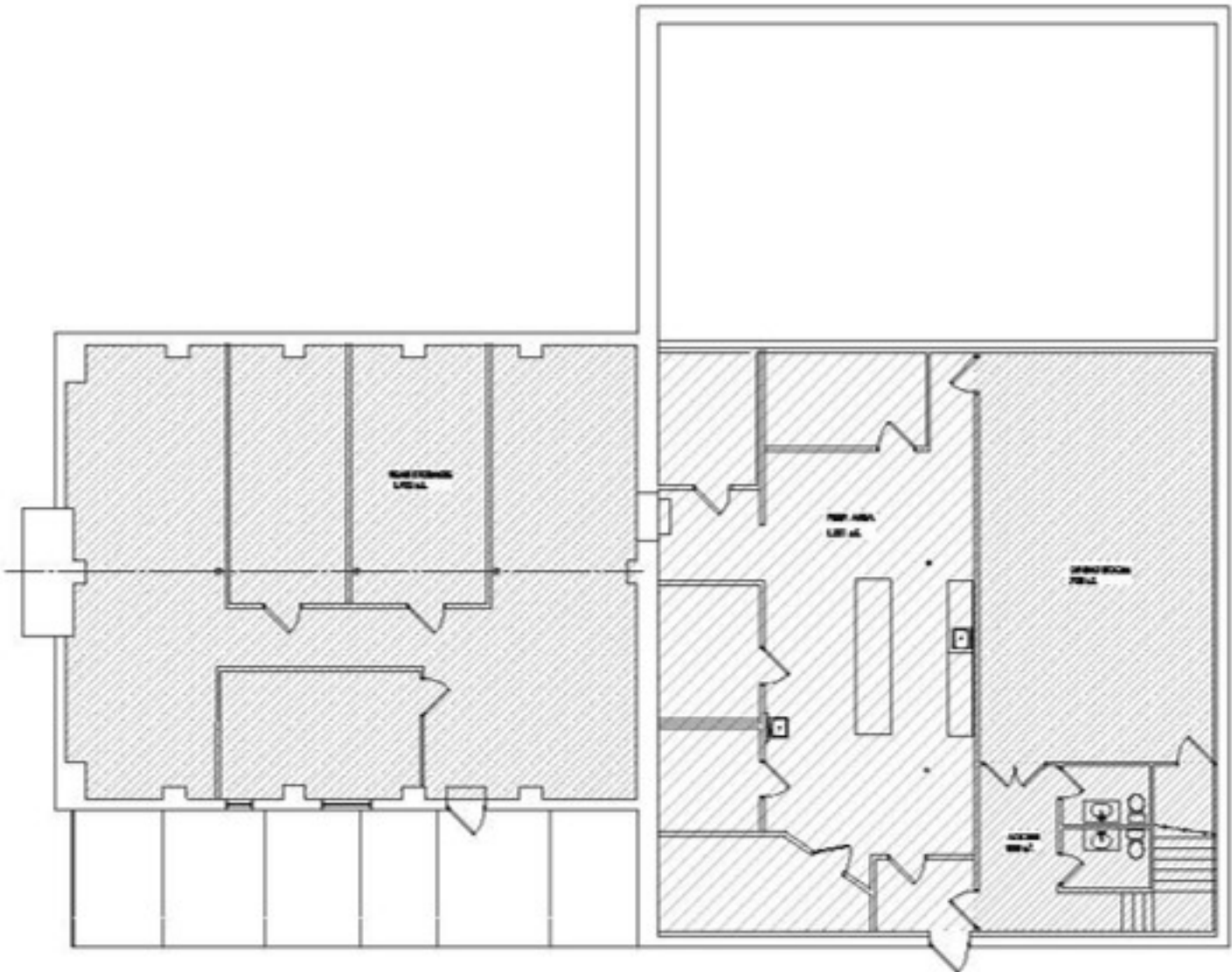
Gross area (footprint)= 6,049 s.f.

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## Floor Plan - Basement

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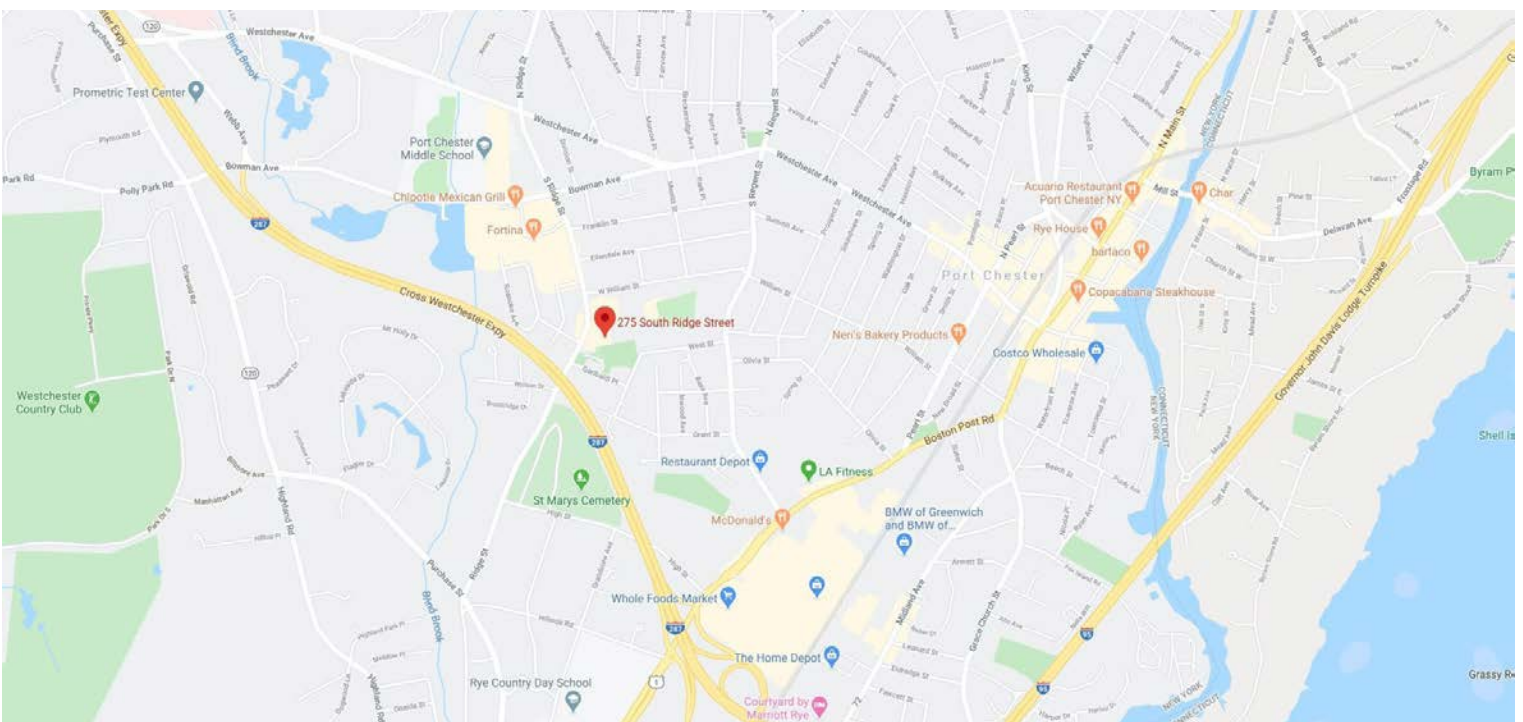
**BASEMENT**  
**Area Calculations (net)**  
Storage 1,832 s.f.  
Prep. area 1,321 s.f.  
Dining Room 702 s.f.  
Access 303 s.f.

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## Aerial View and Regional Map

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