

# 24 John Street

**FINANCIAL DISTRICT** New York

THE ARTEZEN

Retail  
Space  
for Lease

Danny Volk  
(917) 304-3634  
danny@vantage.com

Vantage

Vantage

## SPACE DETAILS

South block of John Street between Broadway and William Street

### Approximate Size

Ground Floor	1,650 SF
Lower Level	400 SF
Mezzanine	300 SF

<b>Term</b>	<b>Possession</b>
Long Term	Immediate

<b>Site Status</b>	<b>Rent</b>
Vacant	Upon Request

### Neighbors

Nobu, La Parisienne, Hole In The Wall, Sushi & Co., Xi'an Famous, Pret A Manger, Chop & Go, Nish Nush, Blue Spoon Coffee Company, Blue Bottle, Think Coffee, Starbucks, Blank Street Coffee, Sonder, Residence Inn by Marriott, The Beekman, Millennium, and Gild Hall

### Comments

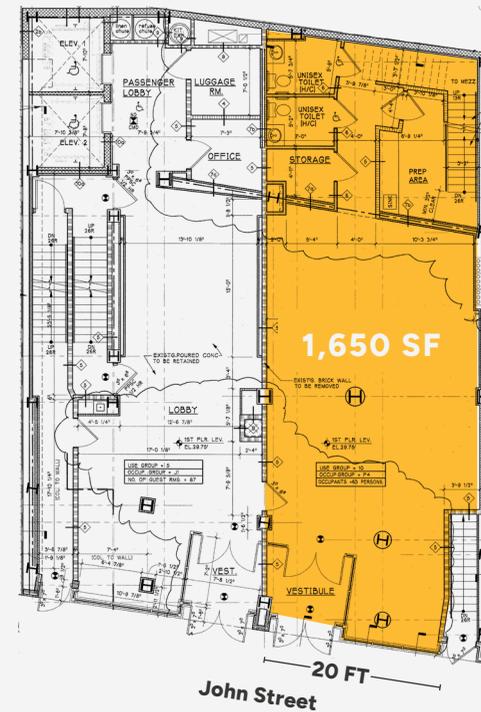
Space can be vented

At the base of the 90-room Arzen Boutique Hotel with high ceilings on the Ground Floor and Lower Level

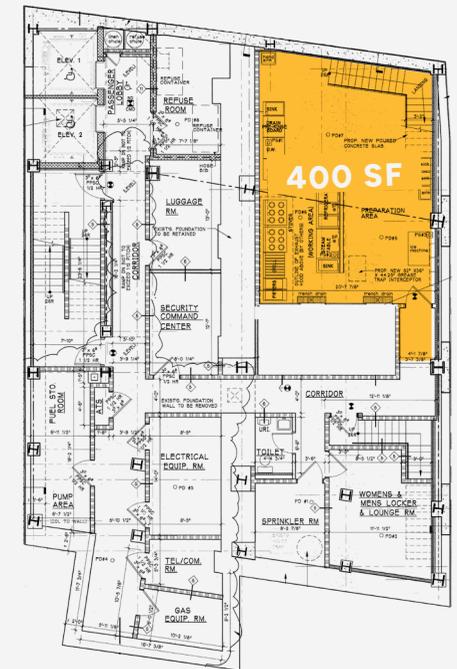
Non-stop foot traffic from office workers, tourists, college students and area residents

## PROPOSED FLOOR PLANS

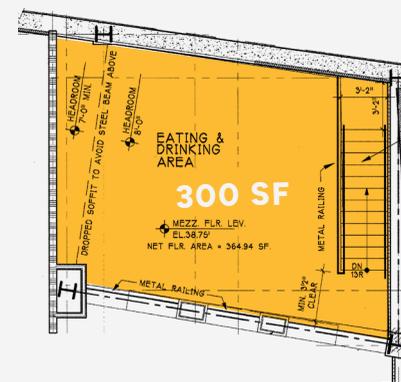
GROUND FLOOR



LOWER LEVEL



MEZZANINE



THE NEIGHBORHOOD



This is an unparalleled opportunity to operate at the ground floor level of a highly occupied 4-star hotel in the heart of NYC's quintessential business district.

The 90-key **Artezen Hotel** is located one block off Broadway, across the street from Sonder, and within a half mile radius of ten other hotels. Fidi is known for both its office and residential population, making it the perfect destination for an all-day cafe offering that caters to tourists, residents, and commuters alike.





**Contact Exclusive Agent**

**Danny Volk**  
Founder

(917) 304-3634

[dannyv@vantagerea.com](mailto:dannyv@vantagerea.com)

[www.vantagerea.com](http://www.vantagerea.com)

290 Fifth Ave, Fl 6, NYC 10001