

140 ESSEX ST

ESSEX CROSSING

LOWER
EAST
SIDE

RETAIL SPACE FOR LEASE

- Corner of Essex and Rivington
- 2200 SF ground floor
- 90' of frontage



Tim Graney 917.209.4354 tim@45degreesnyc.com
Josh Frank 718.483.2364 joshua@45degreesnyc.com

45 degrees NYC LLC, a Licensed Real Estate Brokerage in New York



140 ESSEX ST

ESSEX CROSSING

LOWER
EAST
SIDE



HIGH VISIBILITY CORNER AT ESSEX AND RIVINGTON

- 2,200 SF ground floor
- 14' Ceilings
- 90' of Frontage on Essex and Rivington
- HVAC in place

In the heart of the Lower East Side, this southwest facing corner retail space is drenched in sun all day long. Extensive unobstructed frontage provides a phenomenal branding opportunity in the trendiest neighborhood in NYC. Along with luxury streetwear retailer Essx in the adjacent space, it is a remarkable location for established and emerging brands alike.

Click [Here](#) or Scan for Virtual Walkthrough



Tim Graney 917.209.4354 tim@45degreesnyc.com
Josh Frank 718.483.2364 joshua@45degreesnyc.com

45 degrees NYC LLC, a Licensed Real Estate Brokerage in New York

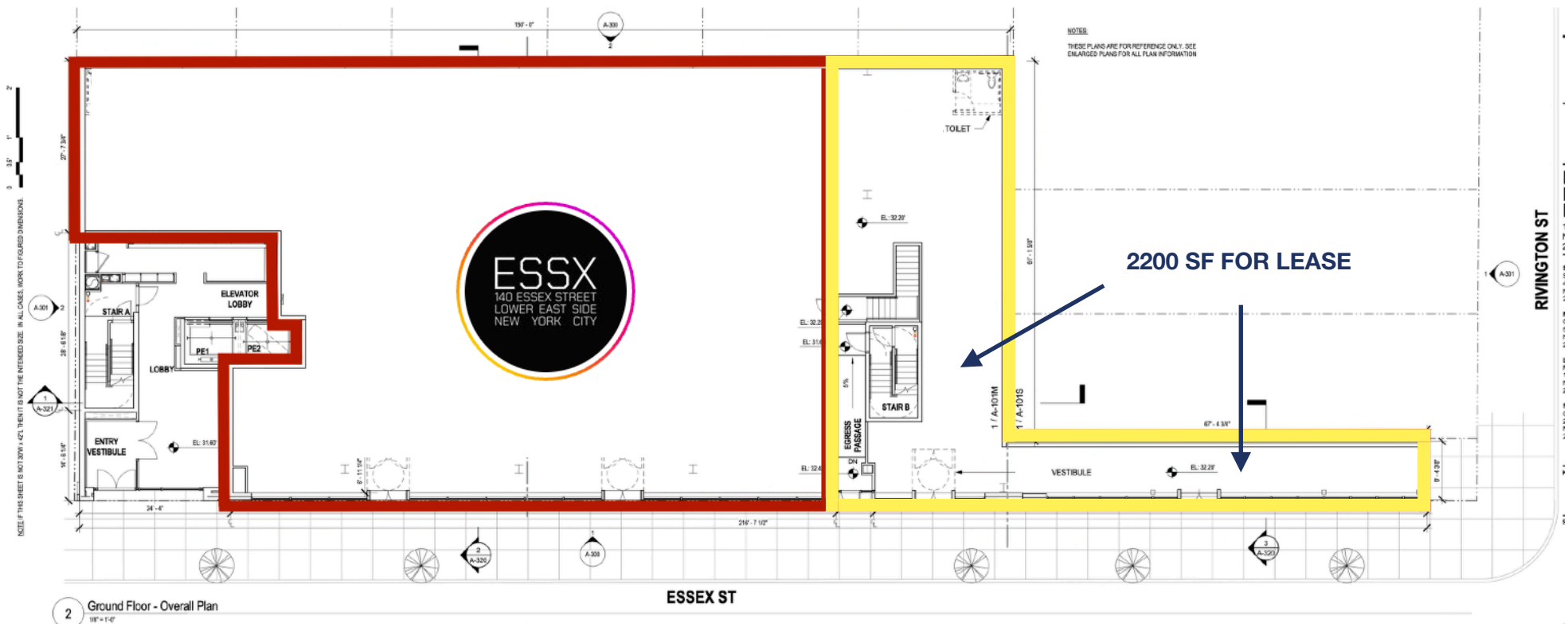


140 ESSEX ST

ESSEX CROSSING

LOWER
EAST
SIDE

GROUND FLOOR PLAN



Tim Graney 917.209.4354 tim@45degreesnyc.com
Josh Frank 718.483.2364 joshua@45degreesnyc.com

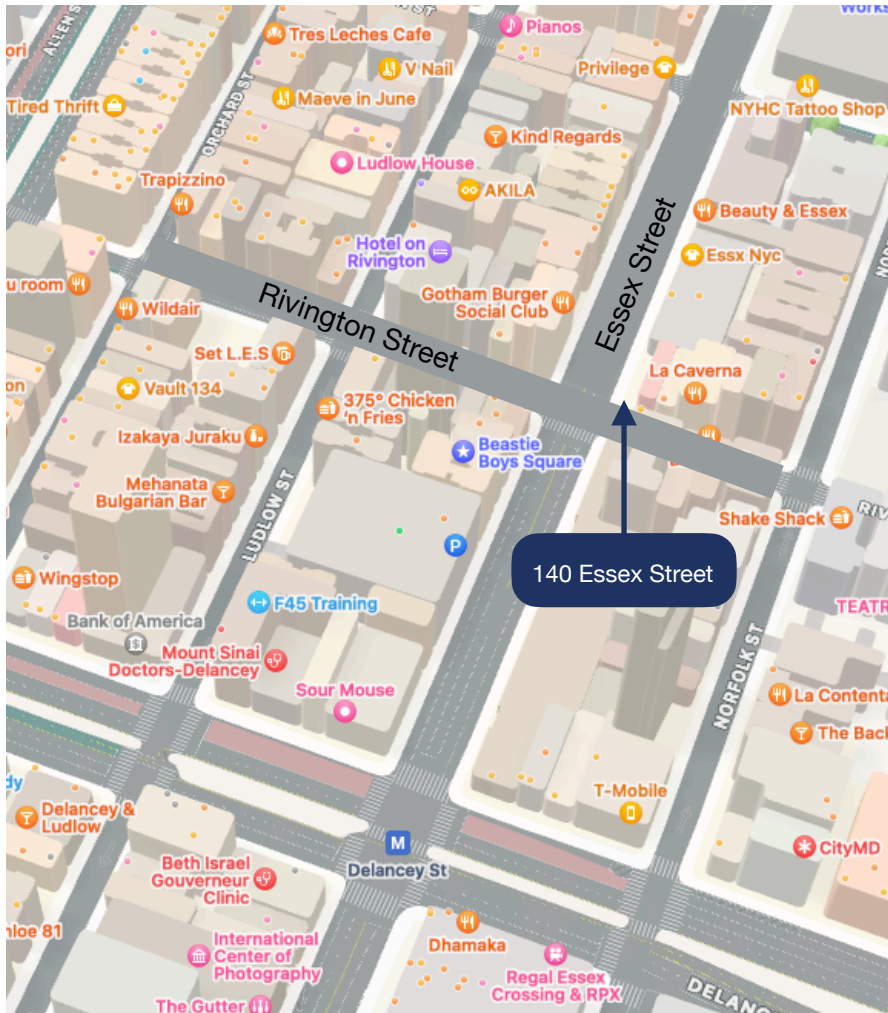
45 degrees NYC LLC, a Licensed Real Estate Brokerage in New York



140 ESSEX ST

ESSEX CROSSING

LOWER
EAST
SIDE



ESSEX CROSSING QUICK FACTS

1,900,000 SF

1,070 Residential Units

450,000 SF of Retail

300,000 SF of Office

40,000 SF World Class Cultural Facility

~229,000 SF of Executed Leases



Tim Graney 917.209.4354 tim@45degreesnyc.com

Josh Frank 718.483.2364 joshua@45degreesnyc.com

45 degrees NYC LLC, a Licensed Real Estate Brokerage in New York



140 ESSEX ST

ESSEX CROSSING

LOWER EAST SIDE



Tim Graney 917.209.4354 tim@45degreesnyc.com
Josh Frank 718.483.2364 joshua@45degreesnyc.com

45 degrees NYC LLC, a Licensed Real Estate Brokerage in New York



140 ESSEX ST

ESSEX CROSSING

LOWER
EAST
SIDE

CONTACT

Tim Graney
Licensed Real Estate Broker
917.209.4354
tim@45degreesnyc.com

Joshua Frank
Licensed Real Estate Broker
718.483.2364
joshua@45degreesnyc.com



45 degrees NYC LLC

A Real Estate Brokerage Licensed
in the State of New York

All information is from sources believed reliable, not independently verified, and thus subject to error, omissions, and modifications such as price, listing, square footage, rates and commissions. All information subject to change. Misrahi Realty Group makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.