

# LB Realty Services, LLC

## Tracks Raw Bar & Grill

Located at 220 West 31st Street, between 7th & 8th Avenues

- 3,800 sq ft Ground Floor (no basement)
- Fully vented restaurant space and bar
- Attached to full-service garage parking
- Current Rent \$38,086.52 per month
- Lease term thru October 31, 2029, Option to extend till October 31, 2034
- Key upon request



### Location Highlights:

- Across from Penn Station (LIRR & Subways) - 2nd busiest train/subway station after Grand Central
- Across from Moynihan Train Hall which includes La Esquina, Maman, Naya, Threes Brewing, Vesuvio Bakery and Avra (coming fall 2025)
- Across from MSG, always packed for ALL Garden Events



### Contact

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