

# 234 WEST 30TH STREET

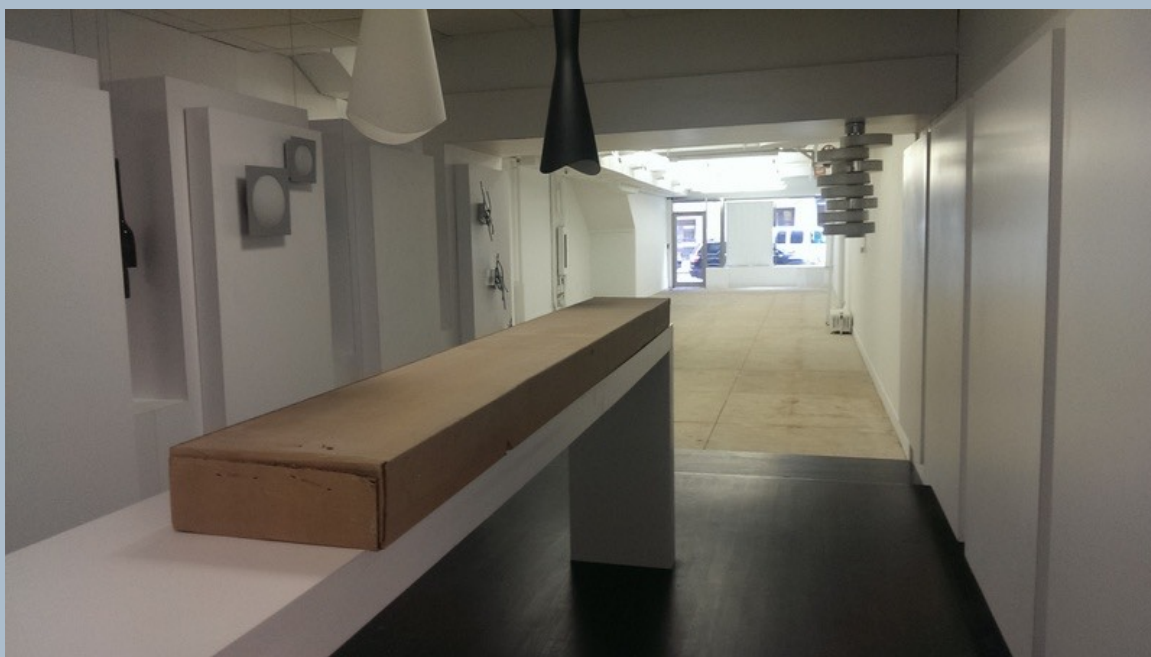
## GROUND FLOOR STORE

|                   |  |
|-------------------|--|
| Location          | 234 West 30th (between 7th & 8th Ave)  |
| Floor             | Ground & Second Floors   |
| Building          | Two story building: <ul style="list-style-type: none"> <li>• Ground - 2300 sq ft</li> <li>• Second Floor- 1800 sq ft (Optional)</li> <li>• Basement - 2400 sq ft</li> </ul>  |
| Rent              | <ul style="list-style-type: none"> <li>• \$19,000 per month (Ground and Basement)</li> <li>• \$7,000 per month (Second Floor)</li> </ul>   |
| Possession        | Available Immediately  |
| Term              | Three - Ten Years  |
| Use               | Retail, Showroom, Gallery, Office, Bar, Lounge, Restaurant, Medical, Gym   |
| Electricity       | Sub-metered  |
| Space Details     | <ul style="list-style-type: none"> <li>• Central Air Conditioning</li> <li>• 12 foot ceilings</li> <li>• Two tiled private bathrooms</li> <li>• Attractive store front and gate</li> </ul>   |
| Building Features | <ul style="list-style-type: none"> <li>• FIOS Business and FIOS Enterprise</li> <li>• Gas heating included</li> <li>• Building video security system</li> <li>• Large Storage Vault</li> </ul>   |
| Great Location    | Busy Chelsea location near: <ul style="list-style-type: none"> <li>• High Line &amp; Hudson Yards</li> <li>• Penn Station, LIRR, NJ Transit and Subway</li> <li>• Manhattan General Post Office (open 24/7)</li> <li>• Parking Garage across the street</li> </ul> |
| Commission        | 100% paid to procuring broker  |
| Contact           | (212) 594-4521<br><a href="mailto:Info@Grokash.com">Info@Grokash.com</a>   |



GROKASH REALTY ASSOCIATES, LLC  
 236 West 30th Street  
 New York, NY 10001

## Ground Floor





## Second Floor



## Basement



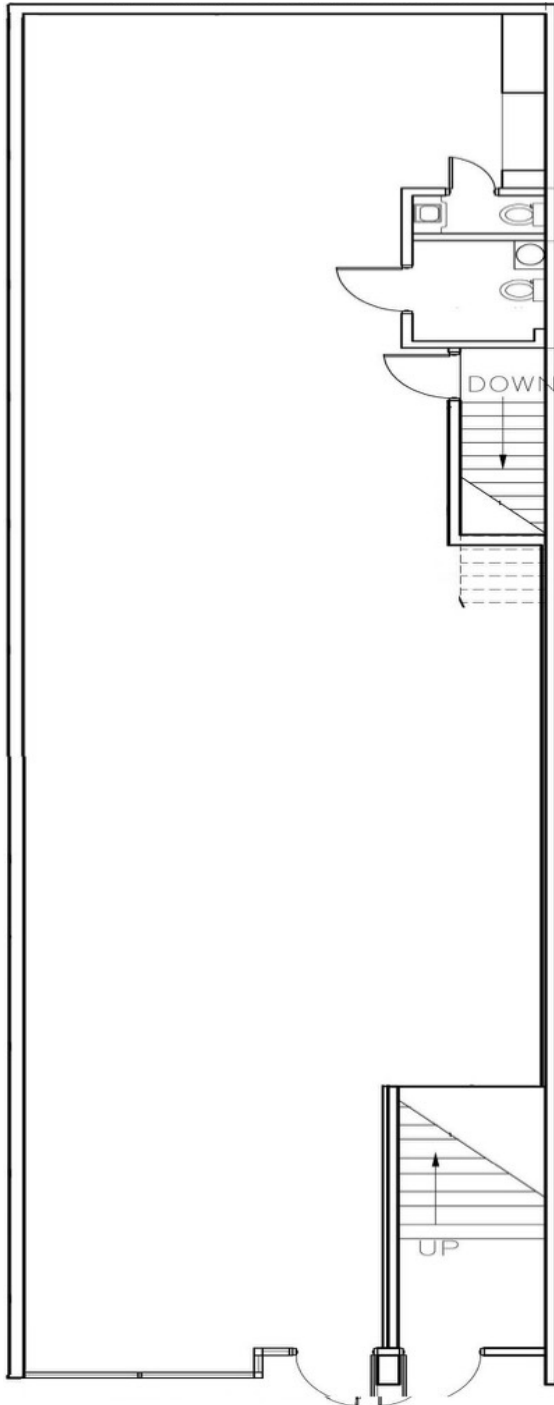
## Basement Vault



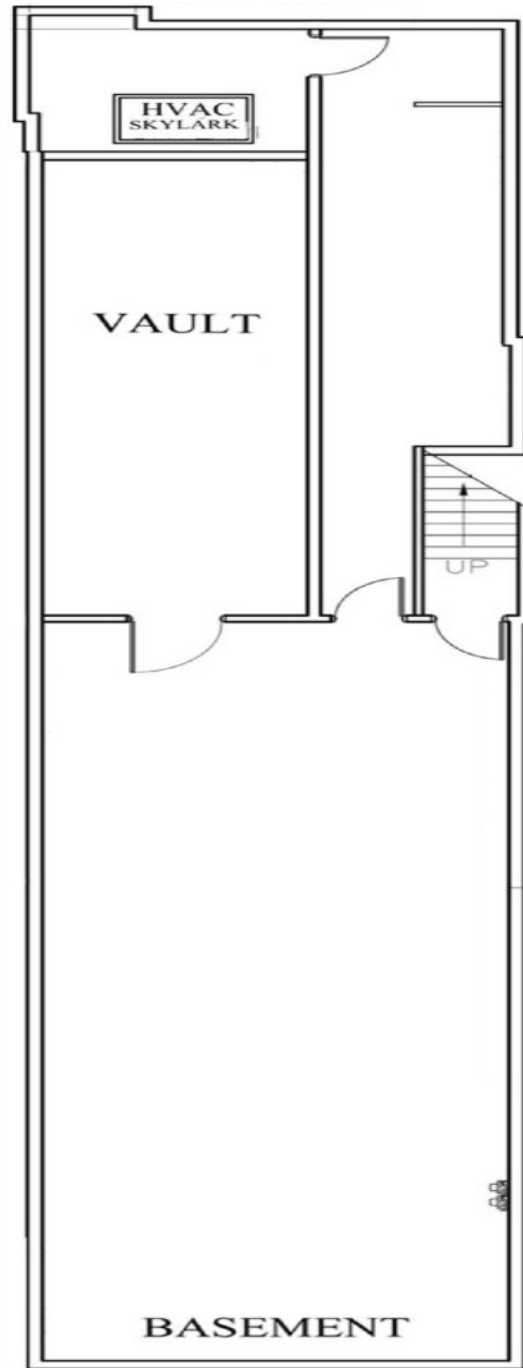
# GROKASH REALTY ASSOCIATES, LLC

## STORE

**Ground Floor**



**Basement and Vault**



Second Floor

