

FOR LEASE

303 PARK AVENUE SOUTH

Northeast Corner of 23rd Street | New York



RECENTLY RENOVATED
PLUG & PLAY OPPORTUNITY

1,400 SF GROUND FLOOR | 1,000 SF LOWER LEVEL

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Space Description

Size

Ground Floor	1,400 SF
Lower Level	1,000 SF
Address	303 Park Avenue South
Corner	Northeast Corner of 23rd Street
Condition	Recently Renovated
Use	Plug & Play Restaurant Opportunity
Rent	Upon Request
Possession	Immediate

The Space Features

- Recently renovated restaurant installation
- Plug & play opportunity
- Excellent frontage and visibility
- Ground floor plus lower level
- Entrance on East 23rd Street
- Steps from the 23rd Street subway station
- Flexible for restaurant, cafe, QSR, or fast casual use
- Strong office, residential, and destination traffic nearby



RECENTLY RENOVATED RESTAURANT OPPORTUNITY

RECENTLY RENOVATED PLUG & PLAY OPPORTUNITY

303 PARK AVENUE SOUTH
NORTHEAST CORNER OF 23RD STREET | NEW YORK

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PROPERTY HIGHLIGHTS

303 PARK AVENUE SOUTH

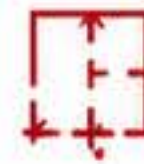
Northeast Corner of 23rd Street | New York



ADDRESS
303 Park Avenue South,
New York, NY



NEIGHBORHOOD
Flatiron /
Park Avenue South



GROUND FLOOR
1,400 SF



LOWER LEVEL
1,000 SF



CONDITION
Recently
Renovated



POSITIONING
Plug & Play
Restaurant



POSITIONING
Prime corner restaurant opportunity



IDEAL FOR
Restaurant, café, QSR, fast casual

1 PRIME CORNER PRESENCE

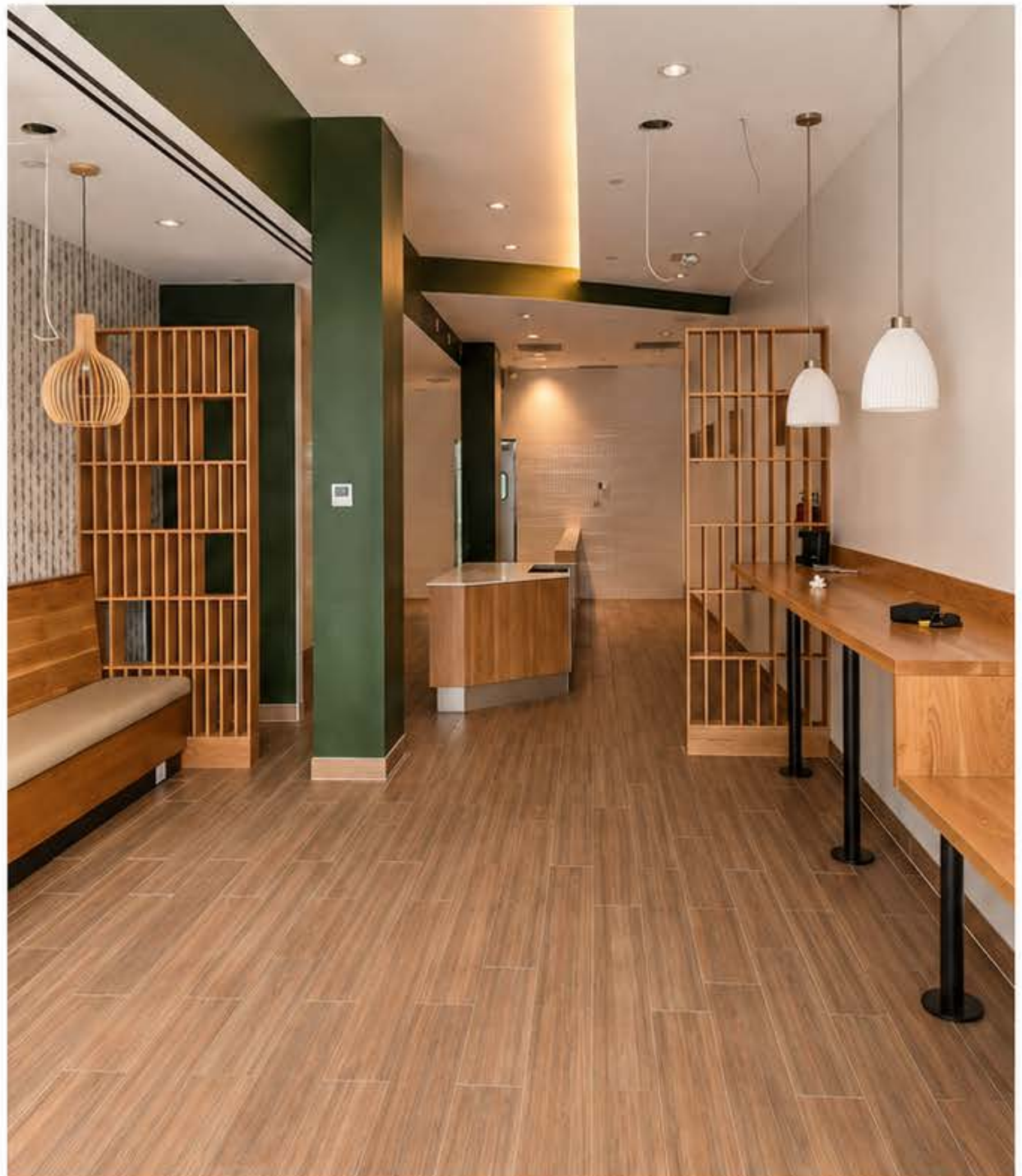
Prominent corner presence at Park Avenue South and East 23rd Street with strong visibility and frontage.

2 TURNKEY IMPROVEMENTS

Recently renovated interior and lower level create a plug & play opportunity for an incoming operator.

3 CO-TENANCY / NEIGHBORS

Surrounded by strong demand drivers and neighboring brands including SPIN, One Madison, Equinox, Freehand New York, IBM, and Fotografiska.



CO-TENANCY / NEIGHBORS:

SPIN | ONE MADISON | EQUINOX | FREEHAND NEW YORK | IBM | FOTOGRAFISKA

LOCATION / OPPORTUNITY

303 Park Avenue South offers a rare plug & play restaurant opportunity at the northeast corner of 23rd Street in one of Manhattan's most established commercial corridors. The property benefits from excellent visibility, immediate proximity to the 23rd Street subway station, strong office and residential density, and close access to Flatiron, Gramercy, Madison Square Park, and major neighborhood demand drivers.



-  Northeast corner of 23rd Street
-  1,400 SF ground floor
-  1,000 SF lower level
-  Recently renovated
-  Plug & play opportunity
-  Steps from 23rd Street subway station



EXISTING STOREFRONT



INTERIOR / LOWER LEVEL

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