

# 354 THIRD AVENUE

CORNER OF 26TH STREET | MURRAY HILL | GRAMERCY



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SIZE: 2,200 SF Ground Floor  
1,800 SF Basement

FRONTAGE: 75' (approx)

CEILING HEIGHT: 11'

POSSESSION: February 1

ASKING RENT: Upon Request

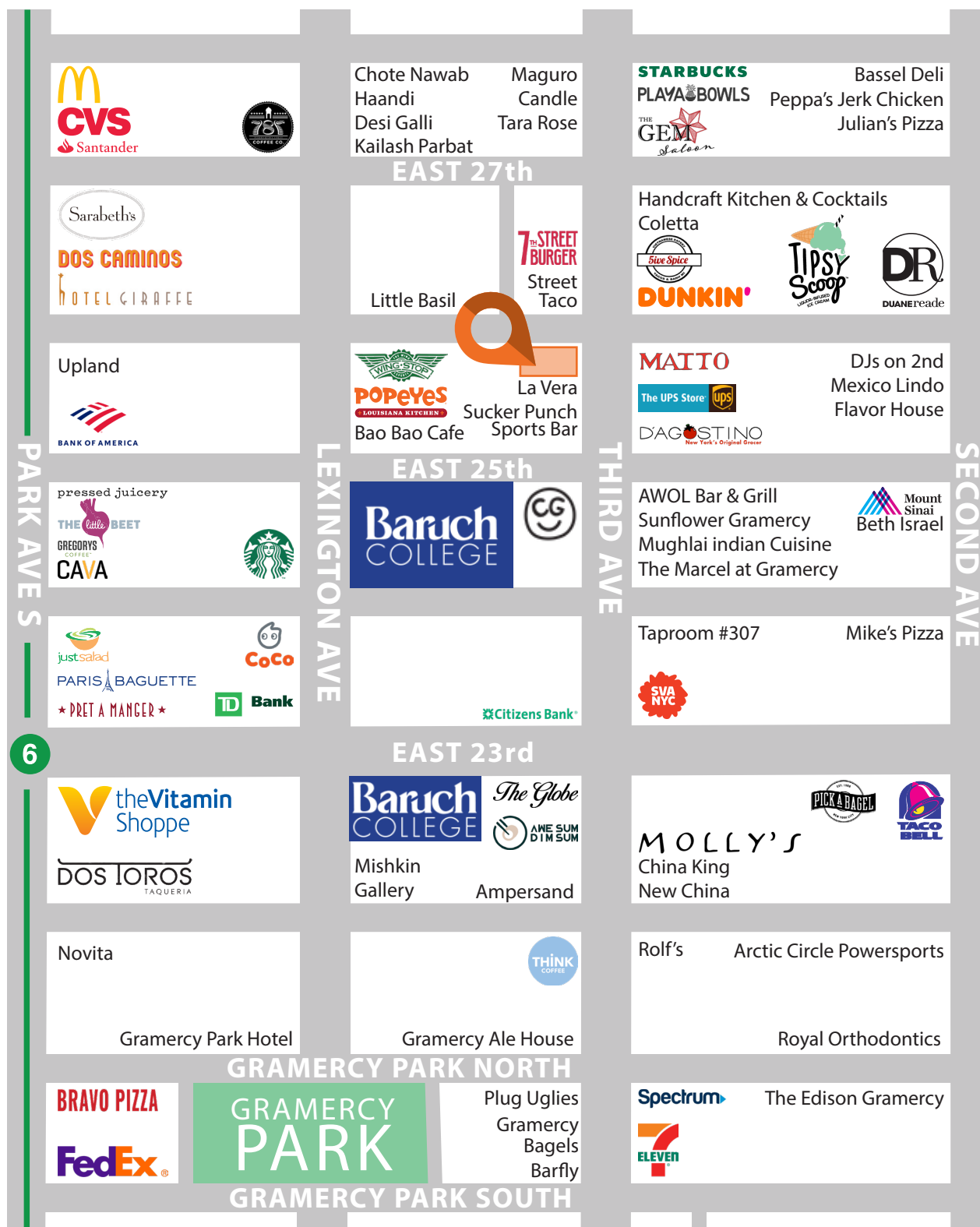
TRANSPORTATION: 

## HIGHLIGHTS:

- First time available in 30+ years
- Space is fully vented
- Current liquor license in place
- Neighboring tenants include:  
*Wing Stop, Popeyes, Dunkin, 7th Street Burger, Matto, Topsy Scoop, Duane Reade, Starbucks, Baruch College, D'Agostino, Little Beet, Coco, School of Visual Arts, Molly's, Dos Toros, Vitamin Shoppe, Just Salad, Paris Baguette, Taco, Bell, Pick-A-Bagel, & many more!*



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



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INTERIORS:



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FOR MORE INFORMATION,  
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