

# 299 THIRD AVENUE

SOUTHEAST CORNER OF E 23RD ST  
GRAMERCY



# 299

## THIRD AVENUE

SE CORNER OF E23RD ST | GRAMERCY

### PROPERTY HIGHLIGHTS:

- New construction
- Tremendous corner with wraparound frontage
- Heavy foot traffic area
- Impressive 16' ceiling height
- Steps away from Baruch College
- Neighboring tenants include: *Pick A Bagel, Molly's, Taco Bell, Taproom No.307, The Globe, Think Coffee, Awe Sum Dim Sum, Gramercy Ale House, SVA NYC*

### SIZE:

Space A: 1,657 SF Ground Floor (Corner)  
505 SF Mezzanine  
686 SF Basement

Space B: **LEASED** 1,200 SF Ground Floor (Inline)

**FRONTAGE:** 110' Wraparound

**CEILING HEIGHT:** 16'

**POSSESSION:** ASAP

**ASKING RENT:** Upon Request

**TRANSPORTATION:**

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CONTACT OUR BROKERS FOR MORE INFORMATION

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**ksr**  
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# 299 THIRD AVENUE

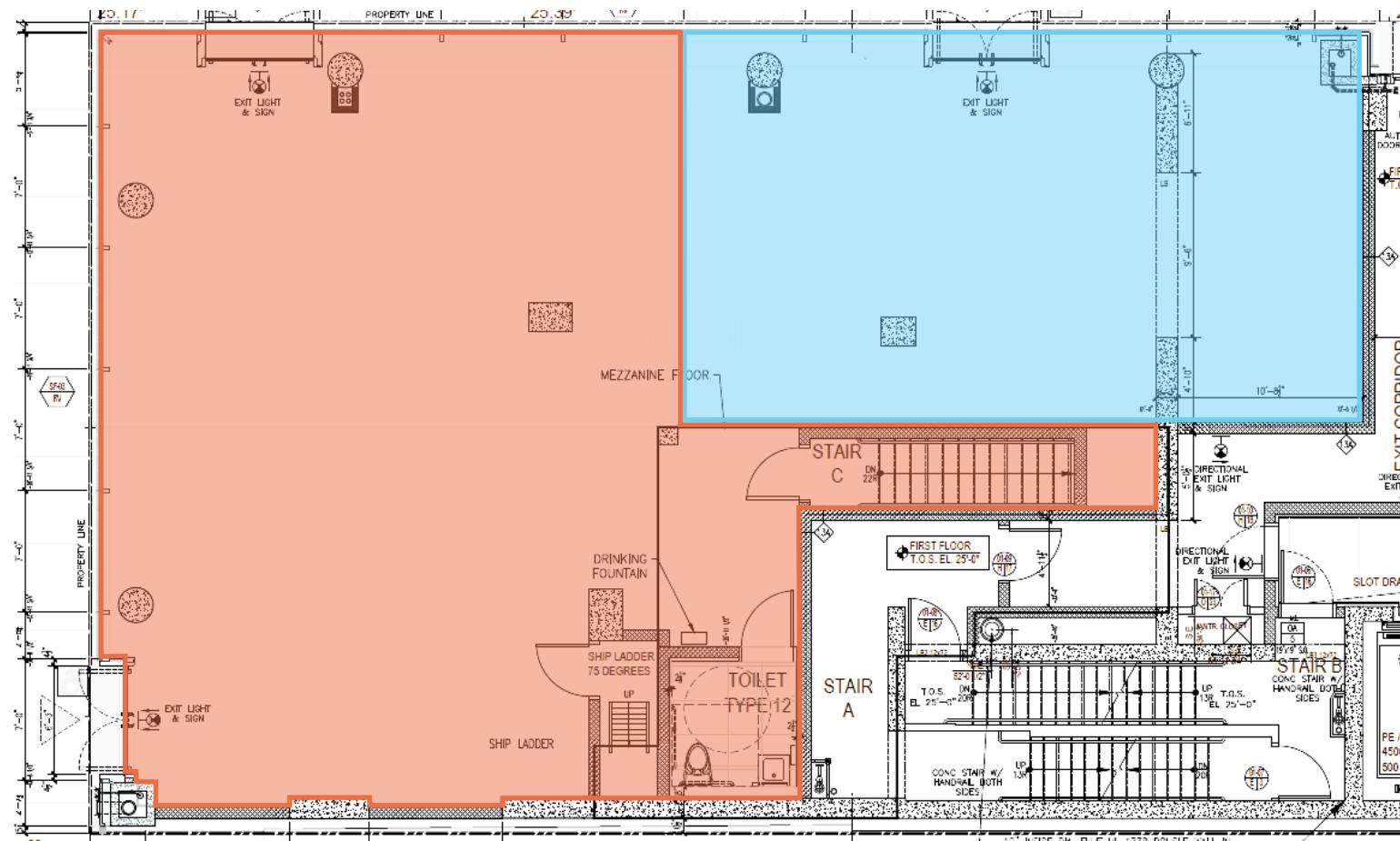
SOUTHEAST CORNER OF E 23RD ST  
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## FLOOR PLANS:

## GROUND FLOOR

## SPACE A: 1,657 SF (CORNER)

## SPACE B: 1,200 SF (INLINE)



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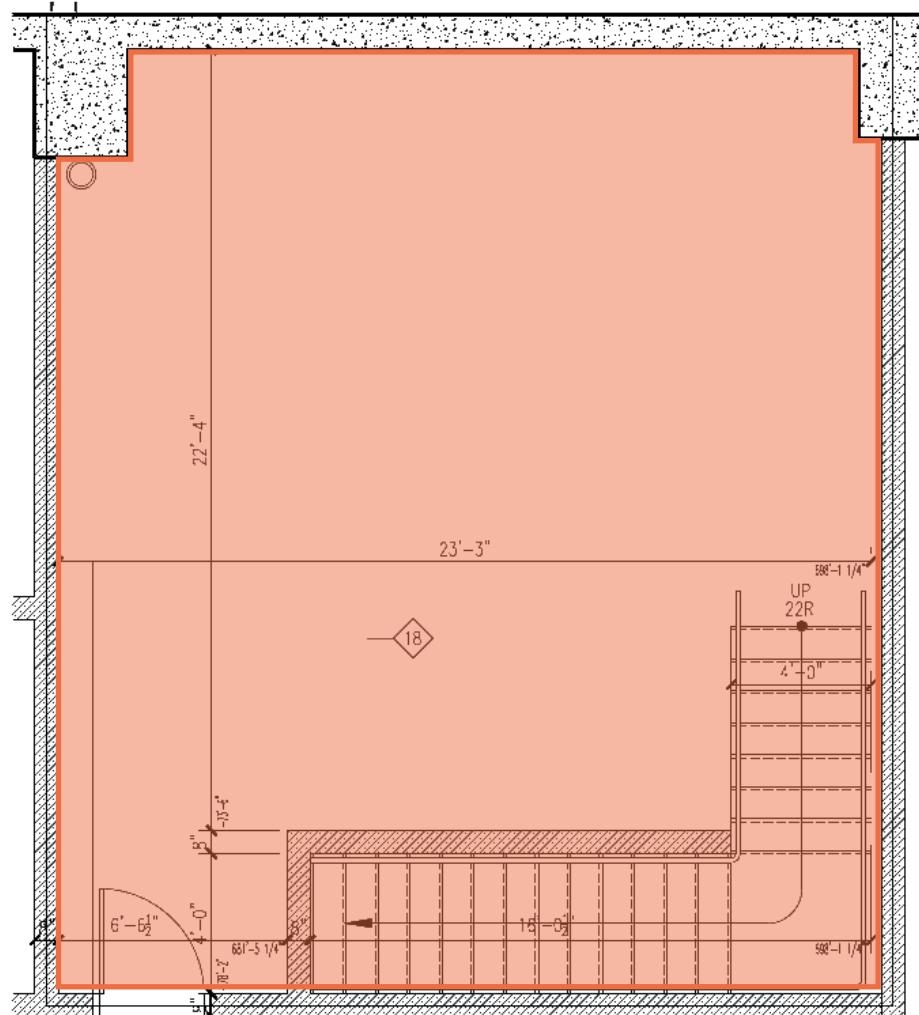
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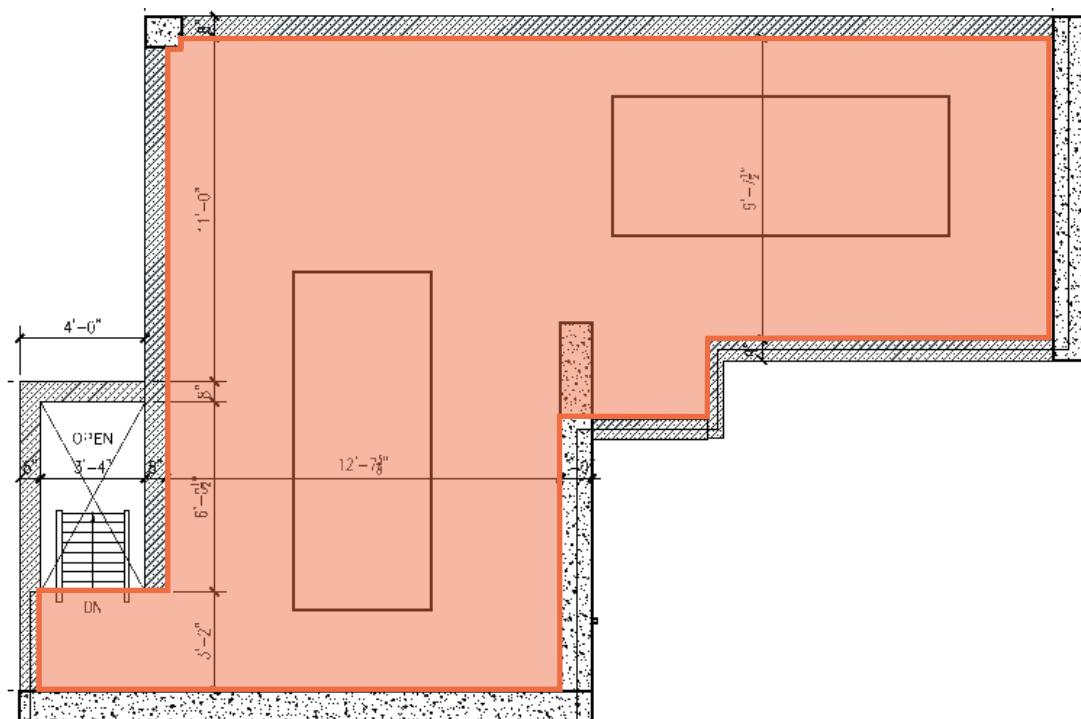
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## FLOOR PLANS:

### BASEMENT - 686 SF



### MEZZANINE - 505 SF



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