

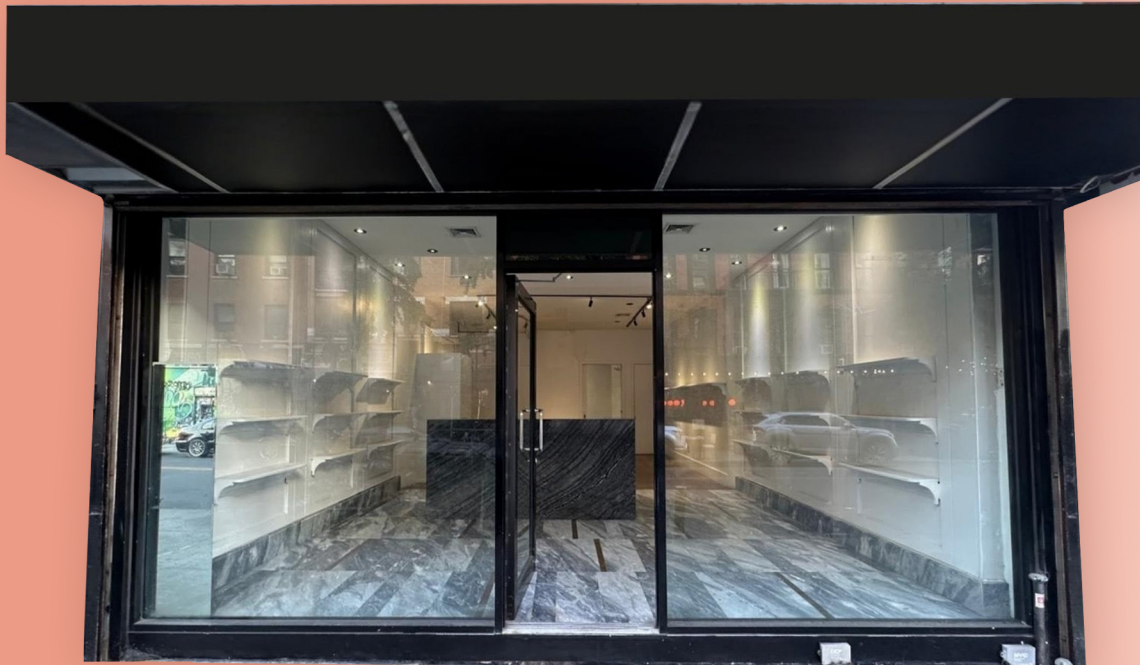
TAHARI
REALTY

**44 AVENUE B | GROUND FLOOR 1,200SF
FOR LEASE**



EAST VILLAGE, NYC

INQUIRE FOR PRICE



44 AVENUE B

**GROUND FLOOR
1,200SF FOR LEASE**

CONTACT

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HIGHLIGHTS

- Ground Floor: 1,200 SF
- Vented
- Full Basement
- POSSESSION: Immediate
- TERM: Negotiable
- FRONTAGE: 25 ft
- Ceiling Hight: 11 ft

COMMENTS

- Turn-key Boutique Space in East Village Vented Has an Office and Storage Space in Addition to a Basement
- 7-day-a-week foot Traffic
- Outdoor Space in Rear

NEIGHBORS

- Duane Reade
 - The Hairy Lemon
 - Eastpoint
 - Pig & Butter
 - Domakase
 - Poco NYC
- Foul Witch
 - Wiggle Room
 - bibi
 - The Mayfly
 - Clinton St. Baking Company
 - Mercury Lounge

TRANSPORTATION

Transit/Subway	Walk	Distance
Delancey Street	09 mins	0.5 mi
Essex Street	09 mins	0.6 mi
Lower East Side-2 Avenue	10 mins	0.5 mi
1 Avenue	14 mins	0.8 mi
Bowery	16 mins	0.9 mi
Commuter Rail	Drive	Distance
9 St (Path)	05 mins	1.4 mi
14 St (Path)	05 mins	1.6 mi
Christopher St	06 mins	1.6 mi
23 St (Path)	07 mins	2.0 mi
33 St (Path)	09 mins	2.5 mi
Airport	Drive	Distance
LaGuardia	20 mins	9.6 mi
Newark Liberty International	22 mins	13.2 mi



WALK SCORE
100%



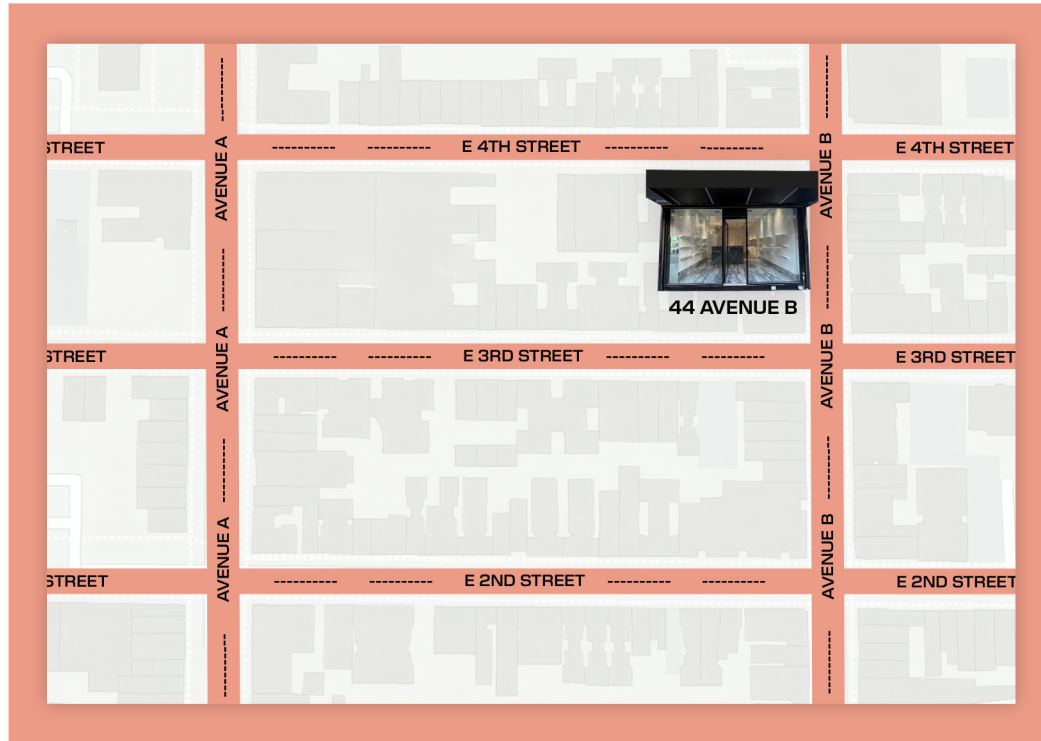
TRANSIT SCORE
100%



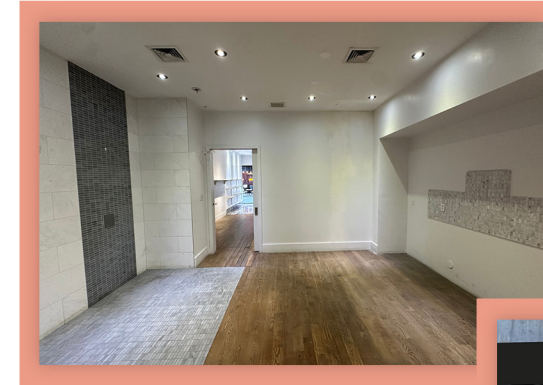
BIKE SCORE
99%

*Loopnet.com

RETAIL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



44 AVENUE B

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