



THE ZAKEN TEAM

# 10 EAST 22<sup>ND</sup> STREET

Prime Retail Space in the Heart of Flatiron

COMPASS

# 10 EAST 22<sup>ND</sup> STREET

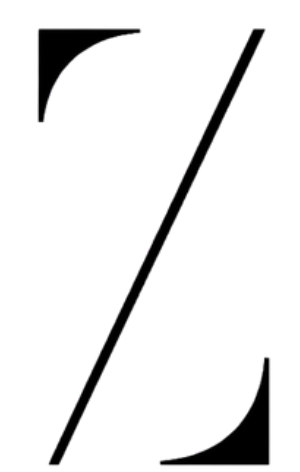
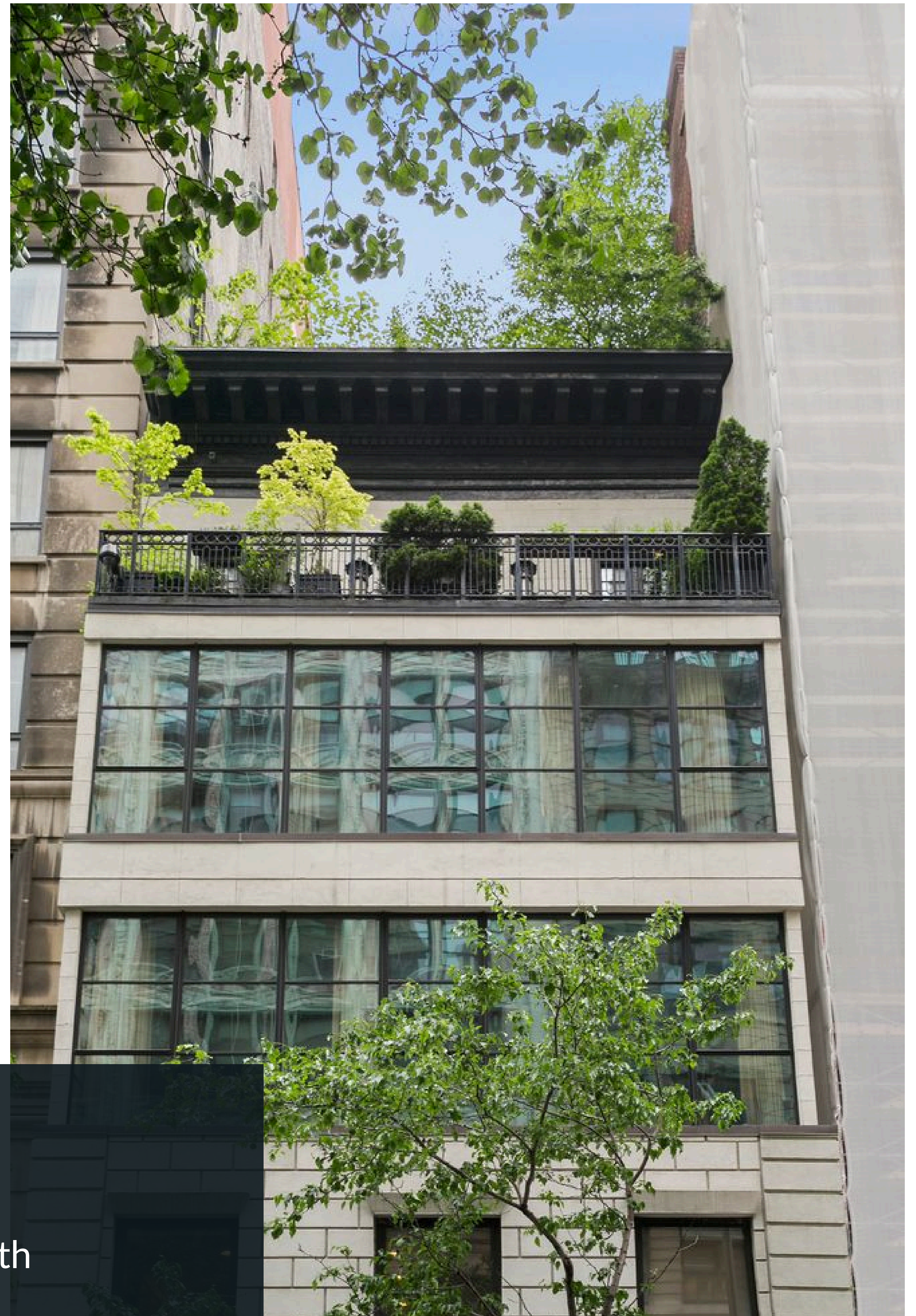
## *Property Overview*

- **Building Type:** Lowrise condo, 5 stories, 4 units
- **Year Built:** 1910
- **Service Level:** Professional, voice intercom
- **Amenities:** Elevator, common garden, outdoor space

## *Available Space*

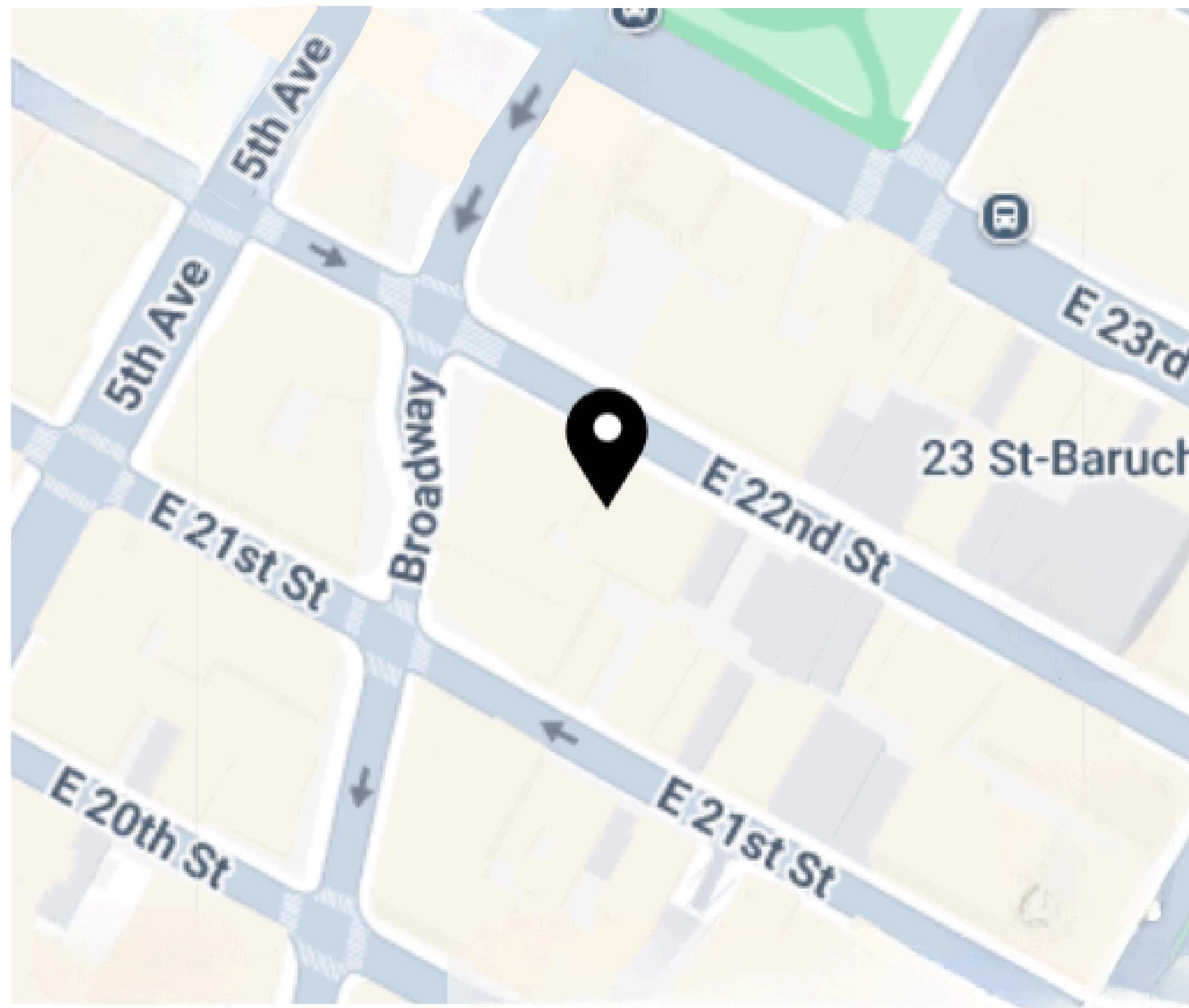
- **Ground Floor Retail:** 1,950 SF
  - **Lower Level / Basement:** 175 SF
  - **Outdoor Space:** 200 SF
- Total Usable Space: 2,325 SF**

- **Frontage:** 15 ft
- **Possession:** Immediate
- **Lease Rate:** \$25,500/month  
(~\$157/SF annually)



# 10 EAST 22<sup>ND</sup> STREET

## Neighborhood Map and Transit



- 23 St **R** **W**  
2 min, 0.1 mi
- 23 St-Baruch College **6**  
3 min, 0.1 mi
- 23rd Street **PATH**  
6 min, 0.3 mi
- 23 St **F** **M**  
6 min, 0.3 mi
- 14 St-Union Sq  
**4** **5** **6** **L** **N** **Q** **R** **W**  
6 min, 0.3 mi

## Neighborhood Highlights

- Steps from Flatiron Building & Madison Square Park
- Nearby landmarks: Harry Potter New York, Eataly
- Surrounded by Chelsea, Gramercy, Kips Bay, and Downtown Manhattan
- Excellent public transportation: multiple subway lines within a 5–6 min walk

## Space Features

- Fully built-out med-spa, turnkey ready
- Lower-level usable space and private outdoor area
- Bathroom in space
- Prime location in the heart of Flatiron District
- High foot traffic from dense residential and office market
- First time available in 20 years



## Lease Details

- Recommended 10-year term with 3% annual increases
- Turnkey setup reduces downtime and upfront investment
- Competitive positioning versus nearby listings (e.g., 11 E 22nd Street asking \$29,000)

## Projected Lease & Commission

Year	Monthly Rent	Annual Rent	Commission %	Commission
1	\$25,500	\$306,000	5%	\$15,300
2	\$26,265	\$315,180	4%	\$12,240
3	\$27,053	\$324,635	4%	\$12,240
4	\$27,865	\$334,374	3%	\$9,180
5	\$28,700	\$344,406	3%	\$9,180
6	\$29,561	\$354,738	2.5%	\$7,650
7	\$30,448	\$365,380	2.5%	\$7,650
8	\$31,362	\$376,341	2.5%	\$7,650
9	\$32,303	\$387,632	2.5%	\$7,650
10	\$33,272	\$399,261	2.5%	\$7,650
<b>Total</b>	—	\$3,507,947	—	\$96,390

## Why This Space Stands Out

- Turnkey-ready with high-end med-spa buildout (~\$500k invested)
- Lower-level space and private outdoor area offer flexibility
- Prime location in the heart of Flatiron, steps from major NYC destinations
- Immediate occupancy and ready for the next tenant





COMPASS

# 10 EAST 22<sup>ND</sup> STREET

## Prime Retail Space in the Heart of Flatiron

---



**Neil Zaken**

Founder | The Zaken Team

P: 516-457-7743

E: [neil.zaken@compass.com](mailto:neil.zaken@compass.com)



**Kaci Kaplan**

Licensed RE Salesperson

P: 917-328-5557

E: [kaci.kaplan@compass.com](mailto:kaci.kaplan@compass.com)



**Kevin Loh**

Licensed RE Salesperson

P: 917-723-4743

E: [kevin.loh@compass.com](mailto:kevin.loh@compass.com)