

# 139 east 23

Just off the Northeast Corner of 23rd Street & Lexington Avenue





# Space Description

## Size

Ground Floor \_\_\_ 1,505 SF

Lower Level \_\_\_ 834 SF

## Ceiling Heights

Ground Floor \_\_\_ 10'7

Lower Level \_\_\_ 9'0

Frontage \_\_\_ 14'

Possession \_\_\_ Immediate

Term \_\_\_ Negotiable



## Neighbors

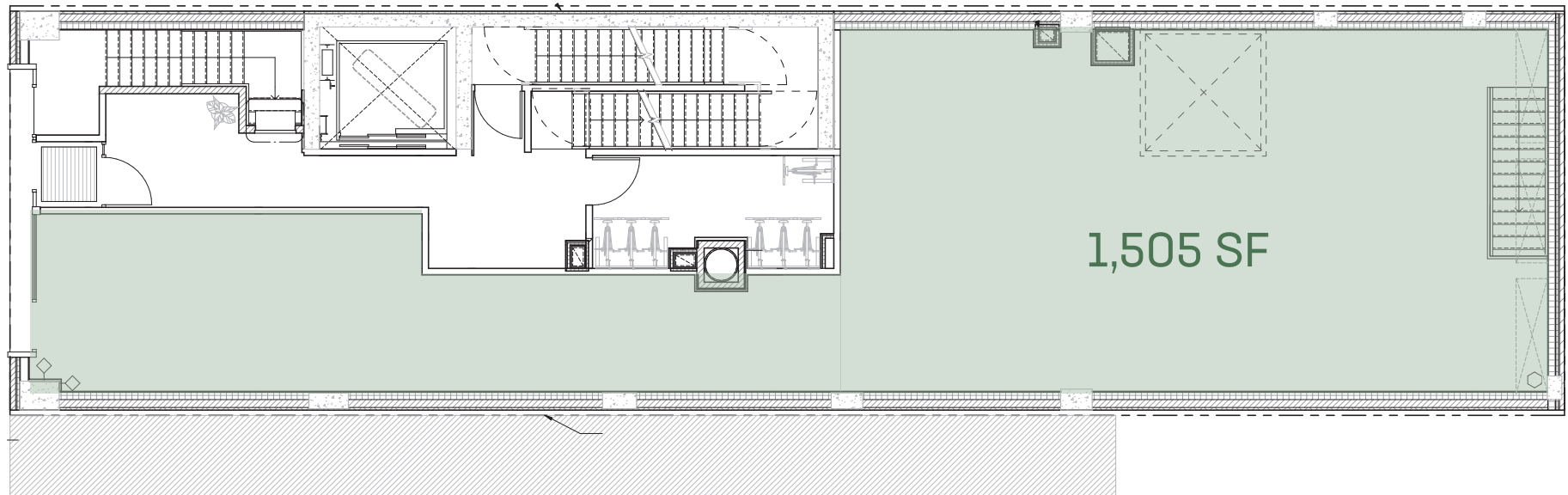
Baruch College, Freehand New York Hotel, Chipotle, Juice Generation, Blank Street Coffee, Gramercy Theatre, The Friends Experience, Housing Works, NYU Student housing, Starbucks, Bis Bas, The Globe Bar

## Comments

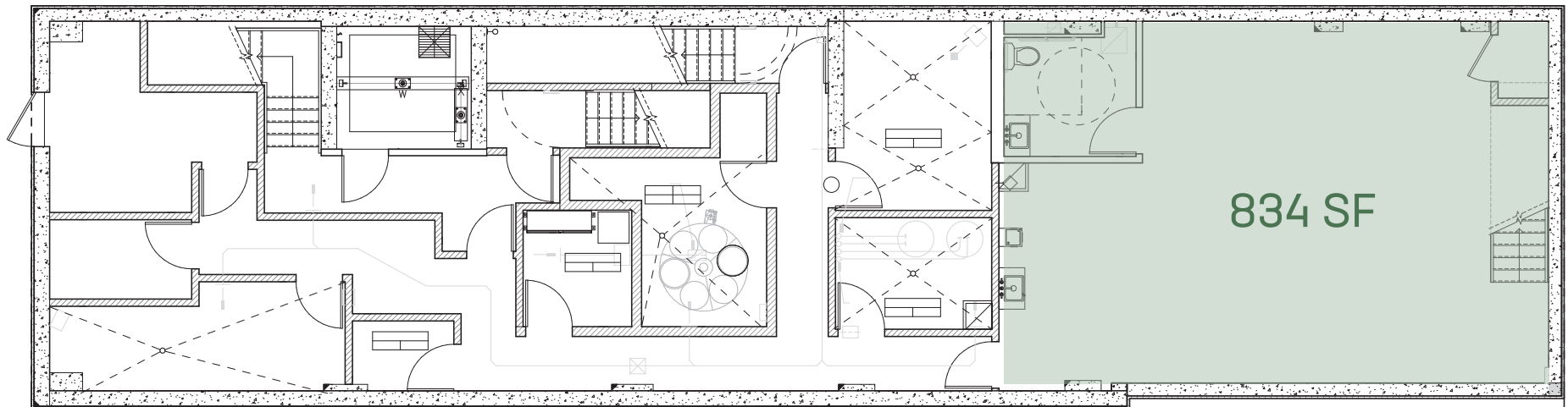
- ☐ At the base of a fully sold out luxury condo development
- ☐ White Boxed Condition
- ☐ Heavy Foot Traffic
- ☐ Fully vented black iron to the roof
- ☐ 400 amps of electric
- ☐ Baruch College directly across the street



## Ground Floor



## Lower Level



**ZEV SONKIN**

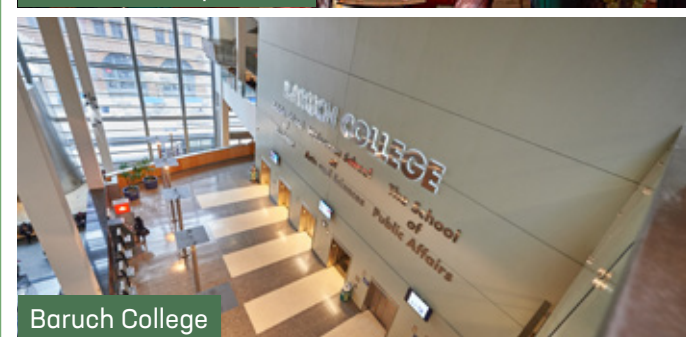
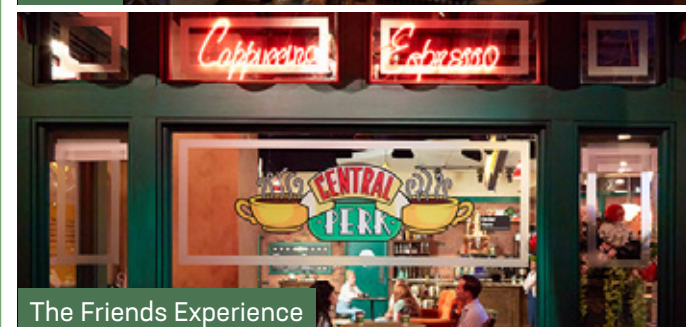
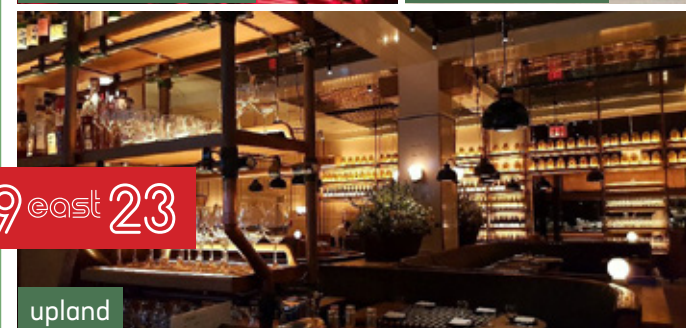
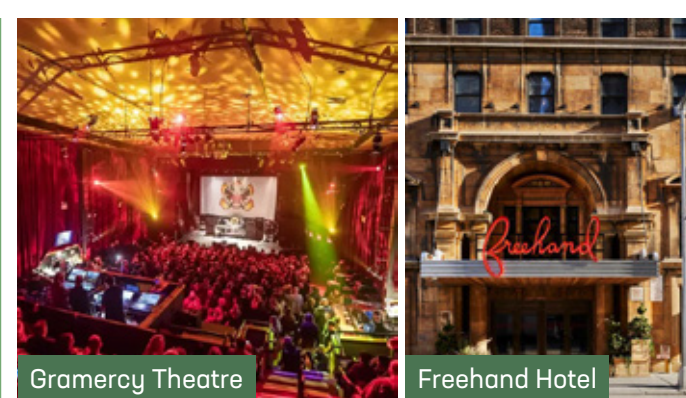
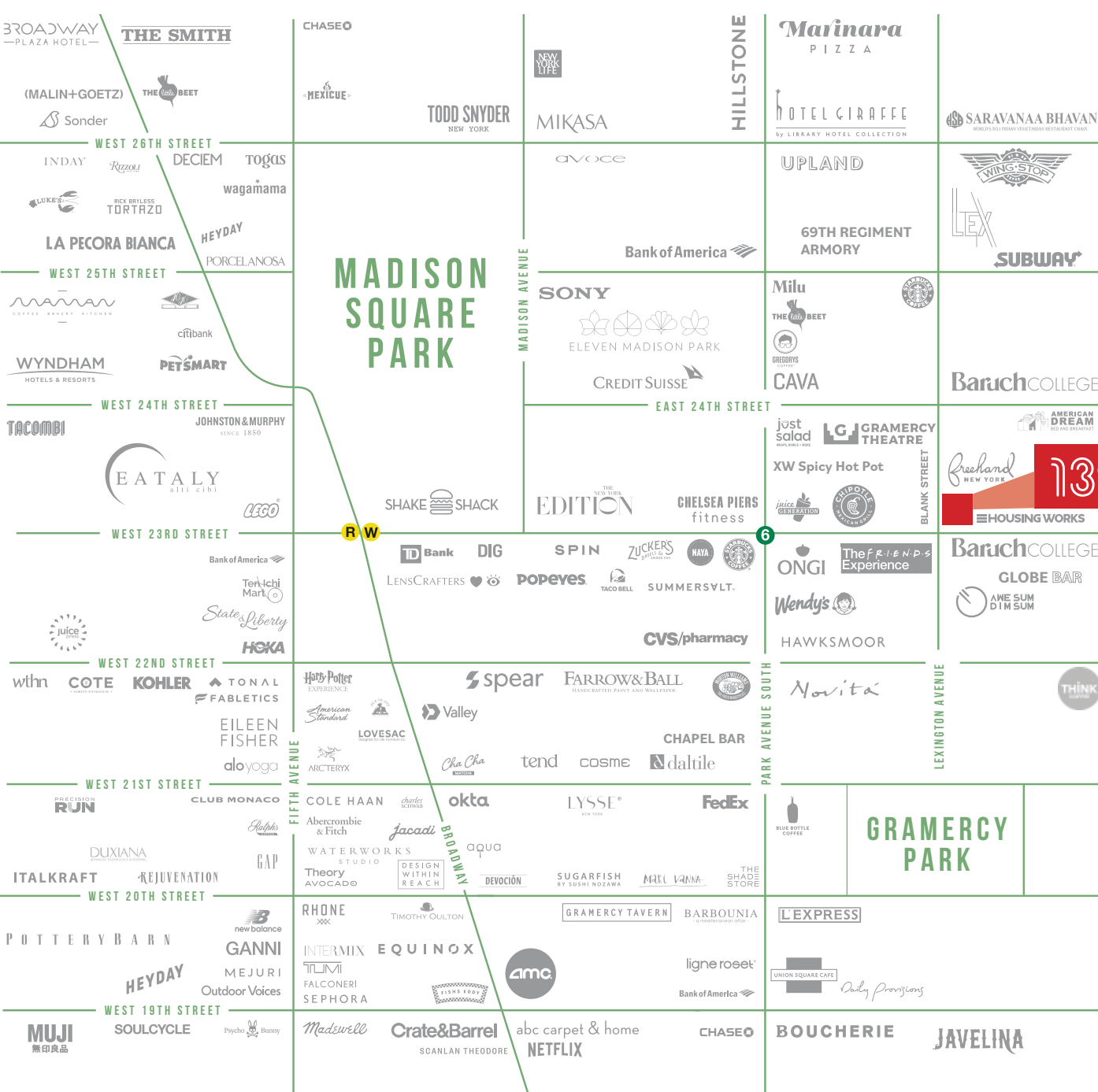
Director

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