



# 421 SEVENTH AVENUE

## GROUND FLOOR COMMERCIAL SPACE

**FOR  
LEASE**



**2,800 SF OF GROUND FLOOR  
COMMERCIAL SPACE**

### PROPERTY HIGHLIGHTS

- Fully renovated mixed-use building being delivered early 2026
- Great for a restaurant, coffee shop, fitness, healthcare or general retail
- Significant visibility from William Penn Place
- Complete Historic Renovation (Originally constructed in 1905)
- Loading Dock Access and Basement Storage available
- Competitive Lease Rates & Tenant Allowance



**Massaro**  
PROPERTIES, LLC



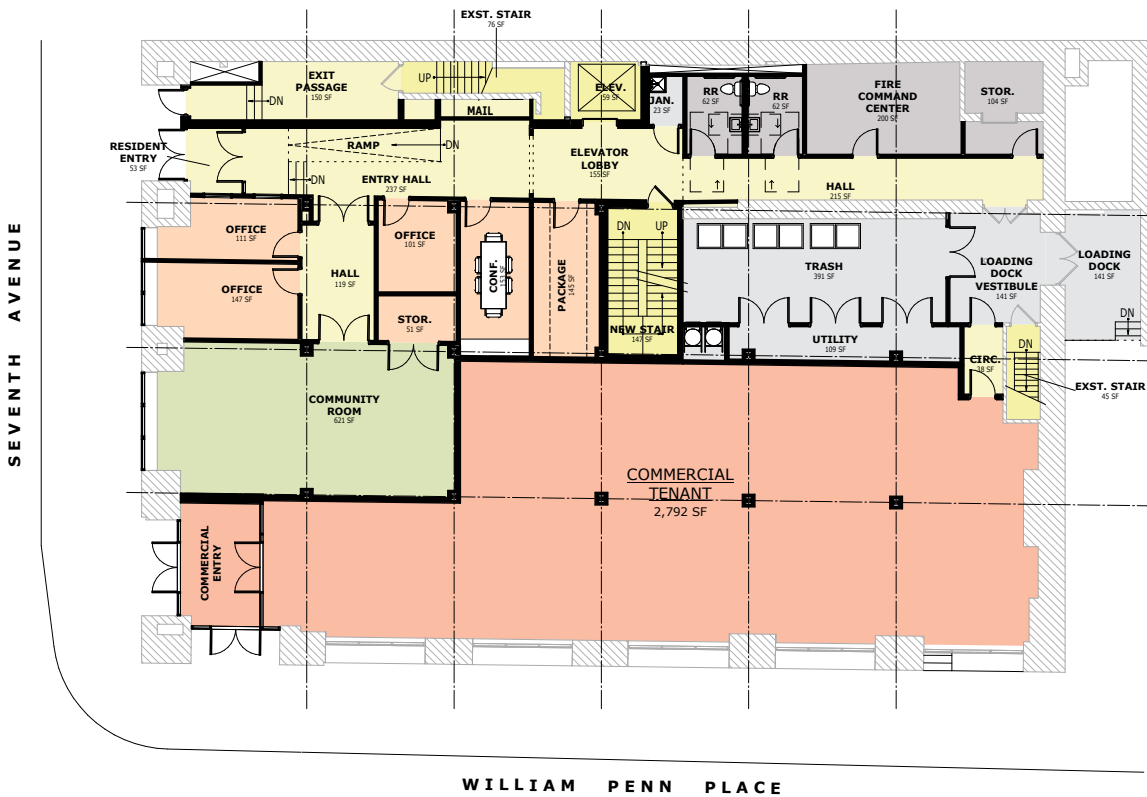
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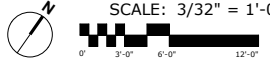
# 421 SEVENTH AVENUE

## GROUND FLOOR COMMERCIAL SPACE

**FOR LEASE**



**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**AREA LEGEND**

- BASE BUILDING
- CIRCULATION
- COMMERCIAL TENANT
- PUBLIC RESTROOM
- RESIDENT AMENITIES
- RESIDENTIAL 1BR
- RESIDENTIAL 2BR
- SUPPORT STAFF
- VERTICAL CIRCULATION



**421 SEVENTH AVE ADAPTIVE REUSE**  
PRELIMINARY FLOOR PLAN - GROUND



This statement, with the data it contains, is given with the understanding that all negotiations regarding the lease or purchase of the property described herein shall be channeled through this office. The information provided, while not guaranteed, has been obtained from the sources believed to be reliable. It is submitted subject to change or withdrawal without notice.