

514

THIRD AVENUE
MURRAY HILL, NYC

Between East 34th & 35th Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,550 SF
Basement: 1,400 SF

ASKING RENT

\$25,000/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

20 FT

COMMENTS

- Prime bar/restaurant opportunity in Murray Hill
- Currently "Grand Canyon Restaurant"
- Newly renovated gas kitchen
- Full liquor license in place
- High foot traffic and residential area

NEIGHBORS

Medium Rare • Semicolon Café • Bubo • Cask
• D'Agostino • Pio Pio • Crunch Fitness • Blue Haven • QQ Nails & Spa • Mazu • Sticky's

TRANSPORTATION

6



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Associate
212.468.5953
bortense@meridiancapital.com



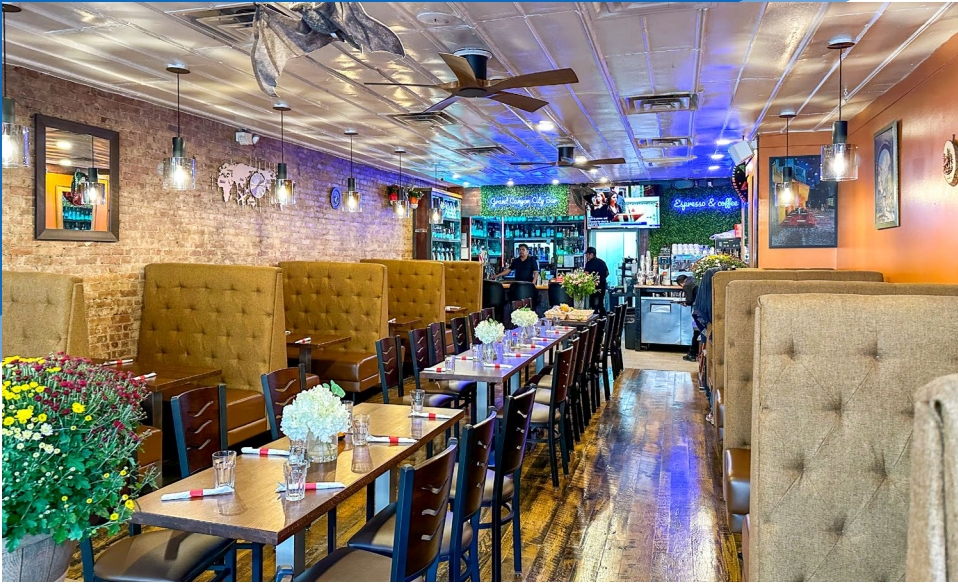
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE

MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Associate
212.468.5953
bortense@meridiancapital.com

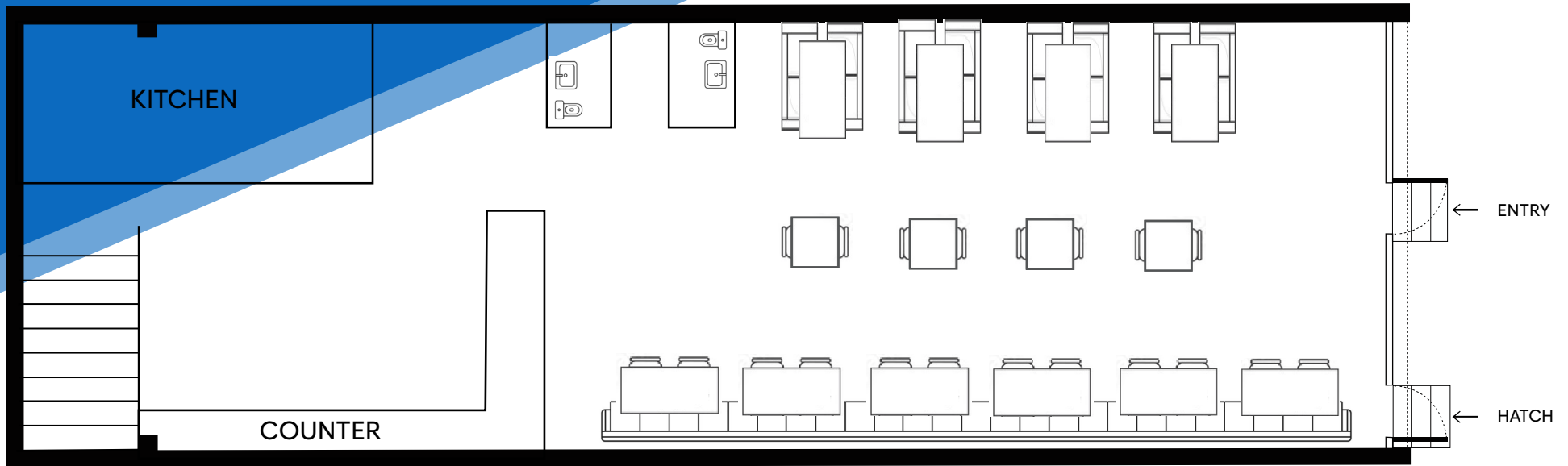


MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE
MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE



GROUND FLOOR



BASEMENT

FLOOR PLANS

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Associate
212.468.5953
bortense@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE

MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE

NEIGHBORS



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Associate
212.468.5953
bortense@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.