

## 250 Third Ave

250 Third Ave, New York, NY 10010

### Lisa Small

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# 250 Third Ave

\$92.00 /SF/YR

Busy residential and commercial foot traffic. All day /night foot traffic. Big frontage, open space for retail, service and consumer usage. 1650 open space. High ceilings. Over 1000 ft open in front and 3 rooms in back can be opened. Bathroom and washer/dryer included.

Suitable for Dental or Dr. office, Barber shop/salon, Spa, Veterinary clinic, Retail, furnishings, gift items. Specialty ice cream & smoothie, Coffee, quick service use, grocery, market. Fitness studio or physical therapy. All uses accepted....

- Heavy Foot Traffic day and Night Bright storefront Gramercy Park on 3rd Ave. between 20th and 21st.



Rental Rate:	\$92.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	8,250 SF
Year Built:	1960
Walk Score ®:	100 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$7.67 /SF/MO

## Ground

Space Available	1,650 SF
Rental Rate	\$92.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

New development directly across the 3rd Ave and huge new high rise going up next door. Restaurant cafe, bank, bar, nightclub, Convenience, financial services. Bright high ceilings very busy area. Retail, services, food & amenities. Very active area for Dental or DR office any service for the home or for personal services. Hair, Salon and purchasing goods. Food and beverages.

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# Property Photos



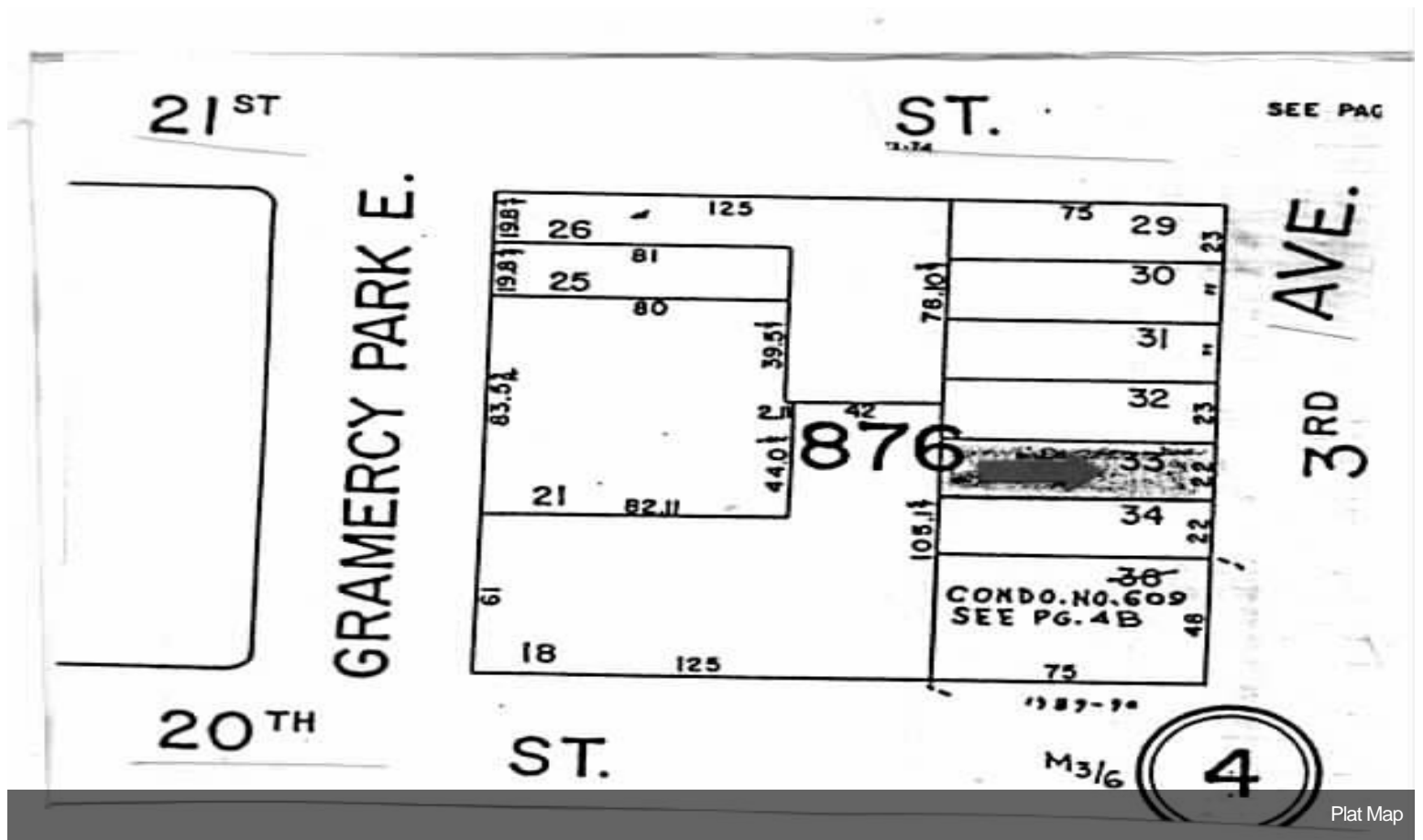
Temp build out for HBO show



Primary Photo



# Property Photos





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