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**511 9TH AVENUE | COMMERCIAL SPACE FOR RENT**  
HELLS KITCHEN, MANHATTAN





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# **511 9TH AVENUE**

**COMMERCIAL SPACE FOR RENT**

**OFFICE ADDRESS:**

**393 LAFAYETTE ST, FL 2  
NEW YORK, NY, 10003**

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# OVERVIEW

Tahari Realty is pleased to present 511 9th Avenue, a turn-key, commercial space for rent. The 12-story building is located in bustling Hell's Kitchen at the corner of W 39th Street and 9th Avenue and is near many residential buildings and major retailers. The space is beautifully designed and includes a 24-hour loading dock and freight elevator making it an exceptional space for a restaurant and nightclub.

## GROUND LEVEL | 4,000 SF

The ground level includes a spacious serving area complete with 15-foot ceilings and floor-to-ceiling windows, one restroom, and access to a 24-hour loading dock. The landlord is willing to vent the space as well.

## LOWER LEVEL | 3,825 SF

The lower level has 11-foot ceilings, contains a full bar area, two large restrooms, a large recreational space, and is accessible by elevator or stairs. The 24-hour loading dock is also accessible from the lower level.

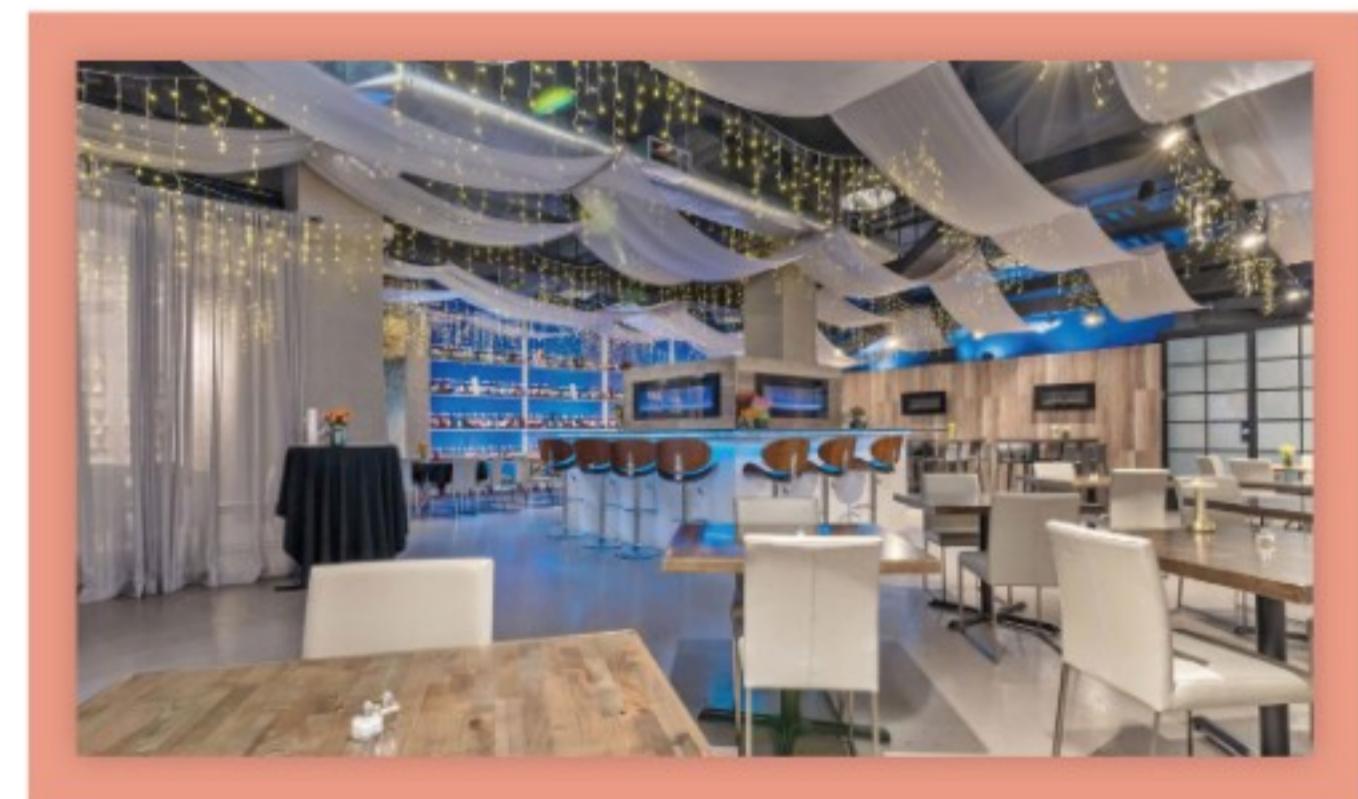
### ENTRANCE



## Highlights And Capacity

# HIGHLIGHTS

- All Uses Considered
- Great Place for Restaurant and Club
- Has a Public Assembly Permit
- Total of 7,825 SF across Ground Level & Basement
- Total 89 ft of Frontage
- 24-hour Loading Dock Available (Direct Access to Both Spaces)
- Freight Elevator with Direct Access to Both Spaces
- Floor - to - Ceiling Windows
- Can be Vented
- HVAC



# CAPACITY

Ground-Level Capacity -----	75 Persons
Lower-Level Capacity -----	170 Persons
Combined Capacity -----	245 Persons
Possible Outdoor Seating -----	25 Persons

# ABOUT THE NEIGHBORHOOD

Hell's Kitchen is a diverse and exciting neighborhood offering a little bit of everything for everyone. A variety of restaurants, bustling streets, and a welcoming atmosphere are what is to be expected from this up and-coming neighborhood. Residents describe the community as down to-earth and possessing old New York charm.

Hells Kitchen has a recent population of 33,470 and is made up mostly of young professionals. Niche.com ranked Hell's Kitchen as the #1 Best Place for Young Professionals in New York City and the #7 Best Neighborhood to Live in New York City. A large number of businesses operate in or near Hells Kitchen including Coach, Wells Fargo Securities, Time Warner, HBO, DNB Bank, YouTube, Venmo, and Uber.

Hells Kitchen boasts excellent transportation in part due to both Penn Station and Port Authority Bus Terminal's proximity. Like most neighborhoods in Manhattan, Hells Kitchen is incredibly walkable and has a Walk Score of 98. Directly surrounding 511 9th Avenue is a plethora of residential buildings, hotels, restaurants, and more.

**"HELLS KITCHEN: WHERE EAST VILLAGE GRIT MEETS THE ARTSY WEST SIDE."**

New York Times



# TRANSPORTATION

511 9th Avenue is conveniently located steps from the 42nd St-Port Authority Bus Terminal and near other major NYC Transit.

A C E N Q R W S 1 2 3 7

at Times Square-42nd St

0.18 miles

1 2 3 A C E

at 34th St-Penn Station

0.24 miles

7

at 34 St Hudson Yards

0.35 miles

LIRR

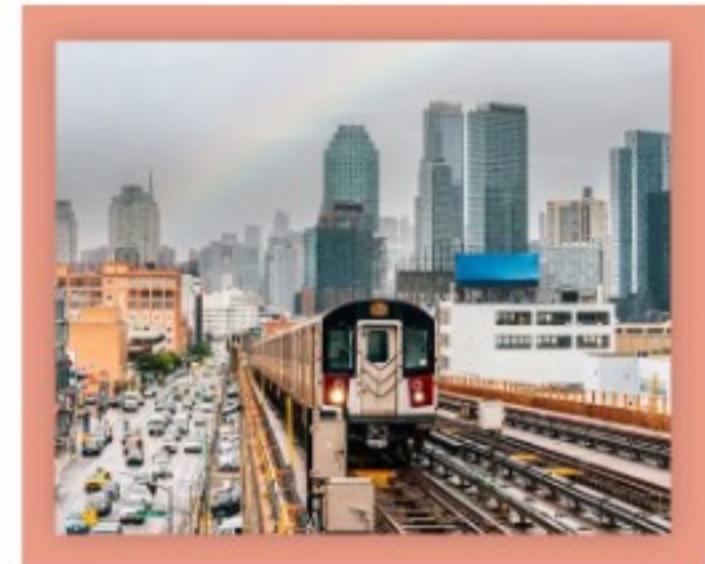
at Penn Station

0.41 miles

B D F M N Q R W

at 34th St-Herald Sq

0.51 miles



 **WALK SCORE**  
**98%**

\*Loopnet.com

 **TRANSIT SCORE**  
**100%**

 **BIKE SCORE**  
**92%**

## AIRPORT

La Guardia Airport

9.6 miles

Newark Liberty International Airport

15.0 miles

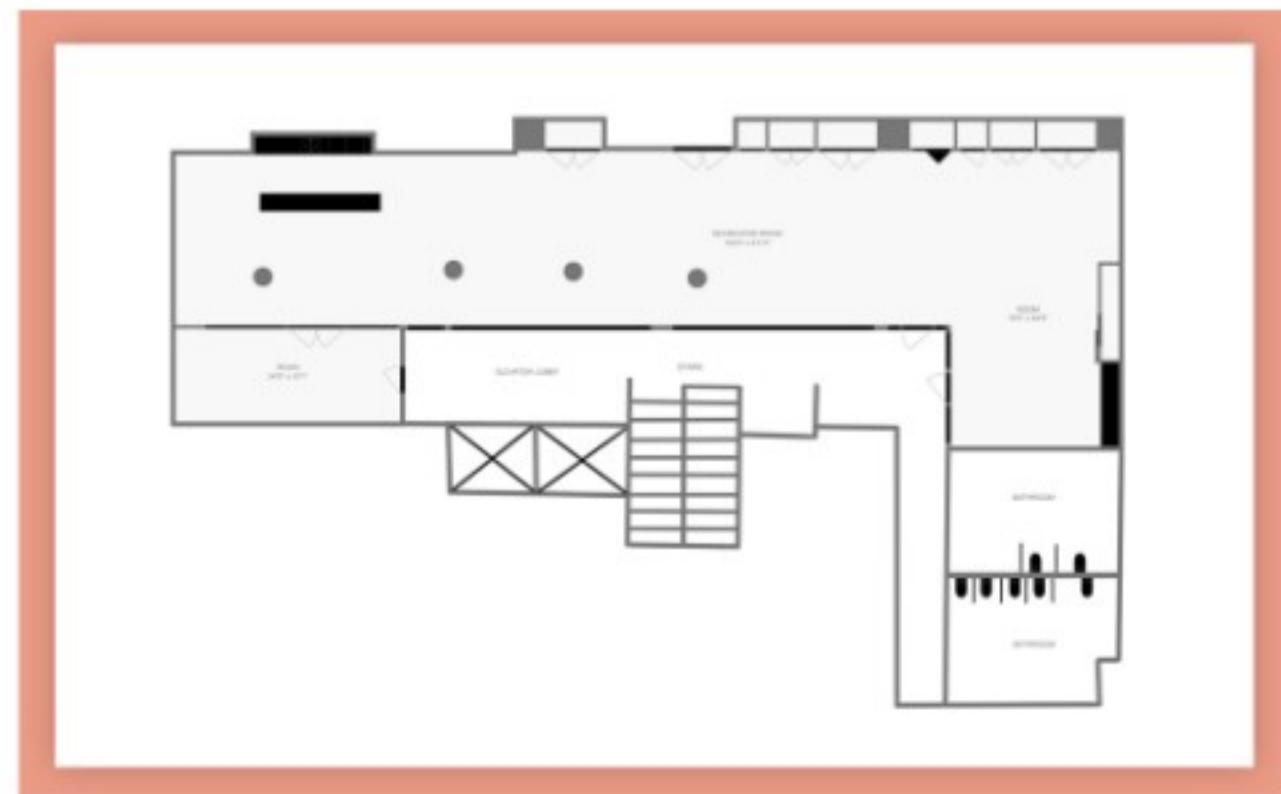
John F. Kennedy International Airport

17.4 miles

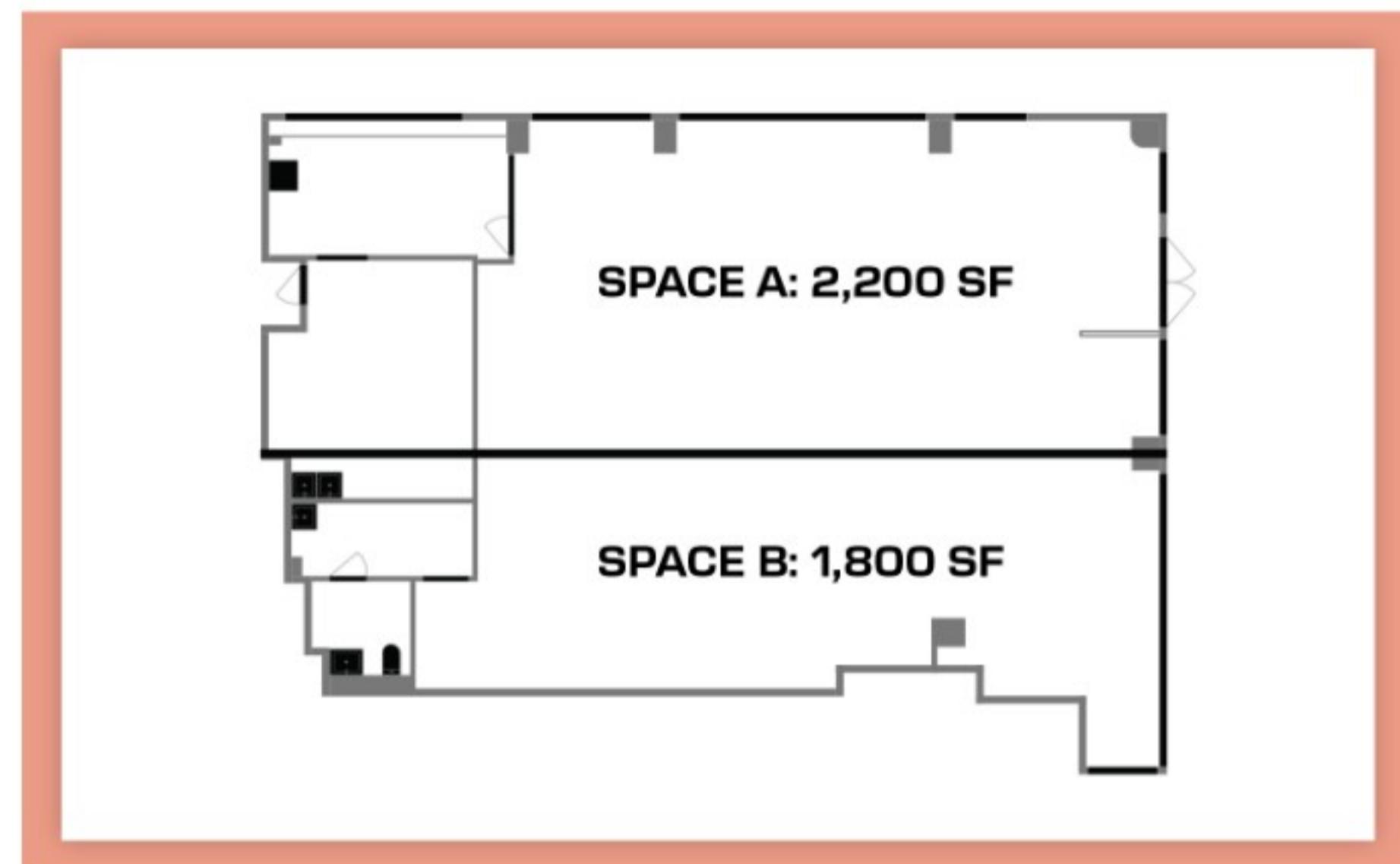
## GROUND LEVEL | 4,000 SF



## LOWER LEVEL | 3,825 SF



## PROPOSED DIVISION



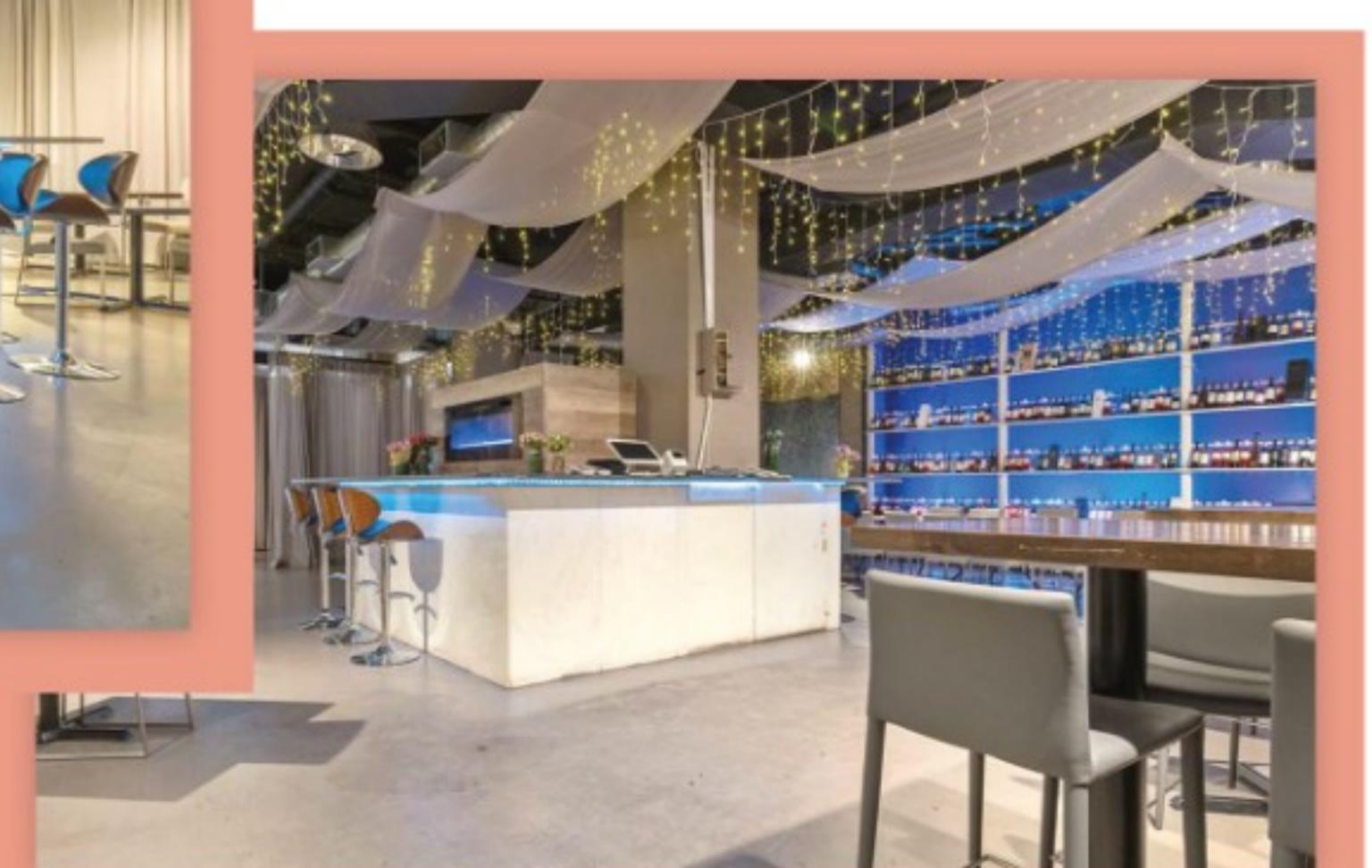
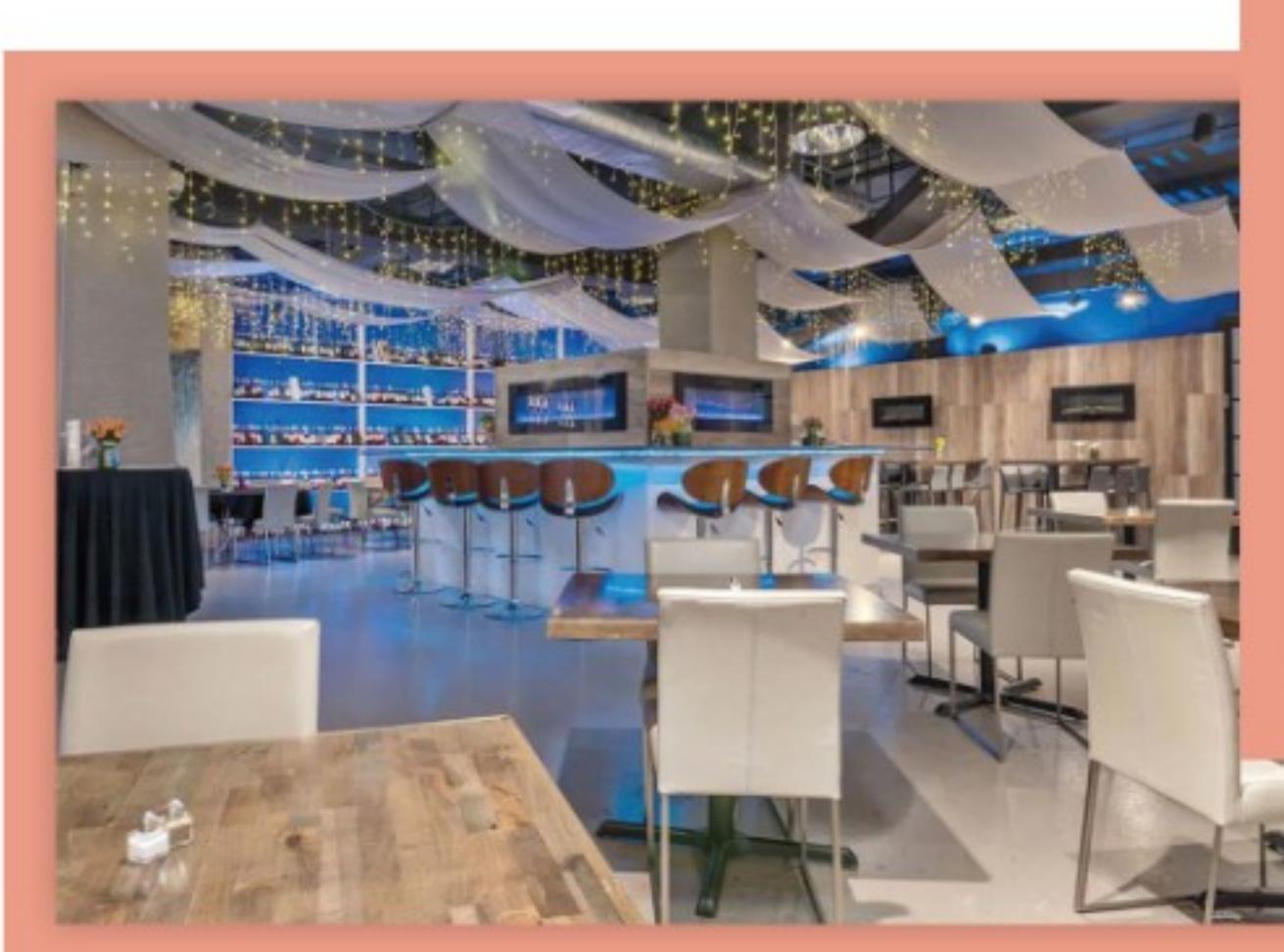
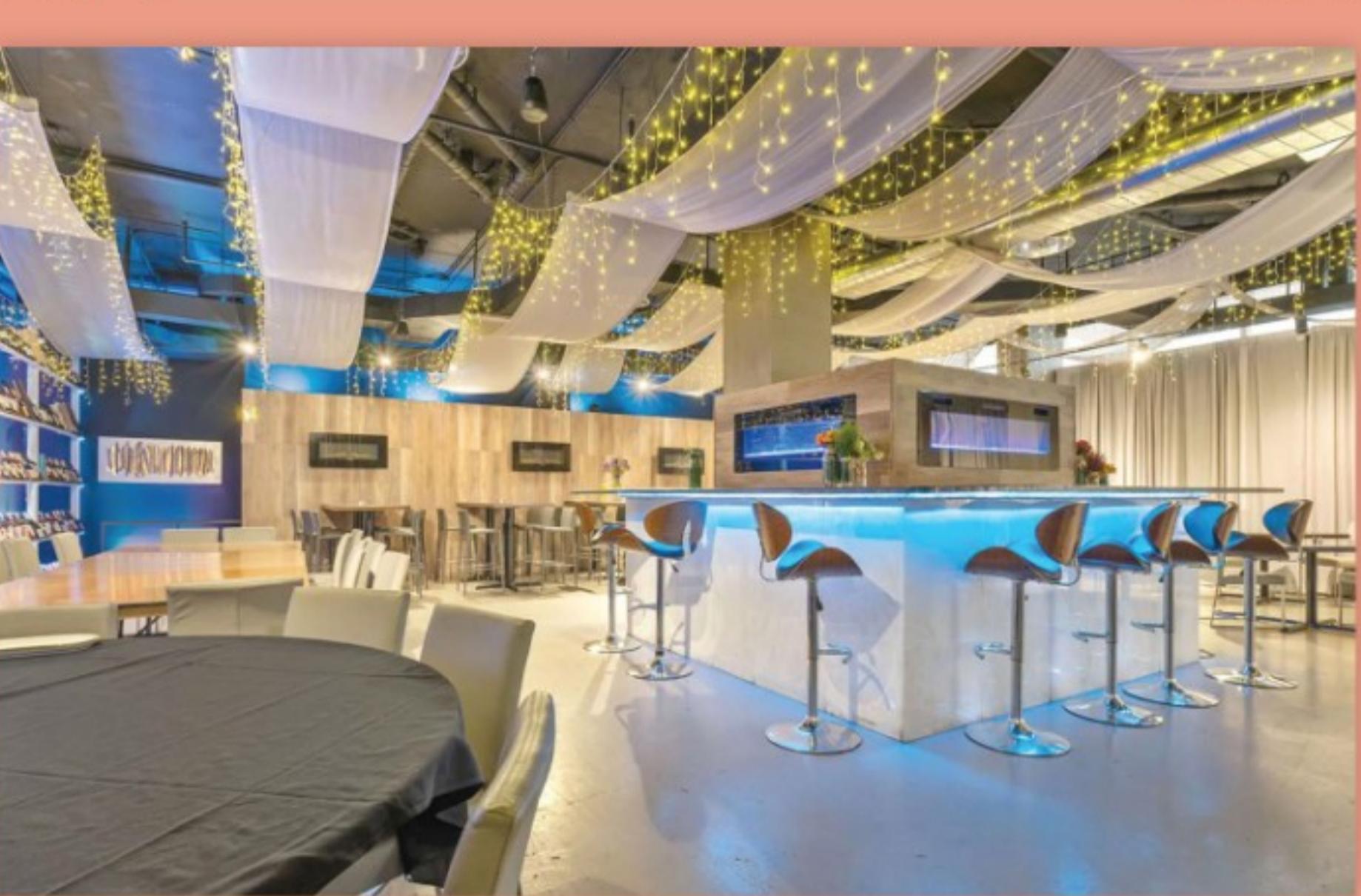
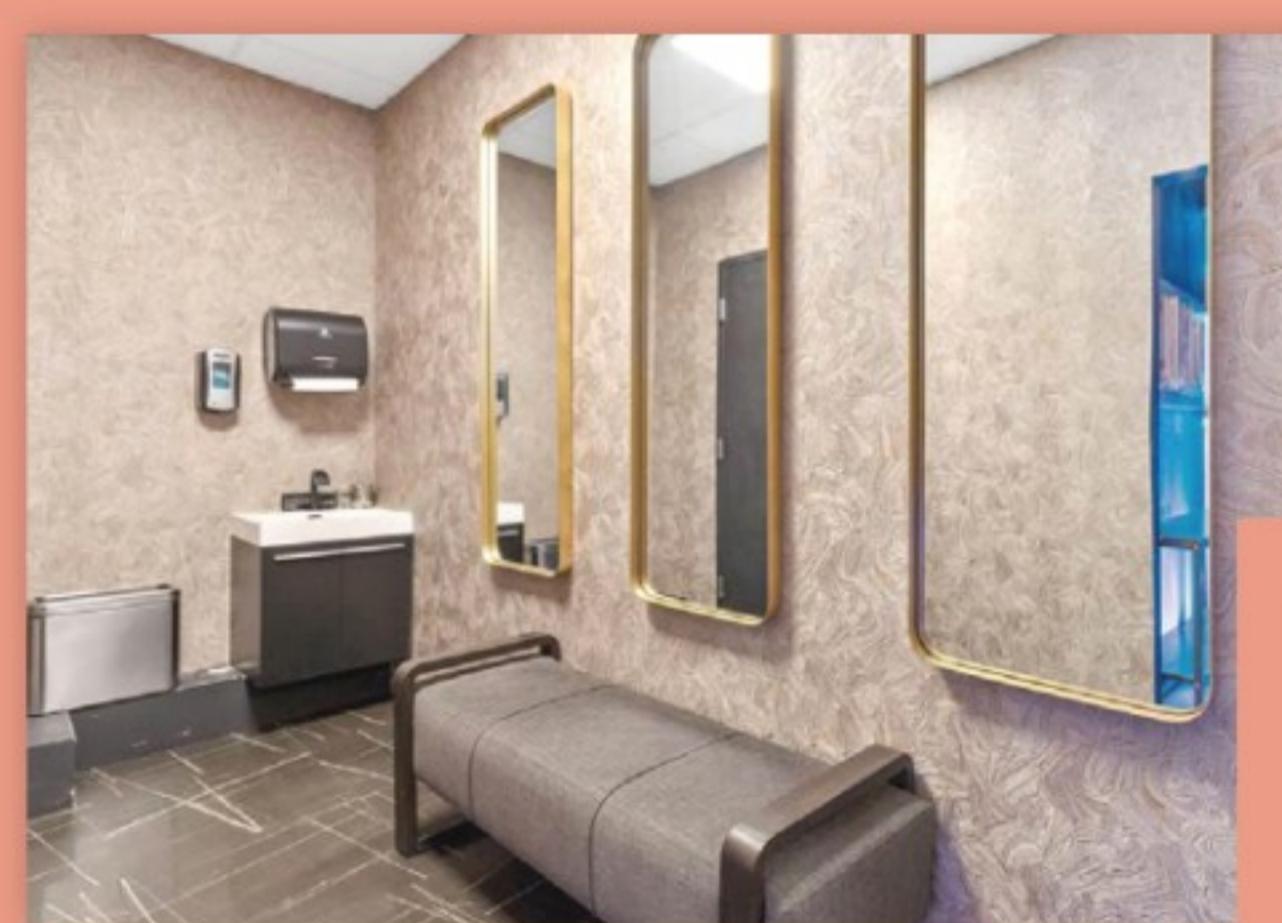
# RETAIL MAP



# PROPERTY PHOTOS

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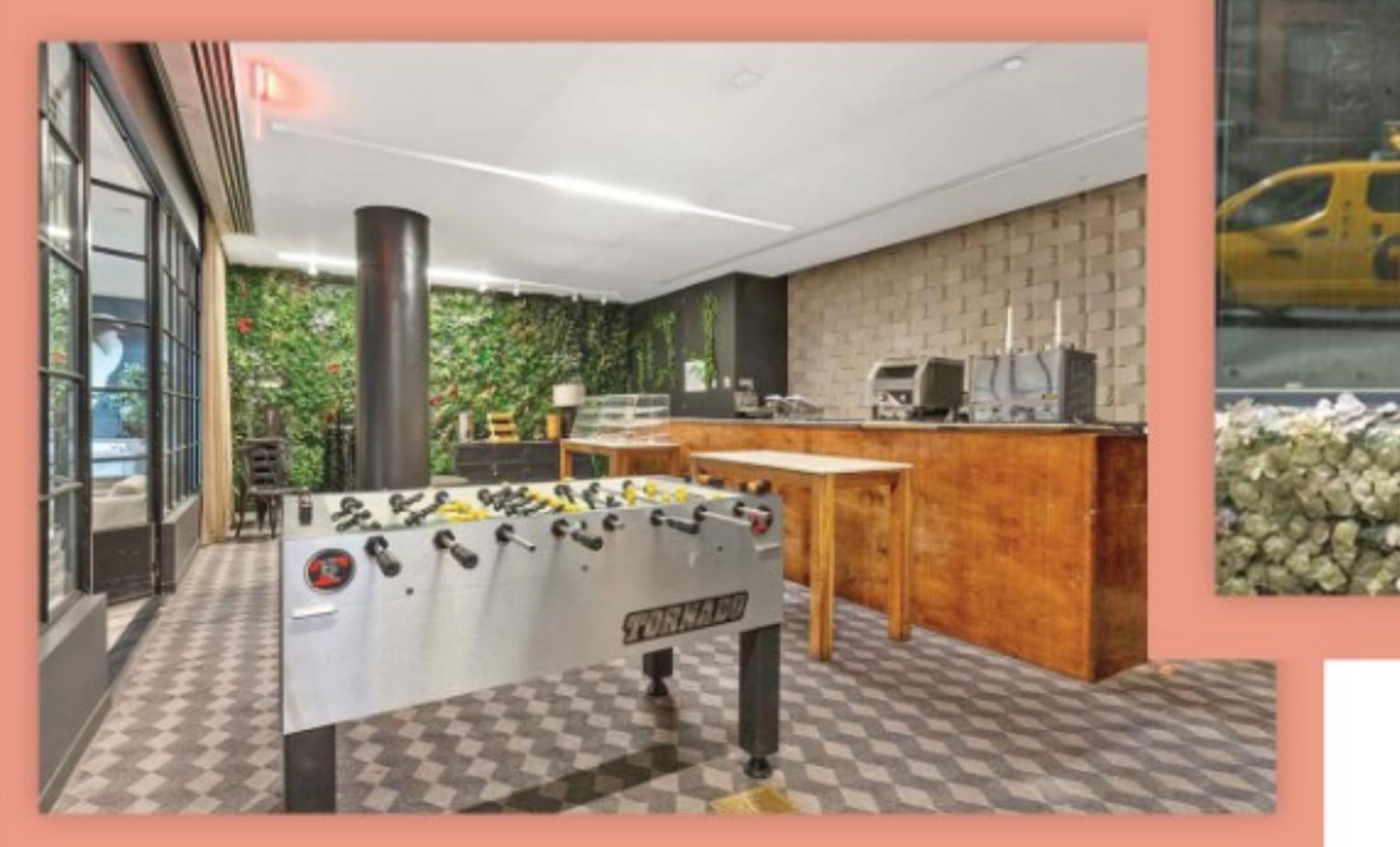
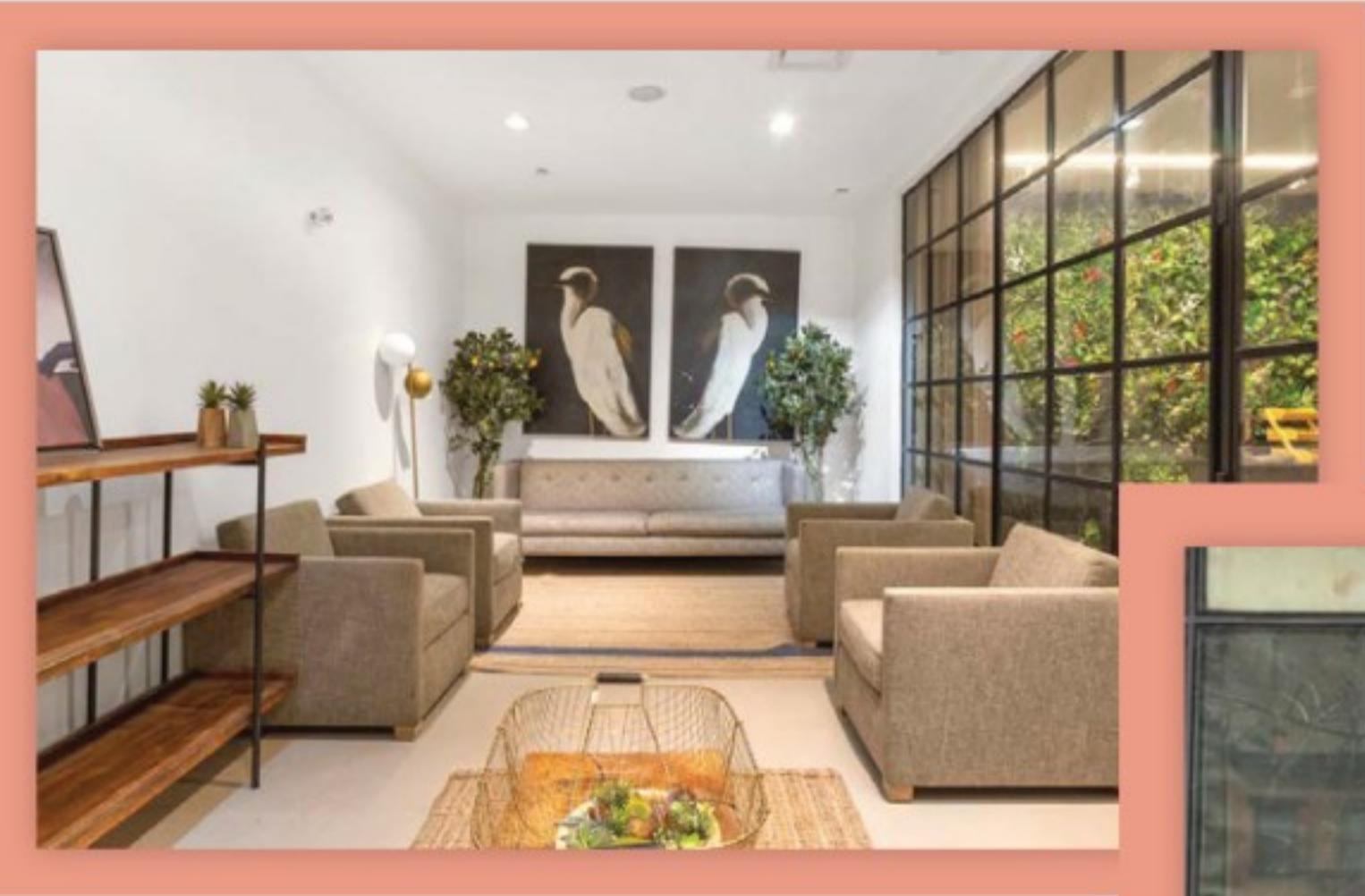
## GROUND LEVEL



# PROPERTY PHOTOS

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## LOWER LEVEL



# 511 9TH AVENUE

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**FOR MORE DETAILS CONTACT US**

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