

# 191 7<sup>TH</sup> AVENUE

BETWEEN 21<sup>ST</sup> & 22<sup>ND</sup> STREETS | CHELSEA



**AKSR FOR LEASE** Matt Fogel 203.962.5800 Albert Halawani 347.204.6578 Joshua Berkun 516.459.9251



SPACE C

LEASED

SPACE A

SPACE B

LEASED

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## PROPERTY HIGHLIGHTS

- Prime bar/lounge/speak-easy opportunity
- Outdoor green-space included
- High foot traffic area
- Both space A & B can be vented
- Space A & B: currently combined

**Space A:**  
800 SF Ground Floor

**Space B:**  
3,000 SF Ground Floor  
+ 3,000 SF Usable Cellar

**Space C:**  
6,000 SF Second Floor

**FRONTAGE**  
A: 12.5' | B: 11' | C: 46.5'

## NEIGHBORS



CONTACT OUR BROKERS FOR MORE INFORMATION

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**MATT FOGEL**  
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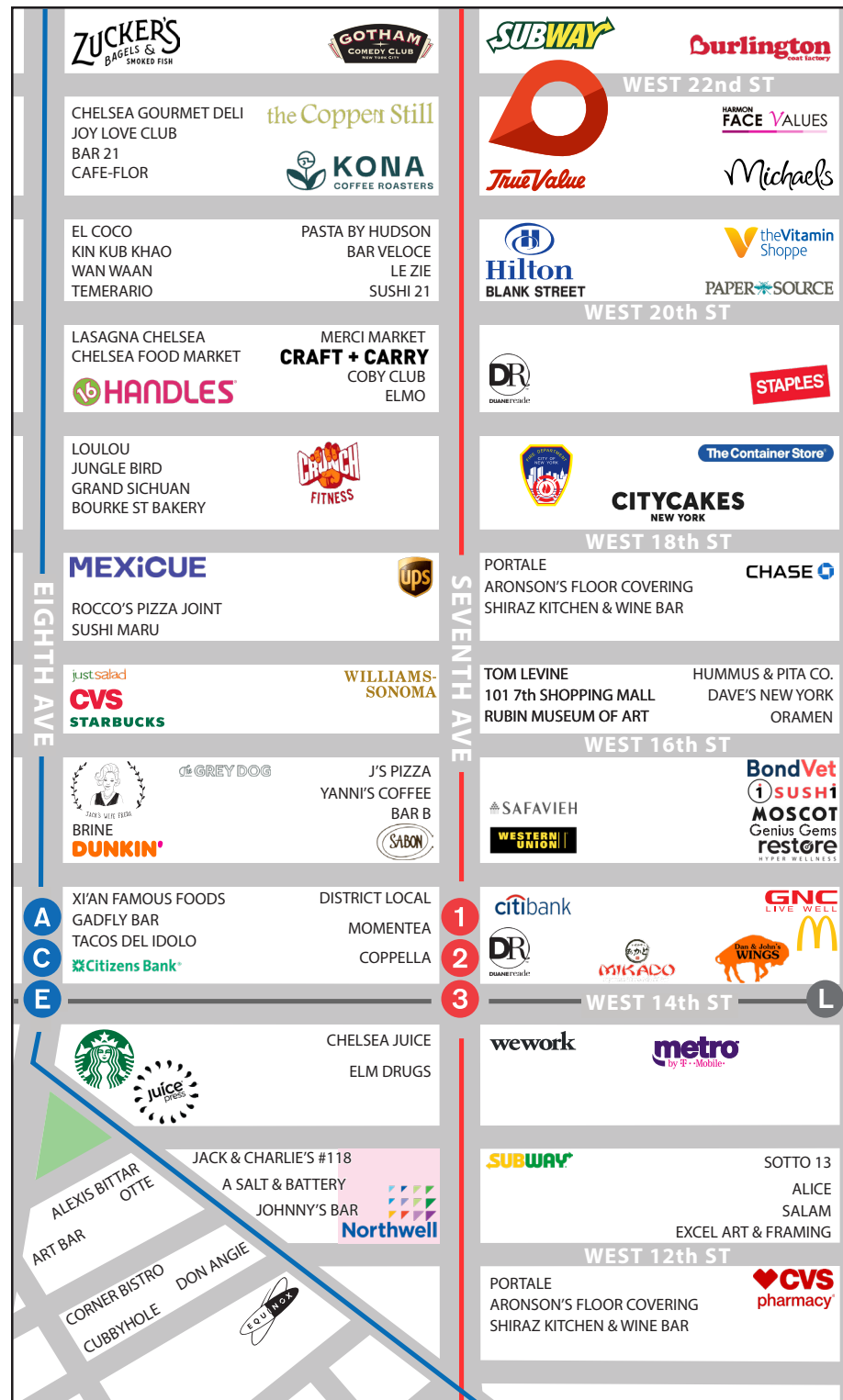
**ALBERT HALAWANI**  
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**CEILING HEIGHTS**  
10'-13'

**ASKING RENT**  
Upon Request

**POSSESSION**  
Immediate

**TRANSPORTATION**  
1 2 3 A C E L



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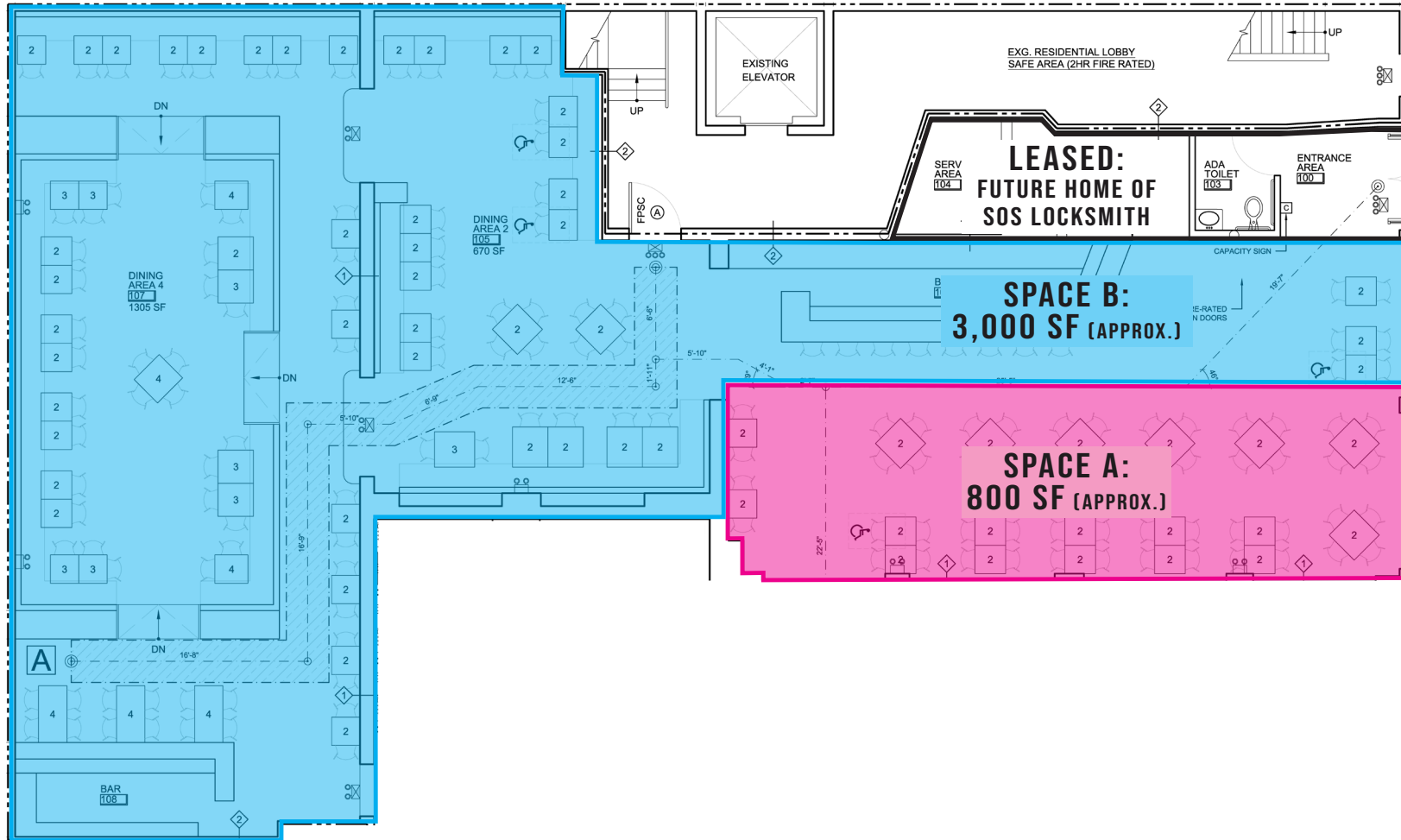


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## FLOOR PLANS: GROUND FLOOR DIVISIONS



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## INTERIORS:



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