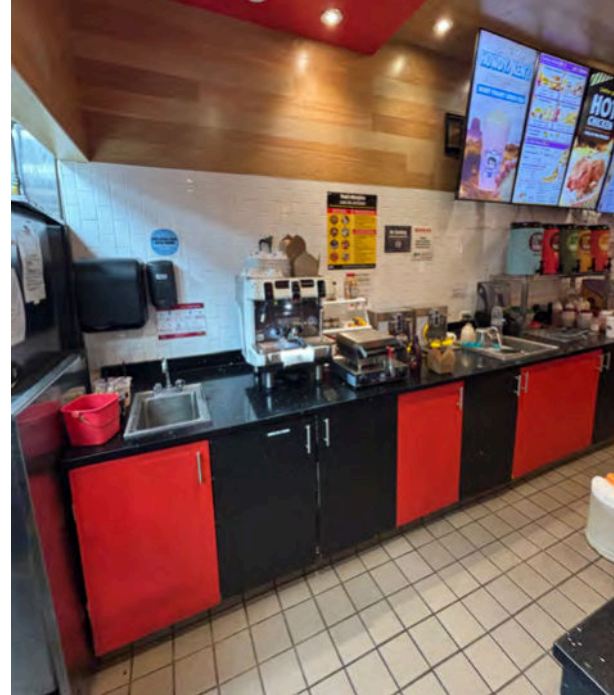
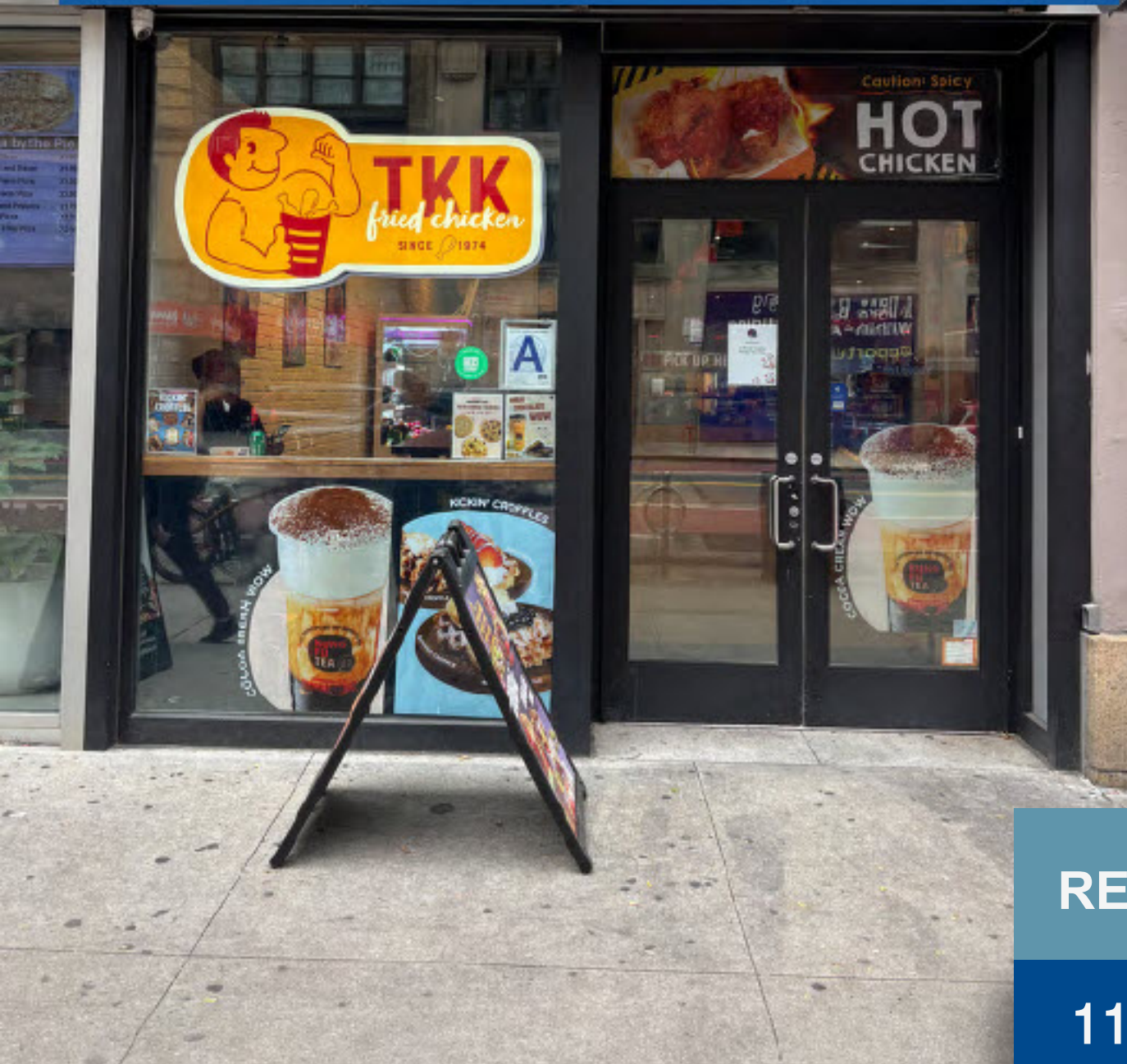


# COMMERCIAL SPACE FOR LEASE



RETAIL FOR LEASE GRAMERCY

115 E 23rd STREET @ PARK AVE S  
RECENTLY BUILT RESTAURANT

2,204 SF + BASEMENT





## DETAILS

- 2,204 SF ground floor retail + 1,169 SF basement
- 15-foot frontage
- 14-ft ceiling height store, 11-ft basement
- Sinks & Bathrooms on both floors
- No key money
- Kitchen with venting
- Prep, Storage & Office in the Basement

## SURROUNDING RETAIL

7-Eleven • NY Sports Club • Andiamo Pizzza • Bis Bas Grill • Starbucks • Baked By Melissa • Wendy's • TD Bank • Dos Toros • Vitamin Shoppe • Bath & Body Works • Walgreens

## TRANSPORTATION

Steps from Madison Square Park, Flatiron and Union Sq.  
Convenient **Subway** access: 4, 5, 6, F, L, M, N, R, W



## EXCLUSIVE AGENTS:

Bill Becker  
(718) 540-9435  
bill@fpr.nyc

David Dynak  
(718) 540-9436  
david@fpr.nyc



**FIRST PIONEER**  
REALTY, LLC

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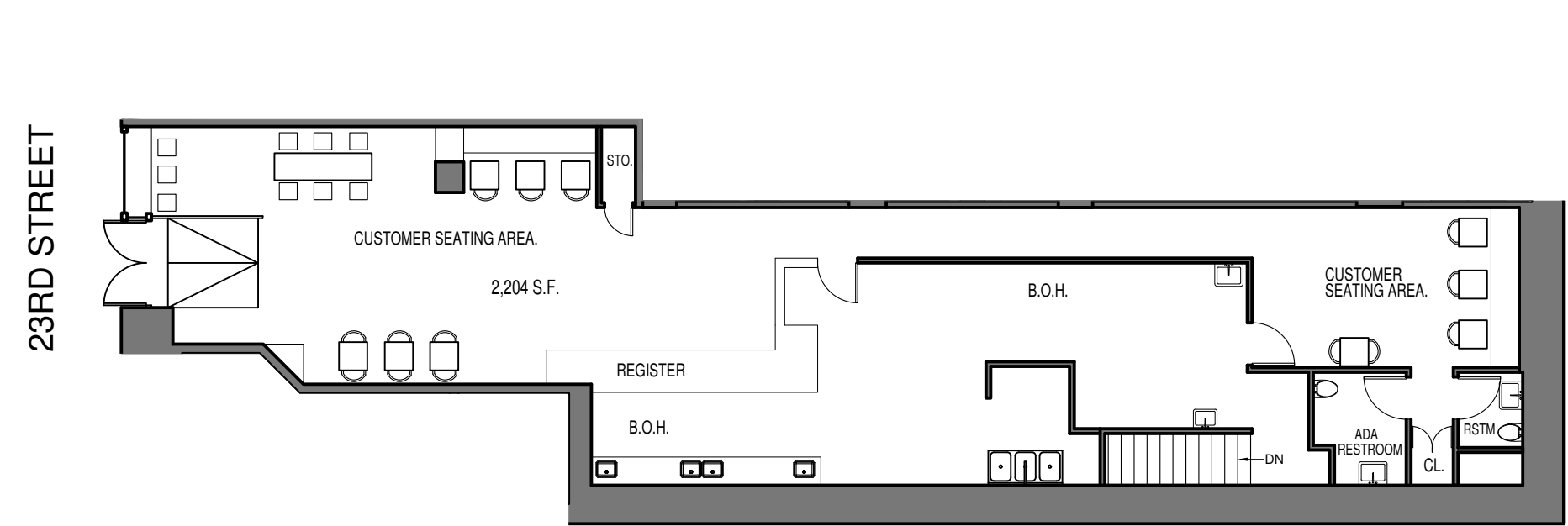
First Pioneer Realty, LLC 120 E 56 Street, 9th Floor – NY [FirstPioneerRealty.NET](http://FirstPioneerRealty.NET)



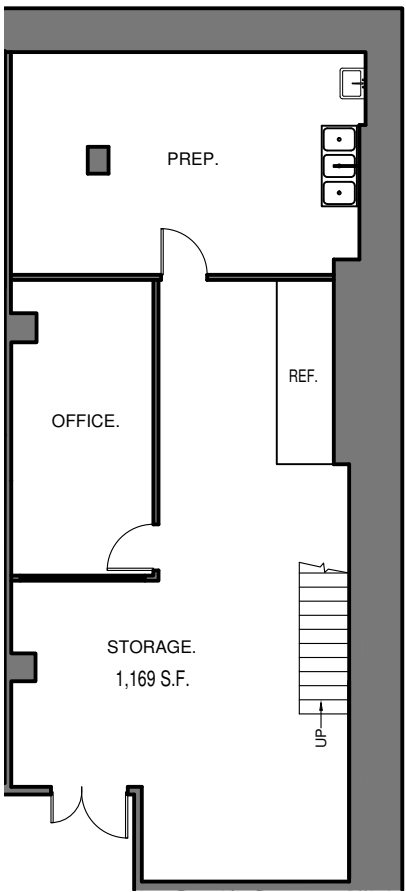
# FLOOR PLANS

115 E 23RD STREET

## GROUND FLOOR



## BASEMENT



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