

# ***Flatiron Restaurant For Lease or Sale***

***32 East 21<sup>st</sup> Street***

***Between Broadway / Park Avenue So***

***Approx 4,000 rsf Ground***

***Currently a Built Restaurant***

***Approx 300 rsf Mezzanine***

***Retail Coop w/ Low Maintenance***

***Approx 2,000 rsf Basement***

***16' Ceilings on Ground***

**Currently operating as Harding's NYC do not go by unannounced or talk to patrons or employees. Shown by appointment only.** This is a fully built restaurant with a total of approximately 6,300 rsf between ground, mezzanine and lower level. Vented w/ precipitator and a gas line in place, private dining room, 4 restrooms, dramatic historic details throughout and a current occupancy of 140 but possibly more. Existing tenant in place till end of 2024 and ownership open to lease or sell the coop. Asking rent/price available upon request.



*For More Information Contact:*

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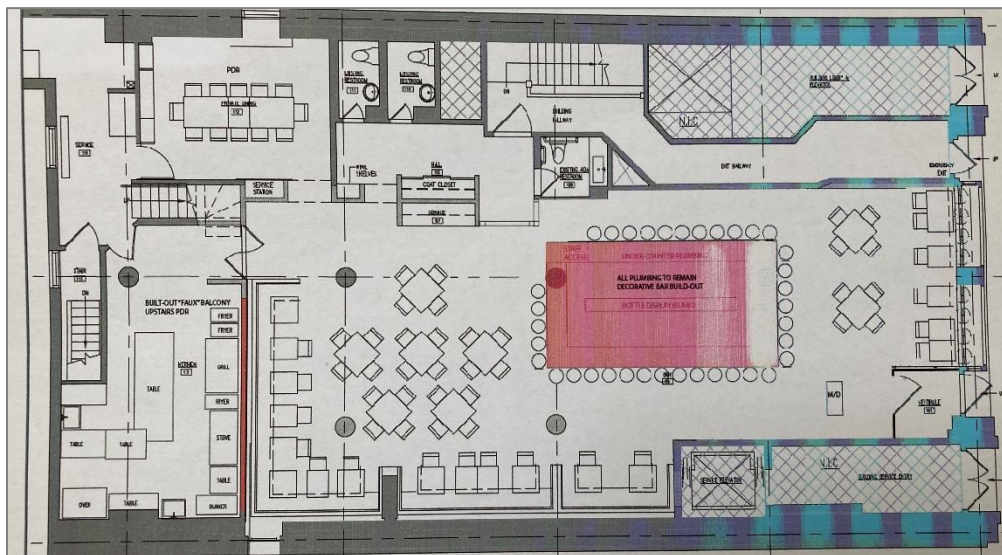


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# 32 East 21<sup>st</sup> Street

## Location Highlights

Amazing Flatiron location around the corner from Madison Square Park and just off of Broadway. Very strong mix of food & beverage operators in the area as well as major office/residential tenants. Close to the 6 train at 23<sup>rd</sup> and Park and R,W at 23<sup>rd</sup> & Broadway. *Neighbors Include: Giorgio's of Gramercy ♦ Chica & the Don ♦ Tend Flatiron ♦ Cha Cha Matcha ♦ Cosme Mexican ♦ Lysee ♦ Morton Williams ♦ Le Pain Quotidien*



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