



The Alfred Group, Inc.

We are pleased to offer for sale

***The Market @ Mercedes House  
550 West 54th Str (10-11 Ave), New York, NY***



- Size:** 6,000 square feet
- Term:** 6.5 years (Till January 14, 2030) plus options to extend
- Rent:** Substantially below Market Rent.  
2023-24: \$29.00 psf (\$14,500/mo)  
2025-30: \$40.51 psf (\$20,258/mo)
- Escalations:** 5% every 2 years
- HVAC:** 25 tons
- Exhaust:** 20 foot hood. Exhaust to front with precipitator
- Refrigeration:** All remote refrigeration with condenser units
- Buildout:** \$1.5 million buildout
- Notes:** The Gourmet Market is located on the ground floor of the Mercedes Benz North America HQ with 860 residential units above

**For additional information, pricing or to arrange an inspection please contact:**

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