

352 E 23rd st

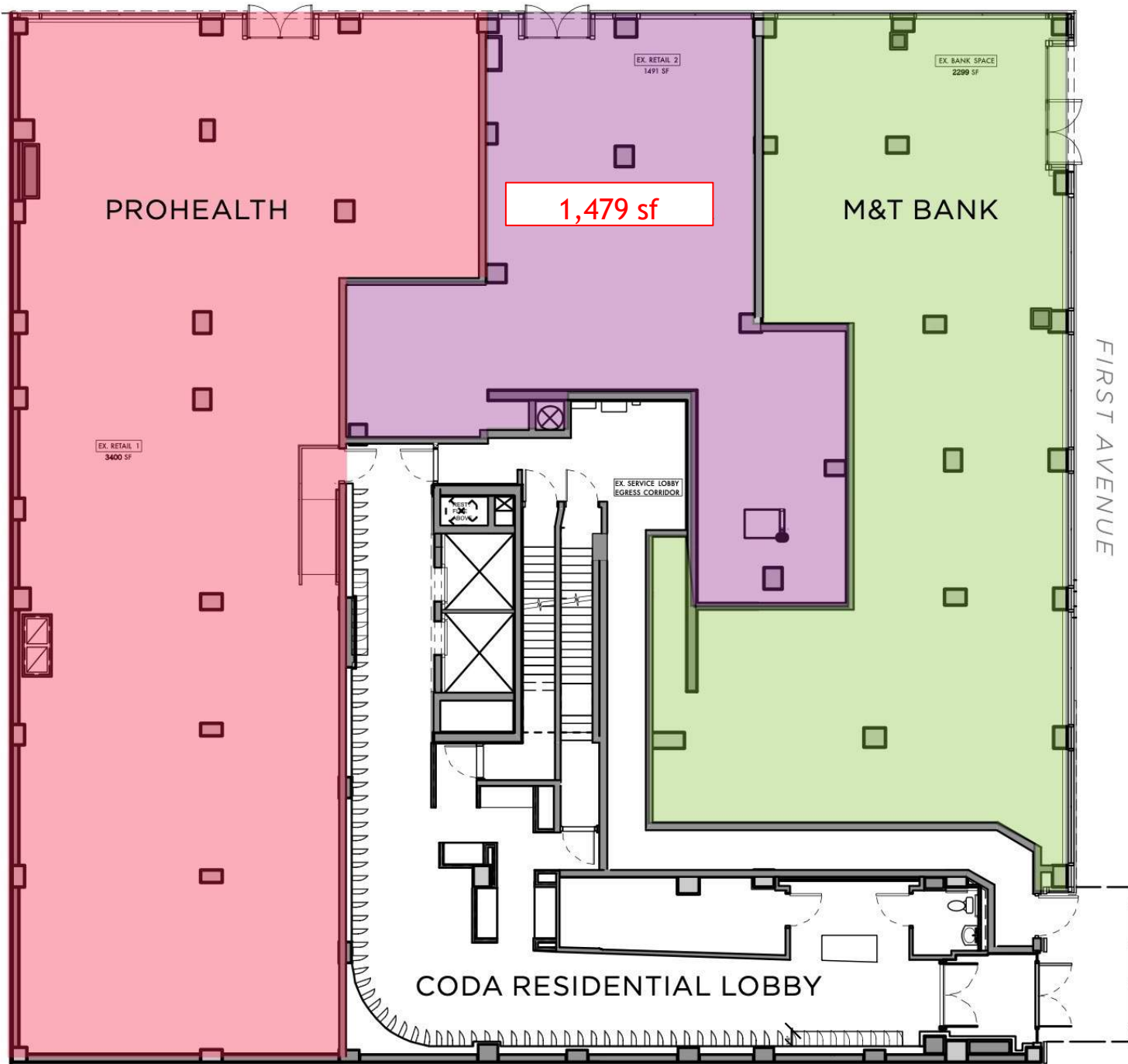
RETAIL CONDOMINIUM

2,249 SF AVAILABLE FOR LEASE

TURN-KEY QUICK SERVICE RESTAURANT

1,479 SF ABOVE GRADE
770 SF BELOW GRADE





UPPER LEVEL FLOOR PLAN 1,479 SF VENTED

LOWER LEVEL FLOOR PLAN 770 SF

23RD STREET



FIRST AVENUE



Baruch COLLEGE

E 25TH STREET

Baruch COLLEGE

E 24TH STREET

NYU DENTISTRY

E 23RD STREET

STARBUCKS
CRAFT + CARRY

E 22ND STREET

GRAMERCY ALE HOUSE
THINK COFFEE

E 21ST STREET

Gramercy Park
BAR AND BARFLY GRILL

E 20TH STREET

IRVING PL

E 19TH STREET

The UPS Store
DAG NYC

M THE MARCEL AT GRAMERCY
New York COMEDY CLUB

TAPROOM CRAFT BEER EMPORIUM No. 307
GILA'S 23rd Street NOSH
SVA NYC

E 23RD STREET

The Bluebell cafe
MOLLY'S
Sprint

E 22ND STREET

CVS
NYU Langone Health
ROLF'S

E 21ST STREET

LUNETTA PIZZA & RESTAURANT

E 20TH STREET

PADDY MAGUIRE'S ALE HOUSE NEW YORK CITY
CHASE
IL FORNO PIZZA

E 19TH STREET

NYU DENTISTRY

E 25TH STREET

THERE ARE OVER 62,000 EMPLOYEES' IN SCIENCE AND TECHNOLOGY AND OVER 71,000 EMPLOYEES IN MEDICAL AND HEALTHCARE IN THE AREA WITH OVER 100,000 VISITORS/PATIENTS TO THE HOSPITALS.

E 24TH STREET

MORTON WILLIAMS THE FRESH MARKETPLACE
HALPERN PHARMACY Your health is our business

E 23RD STREET

DUANE READE
The UPS Store
ProHEALTH URGENT CARE
M&T Bank
2nd Street synergy

E 22ND STREET

Malt & Mold LOWER EAST SIDE
DUNKIN' DONUTS

E 21ST STREET

Gristedes

E 20TH STREET

TD Bank

E 19TH STREET

HUNTER-BELLEVUE SCHOOL OF NURSING

VA NY Harbor Healthcare System

STARBUCKS

PETER COOPER VILLAGE
ROUGHLY 60,000 RESIDENTS

VANOS!

STUYVESANT TOWN

352 E 23RD ST

TRANSPORTATION

Centrally located, residents of Gramercy Park enjoy exceptional access across Manhattan.

- Just a short walk from 385 1st Avenue is the 23rd Street Subway station
- 4/6 trains providing north/south access throughout Manhattan, the Bronx, and Brooklyn.
- 385 1st Avenue Street enjoys access to multiple NYC Ferry routes via the 34th Street port with stops along the coast of Brooklyn, Manhattan, Queens and the Bronx.
- The neighborhood is lined with bus stops along 1st and 2nd Avenues for quick and convenient cross-city travel and a great alternative to the subways.
- Heavily trafficked FDR Drive runs along the East River of Manhattan giving residents quick road access to the boroughs and around Manhattan.

CONTACT INFORMATION

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FORUM
ABSOLUTE

