



OPPORTUNITY IN MIDTOWN LUNCH MECCA
LEXINGTON AVENUE & EAST 54TH STREET

SPACE SPECS
EXISTING CONDITIONS

	SQ. FT.	FRONTAGE
SPACE A:	1,700 SF	57 FT
SPACE B:	1,587 SF	24 FT
SPACE C:	1,649 SF	22 FT
CEILING HEIGHT	14'4"	
POSSESSION	IMMEDIATE	
LEASE TYPE	DIRECT	
ASKING RENT	UPON REQUEST	

630

LEXINGTON AVE

AKA 399 PARK AVE



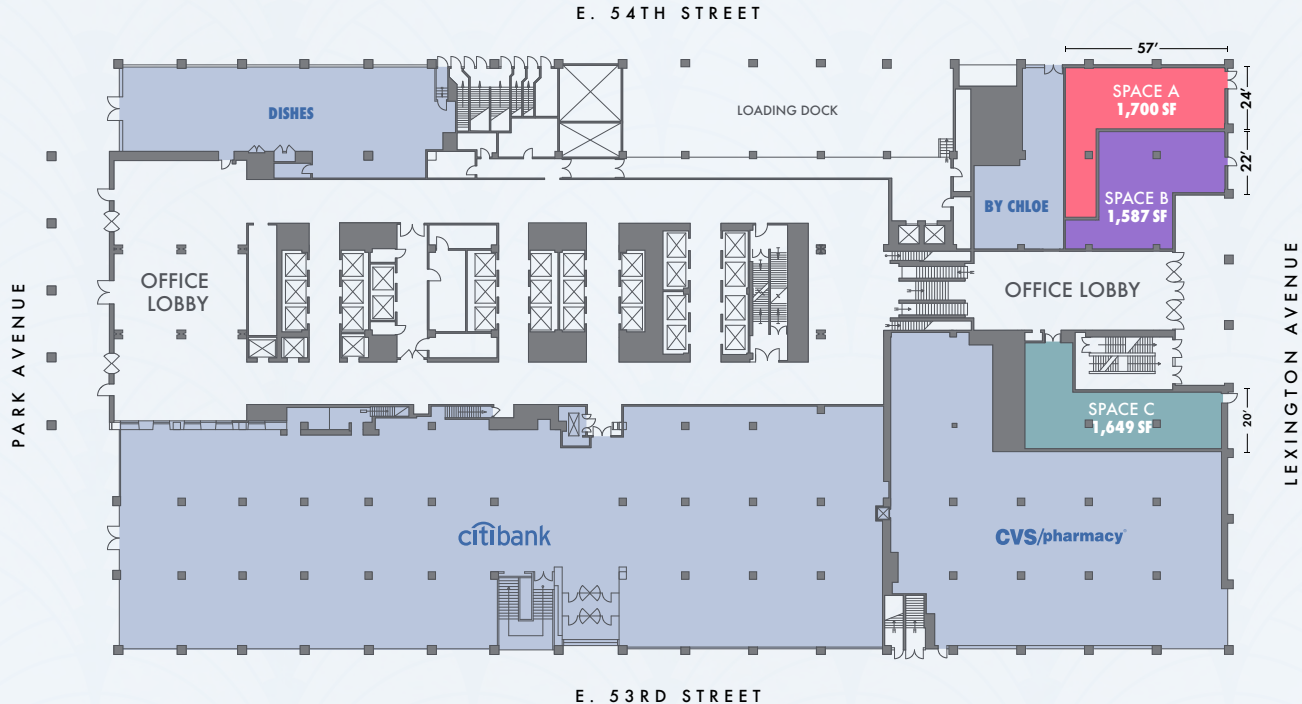
COMMENTS

- LOCATED AT THE BASE OF A 1.8 MILLION SF CLASS-A OFFICE BUILDING THAT RECENTLY WENT THROUGH A FULL ASSET REPOSITIONING
- 14'4" CEILING HEIGHT
- ALL USES CONSIDERED- VENTING POSSIBLE
- BRAND NEW HVAC AND PCU RECENTLY INSTALLED IN SPACE C.



FLOORPLAN EXISTING CONDITIONS

GROUND FLOOR



FLOORPLAN POTENTIAL RE-DEMISE

GROUND FLOOR



NEIGHBORHOOD MAP



NEIGHBORS INCLUDE:

BY CHLOE

JUICE GENERATION

SWEETGREEN (COMING SOON)

SUGARFISH (COMING SOON)

FIELDS GOOD CHICKEN

STARBUCKS

PRET A MANGER

BOBBY VAN'S STEAKHOUSE

URBAN SPACE

AMAZON GO

DIG INN

CHIPOTLE

SUBWAY

CHOPT

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