



OPPORTUNITY IN MIDTOWN LUNCH MECCA

LEXINGTON AVENUE & EAST 54TH STREET

SPACE SPECS
EXISTING CONDITIONS

	SQ. FT.	FRONTAGE
GROUND FLOOR	1,649 SF	20 FT

CEILING HEIGHT 14' 4"

POSSESSION IMMEDIATE

LEASE TYPE DIRECT

ASKING RENT UPON REQUEST

630

LEXINGTON AVE

AKA 399 PARK AVE



COMMENTS

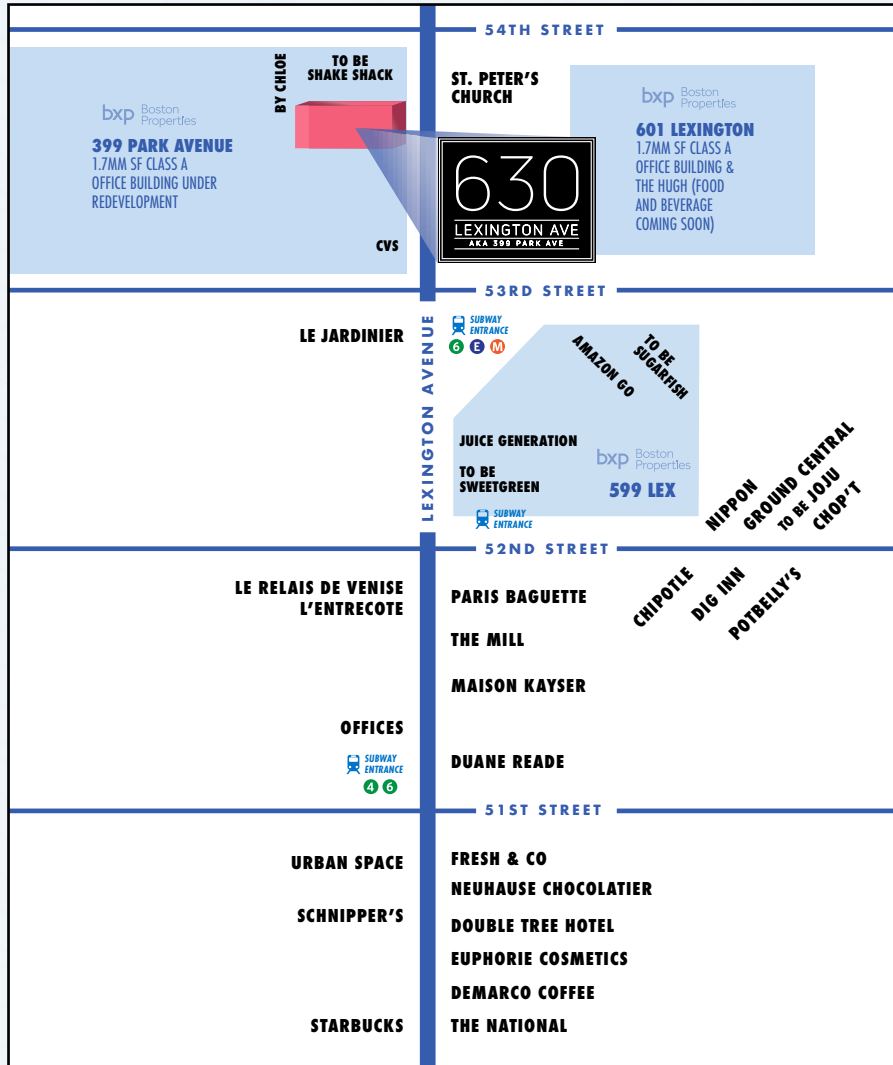
- LOCATED AT THE BASE OF A 1.8 MILLION SF CLASS-A OFFICE BUILDING THAT RECENTLY WENT THROUGH A FULL ASSET REPOSITIONING
- 14'4" CEILING HEIGHT
- ALL USES CONSIDERED- VENTING POSSIBLE
- BRAND NEW HVAC AND PCU RECENTLY INSTALLED

FLOORPLAN

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

CONTACTS

STEVEN SOUTENDIJK

212 713 6845

STEVEN.SOUTENDIJK@CUSHWAKE.COM

DAVID A. GREEN

212 716 3599

DAVID.A.GREEN@COLLIERS.COM

TOMMY BOTSARIS

212 716 3649

TOMMY.BOTSARIS@COLLIERS.COM

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