

CHELSEA - LADIES' MILE SHORT TERM RETAIL OPPORTUNITY

695

AVENUE OF THE AMERICAS

NORTHWEST CORNER OF WEST 22ND STREET



695 Avenue of the Americas

Northwest Corner of West 22nd Street

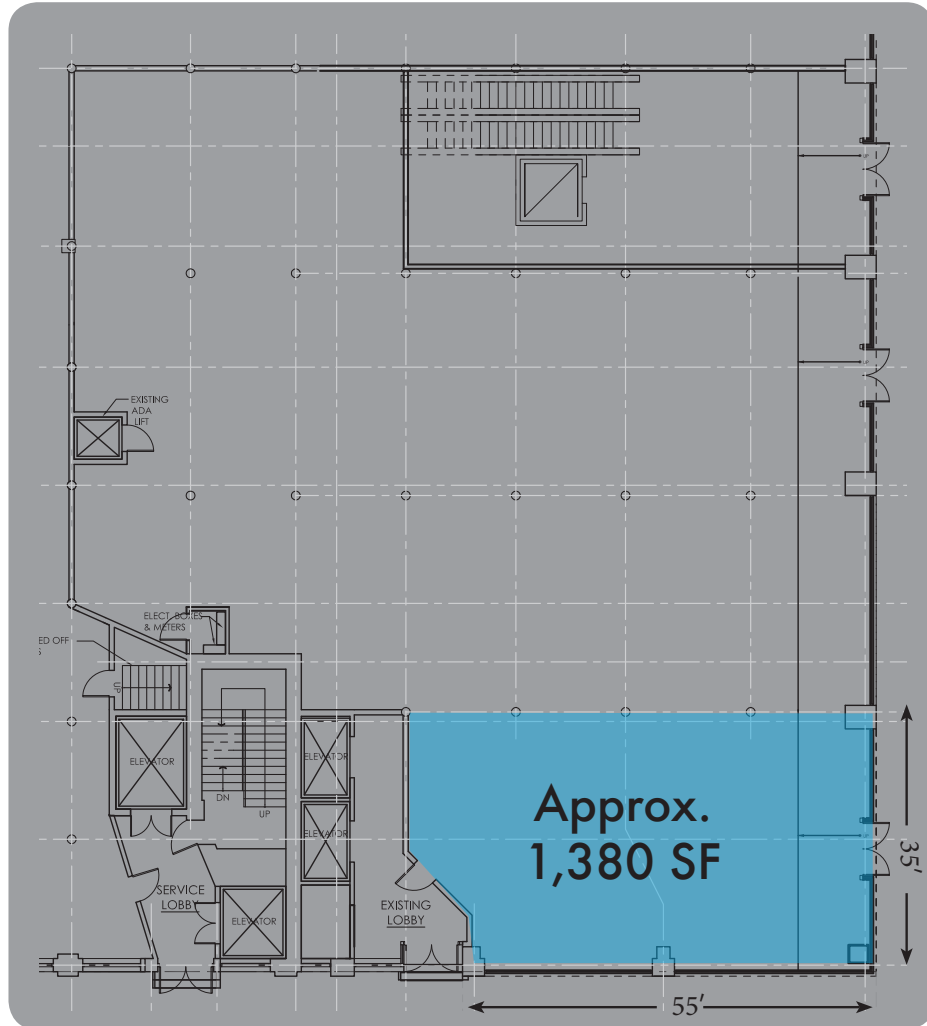
POSSESSION:	Immediate
TERM:	Short Term - Negotiable
LEASE TYPE:	Direct
ASKING RENT:	Upon Request
SIZE:	Ground Floor: 1,380 SF Lower Level: 570 SF Total: 1,950 SF * *Size is approximate
FRONTAGE:	35 Feet on Sixth Avenue 55 Feet on West 22nd Street
NEIGHBORING RETAILERS & RESTAURANTS:	Trader Joe's, Chick-fil-A, CAVA, Best Buy, Michael's, Blick Art Materials, Staples, The Container Store, Marshalls, Starbucks, Dos Toros

HIGHLIGHTS:

- Prime corner opportunity along Ladies' Mile at the intersection of Chelsea and Flatiron
- Excellent visibility with frontage on West 22nd Street and Avenue of the Americas
- Steps from the 23rd Street F/M and PATH stations and nearby to the 1 and N/R subway stations in the neighborhood
- Strong national retailer co-tenancy along Sixth Avenue with heavy foot traffic on both weekends & weekdays
- All quality dry uses considered
- Non-contiguous lower level space included
- At the base of a well-maintained office building, available for short term tenancy only



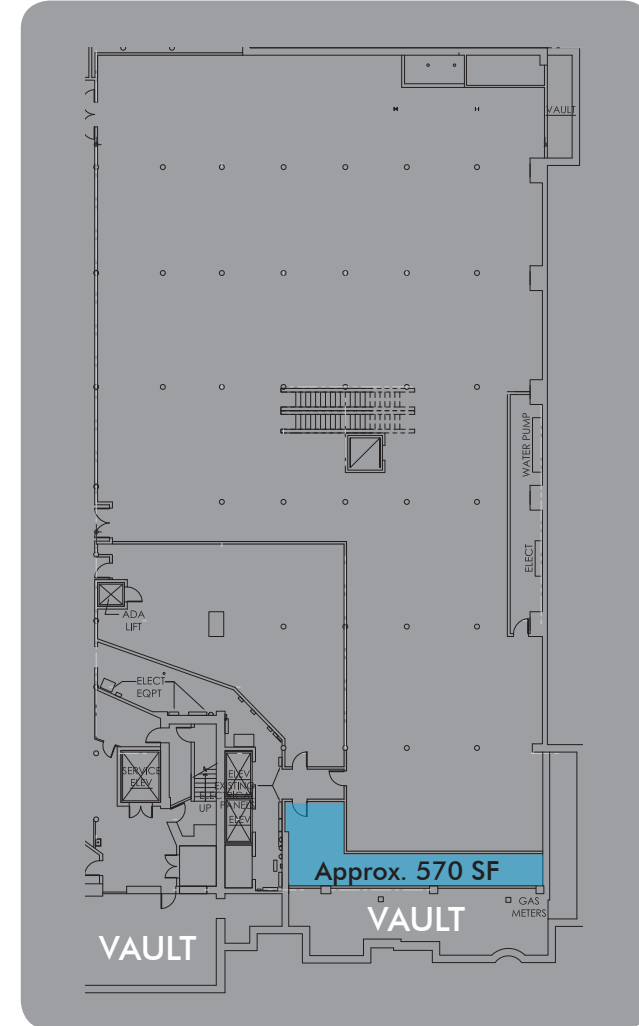
FLOOR PLANS



22nd Street

GROUND FLOOR

Sixth Avenue



LOWER LEVEL

EXISTING INTERIOR





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