

735

AVENUE OF THE AMERICAS

CHELSEA - NOMAD

PRIME RETAIL OPPORTUNITY
ON SIXTH AVENUE WHERE CHELSEA
MEETS NOMAD

EXCLUSIVE LEASING AGENT:



735

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AMERICAS

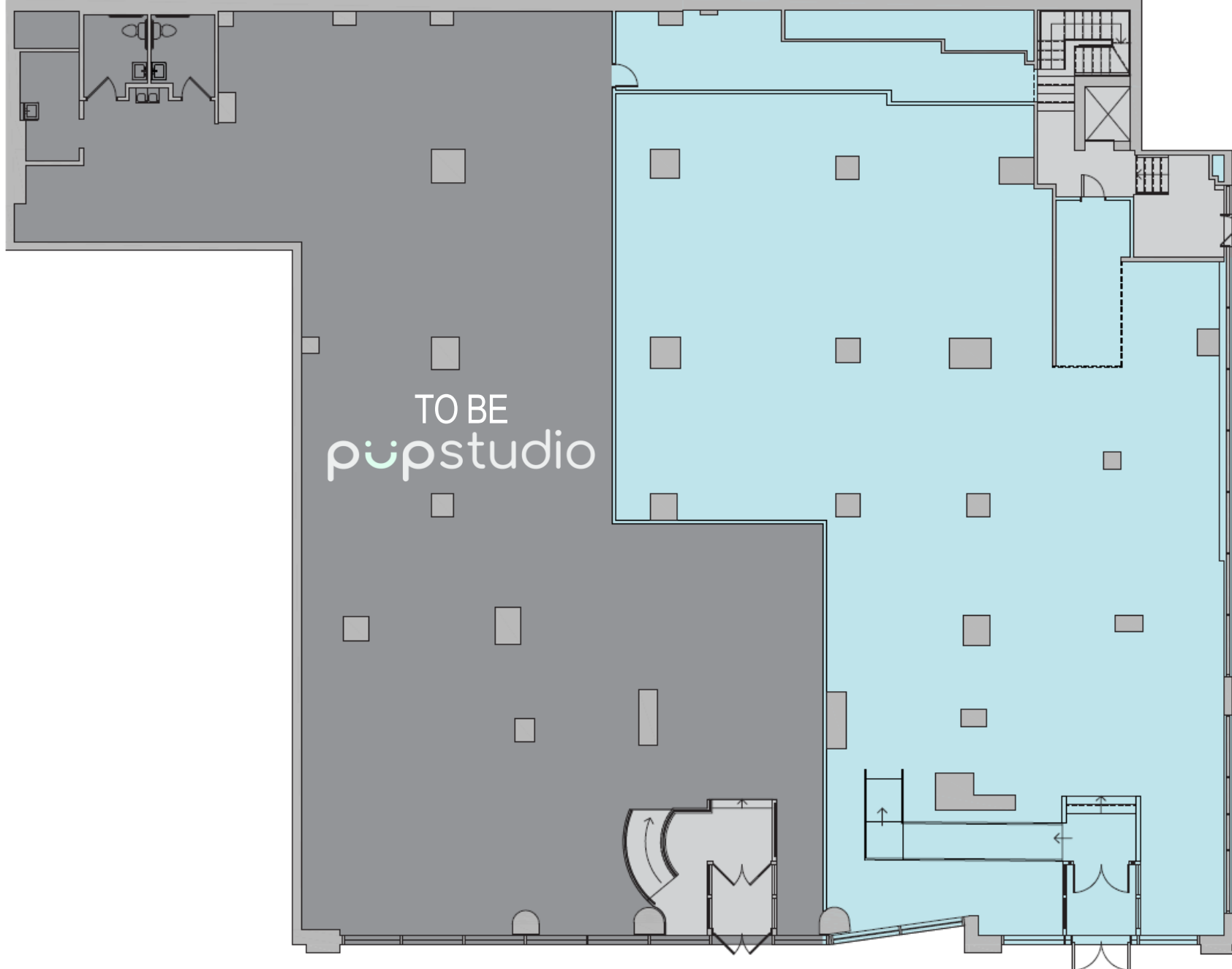
PROPERTY DETAILS

GROUND FLOOR	4,475 SF	POSSESSION	IMMEDIATE
LOWER LEVEL	45 FT	LEASE TYPE	DIRECT
FRONTAGE	137 FT WRAPAROUND	LEASE TERM	LONG TERM
CEILING HEIGHT	11 FT	ASKING RENT	UPON REQUEST

HIGHLIGHTS

- Excellent retail opportunity in the heart of Chelsea / Nomad
- At the base of the Chelsea Straus, a 200 -unit luxury apartment building and next to incoming tenant, Pup Studio
- Corner opportunity with over 130 Feet of Wraparound frontage on Avenue of the Americas and West 25th Street
- Lower Level space for storage included
- Sample Uses Considered: Personal Services, Medical, Childcare, Boutique Fitness, Non-Vented Food & Beverage
- Presently Vacant – Immediate availability.





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FLOOR PLANS

GROUND FLOOR CORNER – 4,475 SF

LOWER LEVEL – 1,500 SF



LOCATED IN THE HEART OF NOMAD



NEWLY DEMISED CORNER, READY FOR TENANT FINISHES



STEPS FROM VIBRANT MADISON SQUARE PARK



WITHIN 1/2 MILE
735 AVENUE OF THE AMERICAS

260,729

TOTAL DAYTIME POPULATION

\$242,091

AVERAGE HOUSEHOLD INCOME



23RD STREET / SIXTH AVENUE
STATION

735

AVENUE OF THE AMERCIAS

CHELSEA - NOMAD

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