

FINANCIAL  
DISTRICT

NEW YORK  
NY

# 24 JOHN STREET



CONCEPTUAL RENDERING

# SPACE DETAILS

## LOCATION

South block between Broadway and Nassau Street

## APPROXIMATE SIZE

Ground Floor	1,650 SF
Lower Level	400 SF
Mezzanine	300 SF
Total	2,350 SF

## POSSESSION

Immediate

## TERM

Negotiable

## FRONTAGE

20 FT on John Street

## SITE STATUS

Formerly new construction

## NEIGHBORS

Neuhaus Belgian Chocolate, American Greetings, Augustine, GRK Fresh Greek, Starbucks, WeWork, Century 21, Shake Shack, Gap, Vitamin Shoppe, Anthropologie, Moleskine, Zaro's Family Bakery, Wasabi Sushi & Bento, and Pret A Manger

## COMMENTS

Designed for a restaurant tenant with a vent in place to the roof, hookups for ADA bathrooms in the Mezzanine, gas line and grease trap in place in the Lower Level, and a dedicated door and corridor on John Street for loading and deliveries

At the base of the new 90-room Artezen Boutique Hotel with high ceilings on the Ground Floor and Lower Level

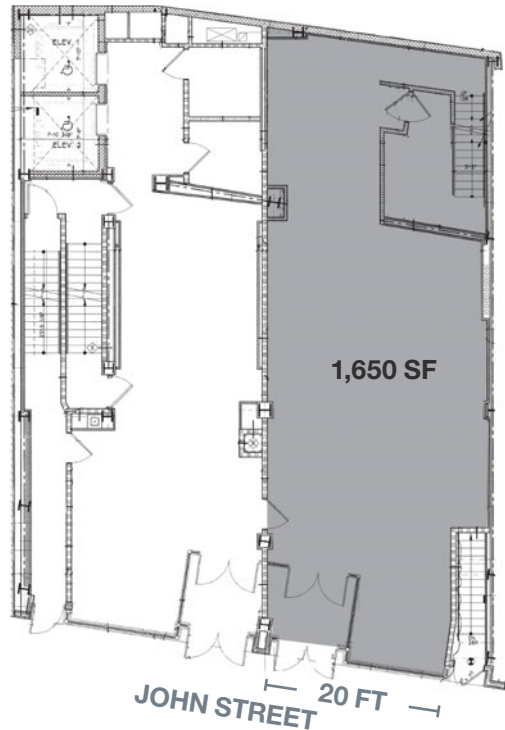
Potential for room service for the hotel upstairs, and potential direct hotel lobby access

No union requirements

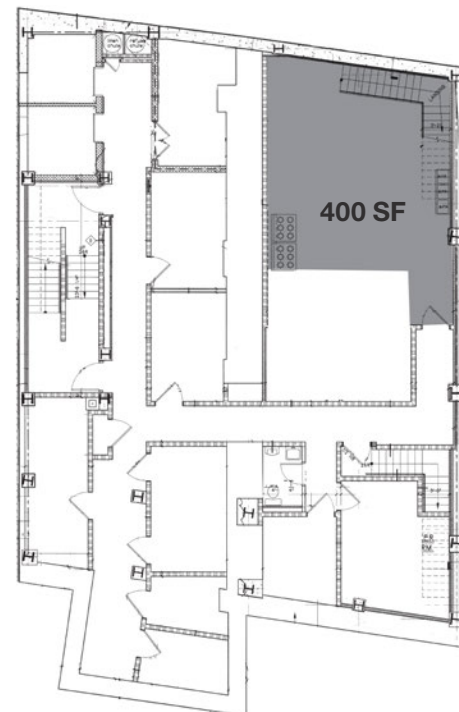
Non-stop foot traffic from office workers, tourists, college students and area residents

Directly across the street from the Fulton Street transit hub servicing the **2 3 4 5 A C J Z** **N R W** trains

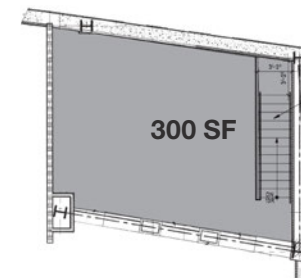
## GROUND FLOOR



## LOWER LEVEL



## MEZZANINE



# HOTEL PHOTOS



# AREA NEIGHBORS



# AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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