

115 EAST 23 STREET

PARK AVENUE SOUTH
AND LEXINGTON AVENUE

PRIME GRAMERCY RETAIL SPACE AVAILABLE

SPACE SIZE:

GROUND FLOOR:

4,162 SF TOTAL

GROUND FLOOR DIVISION OPTIONS

RETAIL 1- 2,275 SF

RETAIL 2- 1,875 SF

LOWER LEVEL:

3,200 SF (DIVISIBLE)

FRONTAGE: 30 FEET

CEILING HEIGHTS:

GROUND FL – APPROX. 15 FEET

BASEMENT – APPROX. 11 FEET

POSSESSION: IMMEDIATE



**Newmark Grubb
Knight Frank**

Retail

www.ngkf.com/retail



For further information, please contact our exclusive agents:

Sal Ferrigno 212.372.2185 sferrigno@ngkf.com

Jason Pruger 212.372.2092 jpruger@ngkf.com

115 EAST 23 STREET

PARK AVENUE SOUTH AND LEXINGTON AVENUE

FEATURES:

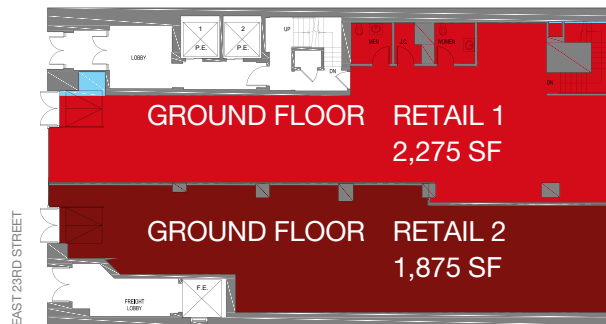
- 50' X 30' WALL SIGN AVAILABLE
- STEPS AWAY FROM BARUCH COLLEGE WITH APPROXIMATELY 15,000 STUDENTS
- SURROUNDED BY DENSE OFFICE, RESIDENTIAL AND COLLEGE POPULATION
- STEPS FROM THE 23 STREET **6 N R** SUBWAY LINES WITH A COMBINED 16.7 MILLION RIDERS PER YEAR



GROUND FLOOR



GROUND FLOOR DIVISION OPTIONS



LOWER LEVEL



**Newmark Grubb
Knight Frank**
Retail

www.ngkf.com/retail



For further information, please contact our exclusive agents:
Sal Ferrigno 212.372.2185 sferrigno@ngkf.com
Jason Pruger 212.372.2092 jpruger@ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.