

695
SIXTH
AVENUE



PRIME *SHORT TERM* RETAIL OPPORTUNITY ALONG LADIES' MILE IN CHELSEA

9,354 SF ACROSS THREE LEVELS • SIXTH AVENUE BETWEEN 22ND AND 23RD STREETS

SPACE DETAILS

Lease Term: Through May 2024

Frontage: Approximately 45 feet on Sixth Avenue

Possession: Immediate

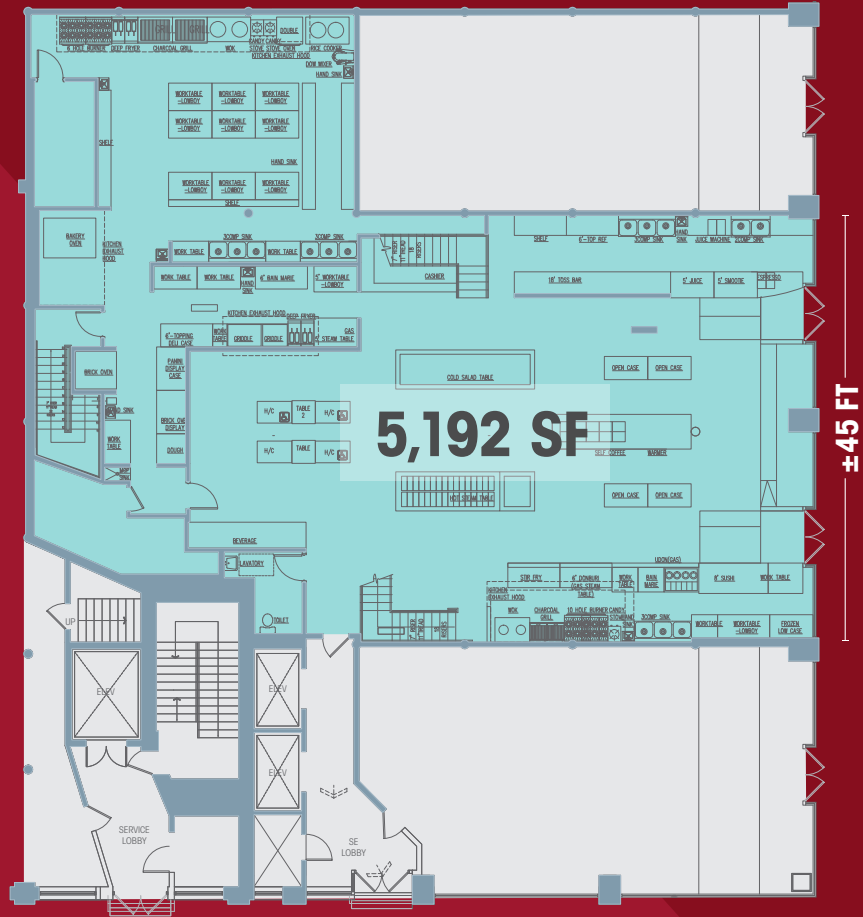
COMMENTS

- Formerly occupied by Essen. Full kitchen installation in place (venting, grease traps, etc.)
- Essen invested +/- \$2.5 million in 2012/2013 into the Premises
- Double height ground floor ceilings of +/- 19 feet
- Prime retail at the intersection of Flatiron and Chelsea with high-grossing flagship stores

AVAILABLE SPACE

<i>FLOOR</i>	<i>AVAILABLE SF</i>
Ground:	5,192 SF
Mezzanine:	2,500 SF
Lower Level:	1,662 SF
Total:	9,354 SF

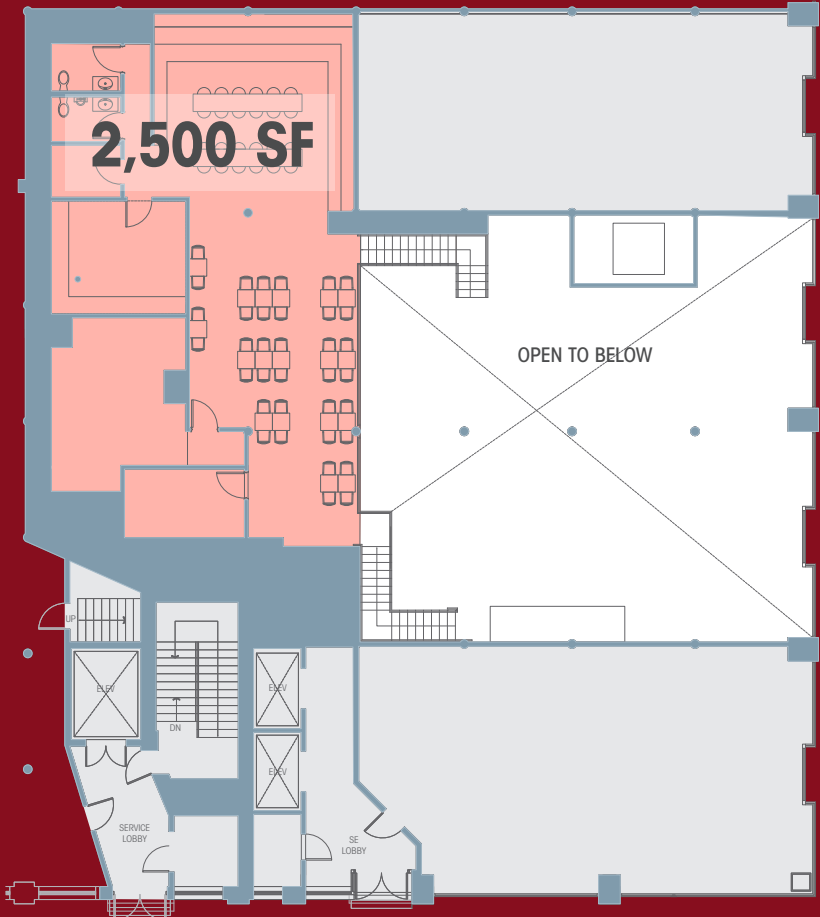
GROUND FLOOR



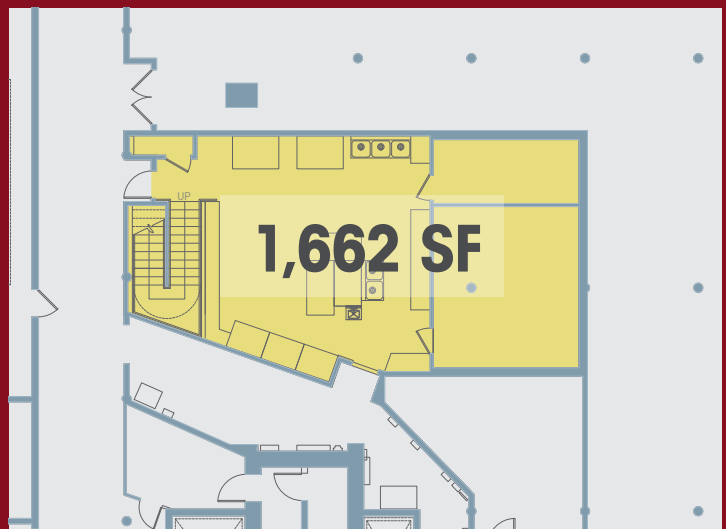
SIXTH AVENUE

W. 22ND STREET

MEZZANINE



LOWER LEVEL



NEIGHBORHOOD



At the center of the food triangle anchored by Whole Foods, Trader Joe's and Eataly.



Many retailers rank their locations in the district amongst their top performing stores nationally



Eataly's largest grossing unit in the world



One block from F, M, N, R, 1 subway lines as well as the Path train

ADDITIONAL NEIGHBORING RETAILERS INCLUDE:

OUTBACK

CHIPOTLE

PRET A MANGER

AUNTIE ANNE'S

MANGIA

CINNABON

CHICK-FIL-A

MCDONALD'S

DOS TOROS



CONTACTS

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