

# 421-427

## SECOND AVENUE

GRAMERCY PARK, NYC

Between 24<sup>th</sup> and 25<sup>th</sup> Streets

RETAIL FOR LEASE

SPACE A



SPACE B



SPACE C



### APPROXIMATE SIZE

Space A  
Ground Floor: 500 SF  
Basement: 900 SF

Space B  
Ground Floor: 1,350 SF

Space C  
Ground Floor: 1,100 SF

### ASKING RENT

Space A: \$4,500/Month  
Space B: \$7,000/Month  
Space C: \$6,000/Month

### FRONTAGE

Space A: 20 FT  
Space B: 14 FT  
Space C: 10 FT

### TERM

Long Term

### POSSESSION

Immediate

### COMMENTS

- At Base of 162-unit Residential Building
- Dense Residential Neighborhood
- Surrounded By Colleges And Medical Clinics
- Non-vented Food Uses Welcome

### NEIGHBORS

Morton Williams Supermarkets • New York Comedy Club • Subway • Mike's Pizza • NYU College of Nursing • Hunter-Bellevue School of Nursing • Beth Israel Medical Clinic • Baruch College • School of Visual Arts • Explore + Discovery Early Learning Center • The Marcel at Gramercy Hotel

### TRANSPORTATION

4 5 6

Bus Lines: M15, BM1, BM2, BM3, BM4

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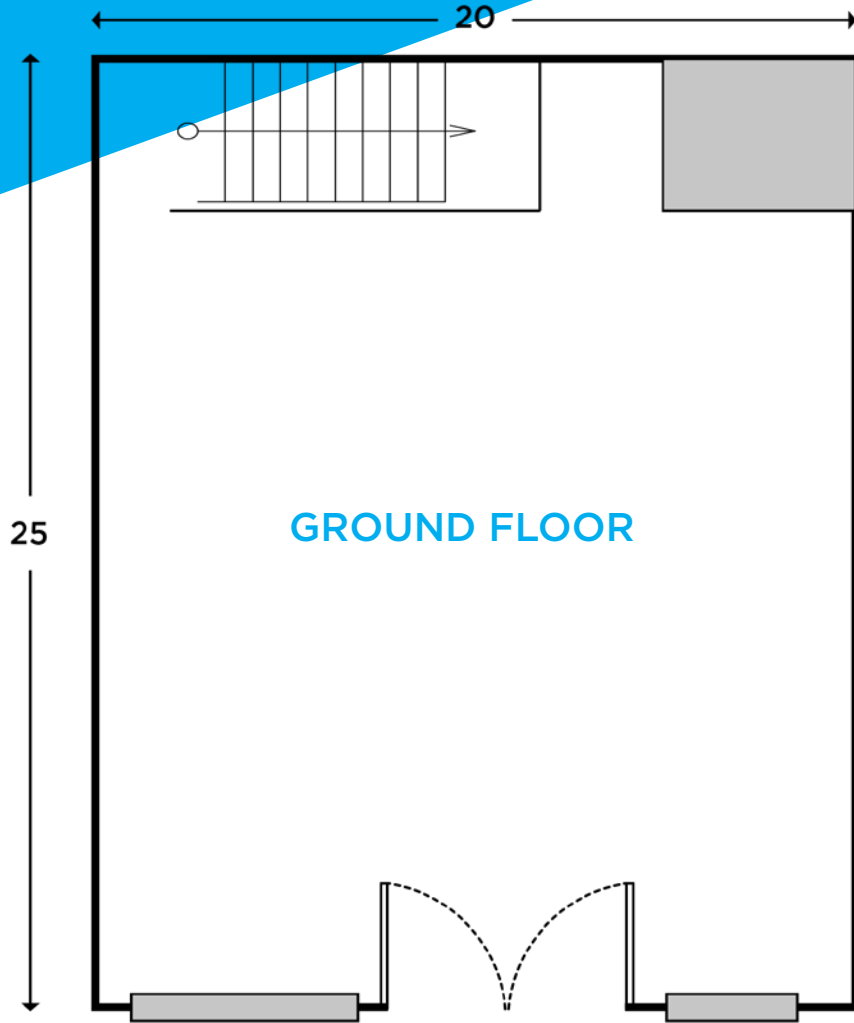
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# SPACE A

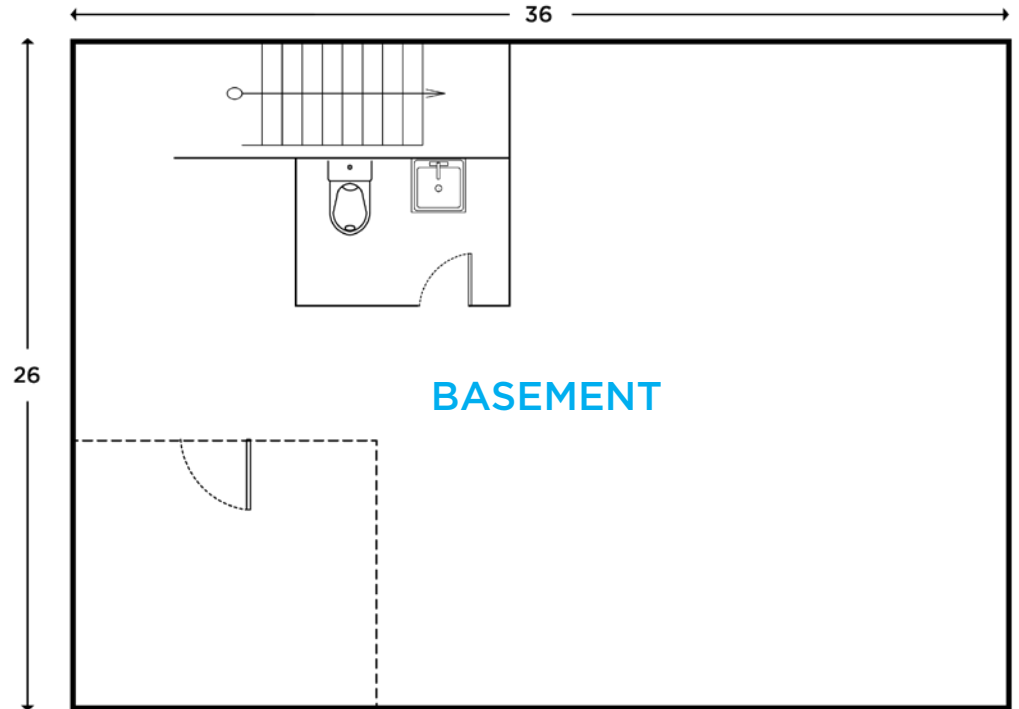
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RETAIL FOR LEASE

FLOOR PLAN



GROUND FLOOR



BASEMENT

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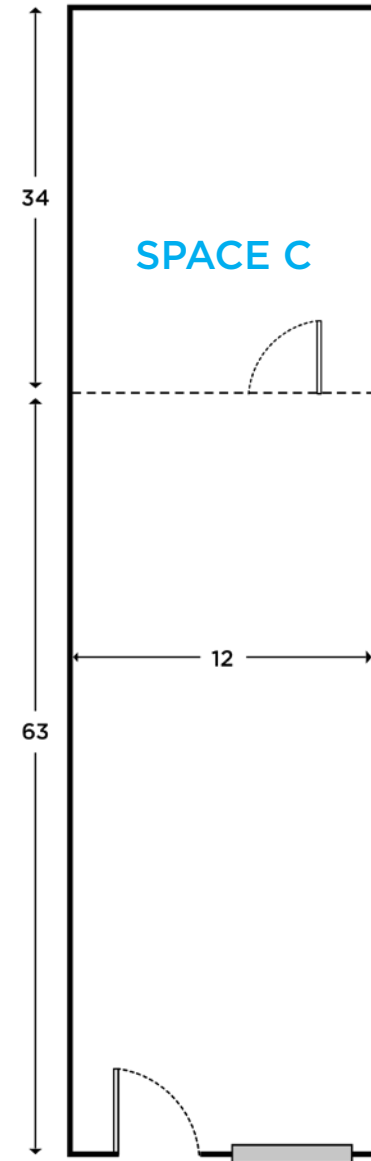
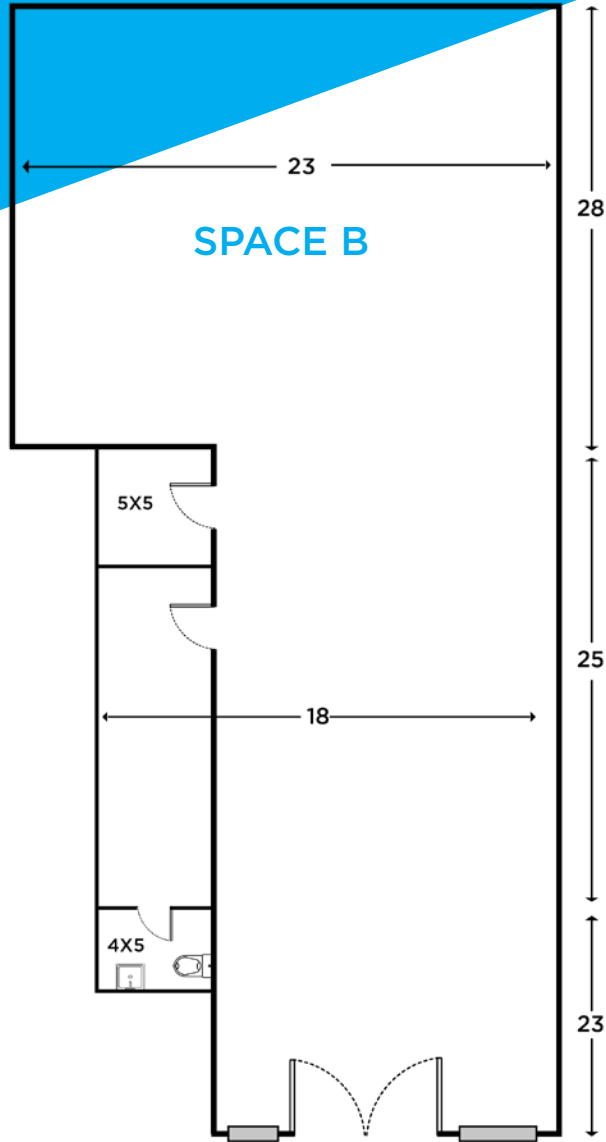
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# SPACE B + SPACE C

TRACY TOWERS, GRAMERCY PARK, NYC | Between 24<sup>th</sup> & 25<sup>th</sup> Streets

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FLOOR PLAN



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# SPACE A + SPACE B

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RETAIL FOR LEASE



SPACE A INTERIOR



SPACE B INTERIOR



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YOUR NEIGHBORS



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