

139 East 23rd St

AT THIRD & LEXINGTON AVENUES | GRAMERCY

PROPERTY HIGHLIGHTS

- **Fully Vented Black Iron**
- 3-inch Gas Line In Place
- White Box Condition
- **Heavy Foot Traffic**
- **New Construction**
- **Baruch College Directly Across the Street**
- **New HVAC In Place**
- **400 AMPs of Electric**



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MADISON SQUARE PARK

W

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EAST 25th

Fidelity Investo









COSME

EAST 21st

BARBOUNIA

SUGARFISH





















NOVITA **GRAMERCY** PARK HOTEL

GRAMERCY **ALE HOUSE**

THINK COFFEE

LITTLE STREET

BASIL

COUSINS MAINE LOBSTER

BARUCH

COLLEGE

popeyes

TACO

HSBC



THE VITAMIN SHOPPE DOS IOROS

> **GRAMERCY PARK**

BARFLY



Ground Floor	1,704 SI
Usable Lower Level	809 SI

FRONTAGE 14'

CEILING HEIGHT

Ground Floor 12' **Usable Lower Level** 9.5'

POSSESSION Immediate

ASKING RENT Upon Request

TRANSPORTATION







CONTACT OUR BROKERS FOR MORE INFORMATION:

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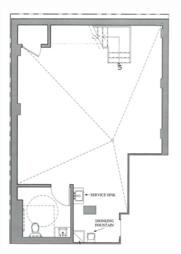
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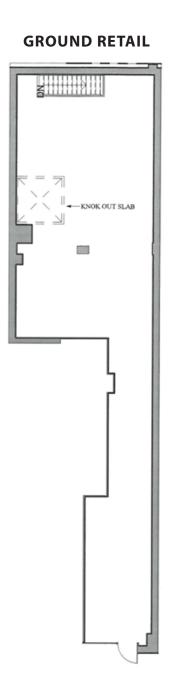
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FLOOR PLAN

CELLAR RETAIL















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