

### FULLY BUILT QSR SPACE

DIRECTLY ACROSS FROM THE FULTON CENTER TRANSIT HUB AT THE BASE OF A FULLY OCCUPIED 750,000 SF CLASS A OFFICE TOWER

#### **SPACE A**

GROUND FL: 1,183 SF

CEILING HT: 12-18 FT

FRONTAGE: 25 FT (FULTON ST.)

POSSESSION: IMMEDIATE

LEASE TYPE: DIRECT

#### SPACE B

GROUND FL: 2,387 SF

CEILING HT: 12-18 FTV

FRONTAGE: 35 FT (FULTON ST.)

POSSESSION IMMEDIATE

LEASE TYPE: DIRECT





### FLOORPLAN GROUND FLOOR



FULTON STREEET

#### **SPACE A**

#### **In-Place Equipment includes:**

- Exhaust fan
- Commercial dishwasher
- Hot water heater
- ADA bathroom

#### **MEP/Utility Specs:**

- 8 Ton HVAC unit with glycol supply and return feeds
- 400 amp, 120/208 volt, 3-phase
- 1.5" domestic cold water service
- 4" sanitary sewer service

#### SPACE B

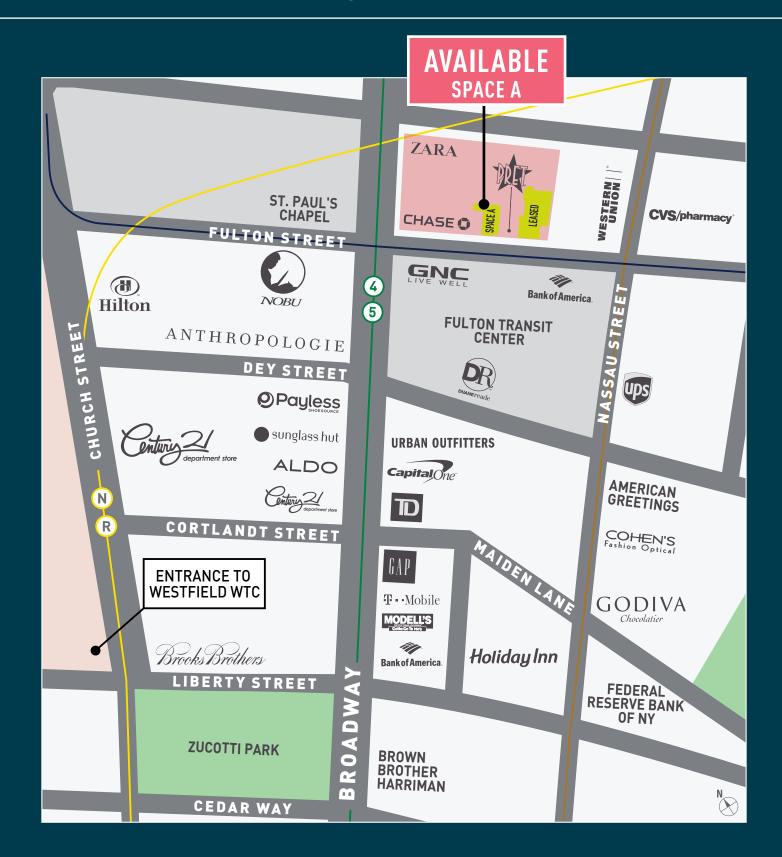
#### **In-Place Equipment includes:**

- Full hood, precipitator, black iron and grease trap
- Prep and serving stations
- Tables and chairs
- Dishwashing station and oversized hot water heater
- Two ADA restrooms

#### MEP/Utility Specs:

- 12 Ton HVAC unit with glycol supply and return feeds
- 400 amp, 120/208 volt, 3-phase
- 1.5" domestic cold water service
- 4" sanitary sewer service
- Gas service

### **AREA MAP**



#### **NEIGHBORS INCLUDE:**

PRET A MANGER ELF COSMETICS URBAN OUTFITTERS

STARBUCKS SHAKE SHACK ANTHROPOLOGIE

CHICK FIL-A FINANCIER GAP

NOBU 195 NEW YORK STOCK EXCHANGE CENTURY 21

CHASE BANK CITY HALL EATALY

CITY MD SEPTEMBER 11 MEMORIAL & MUSEUM H&M

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