

222 BROADWAY

ONLY ONE SPACE REMAINING!

CLICK TO
TAKE A
VIRTUAL
TOUR

SPACE A

SPACE B

CAFE FULTON

★ PRET A MANGER ★

EATERY

LEASED

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

222 BROADWAY

FLOORPLAN GROUND FLOOR



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

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AREA MAP



NEIGHBORS INCLUDE:

PRET A MANGER

STARBUCKS

CHICK FIL-A

NOBU 195

CHASE BANK

CITY MD

ELF COSMETICS

SHAKE SHACK

FINANCIER

NEW YORK STOCK EXCHANGE

CITY HALL

SEPTEMBER 11 MEMORIAL & MUSEUM

URBAN OUTFITTERS

ANTHROPOLOGIE

GAP

CENTURY 21

EATALY

H&M

222 BROADWAY

PLEASE CONTACT US WITH RETAIL LEASING INQUIRIES:

ALAN SCHMERZLER

212 841 5930

ALAN.SCHMERZLER@CUSHWAKE.COM

SEAN MORAN

212 841 7668

SEAN.MORAN@CUSHWAKE.COM

MOLLY SANDZA

212 841 7955

MOLLY.SANDZA@CUSHWAKE.COM



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WAKEFIELD



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