



LOWER LEVEL
SPACE PERFECT
FOR FITNESS,
OFFICE, OR
COMMISSARY

35

BEDFORD STREET

Between Carmine & Downing



 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY

FEATURES

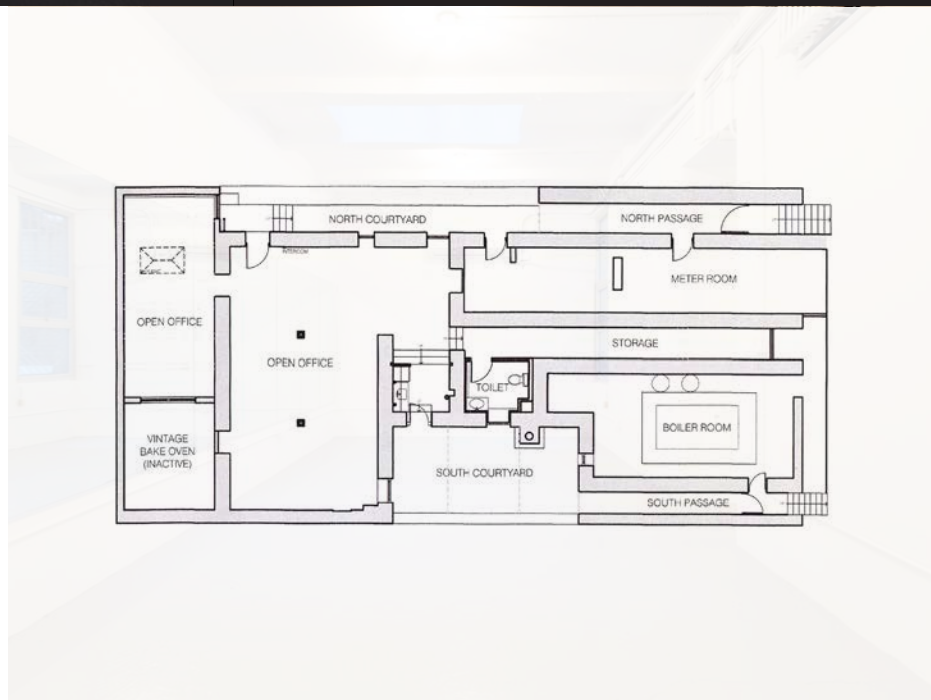
- HVAC and bathroom
- Skylight
- Charming yet busy block
- Perfect for boutique fitness or office use
- Venting possible for commissary users

DETAILS

Lower Level: **2,000 SF Approx**
Ceiling Height: **9 Feet**
Term: **Negotiable**
Possession: **Immediate**
Price: **\$6,500/Month**

NEIGHBORS

- Pizza Loves Emily
- Shake Shack
- Luv Tea
- The Grey Dog
- Neighborhood Barber
- Llamita
- Village Gyrotonic
- Market Table
- Jack's Wife Freda
- Daily Provisions
- Windrose (opening soon)



PLEASE CONTACT

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