

246

EIGHTH AVENUE

Between 22nd & 23rd Streets
3rd Floor Office



NOTES:

- No loss factor
- 3rd floor walk-up
- Two entrances to the space
- Front side is fully built out as a showroom, back side has pantry, offices and restroom
- Upstairs from the New London Pharmacy
- C and E subway entrance at the corner
- Two restrooms, one with shower
- New Target is opening on block north
- Back portion is unfinished, front area fully built out
- Two entrances make it easily divisible for separate uses
- Generous free time for a long term tenant



DETAILS:

3rd Floor.....2,650 SF

Term.....Negotiable

Possession.....Immediate

Asking Rate.....\$30/SF

Asking Rent...\$6,625/Mo



CONTACT:

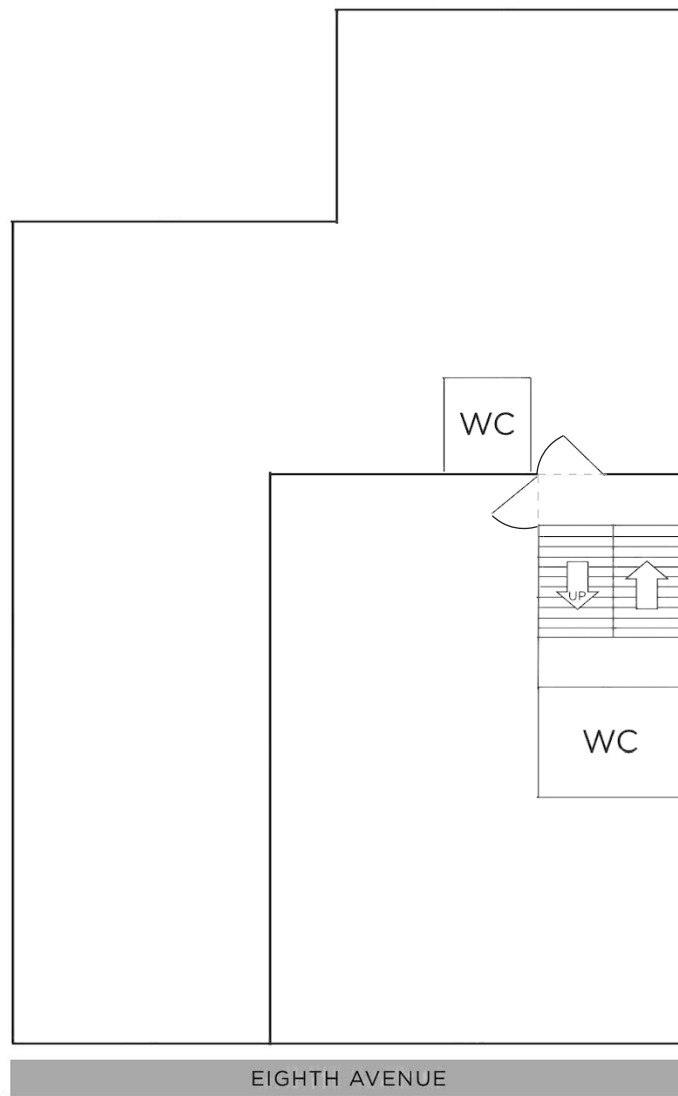
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 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY





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