

IPRG

355 GRAND STREET
NEW YORK, NY 10002

CLOSED



LEASE RENT

\$8,600/month

PROPERTY DESCRIPTION

BLOCK & LOT: 00310-0020

NEIGHBORHOOD: Lower East Side

CROSS STREETS: Corner of Grand St & Essex St

NOTES

- Deal Transacted Exactly At Estimated Market Rates
- Vetted Surplus of Clientele Until Optimal User Was Chosen
- Full Service Efforts Helped Ownership Buy Building and Lease Retail

LEASE HIGHLIGHTS

39 ft x 18 ft

Space Dimensions

700

Approx. SF

5 Year + 5 Year Option

Proposed Term

6% (Years 1 & 2) then 3%

Annual Escalations

\$147

\$/SF

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