FOR LEASE

347 EAST 109TH STREET NEW YORK, NY 10029 BETWEEN 1ST AVE & 2ND AVENUE



347 EAST 109TH STREET, NEW YORK, NY 10029 **EXECUTIVE SUMMARY**

SIZE 780 SF / ½ Basement FRONTAGE 11'	ASK \$3,750/Month CEILING HEIGHTS 10'	
TRANSPORTATION	POSSESSION Immediate	$ \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} $ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} } \\ \end{array} \\ \end{array} \\ \end{array} } \\ \end{array} \\ \bigg } } \\ \bigg } \\ \bigg } \\ \bigg } }
SIZE 780 SF FRONTAGE 11'	ASK \$2,750/Month CEILING HEIGHTS 10'	E son si E son
TRANSPORTATION	POSSESSION Immediate	sons so sons so sons so so so so so so so so so so
 HIGHLIGHTS Former Piatto D'oro / Neighboring Te Newly Renovated Space Near Subway Prime East Harlem Retail with Great F Additional basement space available to 	y / Bus Lines Foot, Driving Traffic	E son st E son

 Neighbors: Starbucks, Nike, Dunkin' Donuts, Ricardo's Steak House, CitiMD, Chase Bank, Banco Popular, KFC, Burger King, 7-11, Boost Mobile

BRANDON EFAP | BEfap@iprg.com | (917) 312-0291

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

SPACE A

347 EAST 109TH STREET, NEW YORK, NY 10029 INTERIOR PHOTOS - SPACE A

SPACE A

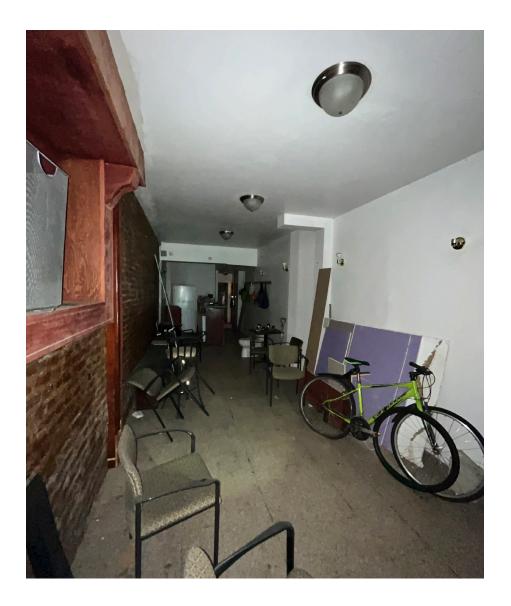


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347 EAST 109TH STREET, NEW YORK, NY 10029 INTERIOR PHOTOS - SPACE B

SPACE B

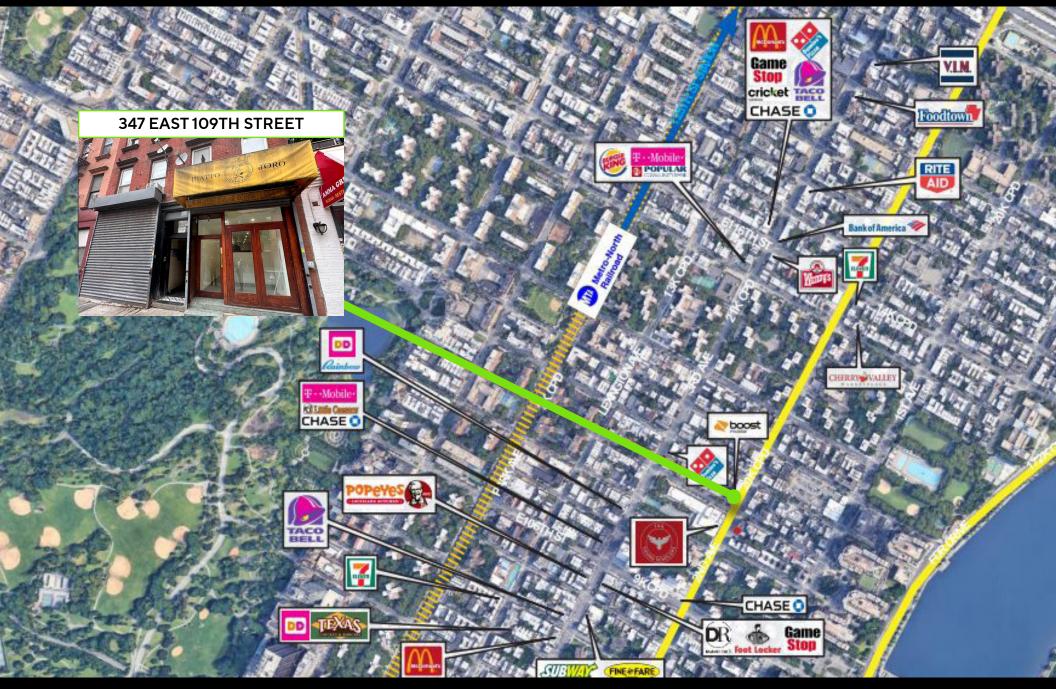




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347 EAST 109TH STREET, NEW YORK , NY 10029 NEIGHBORHOOD TENANCY



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