

IPRG

FOR LEASE

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



SPACE A

SIZE

780 SF / ½ Basement

FRONTAGE

11'

TRANSPORTATION

4 5 6 Q M15

ASK

\$3,750/Month

CEILING HEIGHTS

10'

POSSESSION

Immediate

SPACE B

SIZE

780 SF

FRONTAGE

11'

TRANSPORTATION

4 5 6 Q M15

ASK

\$2,750/Month

CEILING HEIGHTS

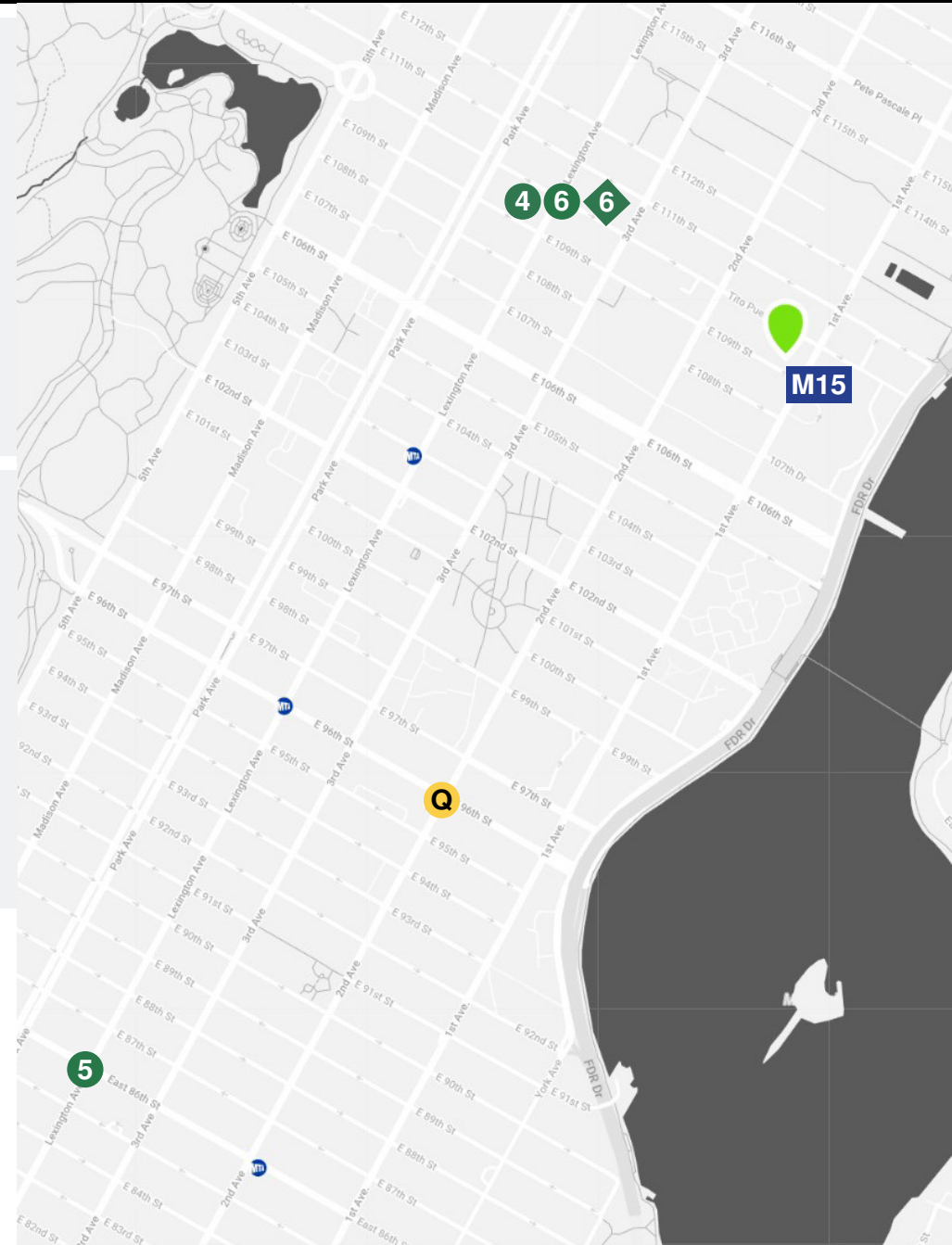
10'

POSSESSION

Immediate

HIGHLIGHTS

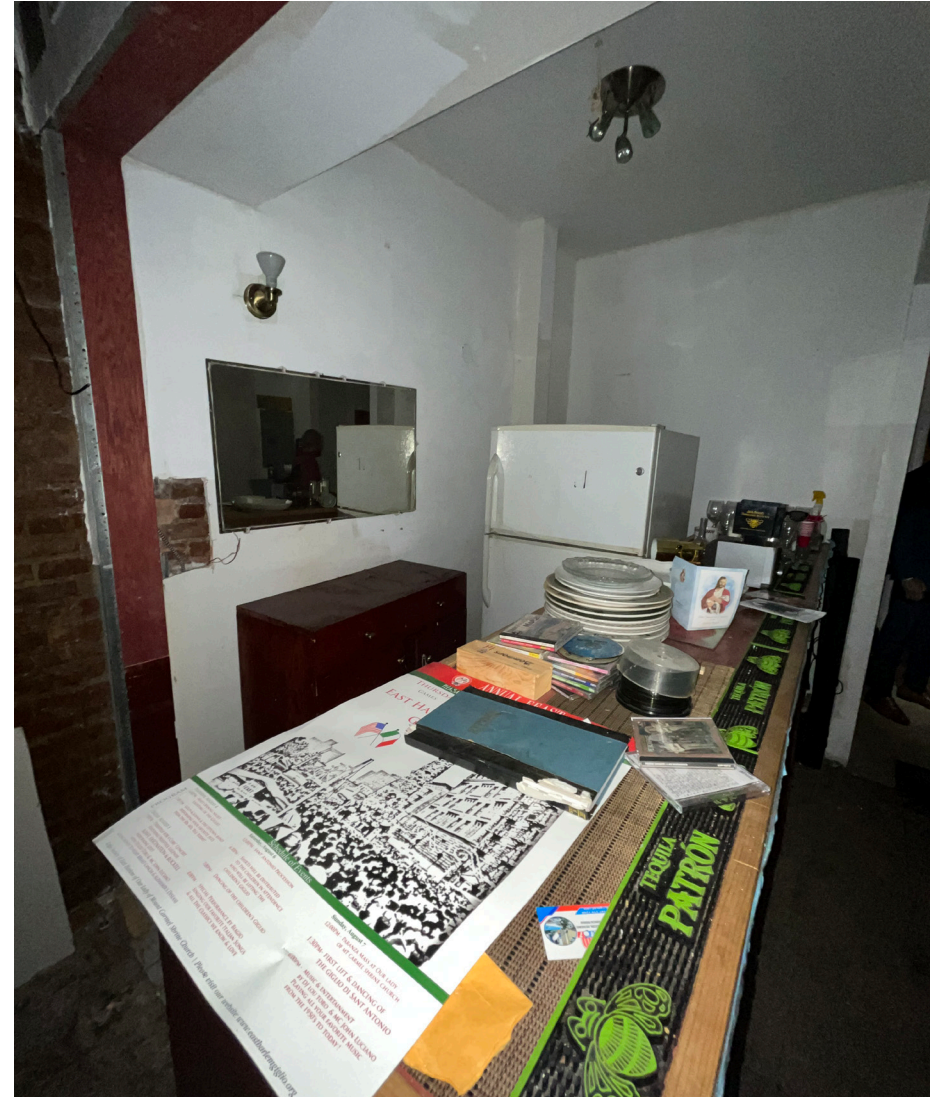
- Former Piatto D'oro / Neighboring Tenant
- Newly Renovated Space Near Subway / Bus Lines
- Prime East Harlem Retail with Great Foot, Driving Traffic
- Additional basement space available for small rent increase
- Neighbors: Starbucks, Nike, Dunkin' Donuts, Ricardo's Steak House, CitiMD, Chase Bank, Banco Popular, KFC, Burger King, 7-11, Boost Mobile



SPACE A



SPACE B



347 EAST 109TH STREET

