

# I PRG

# FOR LEASE

**355** GRAND STREET  
NEW YORK, NY 10002  
CORNER OF GRAND STREET & ESSEX STREET



SPACE A (GROUND FLOOR)

**SIZE**

700 SF

**FRONTAGE**

73'

**TRANSPORTATION**

F M J Z

**ASK**

\$12,000/Month

**CEILING HEIGHTS**

17'

**POSSESSION**

Immediate

SPACE B (2ND FLOOR)

**SIZE**

1,200 SF

**FRONTAGE**

73'

**TRANSPORTATION**

F M J Z

**ASK**

\$9,000/Month

**CEILING HEIGHTS**

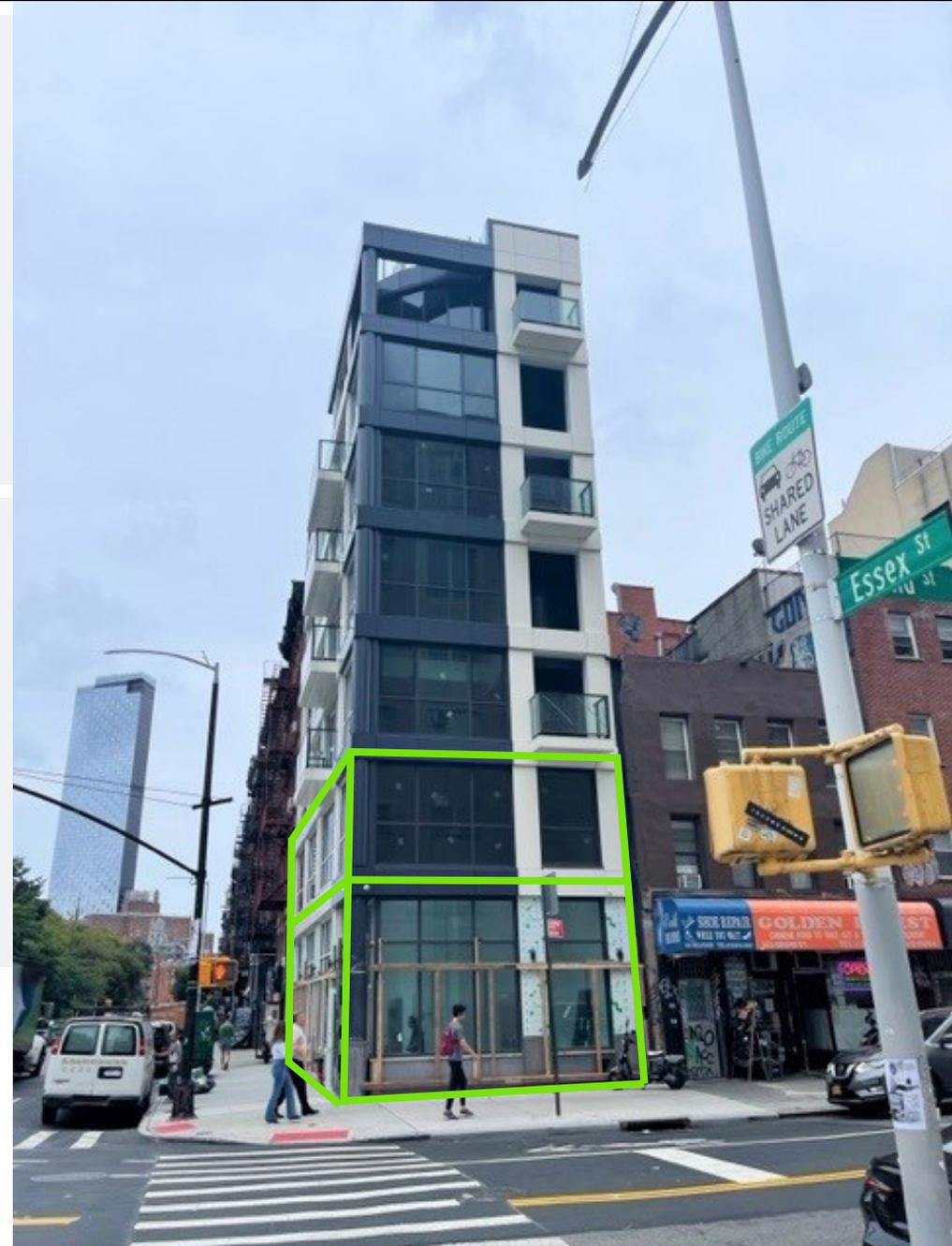
13'

**POSSESSION**

Immediate

**HIGHLIGHTS**

- Newly Renovated Whitebox
- Nearby Essex Crossing, Multiple Subway Lines
- Central Location with Great Foot and Driving Traffic
- Neighbors: Café Katja, Las Lap, Skin Contact, Casa Mezcal, Roasting Plant Coffee, Schools



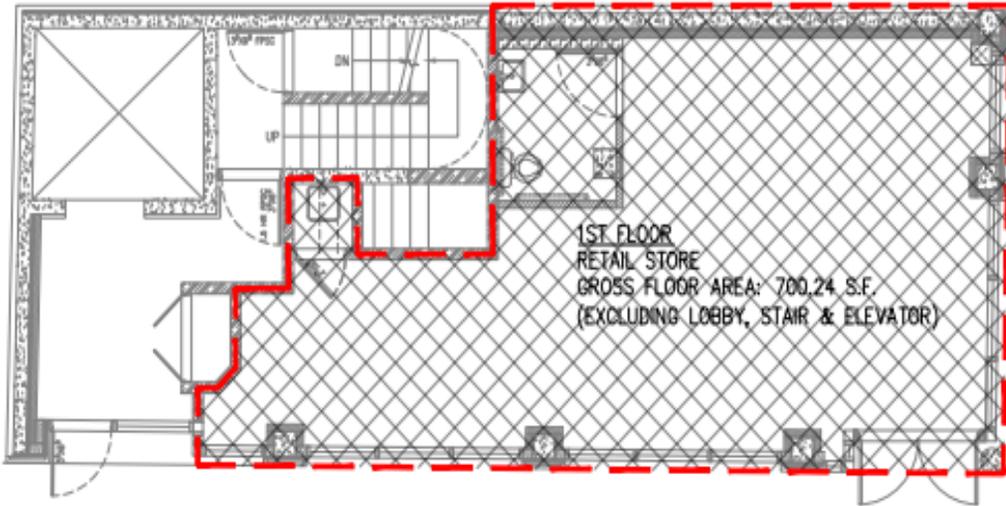
## SPACE A (GROUND FLOOR)



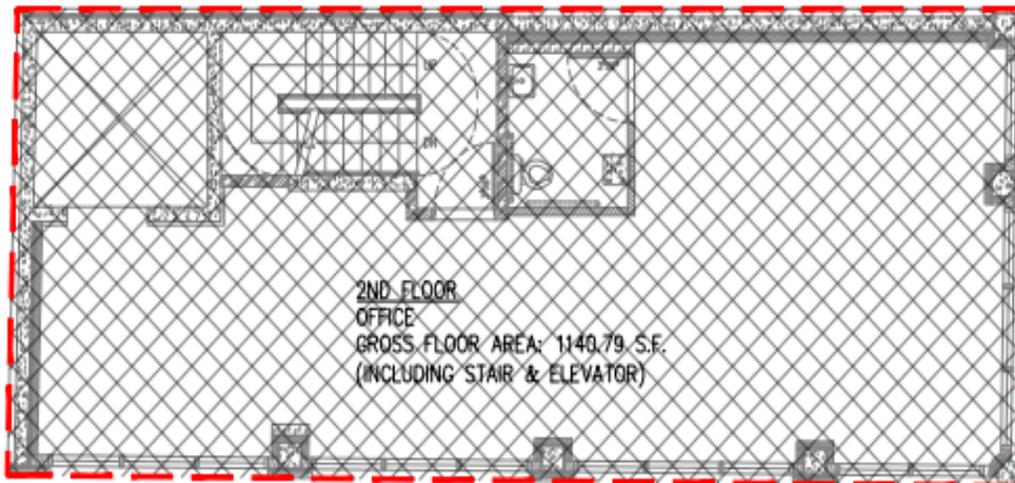
## SPACE B (2ND FLOOR)



### COMMERCIAL (RETAIL)



### COMMERCIAL (OFFICE)



TENANT	LOCATION	GROSS F.A. (SQ. FT.)	TOTAL GROSS F.A. (SQ. FT.)
ACC. STORAGE	CELLAR	325.17	325.17
RETAIL STORE	1ST FLOOR	700.24	700.24
OFFICE	2ND FLOOR	1140.79	1140.79
RES. UNIT#1	3RD FLOOR	1077.96	2063.48
	4TH FLOOR	985.52	
RES. UNIT#2	5TH FLOOR	1098.18	2589.45
	6TH FLOOR	1098.18	
	6TH FLOOR MEZ.	393.09	

