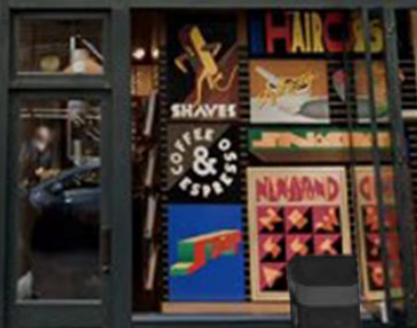


**1149 BROADWAY  
NEW YORK, NY 10001**

**EXCLUSIVE RETAIL LEASE**



**FELLOW BARBER**



**IPRG**



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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, including the regulatory status of apartments. 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.



# IPRG

## EXECUTIVE SUMMARY

1149 BROADWAY





## SPACE A (2ND FLOOR)

**\$5,000/Month**

Ask

**800 SF**

Size

**20'**

Frontage

**10'**

Ceiling Height

**Immediate**

Possession

## SPACE B (4TH FLOOR)

**\$5,000/Month**

Ask

**800 SF**

Size

**20'**

Frontage

**10'**

Ceiling Height

**Immediate**

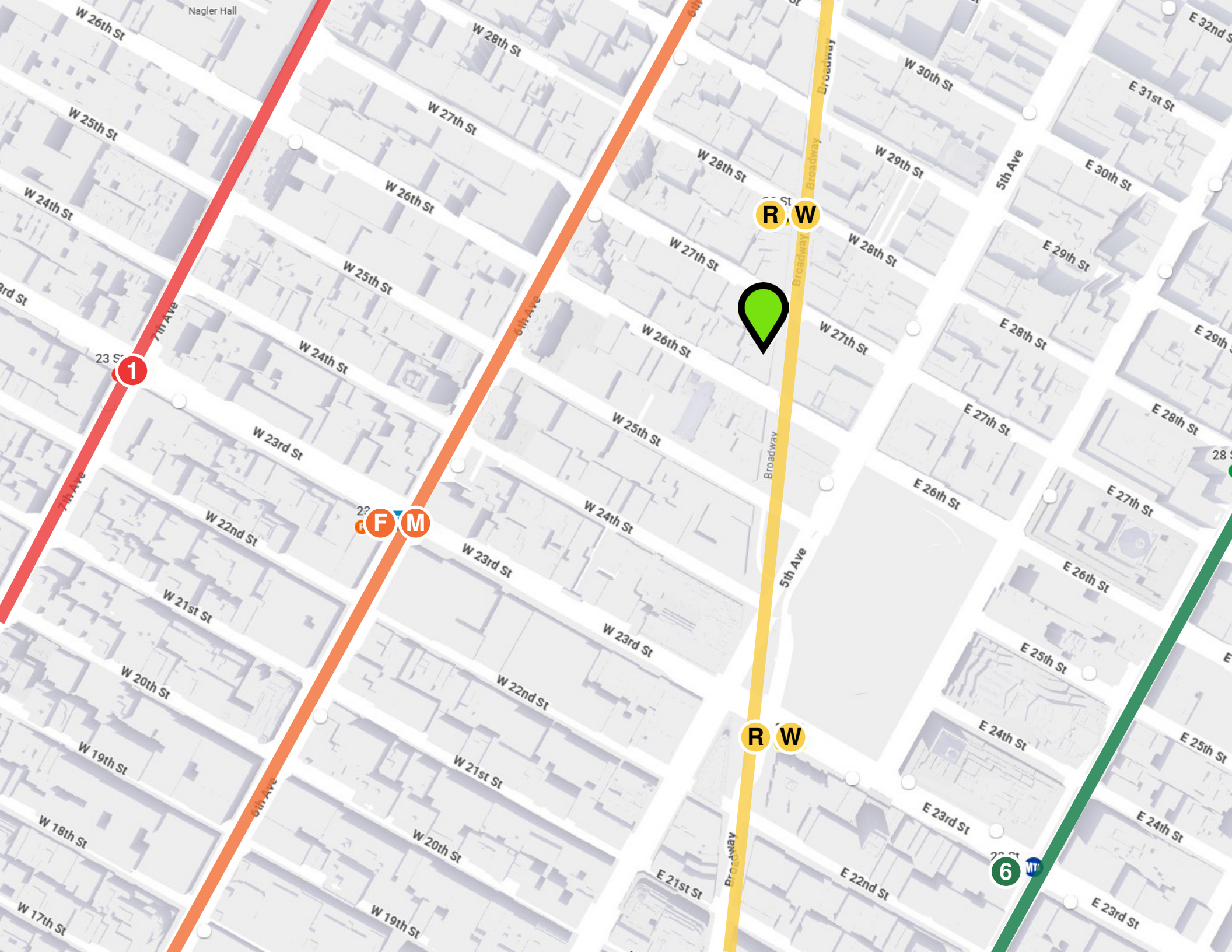
Possession

## HIGHLIGHTS

- Newly Renovated Space Near Major Subway / Bus Lines
- Separate Building Entrance and Elevator / Staircase / Bathrooms
- Prime NoMad Office, Retail with Great Foot, Driving Traffic / Tall Ceiling
- Neighbors: Madison Square Park / PATH / Penn Station / Ritz Carlton / The Smith









## ADDITIONAL SPACE PHOTOS







# IPRG

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