

300 East 23rd Street

Southeast Corner of Second Avenue
Retail Leasing Opportunity



Size

Ground Floor: 6,951 sf
Lower Level: 4,194 sf
*Logical divisions considered

Frontage

90' on Second Avenue
80' on East 23rd Street

Ceiling Height

Ground Floor: 14' to slab
Lower Level: 11'8" to slab

Site Status

Vacant
Previously Duane Reade

Highlights

- At the base of a 98-unit luxury condominium
- Near major area hospitals and medical facilities including NYU Langone Medical Center, Bellevue Hospital, VA Hospital and Mount Sinai Beth Israel

300 East 23rd Street



Ground Floor



Lower Level

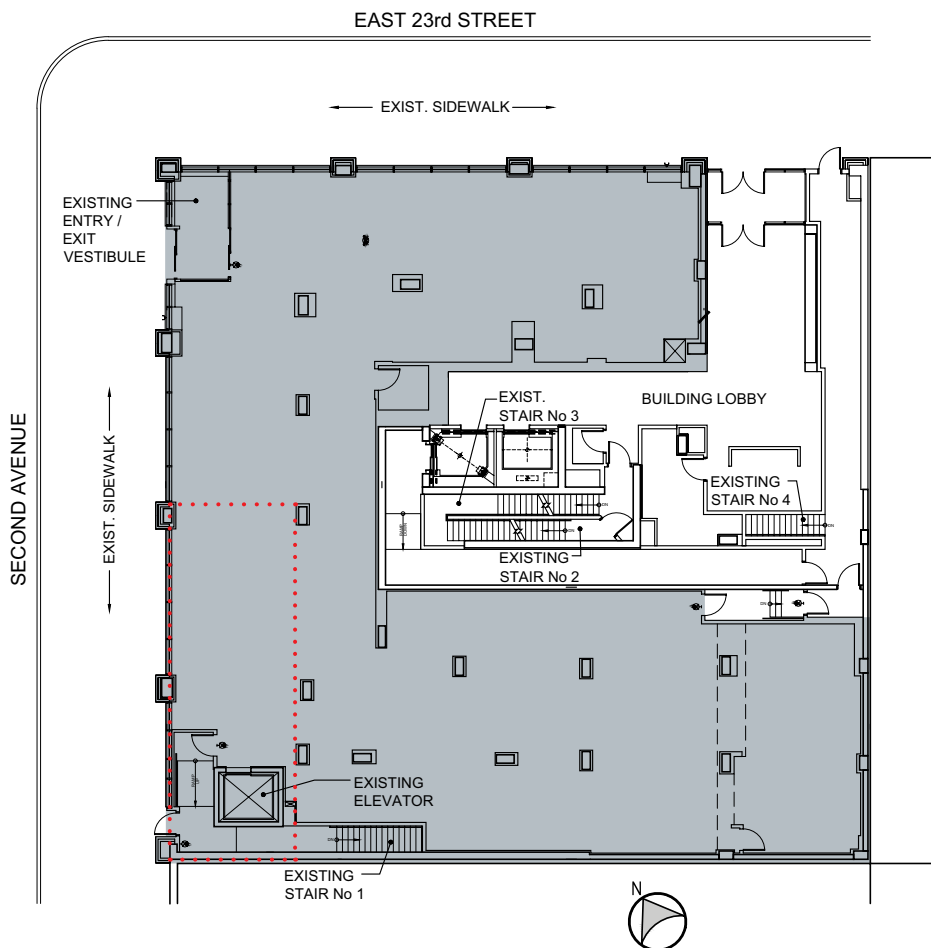


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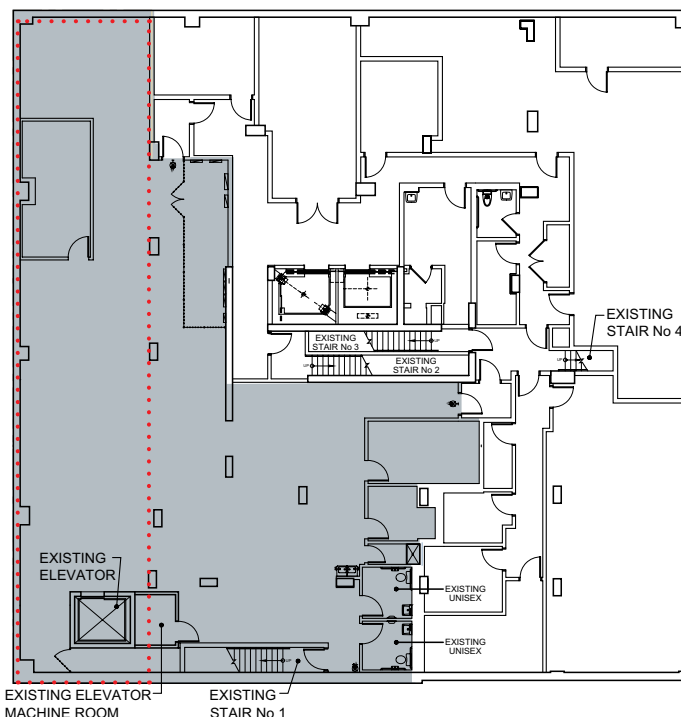
Ground Floor

6,951 sf



Lower Level

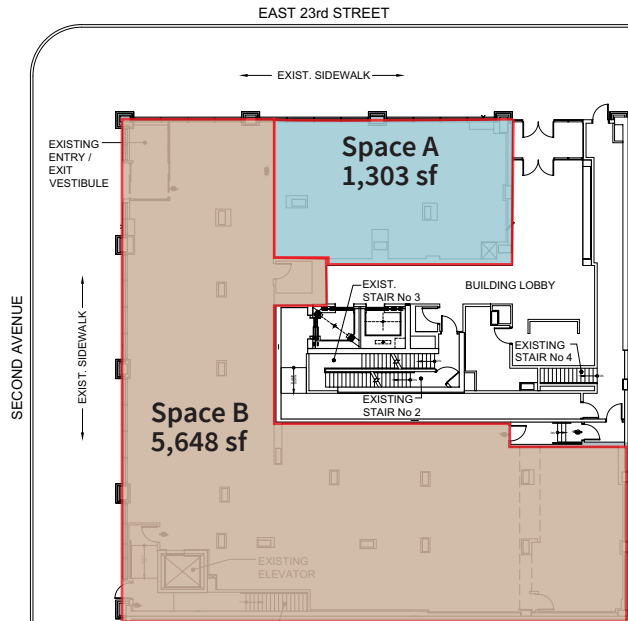
4,194 sf



..... Potential subway easement

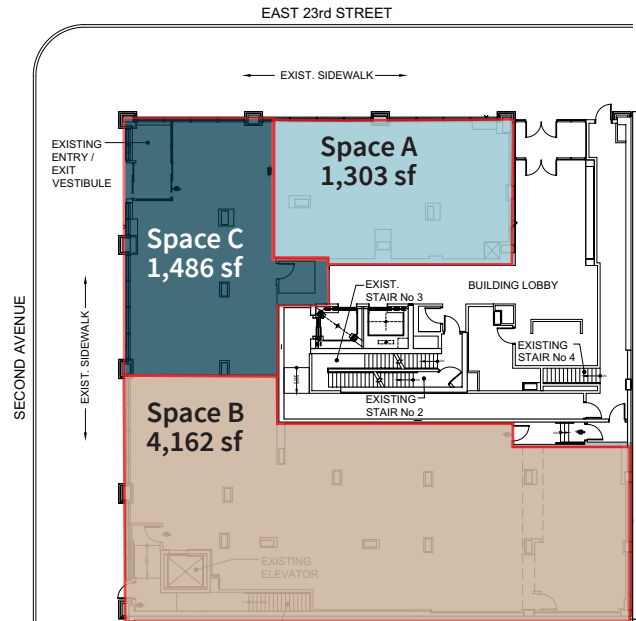
Ground Floor

Two Tenant Option

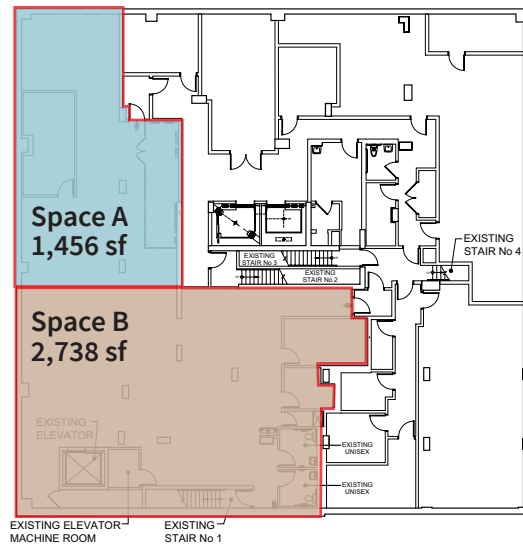


Ground Floor

Three Tenant Option



Lower Level



DISCLAIMER

MEDIAN HOME VALUE
\$822K