



161 East 23rd Street

Between Lexington and Third Avenues
Gramercy Retail Opportunity



Former Duane Reade Available for Sublease

Space

Ground Floor 3,821 sf
Lower Level 9,161 sf

Frontage

47'6"

Ceiling Heights

Ground 12' 5"
Lower Level 12' 11"

Term

Through 6/30/2024

Possession

Immediate

Asking Rent

\$300,000 PA gross

Highlights

- Rare in-line space located in the heart of Gramercy
- Site has vertical elevators and escalators
- Bordering exciting neighborhoods of Flatiron, Murray Hill and East Village
- Attractive potential for a wide-range and price point of restaurants and more unique retail offerings
- Strong daytime and evening pedestrians catering to the abundant office population
- Affluent population of residents, professionals, visitors and Baruch and NYU students

Neighbors



EQUINOX



Former Duane Reade store #14391

Michael Riley

+1 212 812 5901

Michael.Riley@jll.com

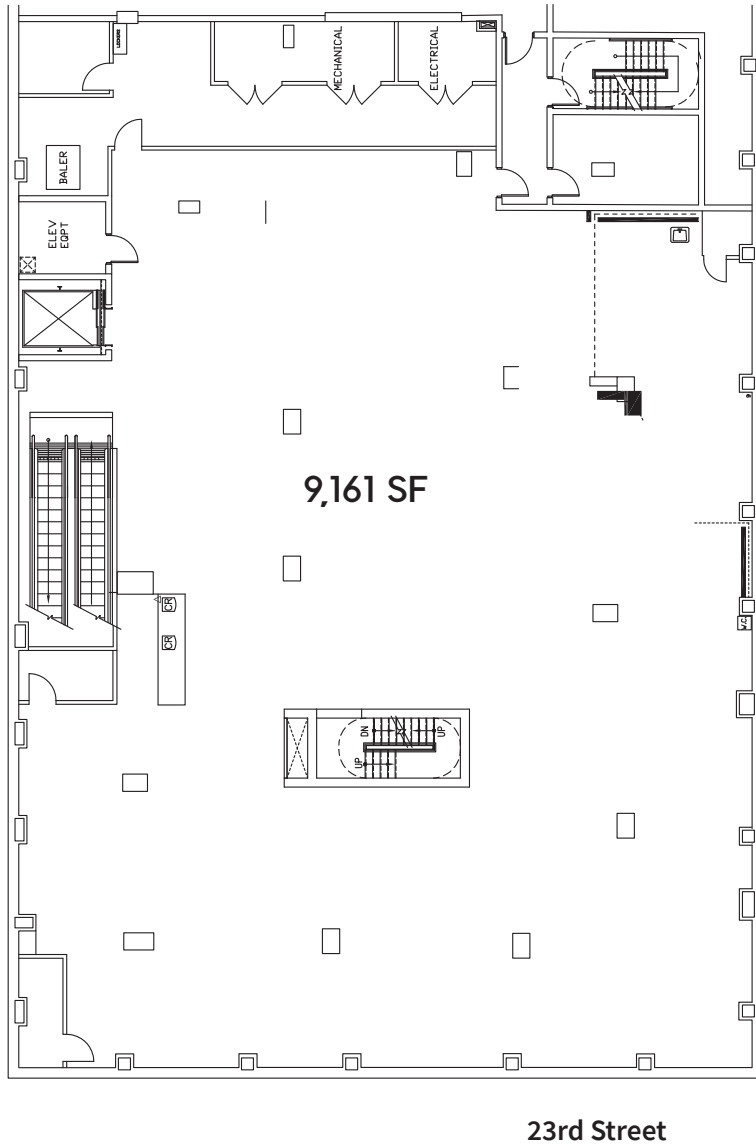
Patrick A. Smith

+1 212 812 5888

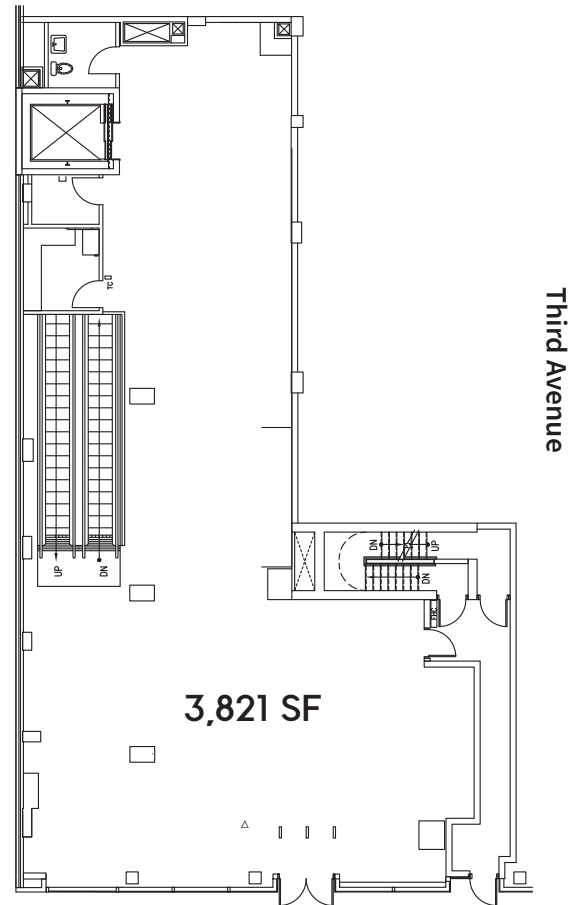
PatrickA.Smith@jll.com

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Lower Level



Ground Floor



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POPULAR
COMMUNITY BANK

Digitas

Bank of America

Tali

Abbey Tavern
Chirping Chicken
La Vera Pizza
The Shake & Burger Bar

POPEYES

Deli
Lex Boutique Hotel
Bao Bao Cafe

Dental & Optical
Bagel Express

Mexico Lindo
Flavor House

pressed juicyery

THE BEET

Aza Salon

CAVA

STARBUCKS

Dog & Bone
Fitzgerald's Pub

Baruch College
Bookstore

E. 25TH STREET

AWOL Bar & Grill
Mughlai
Natural Frontier Market
Natsumi Tapas

cricket
wireless

SUBWAY

STAPLES

CoCo Fresh Tea & Juice
Di Di Dumpling

EQUINOX

Just Salad
Paris Baguette
Fika Espresso Bar

Al Horno
Gramercy Grill

Marc Douglas
ID Bank

Gramercy Pawnbrokers, Inc.
Smile To Go

Broken Shaker at
Freehand New York

Simon & The Whale
Venus On Lexington

Site

E. 24TH STREET

Mike's Pizza
Beauty Plaza Threading Salon

Taproom No. 307
Fine Food Deli

Kiwa Salon

AT&T

6

theVitamin
Shoppe.

DOSTOROS

EUROPEAN
WAS
CENTER

Baruch
COLLEGE

Benjamin Moore

Vintage Thrift
Yaya Tea
Lamarca Pasta

STARBUCKS

E. 23RD STREET

The Urban Taste
Pick-A-Bagel

Orion Diner & Grill
McSwiggan's

The Bluebell Cafe
ProHealth Urgent Care
Molly's
China King
Tivoli Cafe

Sprint

ProHealth Pharmacy
KUMON

The Parish of Calvary
St. George's

Gramercy Park Hotel

Jade Bar

THINK
COFFEE

Gramercy Ale House

E. 22ND STREET

ROLFS

Elman's Wines & Liquors

Santander

CVS
pharmacy

Roman Catholic Church
of the Epiphany

FedEx

Bravo Pizza

Herman Miller



GRAMERCY PARK N.

Plug Uglier
Fancy Cleaners &
Tailors

Namu Deli & Grocery

Gramercy Bagels

Barfly

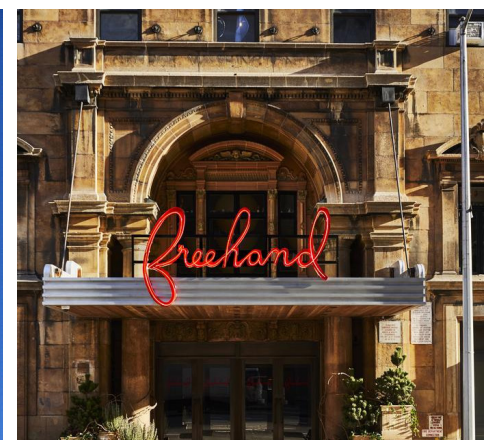
E. 21ST STREET

Miles Fashion

GNC
GENERAL NUTRITION CENTERS

7
ELEVEN

Lunetta Pizza & Restaurant



Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017

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