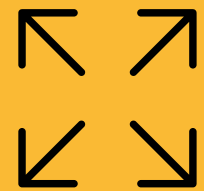


RETAIL FOR LEASE

303

PARK AVENUE SOUTH

CORNER OF 23RD STREET & PARK AVENUE SOUTH



SIZE

GF : 1,500 SF

Basement : 2,000 SF



COMMENTS

Previously Pret A Manger

Type 2 Vent

Corner Space

High Traffic Location



ASKING RENT

Upon Request



POSSESSION

Immediately



HAZ ALIESSA

212.673.7333 X 107

haz@towerbrokerage.com



TOWER
BROKERAGE

DYLAN CANE

212.673.7333 X 104

dcane@towerbrokerage.com

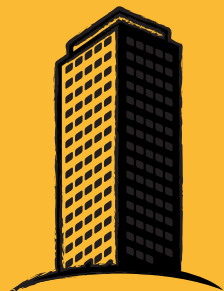
RETAIL FOR LEASE

Space Details



NEIGHBORS

7-Eleven, Baked by Melissa, Juice Generation, Bank of America and New York Sports Clubs



DEVELOPMENT

Across From SL Green's 1.4 Million SF "One Madison" Development



TRANSPORTATION



DEMOGRAPHICS

Average Daily Traffic 250,000 +
Average Household income \$188,064



HAZ ALIESSA

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haz@towerbrokerage.com

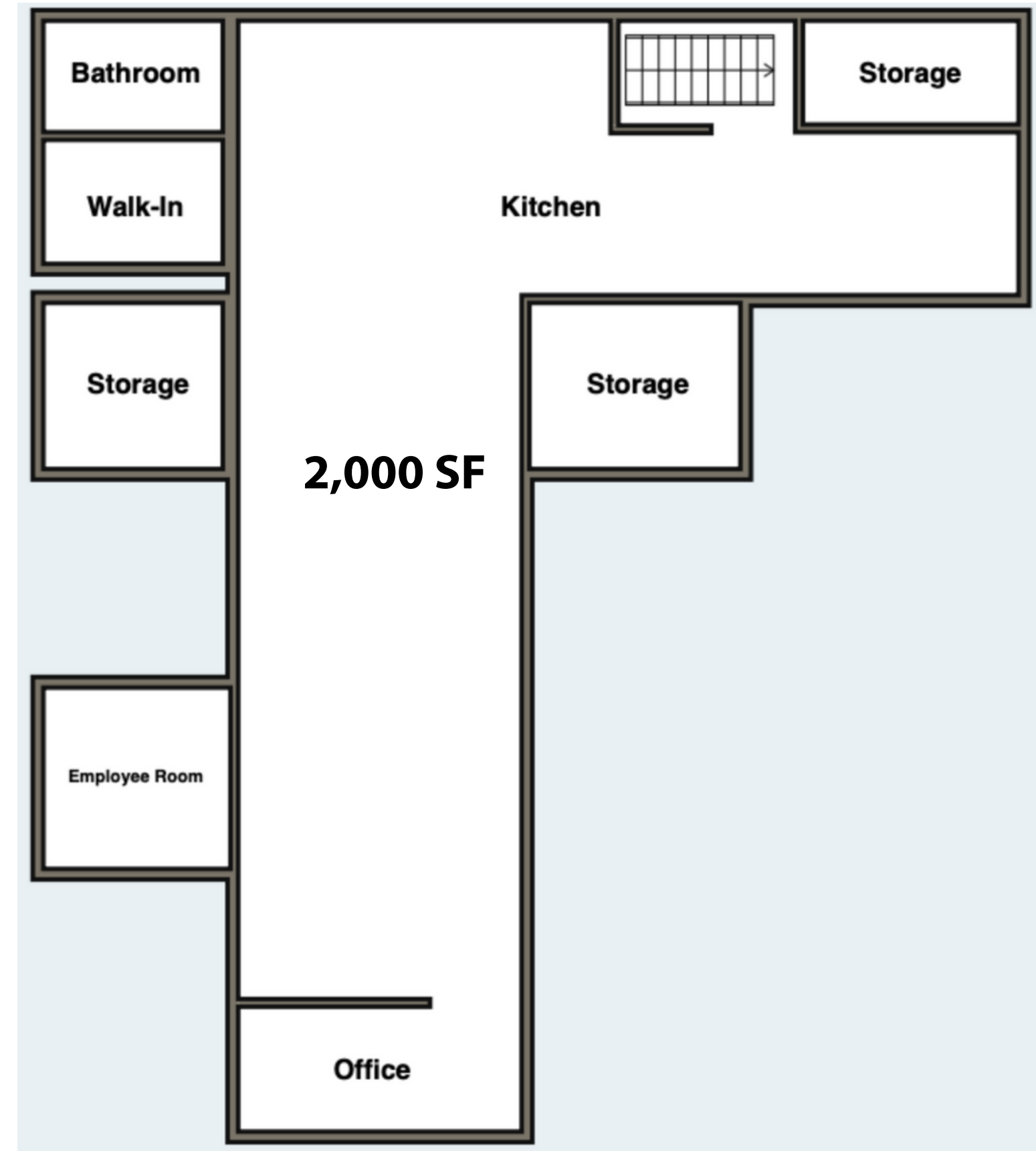
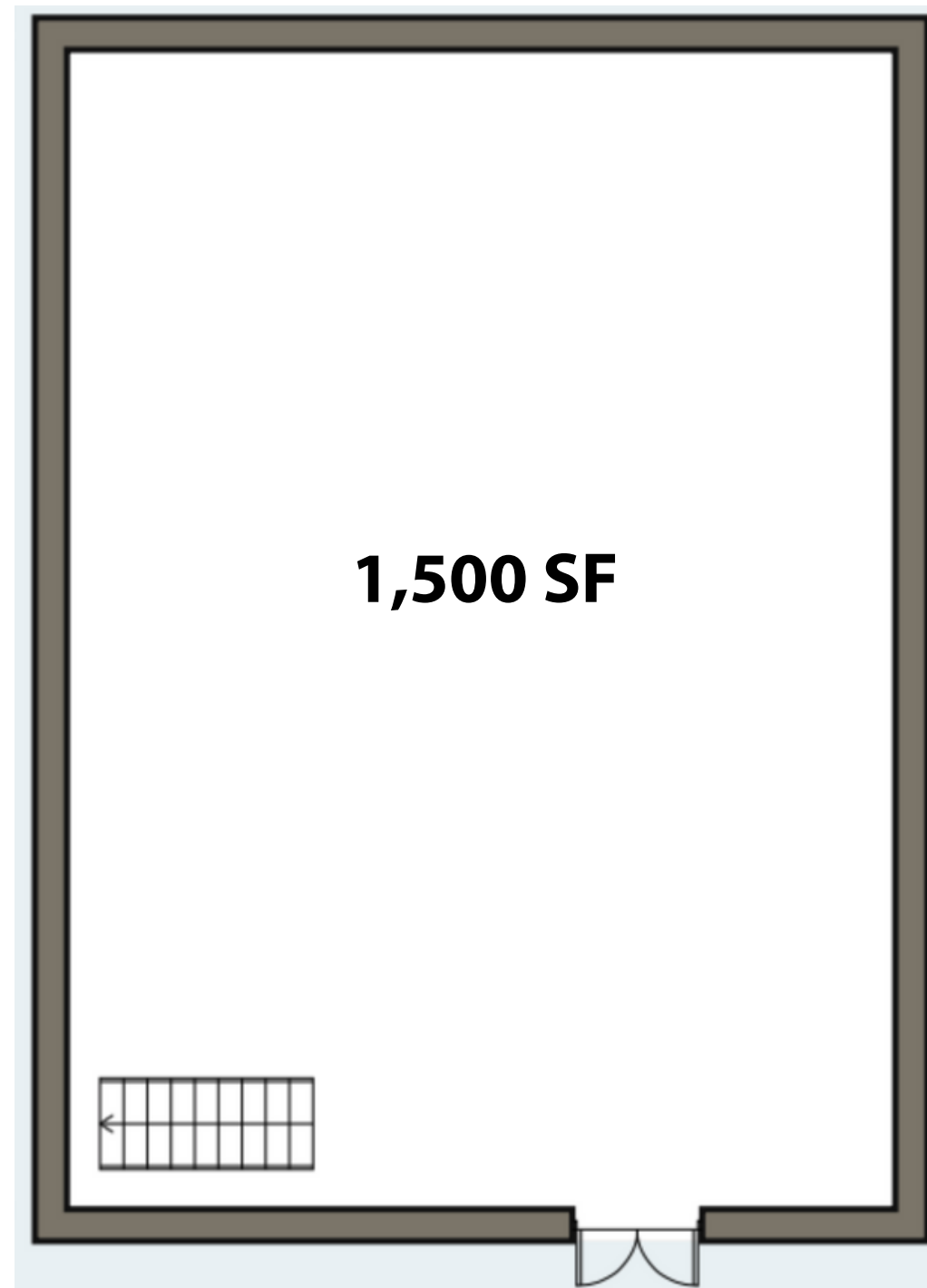


TOWER
BROKERAGE

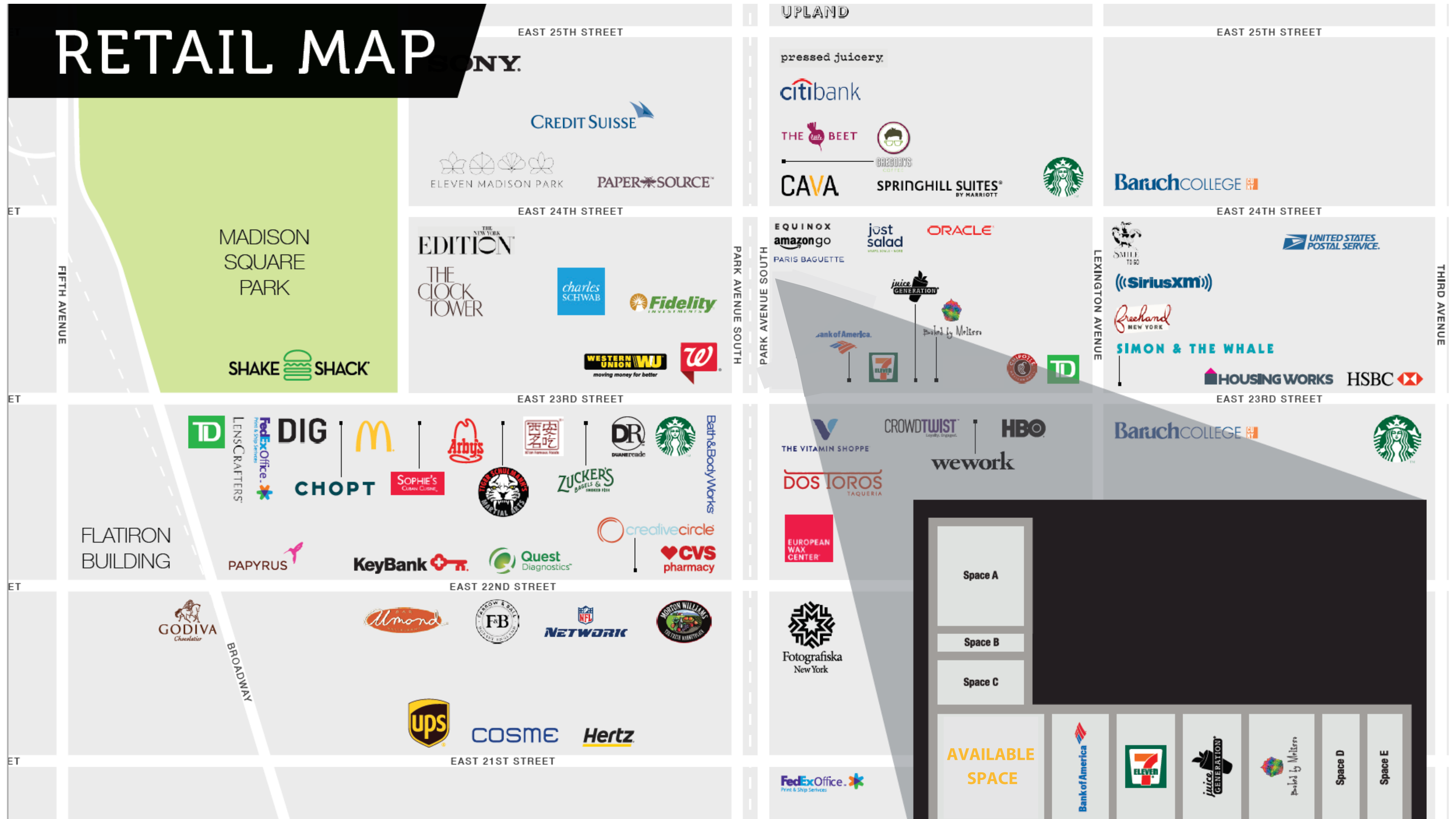
DYLAN CANE

212.673.7333 X 104
dcane@towerbrokerage.com

Floor Plan



RETAIL MAP



FIFTH AVENUE

MADISON SQUARE PARK

SHAKE SHACK

FLATIRON BUILDING

BROADWAY

GODIVA
Chocolatier

ONY.

EAST 25TH STREET

CREDIT SUISSE

ELEVEN MADISON PARK

PAPER SOURCE

EAST 24TH STREET

THE NEW YORK EDITION
THE CLOCK TOWER

charles SCHWAB

Fidelity INVESTMENTS

WESTERN UNION WU
moving money for better

W

EAST 23RD STREET

TD

LENSCRAFTERS

FedExOffice.
Print & Ship Services

DIG

MCDONALD'S

CHOPT

SOPHIE'S
CUBAN CUISINE

Arby's

TIGER SCHOOL MATHS
MATHS 101

西安名吃
XIAN FAMOUS FOODS

DR
DUANEReade

Starbucks

Bath & Body Works

ZUCKER'S
BAGELS &
SMOKED FISH

creativecircle

PAPYRUS

KeyBank

Quest
Diagnostics

CVS
pharmacy

EAST 22ND STREET

Almond

F&B
FARM & BELL
GREAT BRITAIN

NETWORK

MORTON WILLIAMS
DETROIT HARTMAN

ups

COSME

Hertz

EAST 21ST STREET

UPLAND

pressed juicery

citibank

THE BEET

GREGORY'S
COFFEE

CAVA

SPRINGHILL SUITES
BY MARRIOTT

Starbucks

EQUINOX
amazon go
PARIS BAGUETTE

just salad
WRAPS, SOULS + MORE

ORACLE

juice
GENERATION

Baked by Melissa

Bank of America

7
ELEVEN

CHIPOTE

TD

PARK AVENUE SOUTH

THE VITAMIN SHOPPE

DOS TOROS
TAQUERIA

EUROPEAN
WAX
CENTER

CROWDTWIST
Locally. Disrupt.

wework

HBO

Fotografiska
New York

FedExOffice.
Print & Ship Services

EAST 25TH STREET

Baruch COLLEGE

EAST 24TH STREET

SMILE
TO GO

UNITED STATES
POSTAL SERVICE

SiriusXM

Freehand
NEW YORK

SIMON & THE WHALE

HOUSING WORKS

HSBC

EAST 23RD STREET

Baruch COLLEGE

Starbucks

Space A

Space B

Space C

AVAILABLE
SPACE

Bank of America

7
ELEVEN

juice
GENERATION

Baked by Melissa

Space D

Space E

THIRD AVENUE