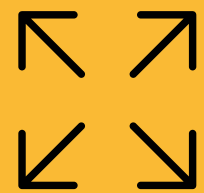


RETAIL FOR LEASE

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

KORY BARBANEL

212.673.7333 X 105

bkory@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

212.673.7333 X 107
haz@towerbrokerage.com

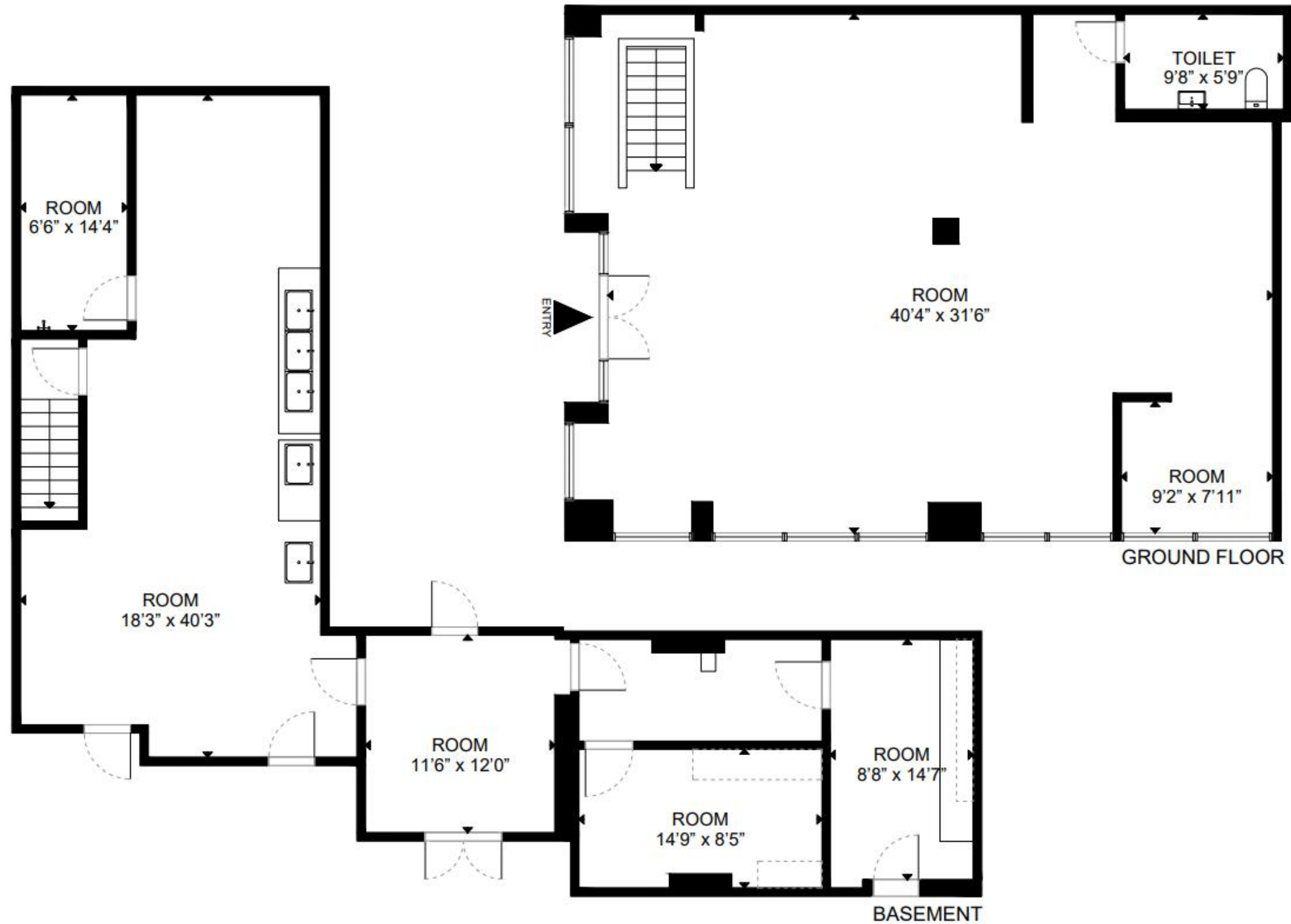


TOWER
BROKERAGE

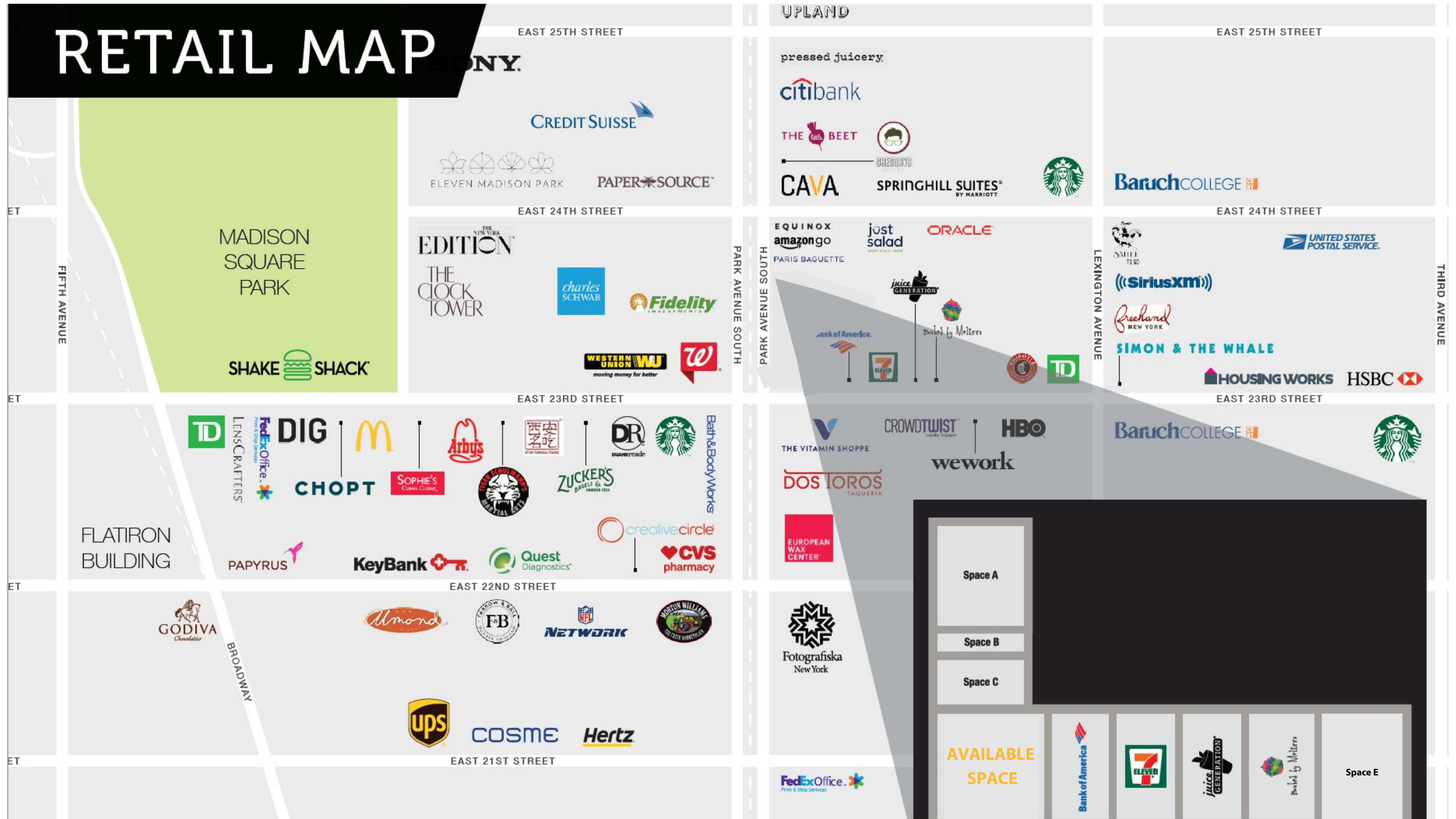
KORY BARBANEL

212.673.7333 X 105
bkory@towerbrokerage.com

Floor Plan



RETAIL MAP



FIFTH AVENUE

THIRD AVENUE

MADISON SQUARE PARK

SHAKE SHACK

FLATIRON BUILDING

BROADWAY

NY.

EAST 25TH STREET

EAST 25TH STREET

EAST 24TH STREET

EAST 24TH STREET

EAST 23RD STREET

EAST 23RD STREET

EAST 22ND STREET

EAST 21ST STREET

PARK AVENUE SOUTH

LEXINGTON AVENUE

pressed juicery

citibank

THE BEET

CAVA

GREGORY'S COFFEE

SPRINGHILL SUITES BY MARRIOTT



EQUINOX amazon go PARIS BAGUETTE

just salad

ORACLE

juice GENERATION

Bank of America

7 ELEVEN

Baked by Melissa

CHIPOTLE

TD

SMILE TO GO

SiriusXM

Freehand NEW YORK

SIMON & THE WHALE

HOUSING WORKS

HSBC

UNITED STATES POSTAL SERVICE

TD

LENSCRAFTERS

FedEx Office Print & Ship Services

DIG

McDonald's

CHOPT

SOPHIE'S CUBAN CUISINE

Arby's

THE SCORPION MEXICAN BURGERS

西安名吃

ZUCKER'S BAGELS & BAKED GOODS

DR DUANE READE

Starbucks

Bath & Body Works

PAPYRUS

KeyBank

Quest Diagnostics

creativecircle CVS pharmacy

GODIVA Chocolatier

Almond

F&B

NETWORK

MORTON WILLIAMS

ups

COSME

Hertz

THE VITAMIN SHOPPE

DOS TOROS TAQUERIA

EUROPEAN WAX CENTER

CROWDTWIST

wework

HBO

Baruch COLLEGE

Starbucks

Fotografiska New York

Space A

Space B

Space C

AVAILABLE SPACE

Bank of America

7 ELEVEN

juice GENERATION

Baked by Melissa

Space E

FedEx Office Print & Ship Services