

# 824

Tenth Avenue  
Hell's Kitchen, NYC

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 2,200 SF  
Mezzanine: 900 SF  
Lower Level: 2,200 SF

#### ASKING RENT

\$32,500/Month

#### TERM

10 Years

#### FRONTAGE

22 FT

#### POSSESSION

Immediate

#### COMMENTS

- Fully built out restaurant
- Vented kitchen in lower level and rear of ground floor with gas
- Double height ceilings
- P.A. for 154 people (Can be increased to 252)
- Five full bathrooms
- All uses considered

#### NEIGHBORS

CBS Broadcast Center • BarBacon • Starbucks  
• The Watson Hotel • Balducci's • Mount Sinai West • Gershwin Theater • Neil Simon Theatre  
• Hudson New York Hotel • Mercedes Club • Planet Fitness • CVS • Valhalla NYC • Tacuba • Empanada Mama • Dunkin' • Totto Ramen

#### TRANSPORTATION



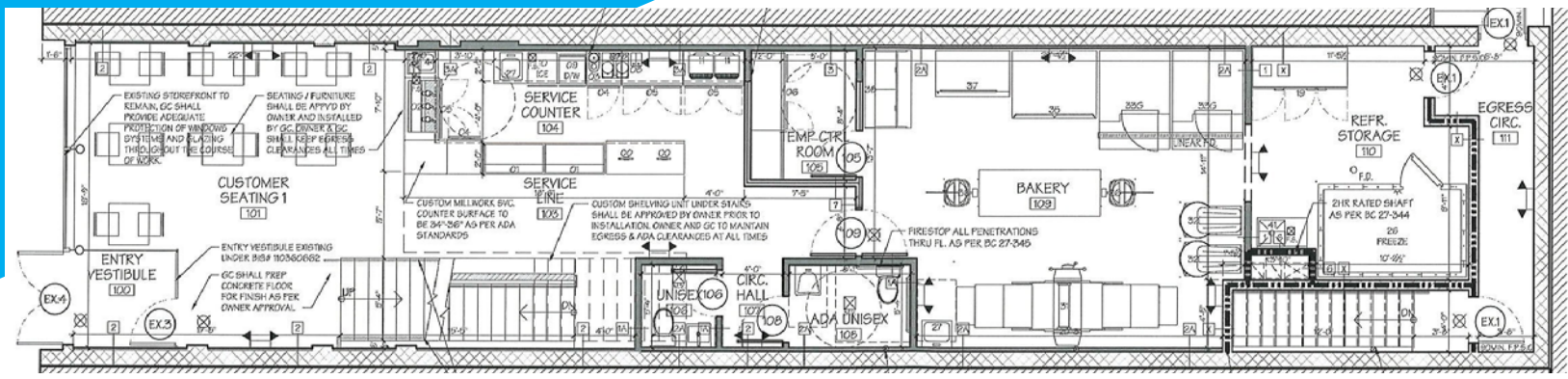
#### JAMES FAMULARO

President  
jf@meridiancapital.com  
646.658.7373

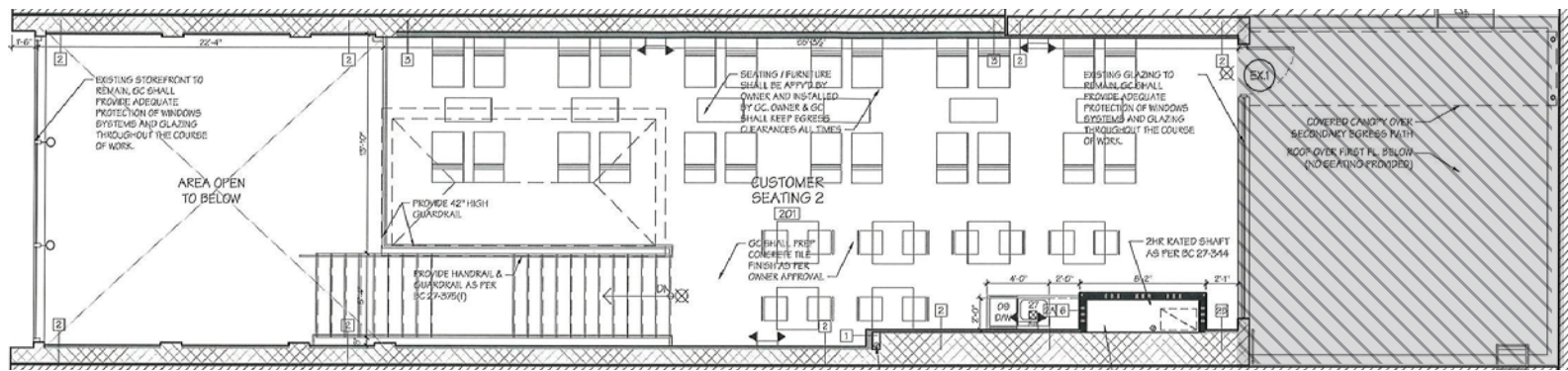


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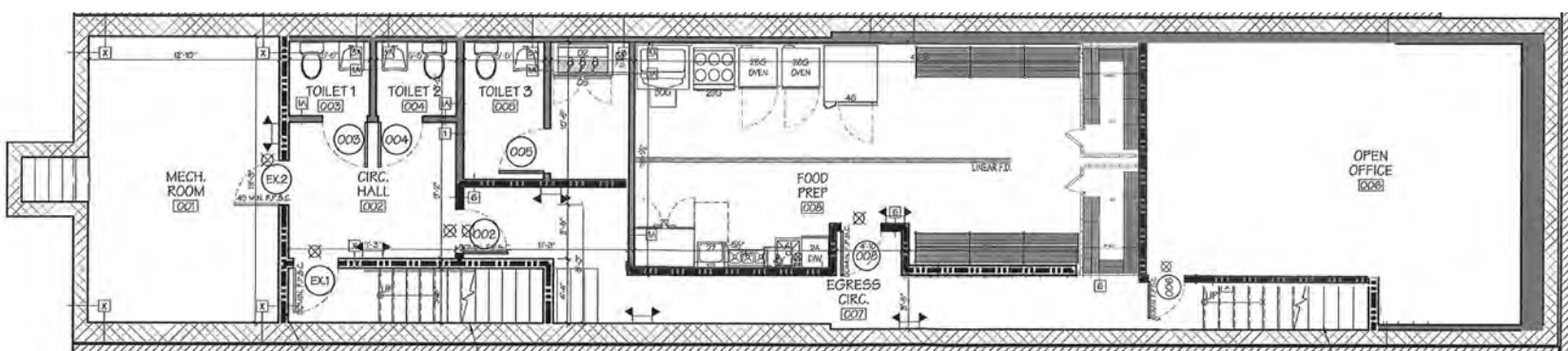
FLOOR PLANS



GROUND FLOOR



MEZZANINE



LOWER LEVEL

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INTERIOR

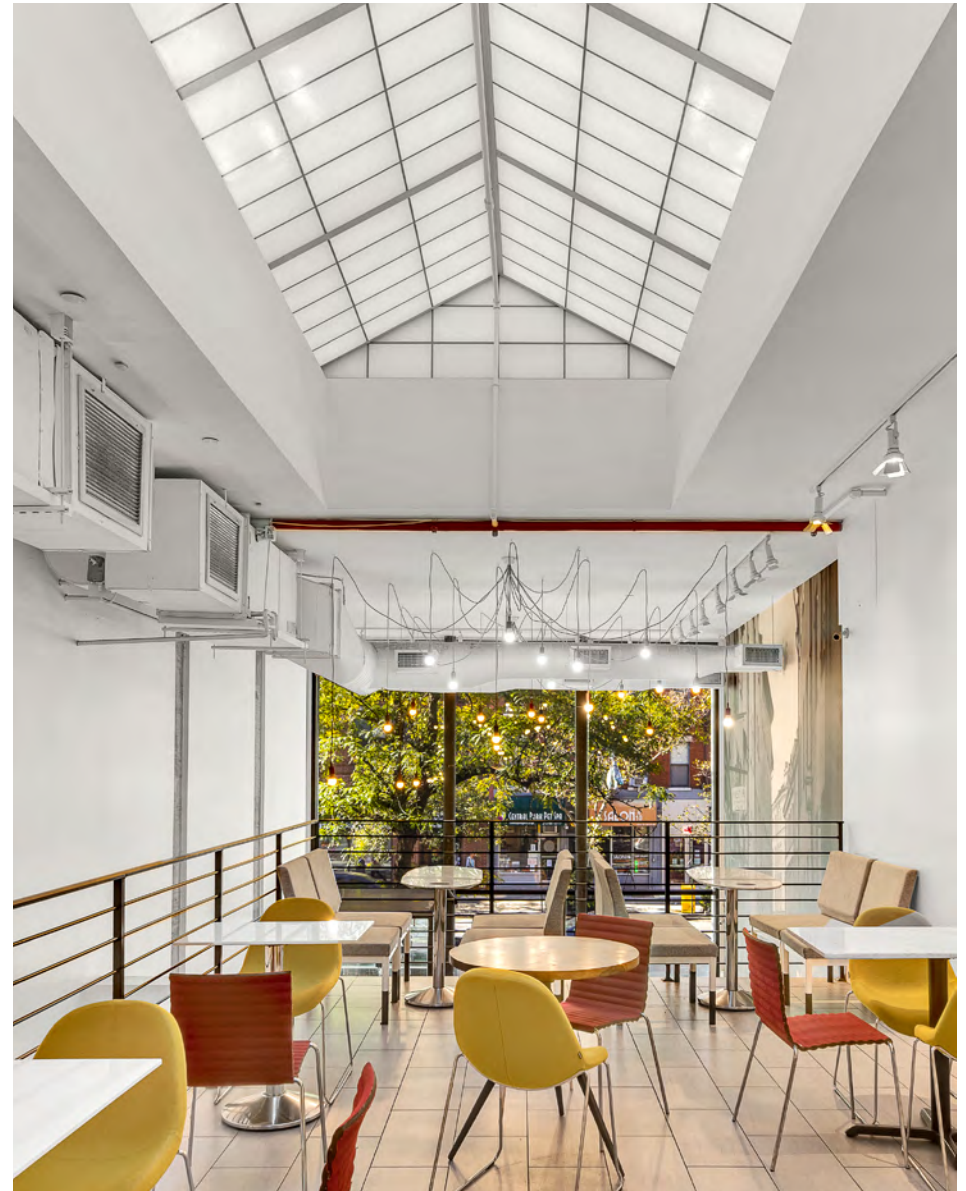
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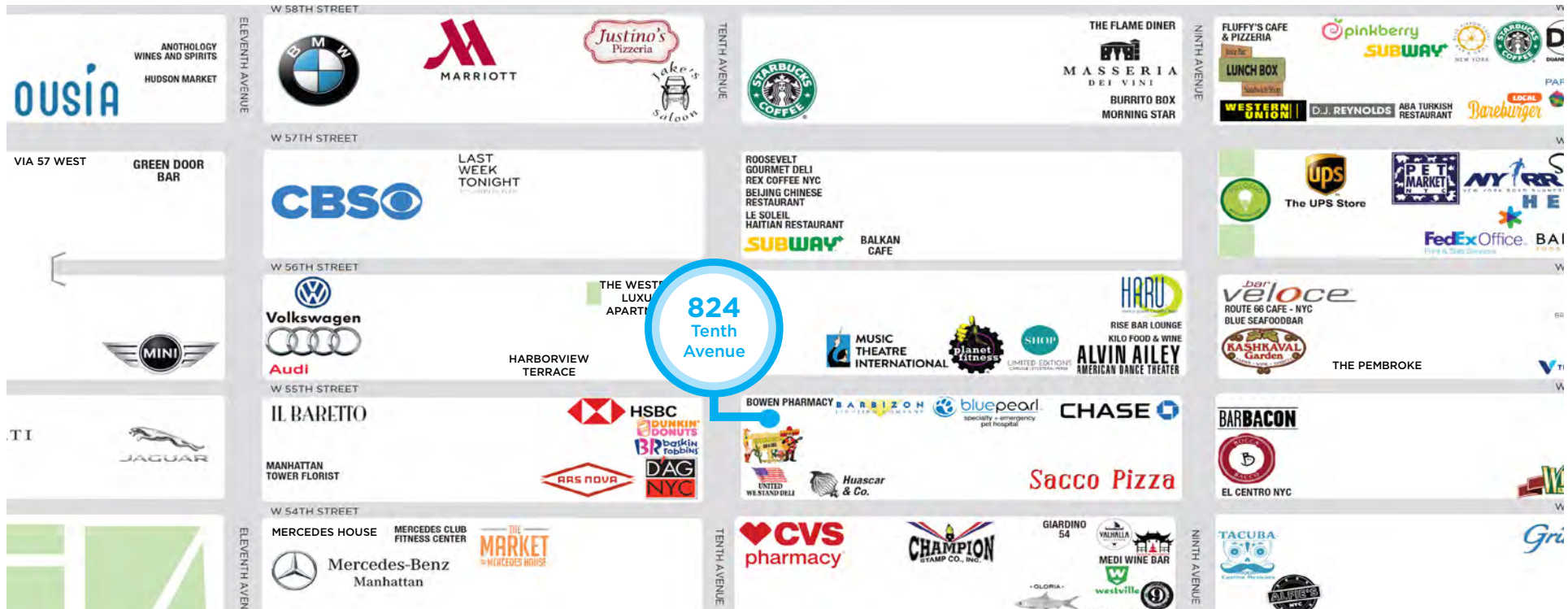
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