

# **Midtown East Restaurant Space Available**

## **230 East 44<sup>th</sup> Street**

*Between 2<sup>nd</sup> / 3<sup>rd</sup> Avenues*

**4,420 Square Feet Ground**

**Outdoor Seating Area in Front**

**Vented Restaurant Space**

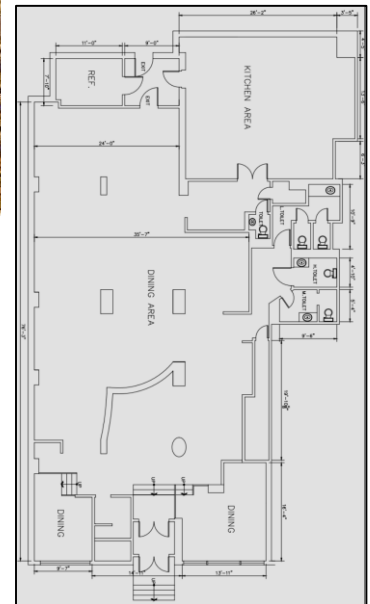
**Fully Built and Fixtured Restaurant**

**Asking Rent Upon Request**

**Prime Midtown East Opportunity**

This is a newly renovated restaurant opportunity in the heart of Midtown East which can easily be converted into a new concept. About 37' of frontage along with some outdoor seating within the property line which is rare for this part of Manhattan. A large kitchen in the rear, an open dining room, a stylish bar/lounge area and occupancy of at least 100 possible. Possession is arranged and can be delivered fully intact for a new operator. Small storage space available. One of the best restaurant deals in Midtown!

*Artist's Rendering*



**For More Information Please Contact**

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Although the information contained herein has been provided by sources that we deem reliable, we do not guarantee its accuracy in any way. No expressed nor implied warranties are made as to the accuracy of any/and all of the information contained herein and it should not be relied upon in any way by a prospective tenant. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. All information is subject to change or withdrawal without reason or notice. This flyer may contain errors and/or omissions for which RES, nor the landlord shall be held responsible for in any way.

# Neighborhood Map

## 230 East 44<sup>th</sup> Street

With large office buildings to the West, very dense residential buildings to the East and new luxury Hotel and Residential on the block, this location is situated perfectly to tap into the office/tourist crowd for breakfast, lunch, as well as the evening and the residential weekend and evening crowds, making this a 7 day a week location. Close to Grand Central and 4,5,6,7 & S trains.

Neighbors Include:

Overlook Bar & Grill ♦ EVEN Hotel ♦ Duane Reade ♦ Bank of America ♦ Alcala  
Dunkin Donuts ♦ Patsy's ♦ Chase Bank ♦ Ben & Jack's Steakhouse



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