

# **Crossroads of Lower East Side & Chinatown** **119B Hester Street** **Between Forsyth / Eldridge Streets**

**Approximately 700 Square Feet**

**Very High Foot Traffic**

**13' Frontage**

**Can Combine w/ Lower Level 1,200 sf**

**About 1,300 Students On The Block**

**Asking Rent Reduced - \$4,500 /mo**

Directly across the street from two High Schools plus a Middle School with a total of about 1,300 students in the building. Great traffic with tons of people going to and from Sara Roosevelt park and the schools across the street. About 10' ceilings, bathroom in place and all uses will be considered. Can be combined with a usable 1,200 sf lower level available in the building at a discounted rent. Ideal for a Salon/Spa, Bubble Tea, Gallery, Office, Retail or Food related business. Available for possession Immediately.

**Neighbors include:** Sara Roosevelt Park, • YMCA • International Chinese School • Intermediate School 131 • Pace High School • Hester Pizza • Hou Yi Hot Pot • T-Mobile • Nuan Xin Rice Roll & More.



**For More Information Please Contact**

**Jeffrey Angel**  
**212-719-7017**

**R·E·S**

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