

Retail space in the heart of TRIBECA

# 23 PARK PLACE



## SIZE

GROUND: Approx. 4,400 sf  
BASEMENT: Approx. 3,000 sf  
LOWER LEVEL: Approx. 3,000 sf  
2<sup>ND</sup> FLOOR: Approx. 4,000 sf

## RENTAL

Available upon request

## FRONTAGE

Approximately 30 feet

## CEILING

Approximately 14 feet

## POSSESSION

Immediate

## COMMENTS

Located between BROADWAY and CHURCH STREET

Neighbors include BANK OF NEW YORK, DUANE READE, TENANT TRAILS, DUNKIN DONUTS, and SUBWAY

Ground floor has the right of first refusal for an additional 2,000 sf of retail space at 25 PARK PLACE

The 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors have the possibility of an additional 5,000 sf per floor with the neighboring building - 25 PARK PLACE

Long-term lease, most uses considered

Restrooms in space

Subways nearby: 6, B, D, F, V, R, W

## FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du  
President  
212.505.6300 x235  
rdu@dumann.com

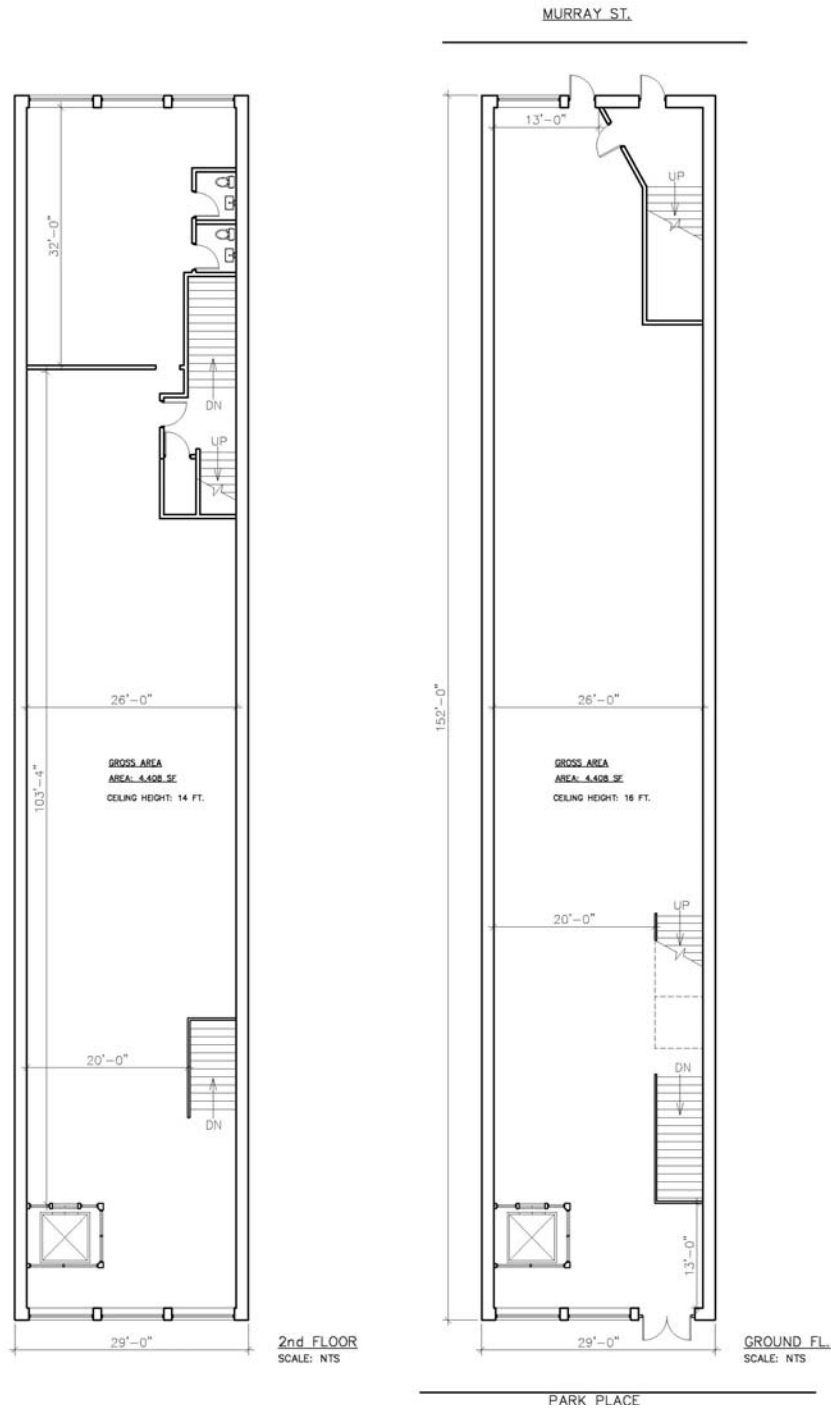
**DUMANN** Realty, LLC

235 West 23rd Street / 5th Floor / New York NY 10011  
T 212.505.6300 / F 212.505.6444 / www.dumann.com

Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FLOORPLAN

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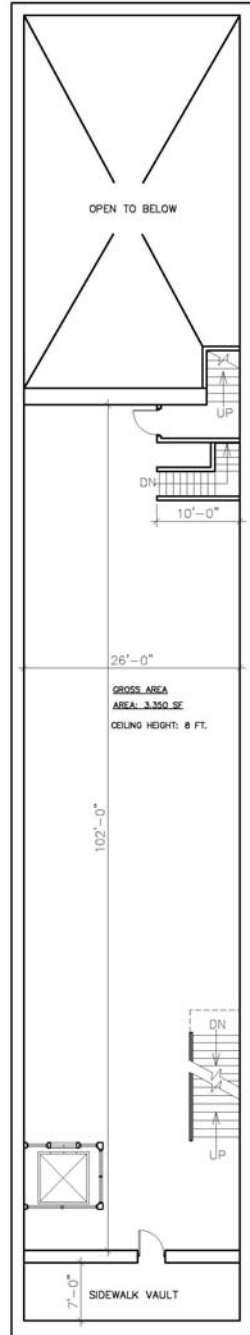
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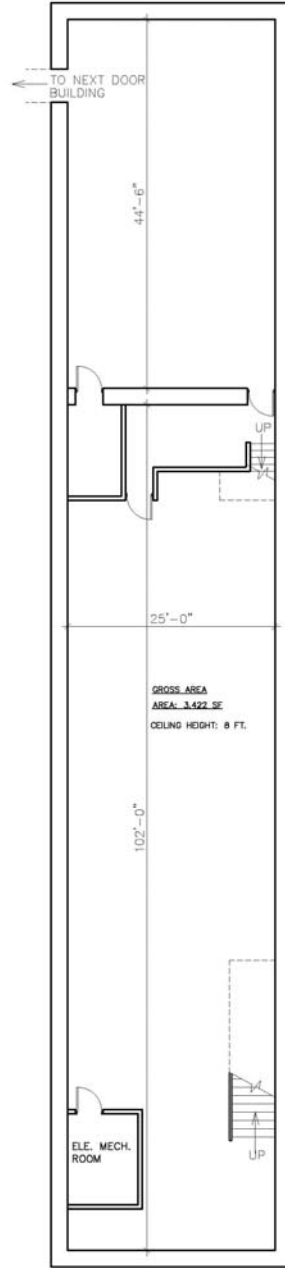
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## FLOORPLAN



CELLAR  
SCALE: NTS



SUB-CELLAR  
SCALE: NTS

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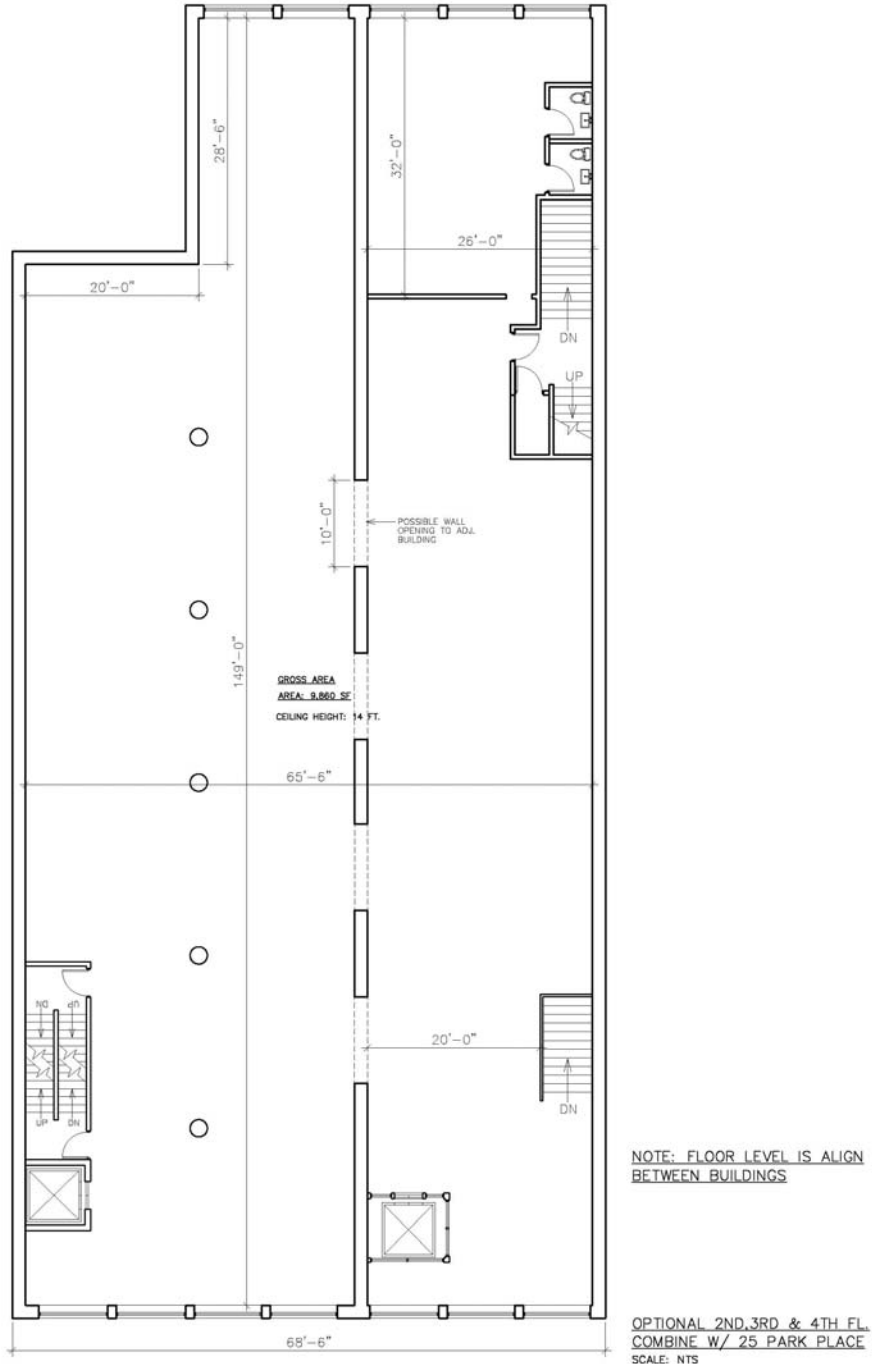
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