

Retail space in the heart of GRAMERCY PARK

# 65 IRVING PLACE



## SIZE

GROUND:	Approx. 2,200 sf
2ND FLOOR:	Approx. 2,200 sf
BASEMENT:	Approx. 1,100 sf

## RENTAL

Available upon request

## FRONTAGE

Approximately 115 feet

## CEILING

Approximately 12 feet

## POSSESSION

Immediate

## COMMENTS

Located between 18<sup>TH</sup> STREET and 19<sup>TH</sup> STREET  
Most uses considered  
Long-term lease  
Restrooms in space  
Subways nearby: L, N, Q, R, W, 4, 5, 6  
Excellent restaurant opportunity

## FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du  
Chairman, CEO  
212.505.6300 x 235  
rdu@dumann.com

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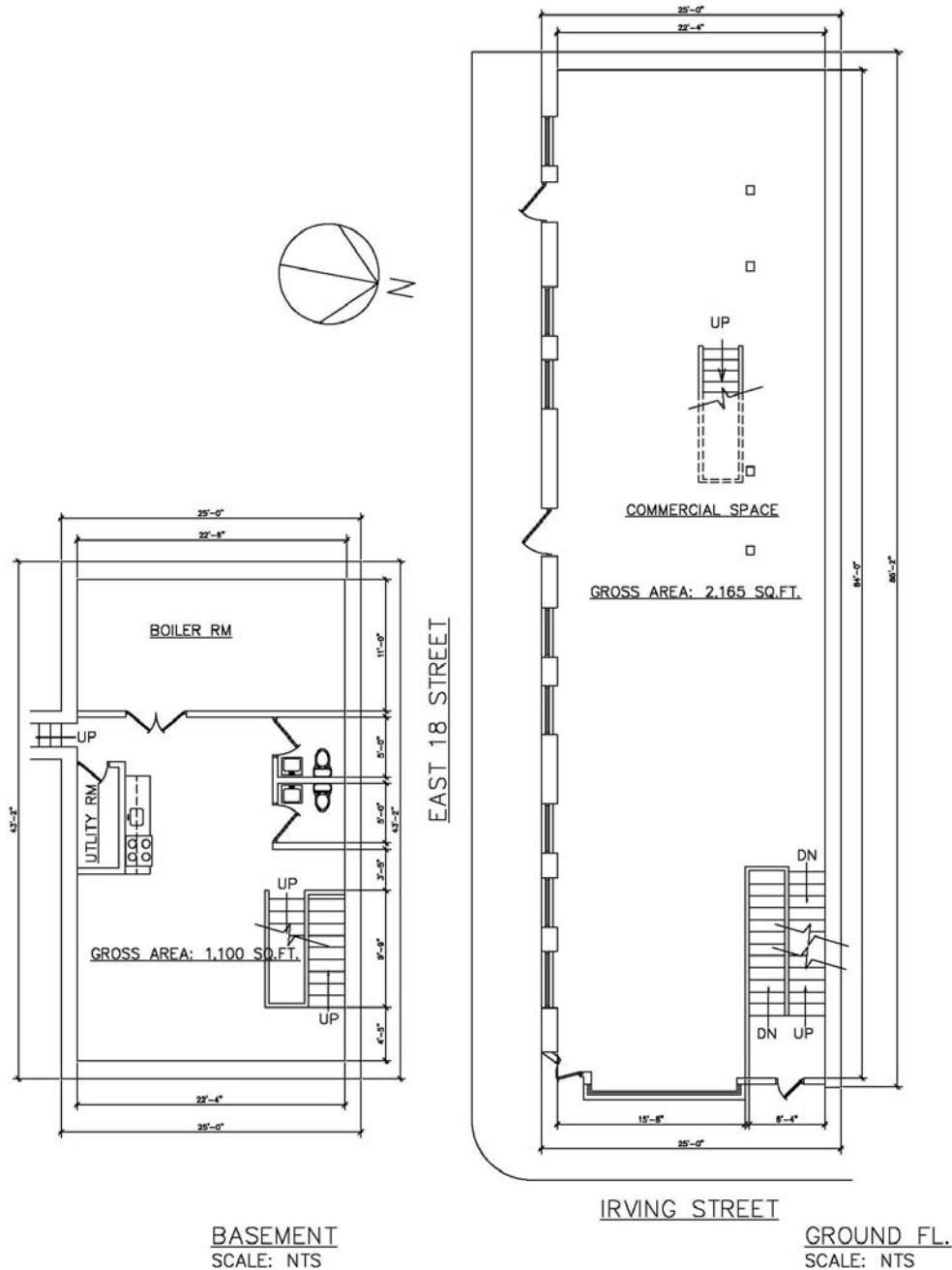
235 WEST 23<sup>RD</sup> STREET NEW YORK, NY 10011  
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Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only 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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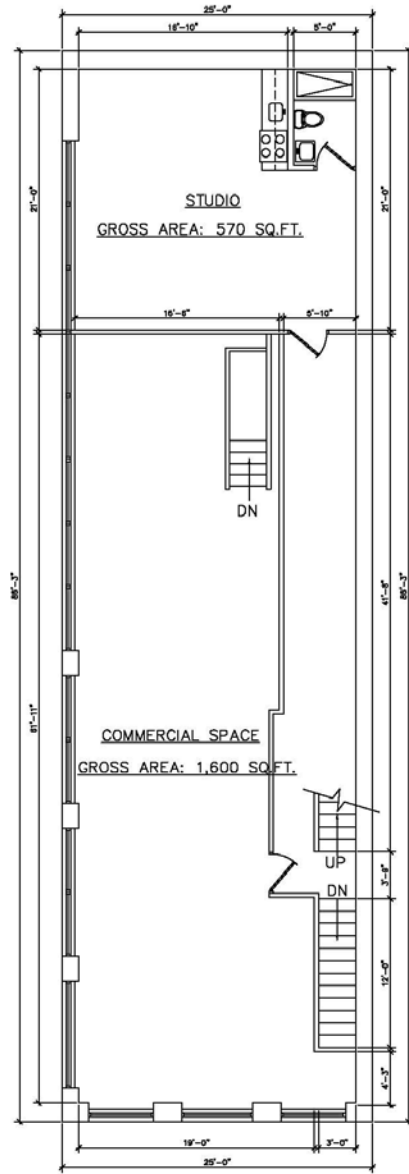
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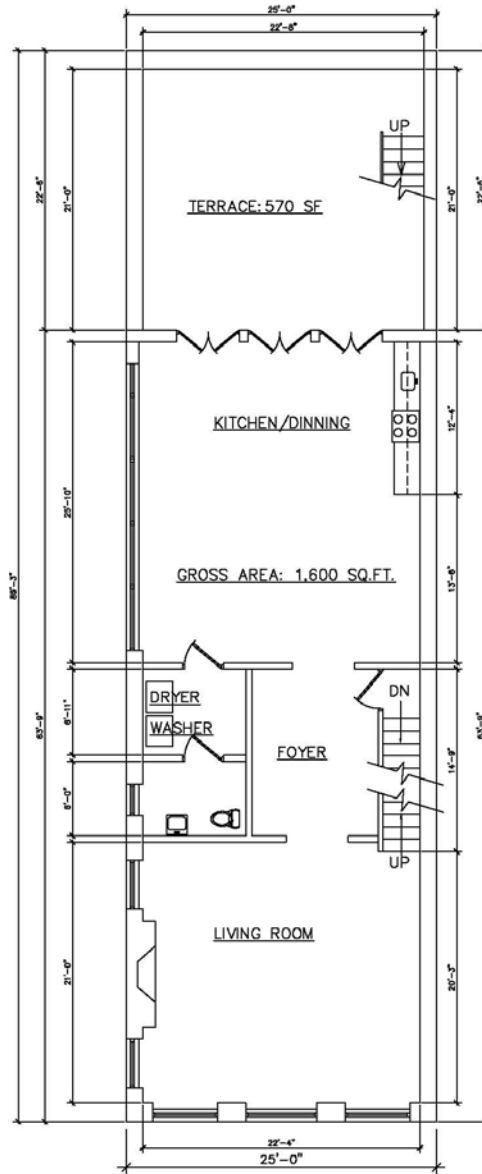
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## FLOORPLAN



2ND FLOOR  
SCALE: NTS



3RD FLOOR  
SCALE: NTS

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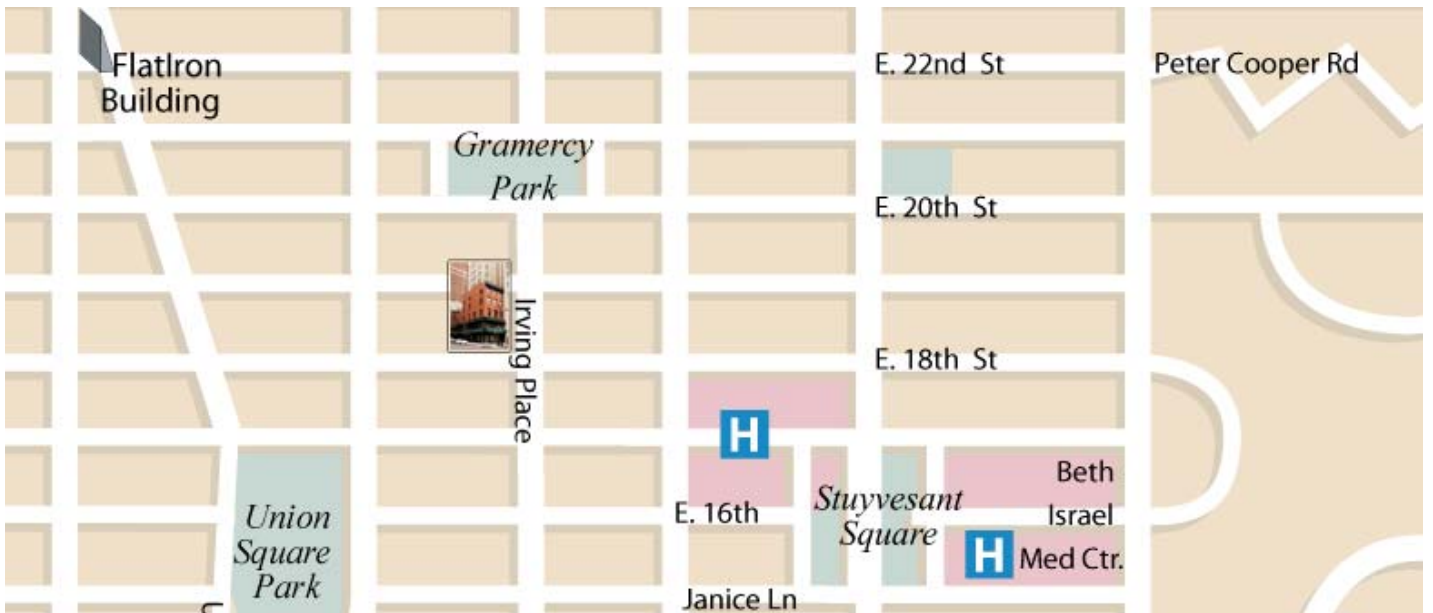
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NEIGHBORHOOD



View from the corner of Irving Place and 18<sup>th</sup> street



Map view of surrounding neighborhood

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