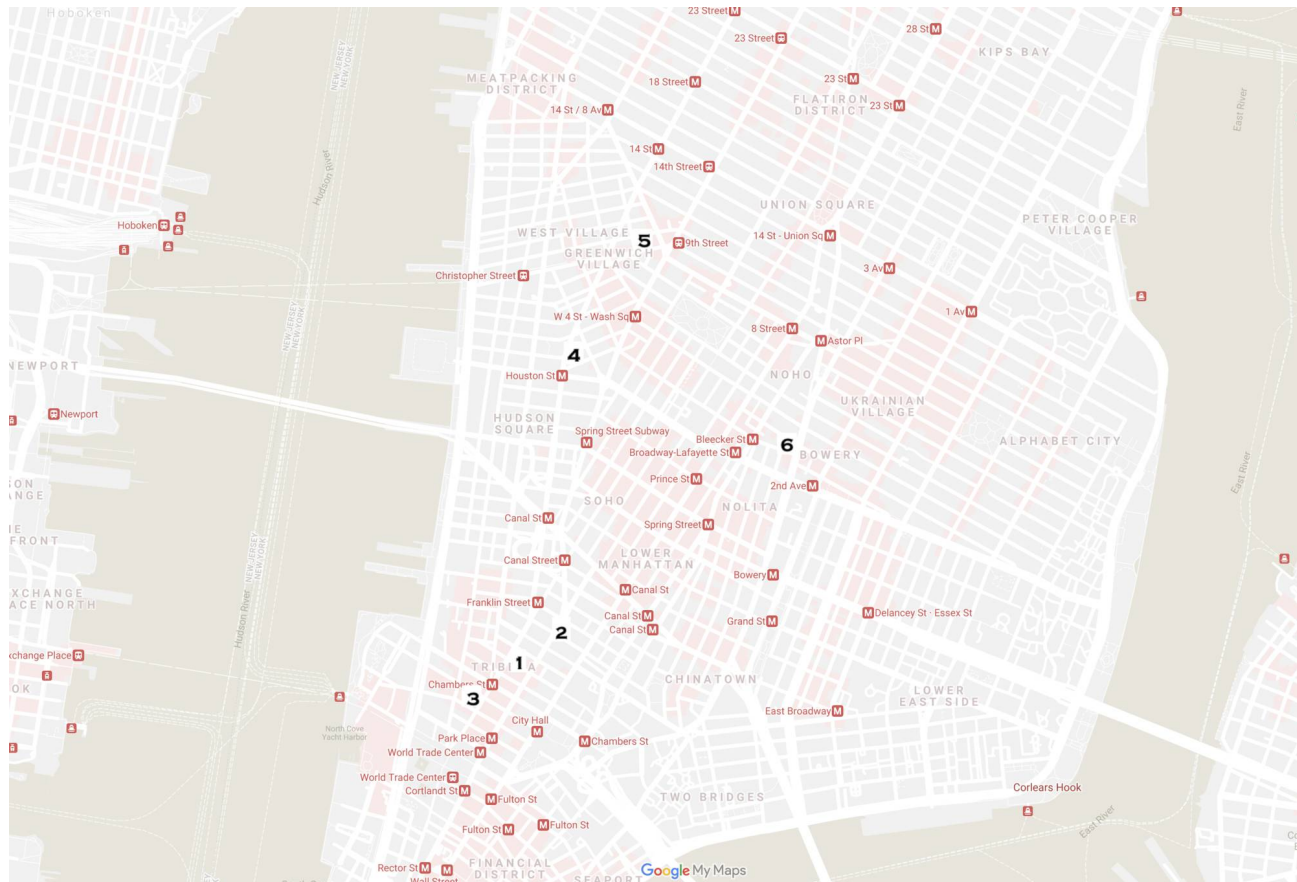


# Downtown Restaurant Ready Spaces

	Address	Size	Asking Price Per Foot	Total Annual Rent	Rent Per Month
1	141 Duane Street	2576	\$86.18	\$222,000.00	\$18,500.00
2	253 Church Street	1062	\$169.49	\$180,000.00	\$15,000.00
3	77 Warren Street	1650	\$145.45	\$240,000.00	\$20,000.00
4	76 Carmine Street	1600	\$127.50	\$204,000.00	\$17,000.00
5	142 West Tenth Street	1950	\$123.08	\$240,000.00	\$20,000.00
6	53 Bond Street	1500	\$160.00	\$240,000.00	\$20,000.00



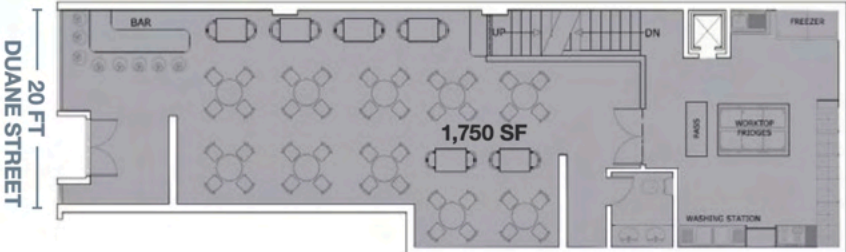
# 141 Duane Street



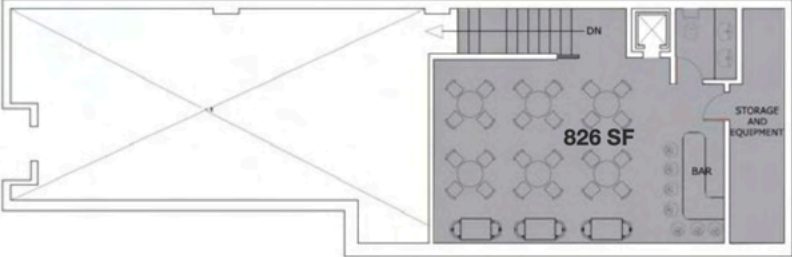
<b>Owner:</b>	137 Duane Holdings LLC				
<b>Building Size:</b>	69,635 SFT				
<b>Building Height:</b>	5 stories				
<b>Year Built:</b>	1915				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	2576	\$86.18	\$222,000.00	\$18,500.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Fully built vented restaurant space with dumbwaiter connecting ground floor and lower level</li> <li>• Mezzanine with additional seating and bar</li> <li>• Fonda moving in next door at 139 Duane</li> <li>• Total of 3,837SFT including lower level</li> <li>• 20' of frontage</li> <li>• Former Rosanjin Restaurant</li> </ul>				

# 141 Duane Street

## GROUND FLOOR



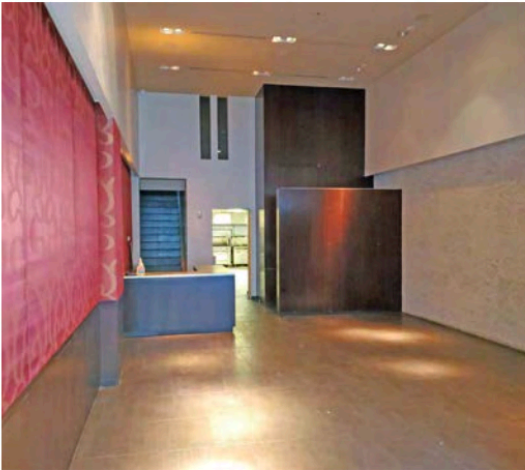
## MEZZANINE



## LOWER LEVEL



## INTERIOR PHOTOS



## AREA NEIGHBORS



# AREA RETAIL

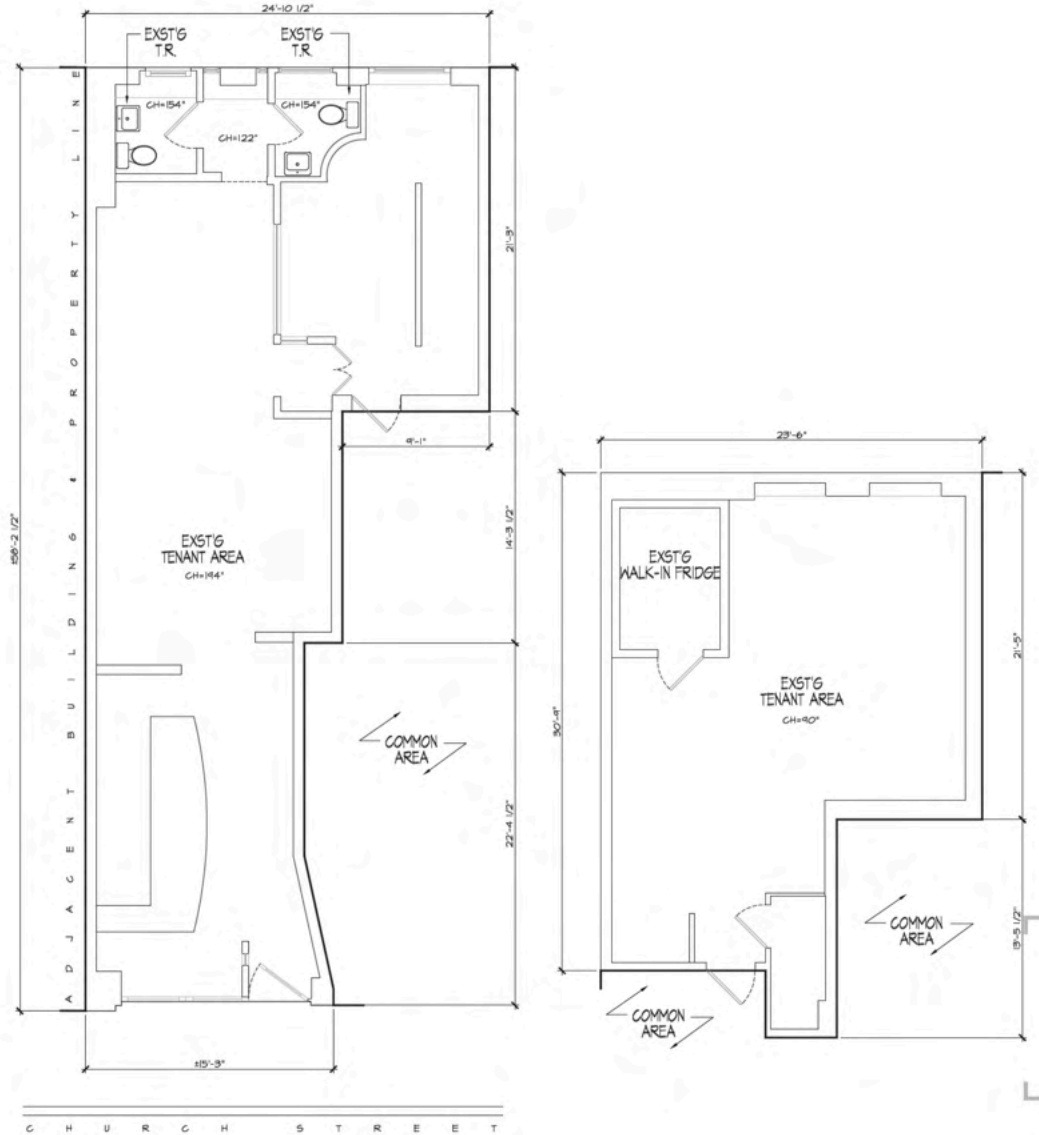


# 253 Church Street



<b>Owner:</b>	Iraymond-351 Broadway LLC				
<b>Building Size:</b>	16,800 SFT				
<b>Building Height:</b>	6 Stories				
<b>Year Built:</b>	1915				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	1062	\$169.49	\$180,000.00	\$15,000.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Fully built restaurant space, formerly Kori [Korean Cuisine]</li> <li>• Furnished with built in bar</li> <li>• Walk in box, hood, and some kitchen equipment in place</li> </ul>				

# 253 Church Street



# 253 Church Street



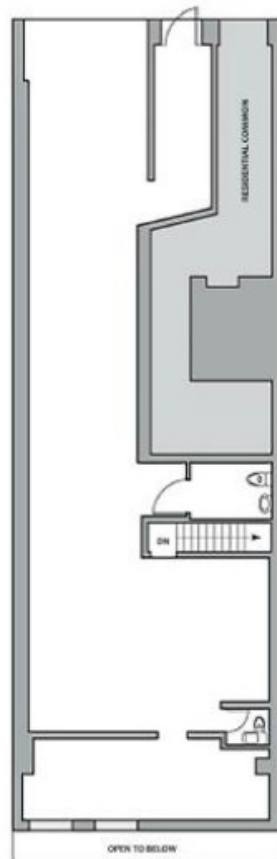
# 77 Warren Street



<b>Owner:</b>	77 Warren Street LLC				
<b>Building Size:</b>	9,375 SFT				
<b>Building Height:</b>	5 stories				
<b>Year Built:</b>	1920				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	1650	\$145.45	\$240,000.00	\$20,000.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Formerly Warren 77 Bar</li> <li>• Fully built out kitchen with black iron vent, hood equipment in place</li> <li>• Stair connecting to basement with prep in place</li> <li>• Storage/prep basement [1600 sft], Sub basement for additional storage [1800 sft]</li> <li>• Bar in place</li> </ul>				

# 77 Warren Street

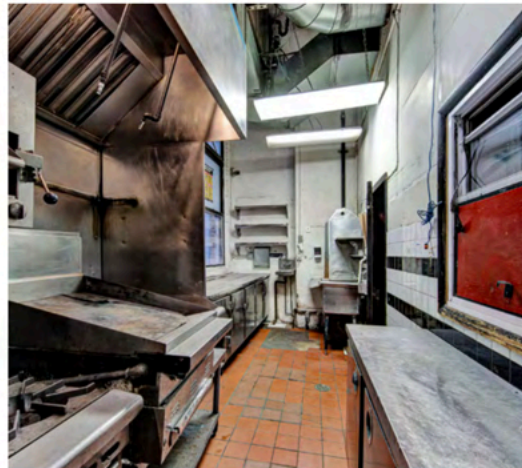
## FIRST FLOOR



## CELLAR



77 Warren Street



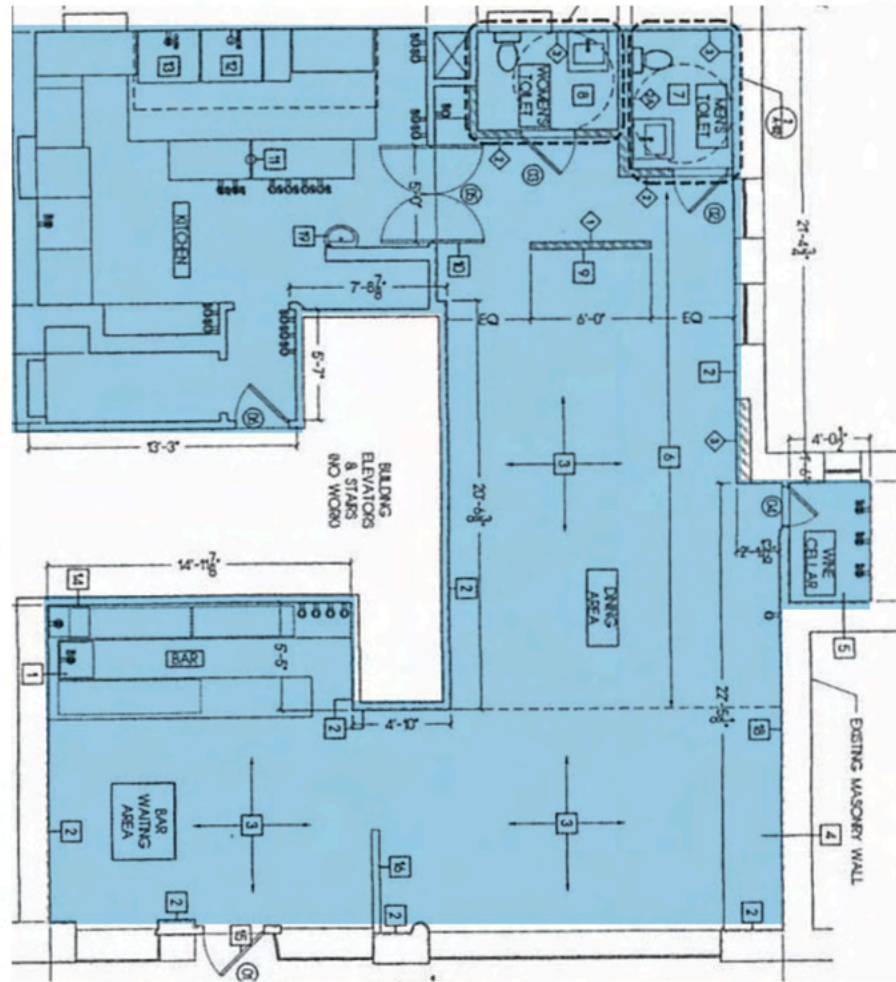
# 76 Carmine Street



<b>Owner:</b>	Pasadena Realty				
<b>Building Size:</b>	12,690 SFT				
<b>Building Height:</b>	6 stories				
<b>Year Built:</b>	1910				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	1600	\$127.50	\$204,000.00	\$17,000.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Formerly Gloo Restaurant</li> <li>• Fully Vented</li> <li>• HVAC</li> <li>• Walk in boxes</li> <li>• Kitchen equipment in place</li> <li>• Bar in place</li> <li>• Flag signage</li> <li>• Sidewalk care</li> </ul>				

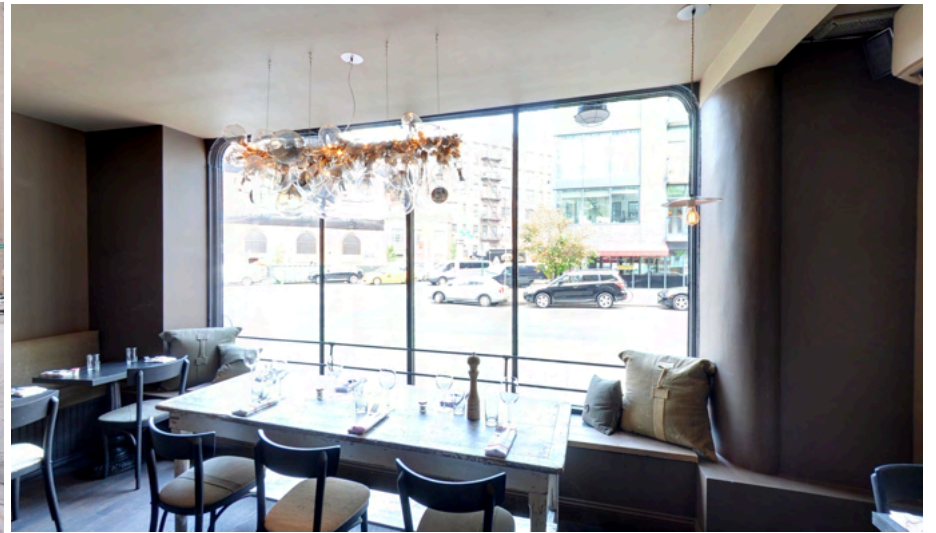
# 76 Carmine Street

Approx. 1,600 SF

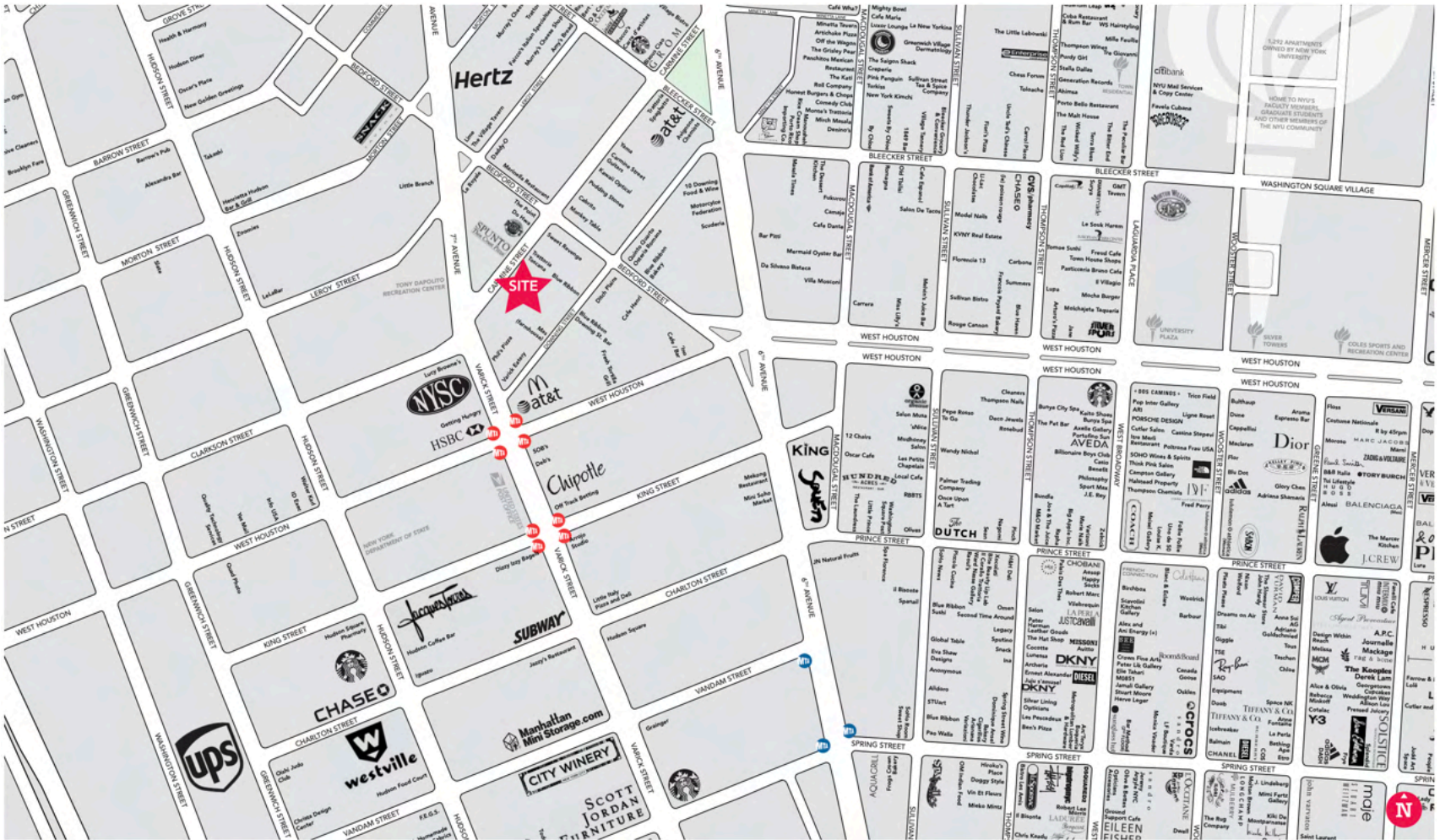


CARMINE STREET

# 76 Carmine Street



# 76 Carmine Street



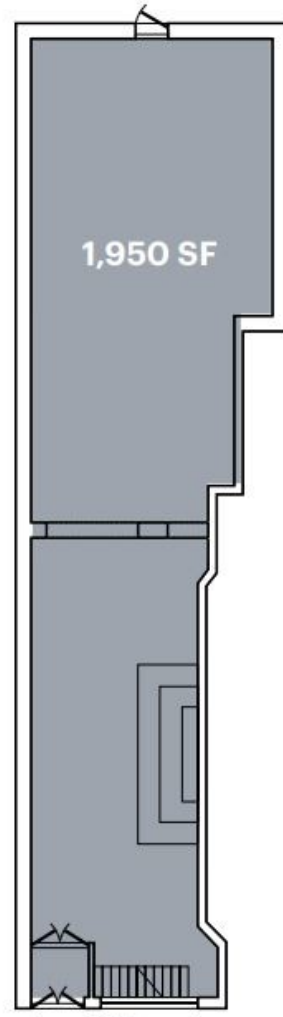
# 142 West Tenth Street



<b>Owner:</b>	RES Commercial Corp				
<b>Building Size:</b>	6,416 SFT				
<b>Building Height:</b>	4 Stories				
<b>Year Built:</b>	1910				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	1950	\$123.08	\$240,000.00	\$20,000.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Fully vented for cooking use</li> <li>• 1,950 SFT ground plus 8,57 SFT lower level</li> <li>• Formerly Louro Restaurant</li> </ul>				

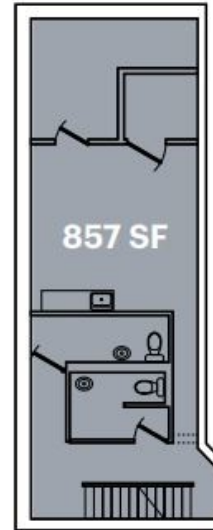
# 142 West Tenth Street

**GROUND FLOOR**



WEST 10TH STREET

**CELLAR**



142 West Tenth Street



# 53 Bond Street



<b>Owner:</b>	Lo, Nin Hop				
<b>Building Size:</b>	5,764 SFT				
<b>Building Height:</b>	2 stories				
<b>Year Built:</b>	1950				
<b>Available:</b>	Location	Size	PSF	Annual Rent	Per Month
	Inline	1500	\$160.00	\$240,000.00	\$20,000.00
<b>Additional Info</b>	<ul style="list-style-type: none"> <li>• Vented space for restaurant use (formerly Mile End), currently occupied by Adore Flower Shop</li> <li>• Option to rent entire 2<sup>nd</sup> floor and exclusive roof</li> <li>• Concrete flooring</li> <li>• Prime restaurant corridor</li> </ul>				

# 53 Bond Street



Existing ground floor

53 Bond Street



2<sup>nd</sup> floor above