

# 114

## WEST 47<sup>TH</sup> STREET TIMES SQUARE, NYC

Between Sixth & Seventh Avenues

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 406 SF  
Lower Level: 6,790 SF

### ASKING RENT

\$489,250/Annum  
Key-Money Upon Request

### POSSESSION

Arranged

### TERM

13.5 Years Remaining

### FRONTAGE

17' 9"

### COMMENTS

- Currently "Lotus Room", second generation restaurant situated in the heart of Times Square
- Premium finishes and infrastructure
- High ceilings, dramatic interior design, multiple dining and lounge areas
- Ideal for highly experienced operators and restaurateurs, comedy and jazz clubs, and hospitality groups seeking a flagship opportunity in NYC's busiest corridor

### NEIGHBORS

Sanctuary Hotel New York • Chemistry Room • The Long Acre • The Edition Times Square • Disney Store • Valerie • Levi's • Fox News Headquarters • Del Frisco's Steakhouse • Hard Rock Hotel • Havana Central • The Muse New York

### TRANSPORTATION

1 2 3 B D F M N Q R A C 7 S

### JAMES FAMULARO

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### JORDAN LANGER

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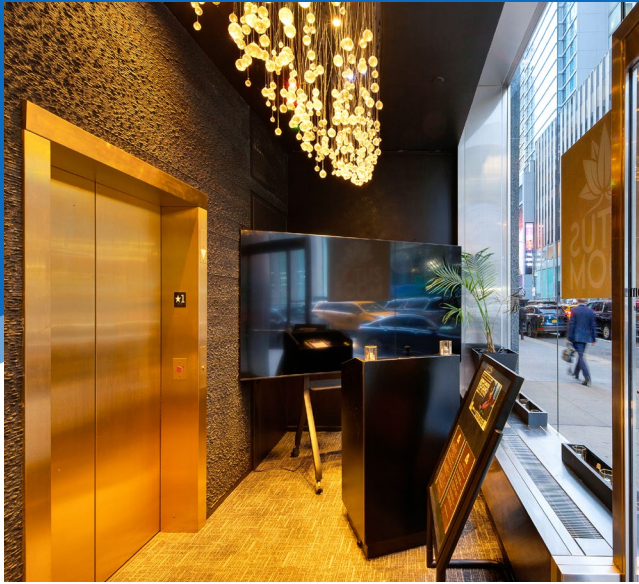
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RETAIL LEASING

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INTERIOR

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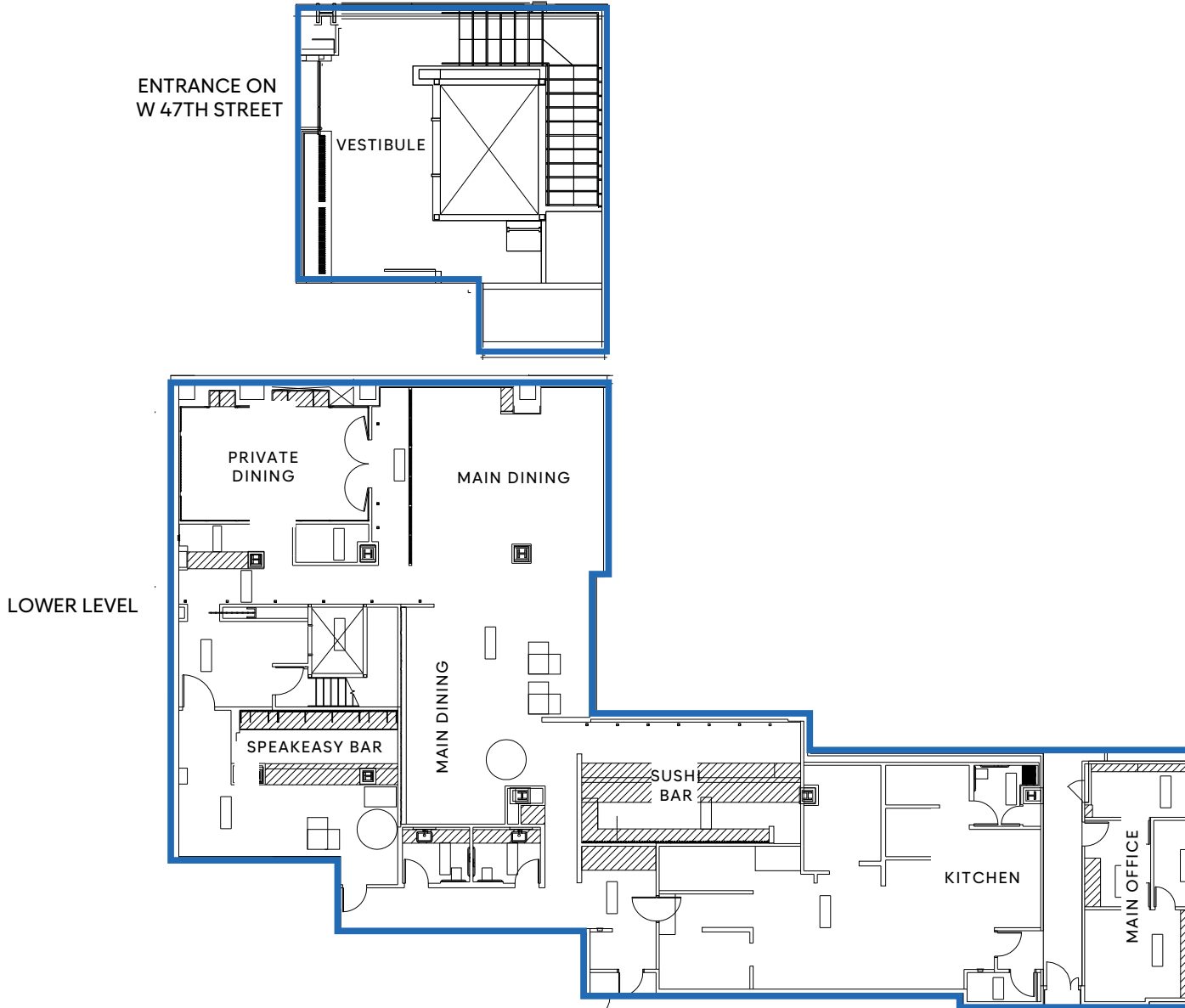
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FLOOR PLAN



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