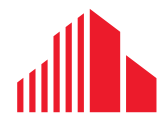


# 633

## SECOND AVENUE

BETWEEN 34TH AND 35TH STREETS

EXCLUSIVE LEASING AGENT:



**CUSHMAN &  
WAKEFIELD**



# 633

## SECOND AVENUE

### GROUND

1,400 SF

### LOWER LEVEL

1,400 SF

### FRONTAGE

16 FT

### POSSESSION

Immediate

### TERM

Long-Term

### LEASE TYPE

Direct

### ASKING RENT

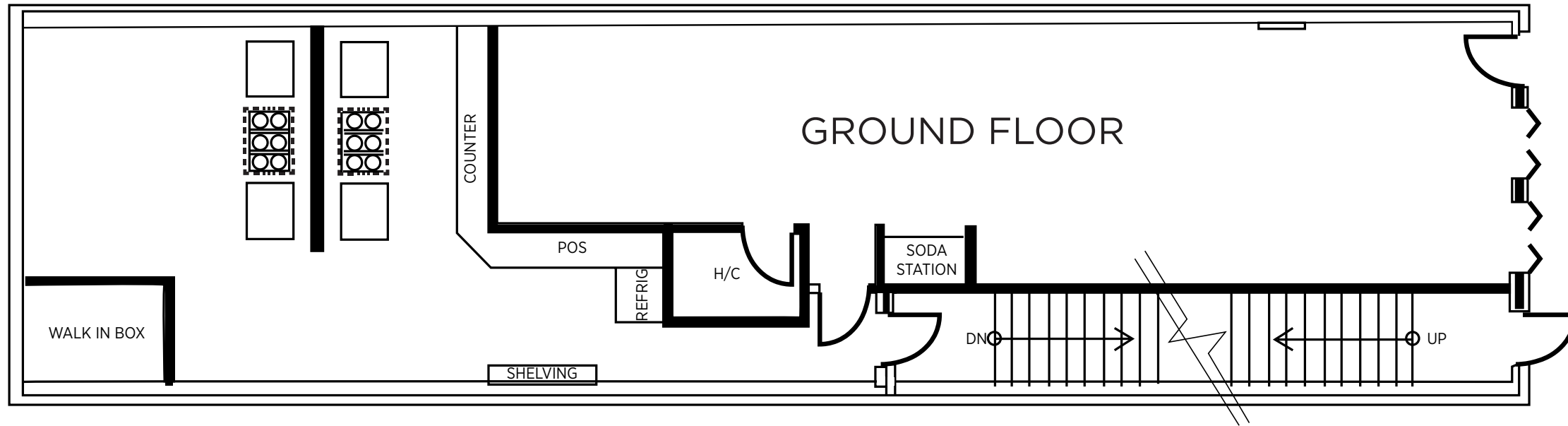
Asking \$11,500 per month

### COMMENTS

- Perfect location for hospital lunch dine-in, pick-up and delivery
- Surrounded by dense residential development with over 600 new units, within a 1-block radius
- Fast casual build-out featuring:
  - Two black iron kitchen hoods
  - HVAC
  - Walk-in box
  - Restroom
  - Lower-level storage and prep
  - Gas available



## FLOOR PLAN



**GROUND** 1,400 SF

**LOWER LEVEL** 1,400 SF

**TOTAL** 2,800 SF



# 633

## SECOND AVENUE

### NEIGHBORHOOD

#### BUSTLING DEVELOPMENTS

##### 501 Third Ave

- 121 New Units

##### 509 Third Ave

- 229 New Units

##### 540 Third Ave

- 160 New Units

##### 609 Second Ave

- 66 New Units

##### The Copper

- 761 Units

##### View 34

- 740 Units

#### STATISTICS

**206K**

DAYTIME POPULATION

**33.4**

MEDIAN AGE

**140K**

MEDIAN HH INCOME

**895K**

MEDIAN HOME VALUE



ACCESS TO

**seastreak**

**11.3 M**

OUTPATIENT VISITS

15 MIN WALK

**34TH ST**

FERRY LANDING



# 633

**SECOND AVENUE**  
BETWEEN 34TH AND 35TH STREETS

EXCLUSIVE LEASING AGENT:



**CUSHMAN &  
WAKEFIELD**

**MICHAEL AZARIAN**  
**+1 212 841-7831**  
MICHAEL.AZARIAN@CUSHWAKE.COM

**JAMES ARIOLA**  
**+1 212 698-2572**  
JAMES.ARIOLA@CUSHWAKE.COM