



GRITBXNG

9 EAST 16TH STREET
UNION SQUARE

UNION SQUARE RETAIL SPACE FOR LEASE

Platinum
COMMERCIAL

9 EAST 16TH STREET

UNION SQUARE

9 East 16th Street presents a prime Union Square retail opportunity. The space spans two floors, featuring 4,000 square feet on the ground level and 2,000 square feet on the lower level, plus an additional 200 square feet of private storage.

Currently built out as a high-end boxing and fitness studio, the layout includes a reception desk, waiting area, bar, and open gym area on the ground floor. The lower level features locker rooms and showers, making it ideal for fitness, wellness, or boutique training concepts. The space is also vented, creating strong potential for restaurant or food and beverage users.

With 30 feet of frontage along East 16th Street, the property benefits from excellent visibility and strong pedestrian traffic in one of Manhattan's most dynamic retail corridors.

Total Square Feet	Ground Floor: 4,000 SQFT Lower Level: 2,000 SQFT
Additional Storage	200 SQFT
Ceiling Height	Ground Floor: 9'10" to 10'7" Lower Level: 8'1"
Frontage	30'
Term	Negotiable
Possession	Immediate
Space Highlights	Fully Built-Out Class Boxing Gym, Waiting Area, Bar, Locker Room, Men's & Women's Restrooms, Seven Showers, Vented, Full liquor license in Place; Previously Operated as a Restaurant.





LOCKERS

GRIT

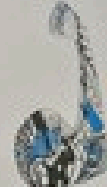
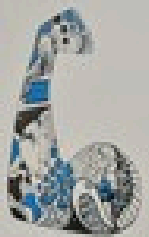
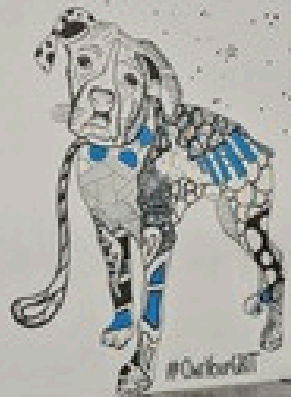
Don't
forget
to
buy
some
more

Light
blue
purple

Don't
forget
to
buy
some
more

Don't
forget
to
buy
some
more

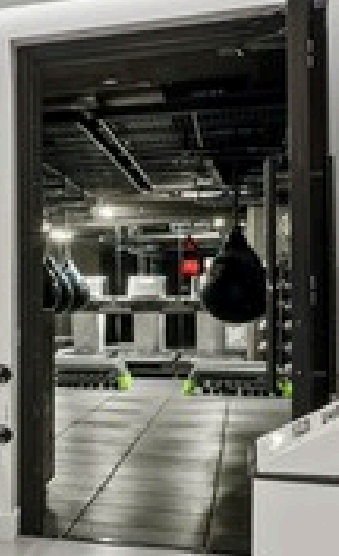




#Dorbin887

#Dorbin887

#Dorbin887





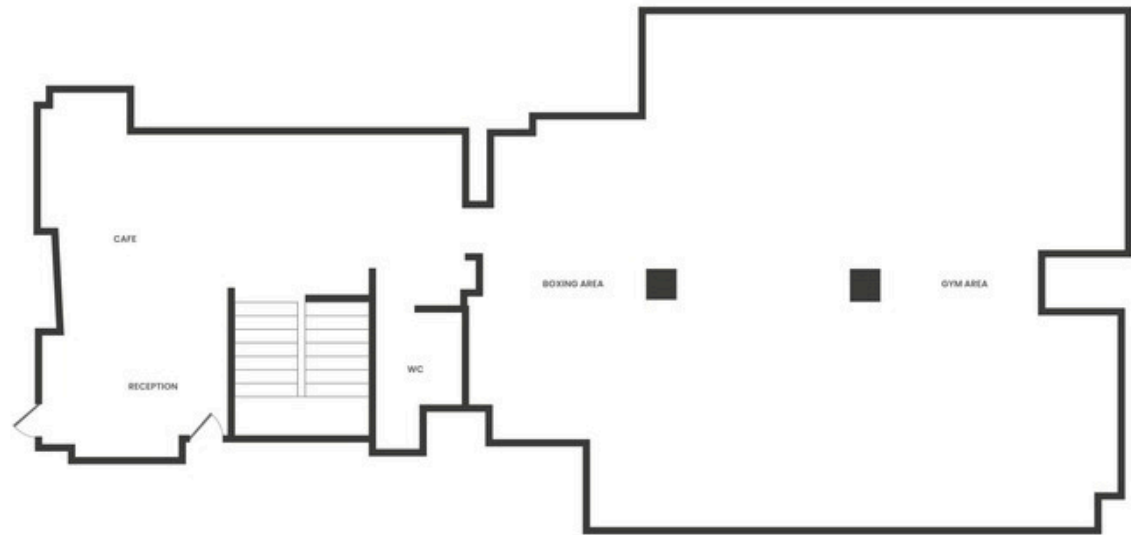






SPACE HIGHLIGHTS

- Fully Built-Out Class Boxing Gym
- Waiting Area
- Bar
- Locker Room
- Men's & Women's Restrooms
- Seven Showers



GROUND FLOOR



SPACE HIGHLIGHTS

- Fully Built-Out Class Boxing Gym
- Waiting Area
- Bar
- Locker Room
- Men's & Women's Restrooms
- Seven Showers



LOWER LEVEL





GROUND FLOOR RENDERING



GROUND FLOOR RENDERING



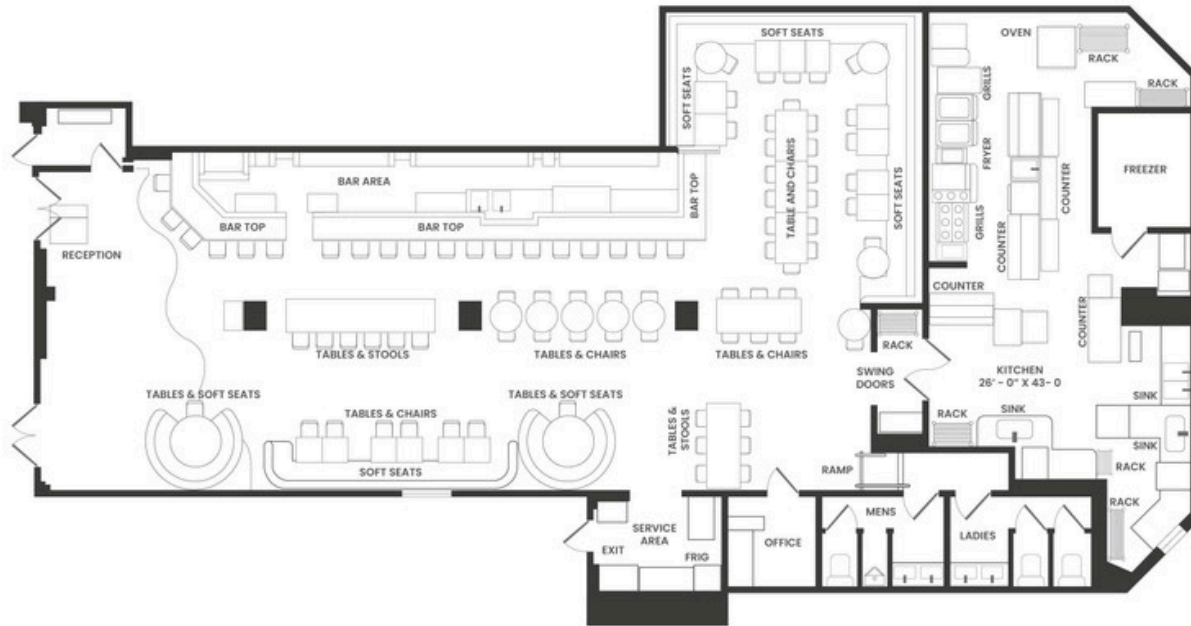
LOWER LEVEL RENDERING



LOWER LEVEL RENDERING

9 EAST 16TH STREET

PROPOSED RESTAURANT FLOOR PLAN



GROUND FLOOR

9 EAST 16TH STREET

PROPOSED RESTAURANT FLOOR PLAN



LOWER LEVEL

9 EAST 16TH STREET NEIGHBORHOOD MAP



CONTACT

OFFICE



Steven Evans
(646) 533-9589
sevans@pp-nyc.com



Emre Bozkurt
(518) 505-0518
ebozkurt@pp-nyc.com



Joseph Zalta
(718) 419-1112
jzalta@pp-nyc.com

Headquarters
100 Wall Street, 2nd Floor
New York, NY 10005

Platinum Midtown Office
295 Madison Avenue, 10th Floor
New York, NY 10017

THIS OFFERING WAS PREPARED BY PLATINUM PROPERTIES AND HAS BEEN REVIEWED BY THE OWNER. IT CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH A PROSPECTIVE PURCHASER MAY DESIRE. FINANCIAL PROJECTIONS SHALL NOT BE RELIED UPON, ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY, AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, COMPETITION, AND OTHER FACTORS BEYOND CONTROL AND, THEREFORE, ARE SUBJECT TO MATERIAL CHANGE OR VARIATION. ACTUAL RESULTS WILL DIFFER FROM THOSE PROJECTED. AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. IN THIS OFFERING, CERTAIN DOCUMENTS, INCLUDING THE LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR, NECESSARILY, ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS INVOLVED, NOR DO THEY CONSTITUTE A LEGAL ANALYSIS OF SUCH DOCUMENTS. INTERESTED PARTIES ARE EXPECTED TO INDEPENDENTLY REVIEW ALL DOCUMENTS. THIS OFFERING IS SUBJECT TO PRIOR PLACEMENT, ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE AND DOES NOT CONSTITUTE A RECOMMENDATION, ENDORSEMENT OR ADVICE AS TO THE VALUE OF THE PROPERTY BY PLATINUM PROPERTIES OR OWNER. EACH PROSPECTIVE PURCHASER IS TO RELY SOLELY UPON ITS OWN INVESTIGATION, EVALUATION AND JUDGMENT AS TO THE ADVISABILITY OF PURCHASING THE PROPERTY DESCRIBED HEREIN. OWNER AND PLATINUM PROPERTIES EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS OFFERING OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY OWNER AND ANY CONDITIONS TO OWNER'S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. PLATINUM PROPERTIES IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF OWNER. THIS OFFERING IS THE PROPERTY OF PLATINUM PROPERTIES AND MAY BE USED ONLY BY PARTIES APPROVED BY PLATINUM PROPERTIES. THE PROPERTY IS PRIVATELY OFFERED AND, BY ACCEPTING THIS OFFERING, THE PARTY IN POSSESSION HEREOF AGREES (I) TO RETURN IT TO PLATINUM PROPERTIES IMMEDIATELY UPON REQUEST OF PLATINUM PROPERTIES OR OWNER AND (II) THAT THIS OFFERING AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE AND WILL BE HELD AND TREATED IN THE STRICTEST CONFIDENCE. NO PORTION OF THIS OFFERING MAY BE COPIED OR OTHERWISE REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF PLATINUM PROPERTIES AND OWNER. YOUR OBLIGATIONS TO KEEP THE EVALUATION MATERIAL CONFIDENTIAL SHALL NOT INCLUDE INFORMATION THAT: (I) IS OR BECOMES PUBLICLY AVAILABLE OTHER THAN AS A RESULT OF ACTS BY YOU OR YOUR REPRESENTATIVES IN BREACH OF THIS AGREEMENT; OR (II) ON YOUR COUNSEL'S ADVICE MUST BE DISCLOSED PURSUANT TO LAW OR A SUBPOENA OR OTHER COURT ORDER, BUT ONLY TO THE EXTENT SPECIFIED IN SUCH SUBPOENA OR COURT ORDER; PROVIDED PRIOR TO COMPLYING WITH ANY SUCH ORDER YOU SHALL GIVE WRITTEN NOTICE TO US THAT SUCH DEMAND HAS BEEN MADE UPON YOU AND TO THE EXTENT NOT LEGALLY PROHIBITED YOU SHALL PROVIDE US WITH AN OPPORTUNITY TO CONTEST ANY SUCH DIRECTION OR ORDER. THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING IN ITS ENTIRETY.

