

63

NASSAU STREET

FINANCIAL DISTRICT, NYC

ICONIC JAMES BOGARDUS CAST-IRON FACADE



MERIDIAN
RETAIL LEASING

63

NASSAU STREET FINANCIAL DISTRICT, NYC

Between Maiden Lane & John Street

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

900 SF + Basement

ASKING RENT

\$13,000/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

12 FT

COMMENTS

- White-box condition
- Venting and gas possible for qualified tenants
- New split AC and newly built bathroom
- Ideal for quick food concepts like fast-casual, grab-and-go, bakery/café, or juice/smoothie
- 24/7 foot traffic from Pace University, office population, and tourism
- Rare opportunity to be in one of the five known historic Bogardus Cast-Iron Buildings in the US

NEIGHBORS

The Malt House • Kuu Ramen • Apollo Bagels
• Daily Soup • Palm Street • Zizi Wine Bar • The Kati Roll Company • Crunch Fitness • Solidcore

TRANSPORTATION



PROPERTY INFORMATION

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com



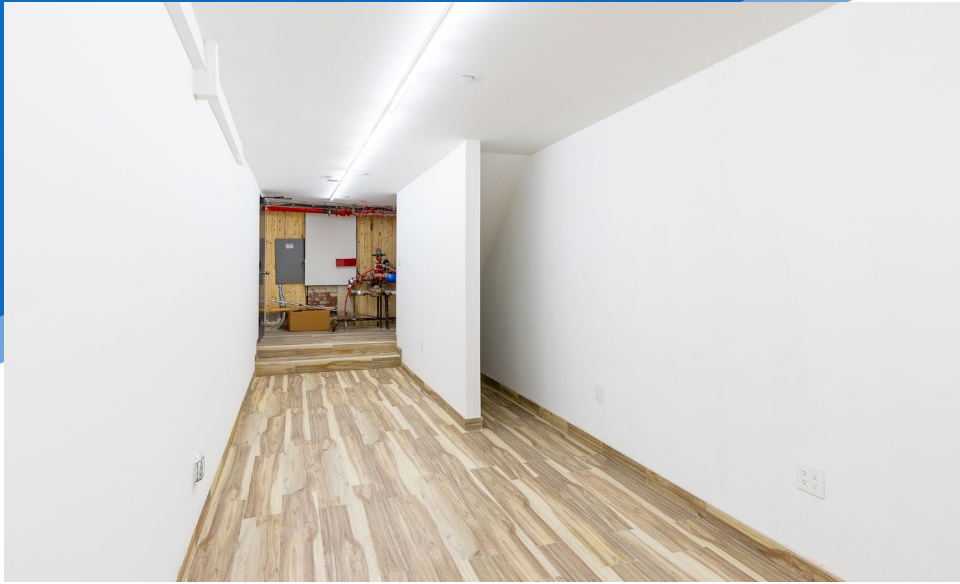
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

63 NASSAU STREET

FINANCIAL DISTRICT, NYC | Between Maiden Lane and John Street

RETAIL/RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com



MERIDIAN
RETAIL LEASING

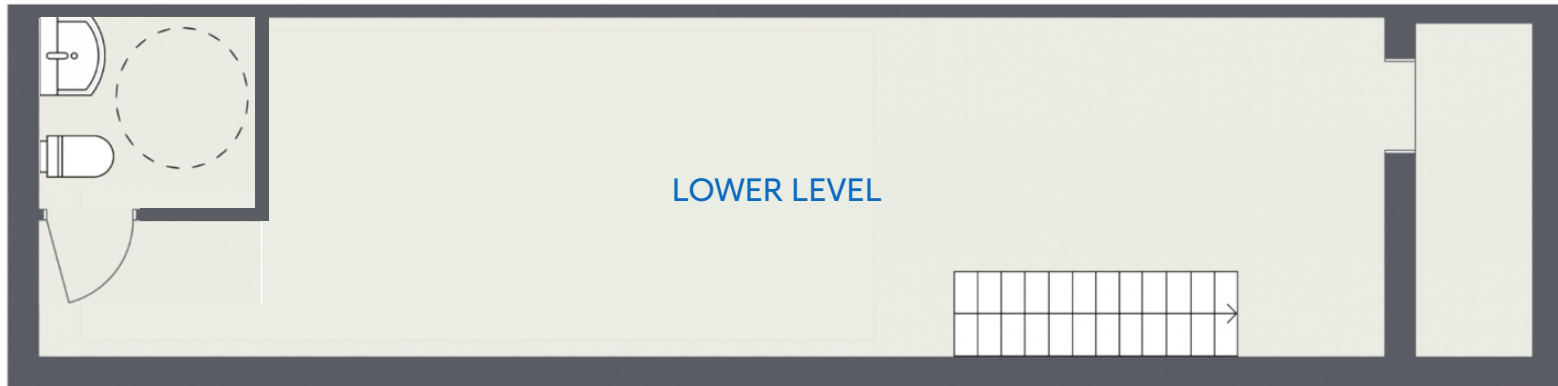
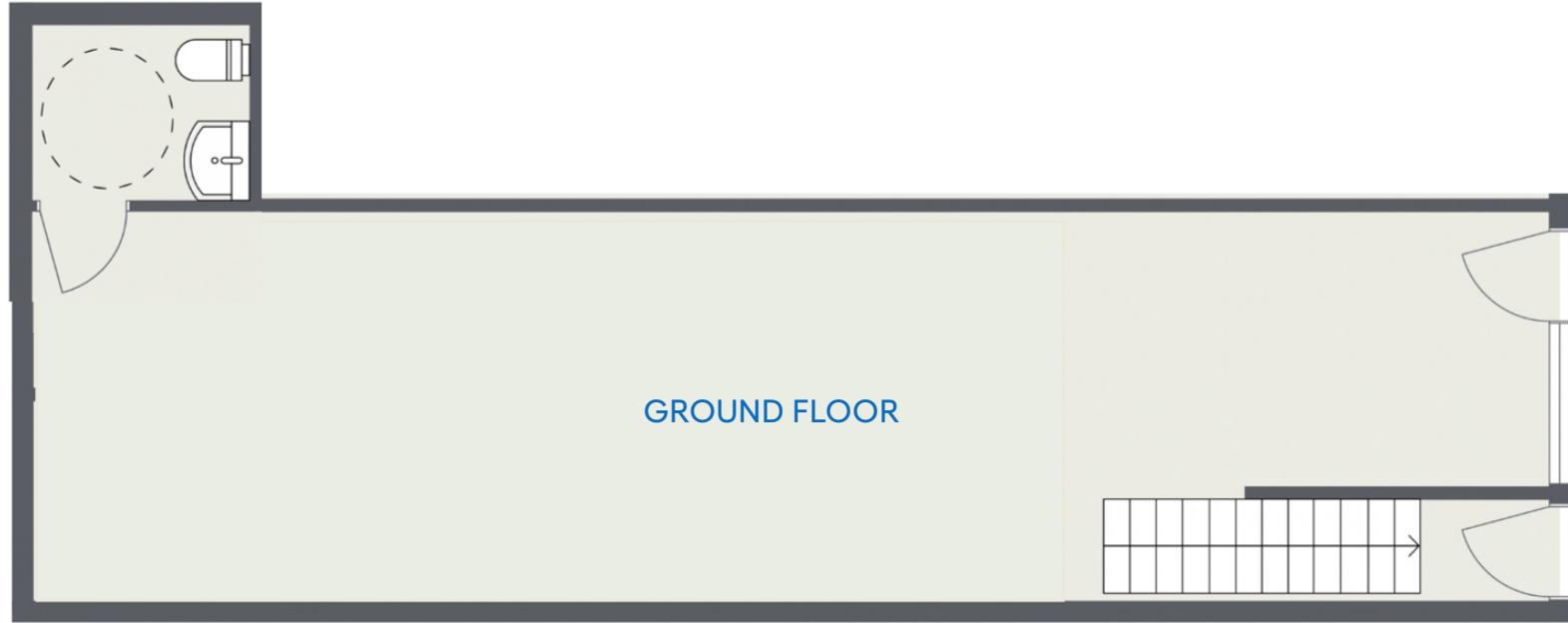
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

63 NASSAU STREET

FINANCIAL DISTRICT, NYC | Between Maiden Lane and John Street

RETAIL/RESTAURANT FOR LEASE

FLOOR PLAN



NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com



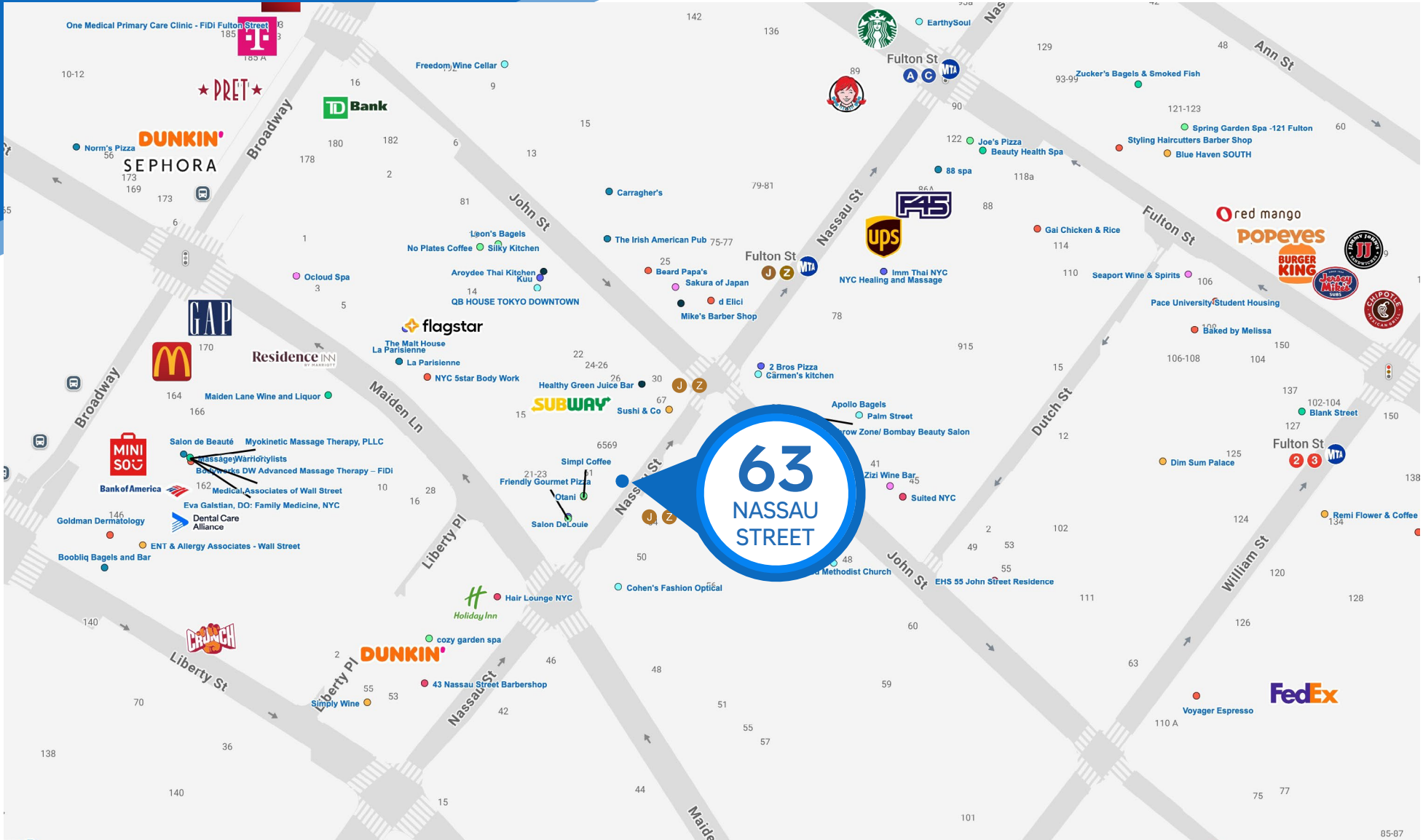
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

63 NASSAU STREET

FINANCIAL DISTRICT, NYC | Between Maiden Lane and John Street

RETAIL/RESTAURANT FOR LEASE



NEIGHBORS

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.