



# 9 EAST 16<sup>TH</sup> 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 1,500 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.

<b>Total Square Feet</b>	Ground Floor: 4,000 SQFT Lower Level: 1,500 SQFT
<b>Additional Storage</b>	200 SQFT
<b>Ceiling Height</b>	Ground Floor: 9'10" to 10'7" Lower Level: 8'1"
<b>Frontage</b>	30'
<b>Term</b>	Negotiable
<b>Possession</b>	Immediate
<b>Space Highlights</b>	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.



A



LOCKERS

GRIT

Box.  
Train.  
Drink.  
Repeat.

Lights.  
Music.  
Punch.

Box.  
Train.  
Drink.  
Repeat.

I-box.  
I-sweat.  
I-party.

RECYCLING



#GRITDontQuit

#GRITDontQuit  
Proudly  
@GRITDontQuit

#OwnYourGNT





SPACE	EFFECTS	DISPATCHES
1. Reception	• Safety	• Reception
2. Reception area	• 24/7 Light	• Reception
3. Reception area	• 24/7 Light	• Reception
4. Reception area	• 24/7 Light	• Reception
5. Reception area	• 24/7 Light	• Reception
6. Reception area	• 24/7 Light	• Reception
7. Reception area	• 24/7 Light	• Reception
8. Reception area	• 24/7 Light	• Reception
9. Reception area	• 24/7 Light	• Reception
10. Reception area	• 24/7 Light	• Reception





EXIT

34	37	40	45	44	41	38
35	38	41	44	47	54	51
36	39	42	45	48	51	54

← MEN'S

← WOMEN'S

LAIR  
RECYCLING

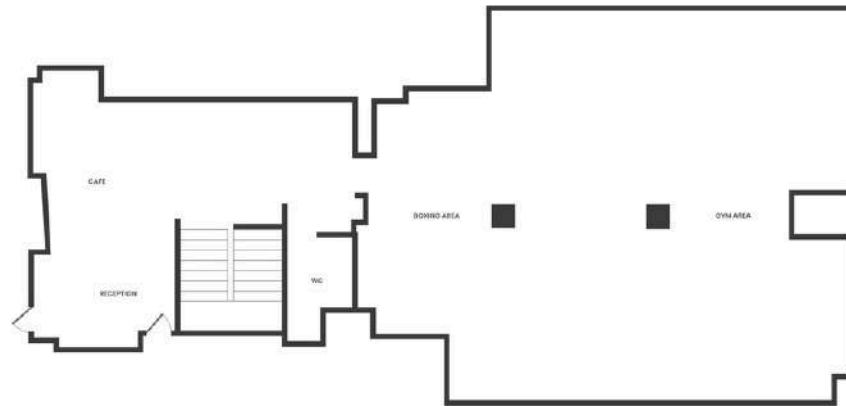




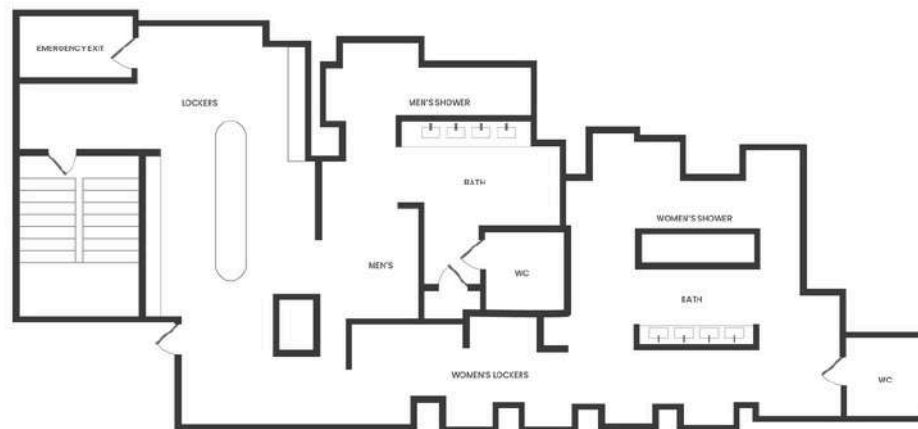
## SPACE HIGHLIGHTS

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



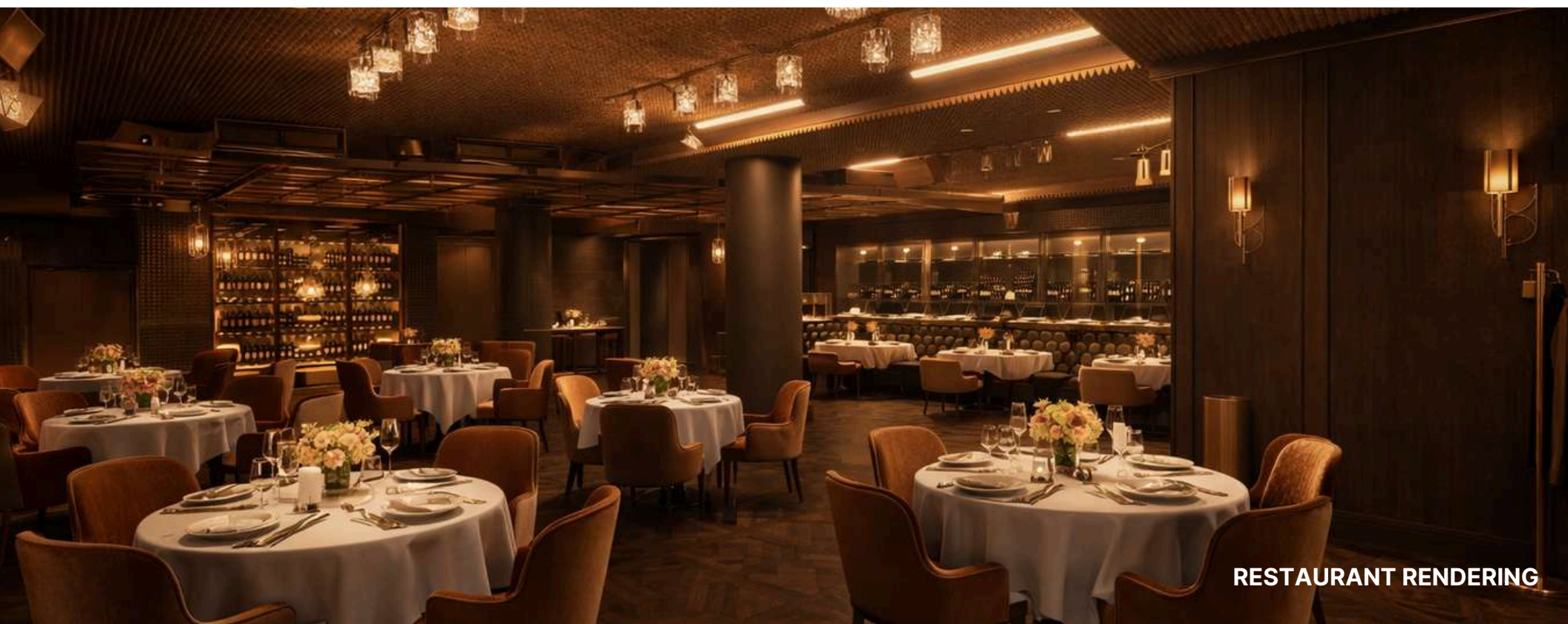
GROUND FLOOR



LOWER LEVEL



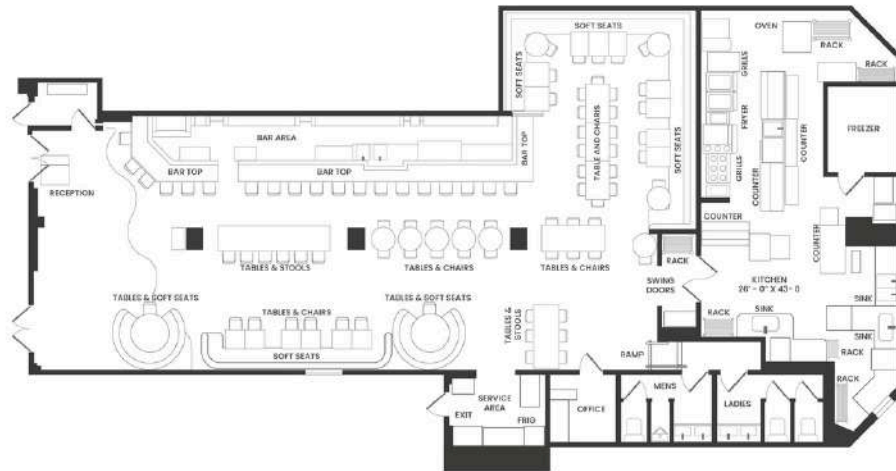
RESTAURANT RENDERING



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## PROPOSED RESTAURANT FLOOR PLAN

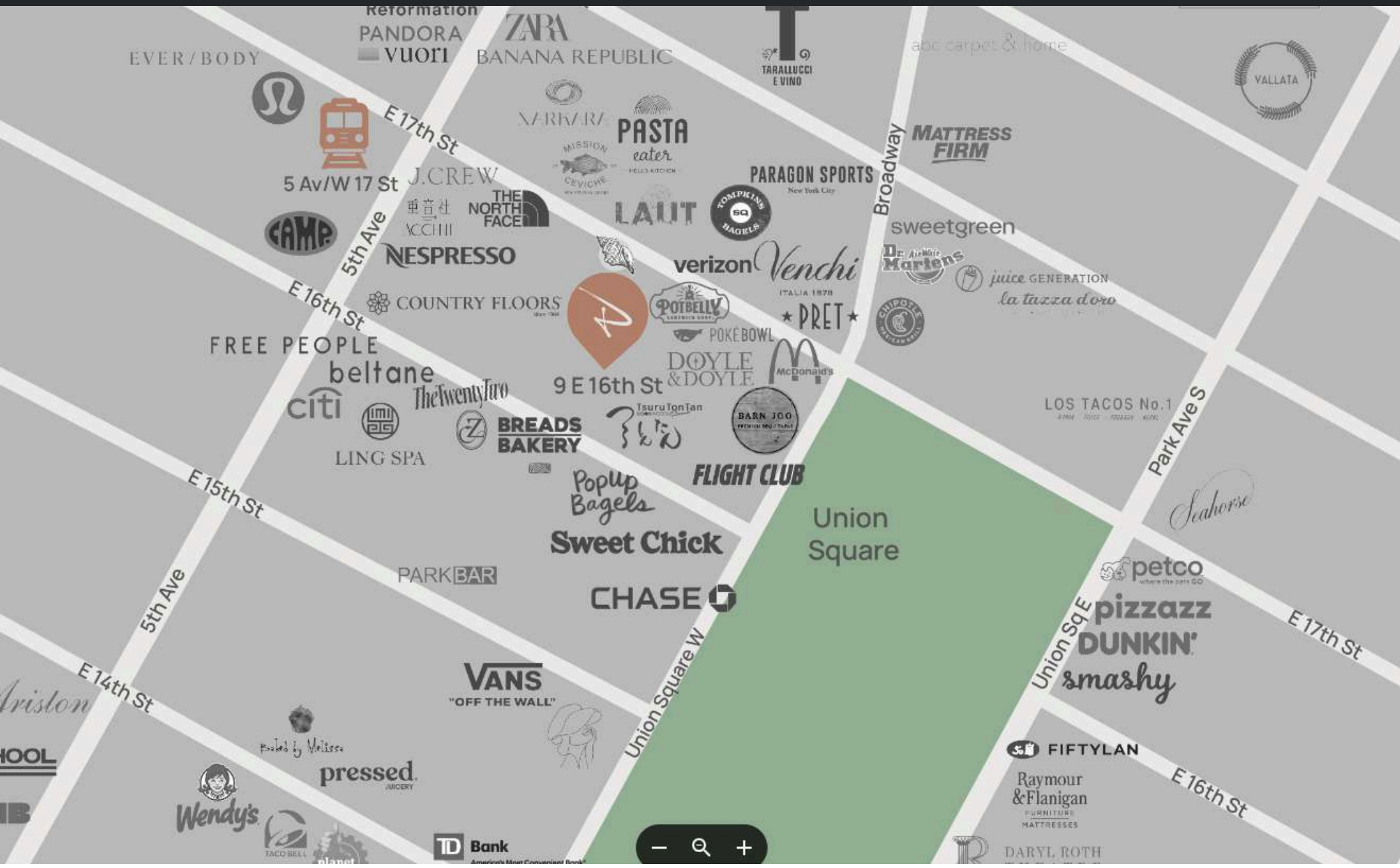


GROUND FLOOR



LOWER LEVEL

# 9 EAST 16<sup>TH</sup> STREET NEIGHBORHOOD MAP



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