



204 EAST 23RD STREET

EXCEPTIONAL FRONTAGE ON EAST 23RD STREET

Prime retail space on East 23rd Street in Gramercy Park, offering excellent visibility, consistent foot traffic, and a vibrant mix of residential, educational, and retail neighbors.

DELIVERY Q3 2027

exclusively leased by
BA BRADFORD
ALLEN

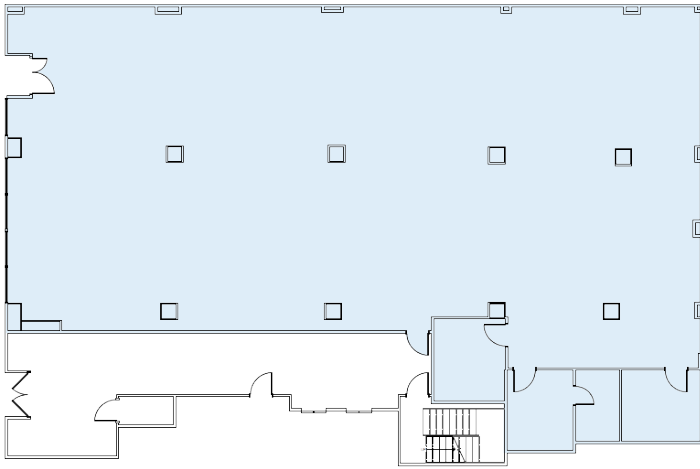
204 E. 23RD STREET
NEW YORK, NY

For more information
or to arrange a tour,
please contact:

MITZI FLEXER
(212) 593-7124
mflexer@bradfordallen.com

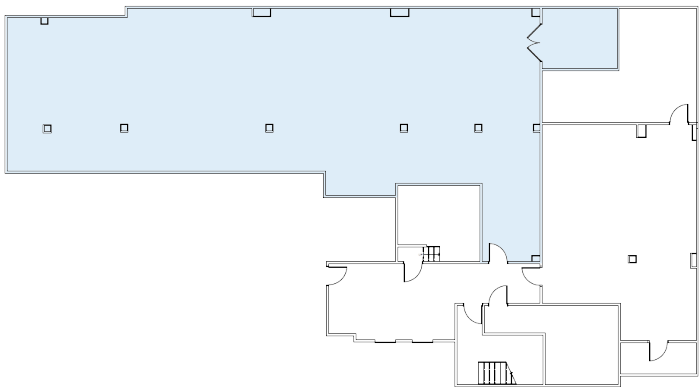
GLENN ISAACSON
(917) 838-1097
gisaacson@bradfordallen.com

GROUND FLOOR | 4,400 SF



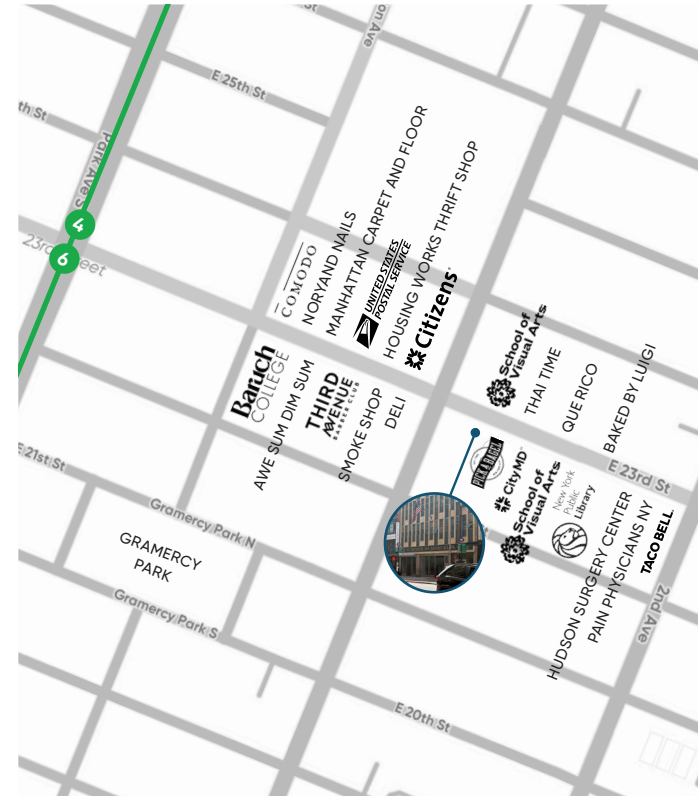
- Approximately 45' of frontage
- High ceilings

LOWER LEVEL | 2,700 SF



- 10' ceiling height
- Can be leased separate

LOCATION



NEARBY TRANSIT



23RD STREET STATION