

337 1st Avenue

Between 19th & 20th Streets
New York, NY 10003

HELLER
ORGANIZATION

**LANDLORD
CAN BUILD**



SIZE: Approx. 2,000 SF – Ground Floor 10' – Ceiling Height
Approx. 2,000 SF – Basement 20' – Frontage

POSSESSION: Immediate **TRANSPORTATION:** L 4 5 6

RENT: Upon Request M23 / M15 / M9 BUS STOPS

COMMENTS:

- Landlord can build for qualified tenant
- Directly across the street from Stuytown & Peter Cooper Village, home to over 30,000+ residents in over 11,200+ units
- HVAC in place
- Full storage basement included
- Excellent foot traffic, great exposure on 1st Avenue
- Skylight in rear of space
- All uses considered

EXCLUSIVE AGENT

Joshua Singer
josh@hellerorg.com

917.332.7530

NEIGHBORS:



P.S. 040

JHS 104

BondVet

Walgreens

BANK OF AMERICA



citi



TRADER
JOE'S



CVS



DUNKIN'



T-Mobile

IBIZA
KIDZ



ROSEMARY'S

54 West 21st Street, 608 | New York, NY 10010 | O: 212.366.5034 | E: retail@hellerorg.com

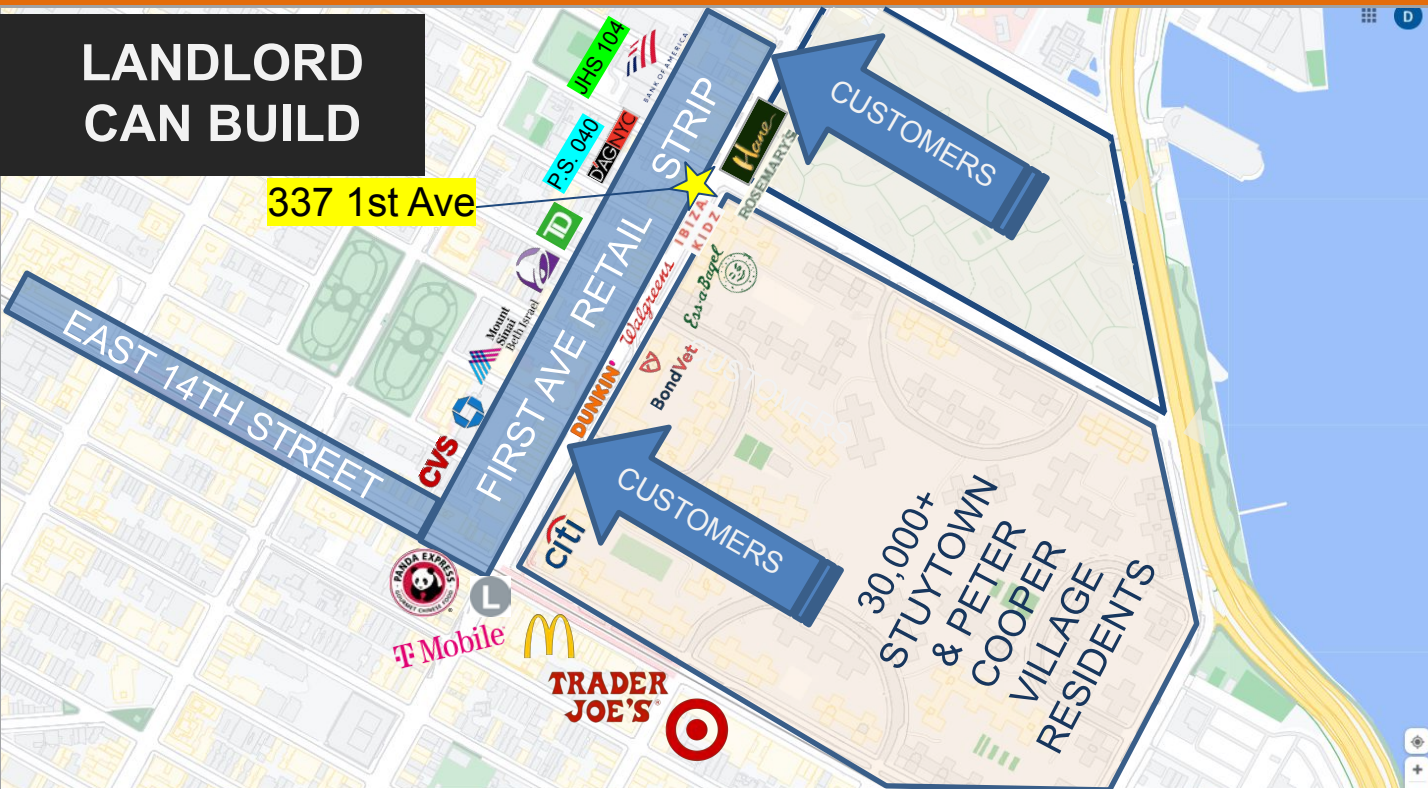
All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

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Draw upon 30,000 residents from Stuytown & Peter Cooper Village where there is very limited retail

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