



FOR SALE • EXCLUSIVE OFFERING
EVENT SPACE / NIGHTCLUB / BAR

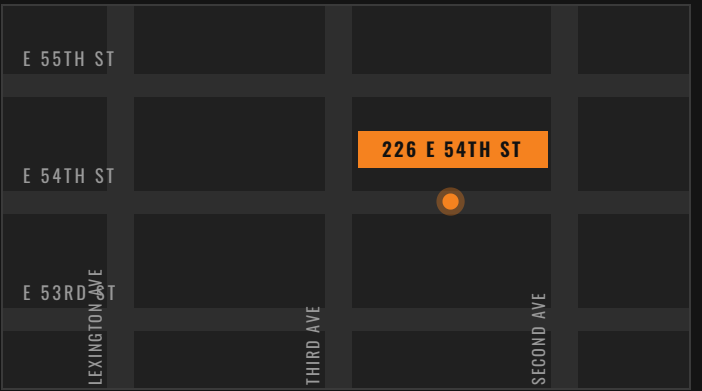


KEY MONEY	RENT	LEASE TERM	LIQUOR LICENSE	CAPACITY
\$600,000 Asking	\$34K / Month	8 Years Plus 5-year renewal option	4 AM In place	267 Persons Public Assembly

TURNKEY VENUE HIGHLIGHTS

- State-of-the-art intelligent light system
- Two bars — main & service
- Nightclub sound system
- LED light display system with two drop-down monitors for presentations & viewing parties
- Dance floor
- Full prep kitchen with two TurboChef ovens & storage space — can be vented
- Two large bathroom facilities in basement
- Coat check / check-in area

LOCATION



BETWEEN SECOND & THIRD AVENUES — MIDTOWN EAST



SERVICE BAR



DANCE FLOOR & LOUNGE



INTELLIGENT LIGHT SYSTEM



EVENT SPACE

EXCLUSIVE AGENT • FOR ALL INQUIRIES CONTACT

JOSHUA SINGER

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