

  
**eightyfive**  
FOURTH AVENUE  
BETWEEN 10TH & 11TH STREETS

EXCLUSIVE LEASING AGENT



**COMMENTS**

- Space A can be vented
- Adjacent to Michelin Star rated restaurant, **Tim Ho Wan**
- Located near the **Moxy Hotel** (285 rooms)
- Neighbors include: Chopt, Shake Shack, The Ready Rooftop Bar, and Irving Farm Coffee Shop

**SPACE A**

GROUND	1,466 SF
LOWER LEVEL	195 SF

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<b>TOTAL</b>	<b>1,661 SF</b>
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**FRONTAGE**  
**25' ON FOURTH AVENUE**



**SPACE B**

GROUND	840 SF
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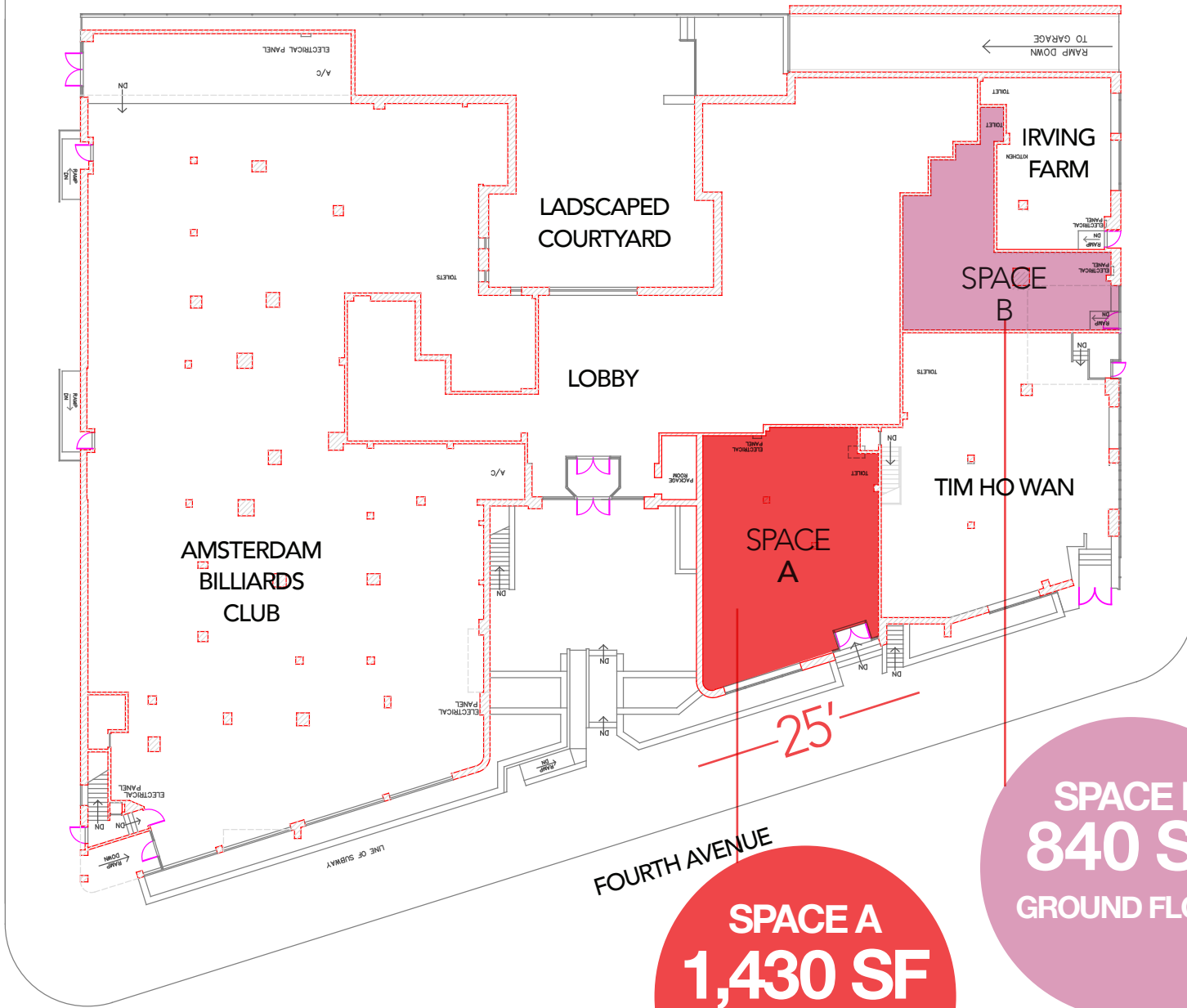
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<b>TOTAL</b>	<b>840 SF</b>
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EAST 11TH STREET

EAST 10TH STREET

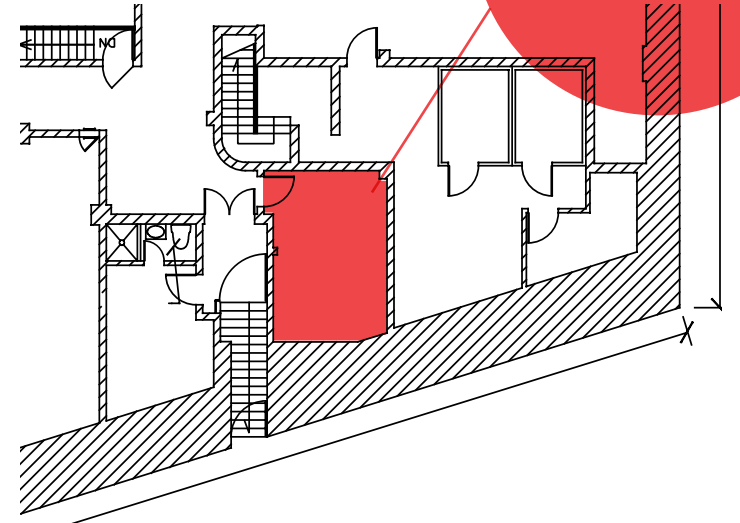


**GROUND FLOOR**

**SPACE A**  
**1,430 SF**  
GROUND FLOOR

**SPACE B**  
**840 SF**  
GROUND FLOOR

**SPACE A**  
**195 SF**  
LOWER LEVEL

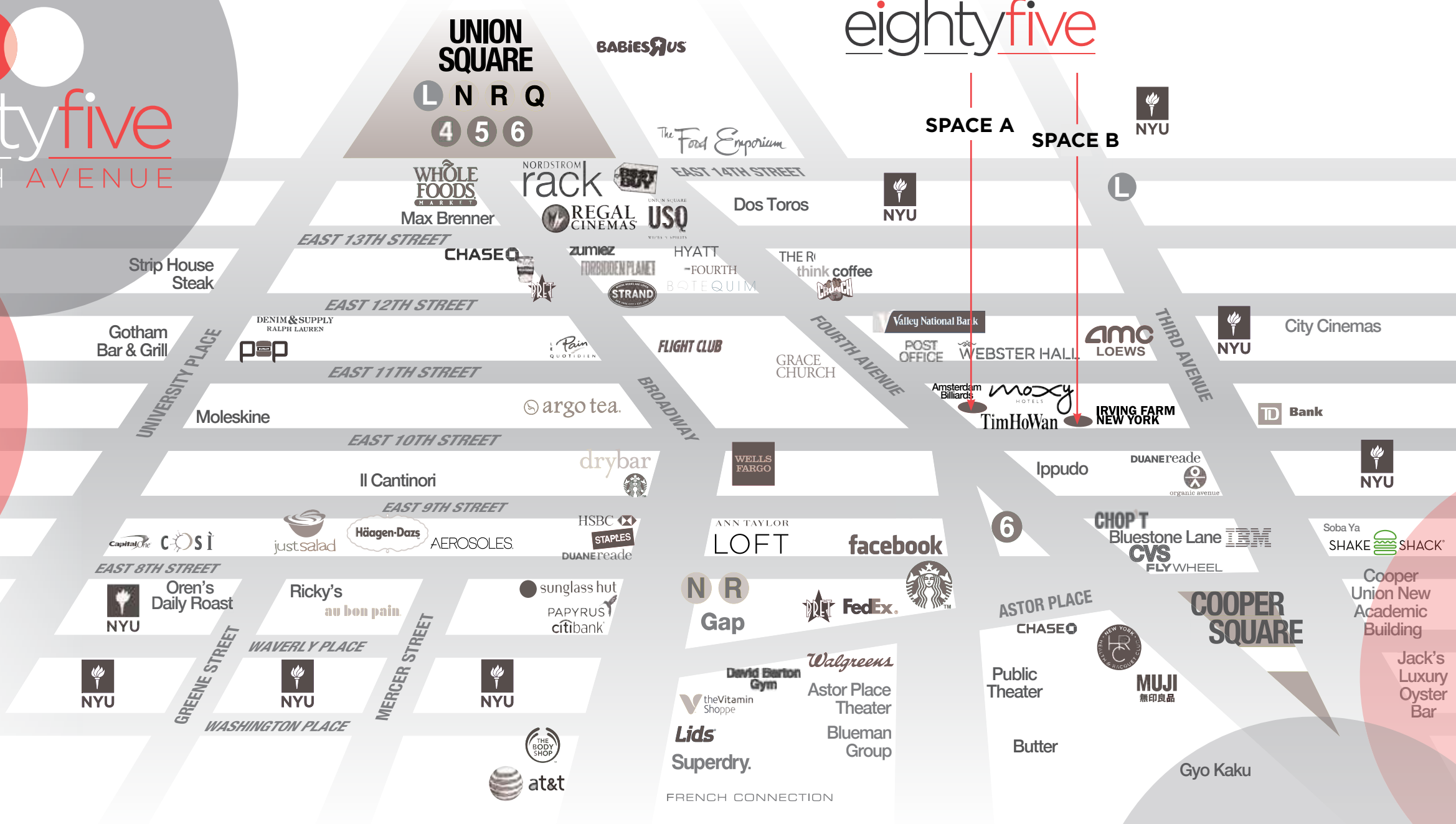


**LOWER LEVEL**



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FOURTH AVENUE



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