

RESTAURANT SPACE FOR LEASE

**407 WEST  
14<sup>TH</sup> STREET**

NORTH BLOCK BETWEEN NINTH AVENUE AND TENTH AVENUE

# 407 WEST 14<sup>TH</sup> STREET

NORTH BLOCK BETWEEN  
NINTH AVENUE AND  
TENTH AVENUE

**POSSESSION:** IMMEDIATE

**TERM:** LONG TERM

**LEASE TYPE:** DIRECT

**ASKING RENT:** UPON REQUEST

**SIZE:**

MEZZANINE: 2,110 SF

GROUND FLOOR: 2,902 SF

LOWER LEVEL: 2,938 SF

TOTAL: 7,950 SF

\* Opportunity to lease the existing Second & Third Floors  
for an additional 5,288 SF

**FRONTAGE:** 25 FEET ON WEST 14<sup>TH</sup> STREET

**NEIGHBORING RETAILERS & RESTAURANTS:**

Apple, Soho House New York, Chelsea Market, CATCH,  
ST Steakhouse Downtown, Pastis, Breitling,  
Whitney Museum of American Art, La Pecora Bianca,  
Starbucks Reserve Roastery, Dos Caminos

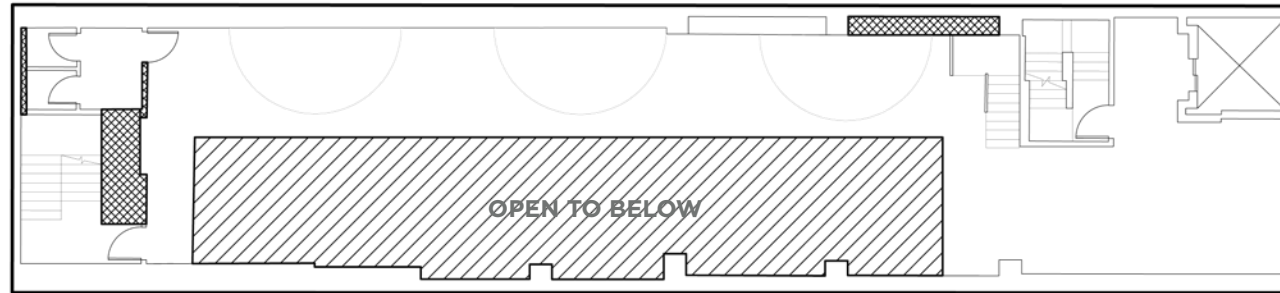
**COMMENTS:**

- Built restaurant and bar opportunity on West 14<sup>th</sup> Street in the heart of the Meatpacking District
- Soaring ceilings with open-air bar area and exposed brick throughout the premises
- Built kitchen on the Lower Level with gas connection, built venting infrastructure and storage/prep areas.
- Located on the north block of West 14<sup>th</sup> Street - within Community Board 4
- Ability to lease additional space on the Second & Third Floors for up to 13,000 SF of entertaining and Food & Beverage space.
- Former Manon Club & Restaurant



# FLOOR PLAN

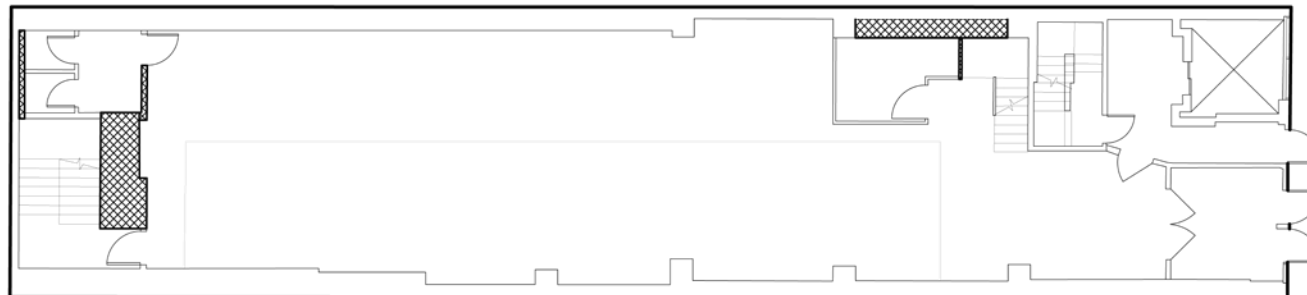
## MEZZANINE



**2,110 SF**

- Wrap around entertaining space with a captivating view of the Ground Floor
- ADA accessible via elevator connection
- Direct connectivity to Lower Level kitchen via rear staircase

## GROUND FLOOR



**2,902 SF**

- Expansive dining and bar area with high ceilings and exposed Mezzanine
- Direct connectivity to Lower Level kitchen via rear staircase
- Occupancy for about 160 guests

## LOWER LEVEL



**2,938 SF**

- Vented kitchen with prep equipment and hood in place
- Dedicated employee restroom
- Trash room
- ADA accessible and two stair egresses

FRONTAGE: 25 FEET ON WEST 14<sup>TH</sup> STREET

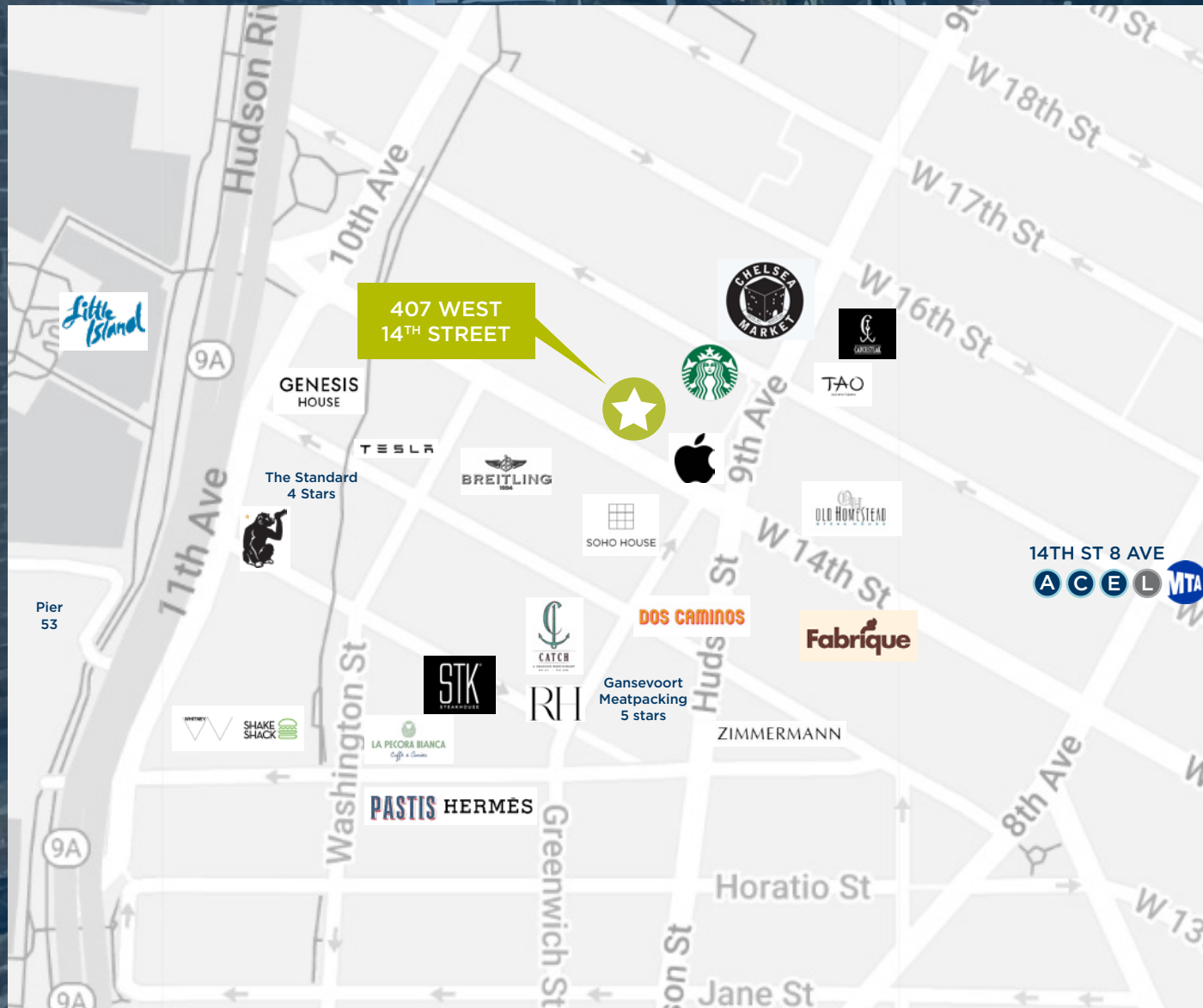
\* Ability to connect to 2,358 SF on the Second Floor and 2,930 SF on the Third Floor for up to 5 floors of entertaining space

# 407 WEST 14<sup>TH</sup> STREET

BUILT RESTAURANT/BAR OPPORTUNITY  
IN THE HEART OF THE MEATPACKING  
DISTRICT



# AREA MAP



## CONTACT INFORMATION

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