

695  
SIXTH  
AVENUE



# PRIME *SHORT TERM* RETAIL OPPORTUNITY ALONG LADIES' MILE IN CHELSEA

9,354 SF ACROSS THREE LEVELS • SIXTH AVENUE BETWEEN 22ND AND 23RD STREETS

# SPACE DETAILS

**Lease Term:** Negotiable, through Q2 2025

**Frontage:** Approximately 45 feet on Sixth Avenue

**Possession:** Immediate

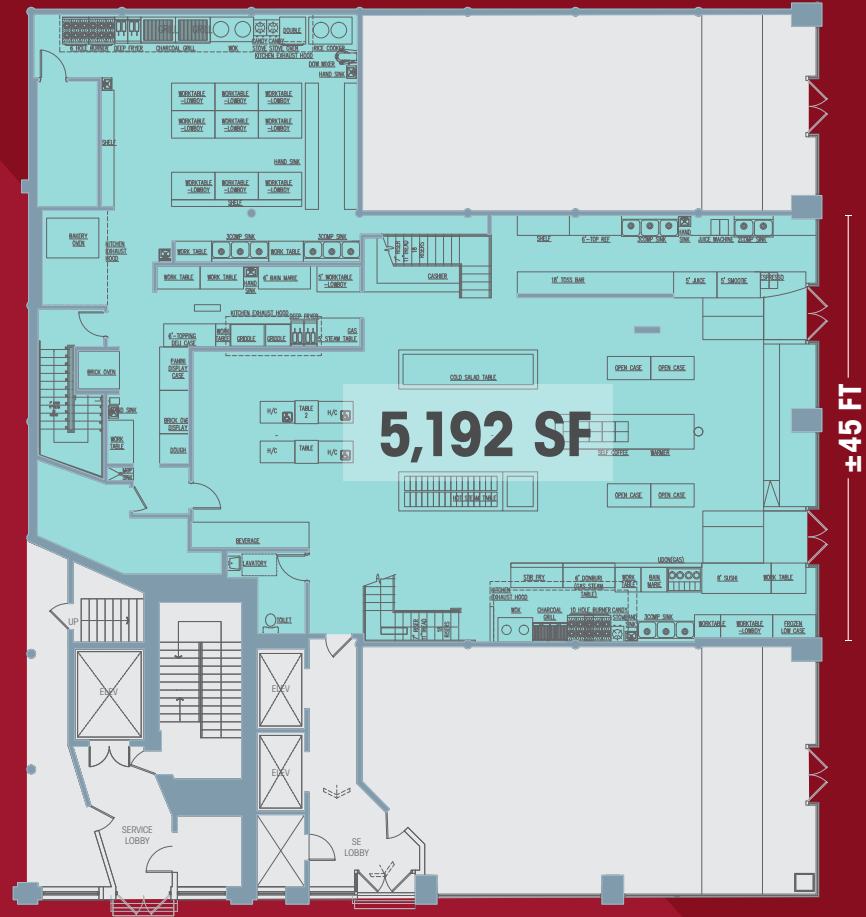
## COMMENTS

- Formerly occupied by Essen. Full kitchen installation in place (venting, grease traps, etc.)
- Essen invested ± \$2.5 million in 2012/2013 into the Premises
- Double height ground floor ceilings of ± 21 feet
- Prime retail at the intersection of Flatiron and Chelsea with high-grossing flagship stores

## AVAILABLE SPACE

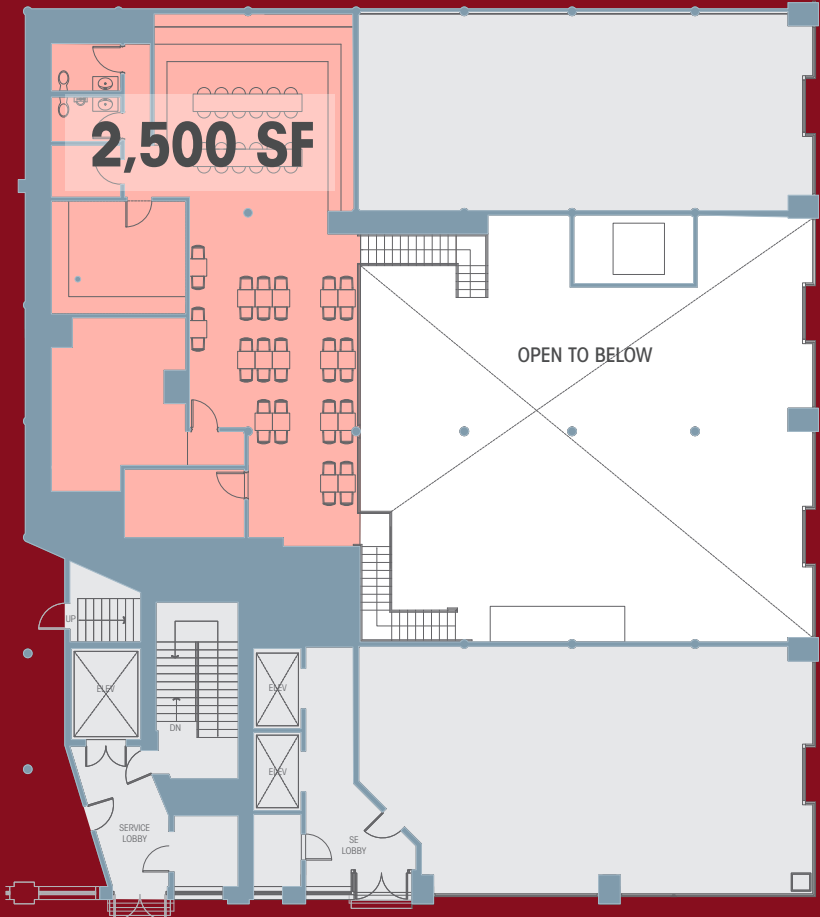
<i>FLOOR</i>	<i>AVAILABLE SF</i>
Ground:	5,192 SF
Mezzanine:	2,500 SF
Lower Level:	1,662 SF
<b>Total:</b>	<b>9,354 SF</b>

# GROUND FLOOR

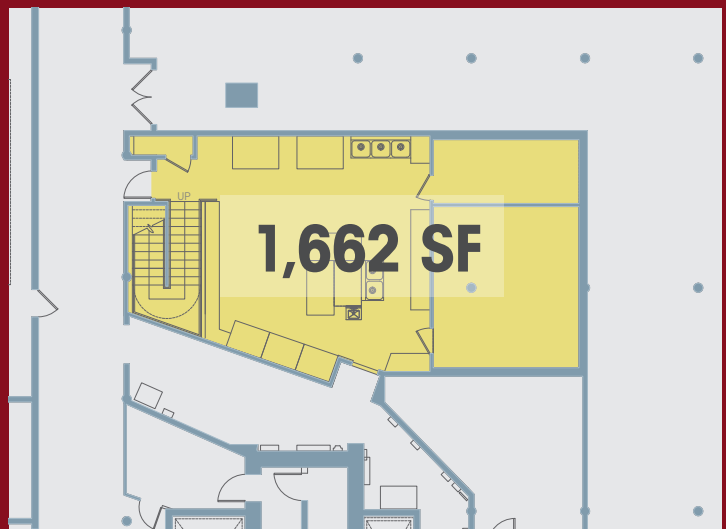


W. 22ND STREET

# MEZZANINE



# LOWER LEVEL



SIXTH AVENUE

# CONTACTS

PLEASE CONTACT US FOR  
RETAIL LEASING INQUIRIES:

Sean Moran

212 841 7668

[sean.moran@cushwake.com](mailto:sean.moran@cushwake.com)

Patrick O'Rourke

212 660 7777

[patrick.orourke@cushwake.com](mailto:patrick.orourke@cushwake.com)

Catherine Merck

212 698 2621

[catherine.merck@cushwake.com](mailto:catherine.merck@cushwake.com)



©2024 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.