



CHELSEA - LADIES' MILE SHORT TERM RETAIL OPPORTUNITY

695

AVENUE OF THE AMERICAS

BETWEEN WEST 22ND STREET AND WEST 23RD STREET

695 Avenue of the Americas

West block between West 22nd Street and West 23rd Street

POSSESSION: June 1, 2024

TERM: Short Term – Negotiable Through Q2 2025

LEASE TYPE: Direct

ASKING RENT: Upon Request

SIZE: Ground Floor: 1,180 SF
Lower Level: 11,162 SF
Total: 12,342 SF*
*Size is approximate

FRONTAGE: 20 Feet on Sixth Avenue

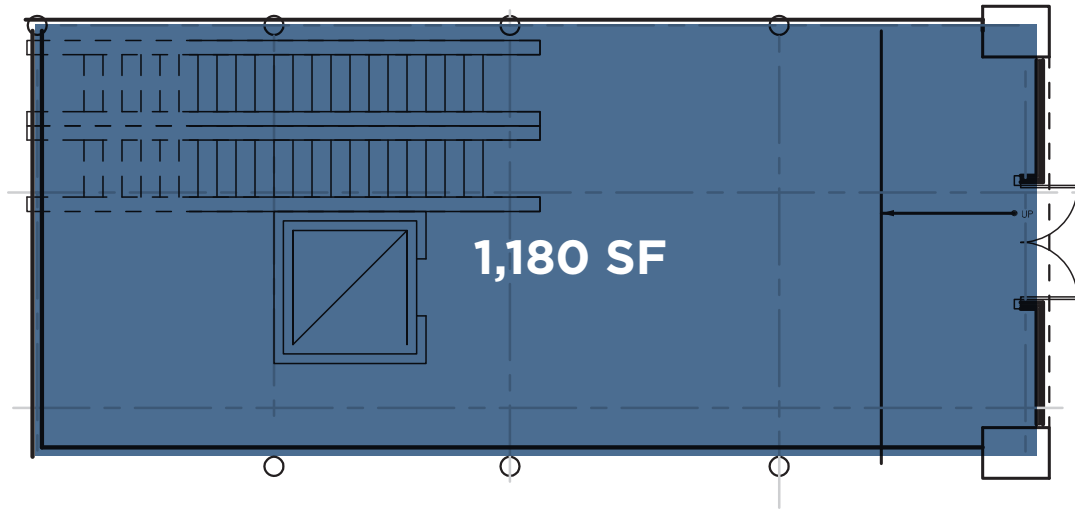
NEIGHBORING RETAILERS & RESTAURANTS: Trader Joe's, Chick-fil-A, CAVA, Best Buy, Michael's, Blick Art Materials, Staples, The Container Store, Marshalls, Starbucks, Dos Toros

HIGHLIGHTS:

- Prime short-term opportunity along Ladies' Mile at the intersection of Chelsea and Flatiron – a bustling shopping/dining/professional corridor with abundant vehicular and pedestrian traffic
- Steps from the 23rd Street F/M and PATH stations and one block from N/R and 1 trains at the base of a well-maintained office building
- Excellent national retailer co-tenancy
- Vertical transportation from dedicated, double-height Ground Floor entry on Sixth Avenue
- Selling Lower Level with high ceilings, currently built as DXL
- Ability to utilize the off-Avenue building loading dock and freight elevator
- All quality dry uses considered

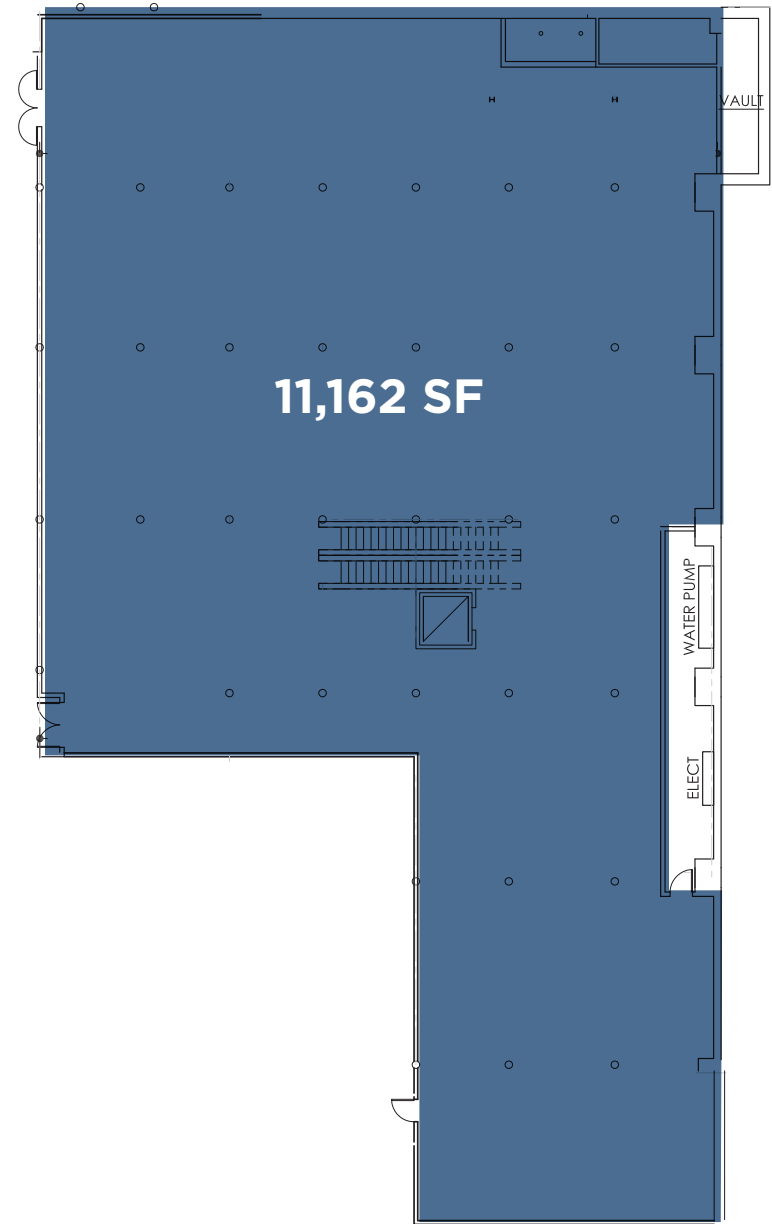


FLOOR PLANS



Avenue of the Americas

GROUND FLOOR



LOWER LEVEL

EXISTING INTERIOR





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