

# 10 RUTGERS STREET

LOWER EAST SIDE | NEW YORK, NY 10002



WINICK

# 10 RUTGERS STREET

LOWER EAST SIDE | Corner of Rutgers Street and East Broadway

## SIZE

Ground Floor	3,550 SF
Lower Level	2,080 SF

## POSSESSION

Immediate

## ASKING RENT

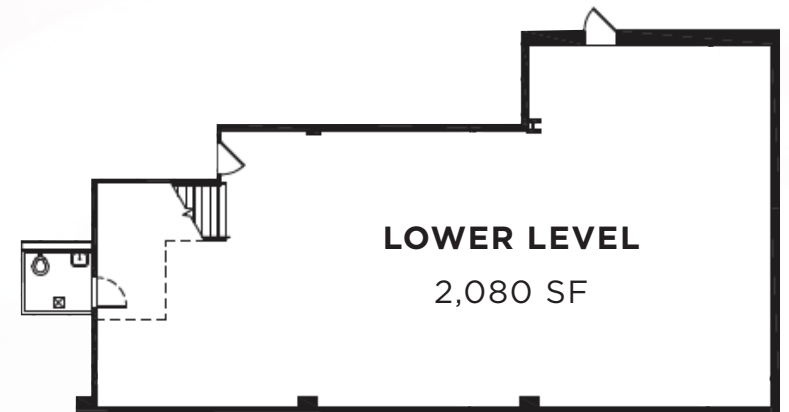
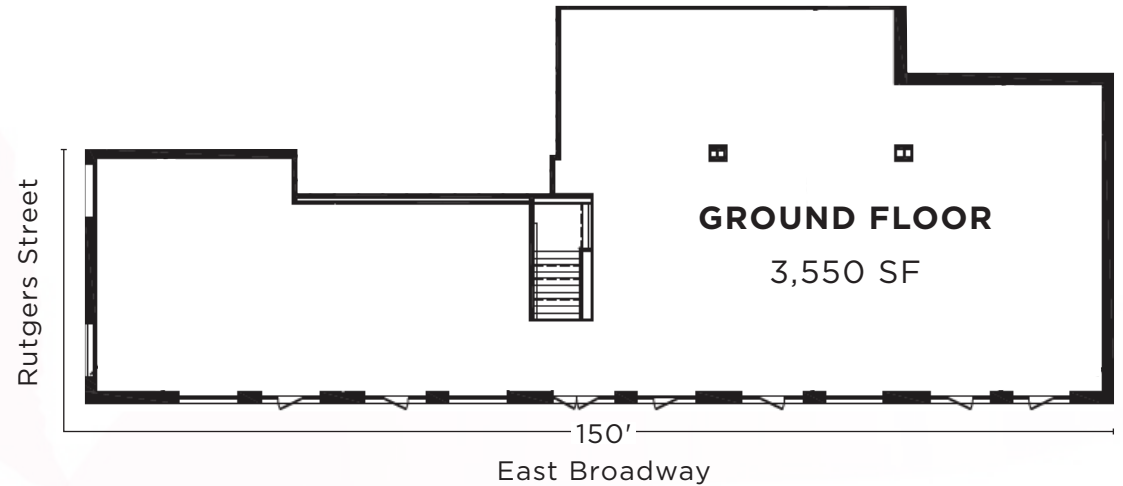
Upon Request

## COMMENTS

- Over 150 feet of wraparound frontage
- First time available in 15 years
- Directly across from the **F** train entrance

## NEIGHBORS

Dunkin, Café Grumpy, Kossar's Bagels,  
Doughnut Plant, Papa Johns, Century  
Pharmacy, Big Apple Food Market



# POTENTIAL DIVISIONS

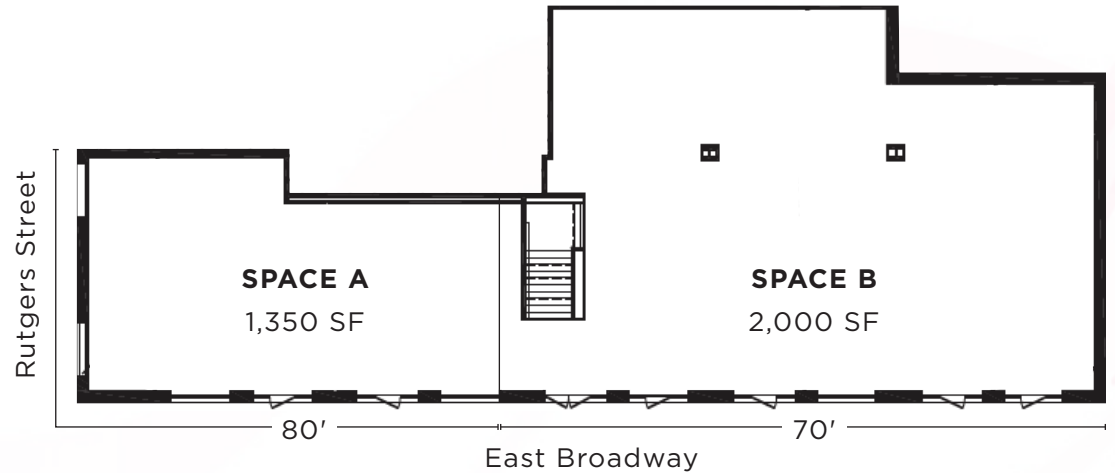
## OPTION 1

### SPACE A

Ground Floor 1,350 SF  
Frontage 80 FT Wraparound

### SPACE B

Ground Floor 2,000 SF  
Lower Level 2,080 SF  
Frontage 70 FT



## OPTION 2

### SPACE A

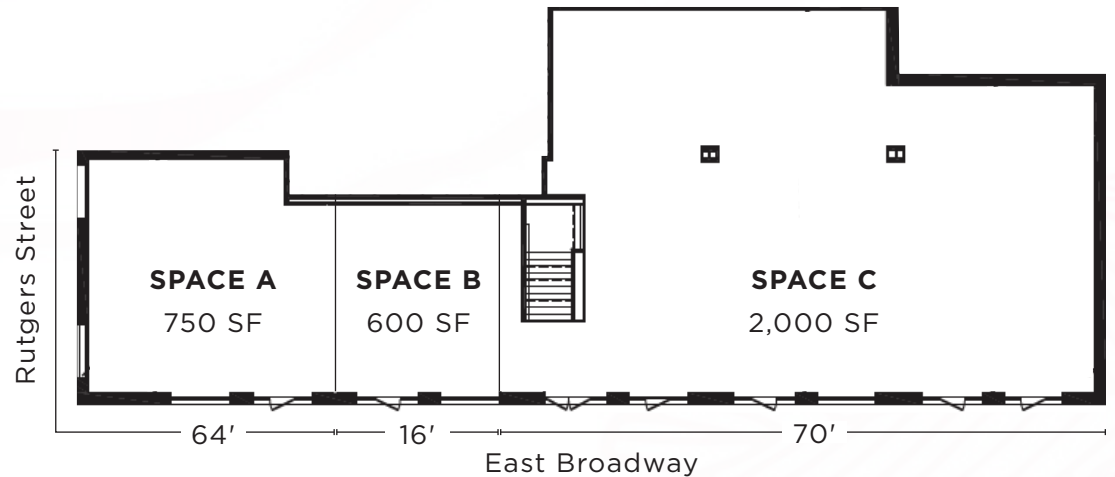
Ground Floor 750 SF  
Frontage 64 FT Wraparound

### SPACE B

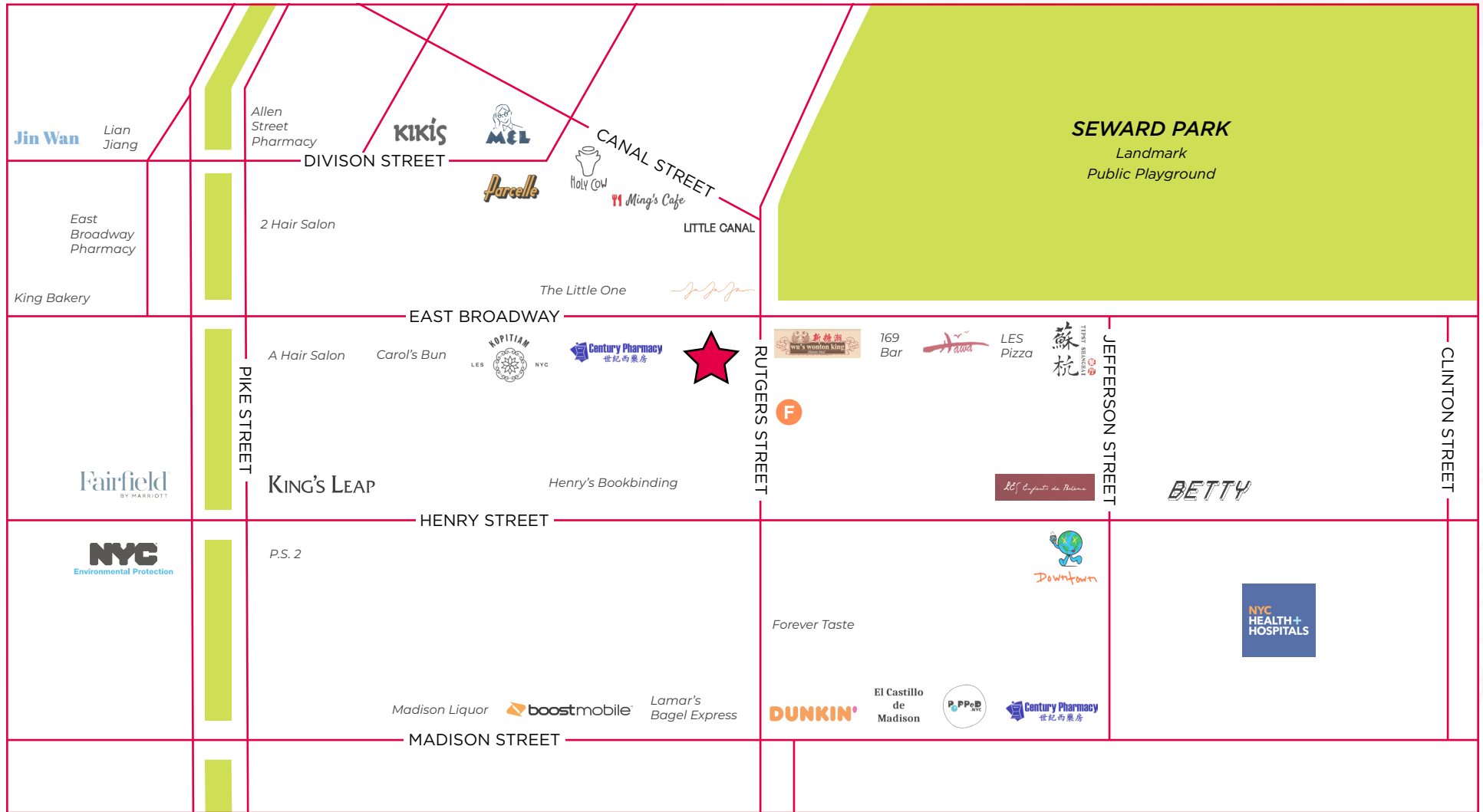
Ground Floor 600 SF  
Frontage 16 FT

### SPACE C

Ground Floor 2,000 SF  
Lower Level 2,080 SF  
Frontage 70 FT



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**WINICK**

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