

514

THIRD AVENUE

MURRAY HILL, NYC

Between East 34th & 35th Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,550 SF
Basement: 1,400 SF

ASKING RENT

\$22,000/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

20 FT

COMMENTS

- Prime bar/restaurant opportunity in Murray Hill
- Currently Bareburger
- Fully vented kitchen in place
- High foot traffic
- High ceilings
- Currently has beer and wine license

NEIGHBORS

Jackson Hole • Bubo • Aunt Bernie's • The Flying Cock • Blue Haven • Mazu • Cask Bar + Kitchen • Sticky's Finger Joint • Ruby's Café • Norma • Banc

TRANSPORTATION

6



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

EVAN ROTEMAN

Associate
212.468.5993
eroteman@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE

MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

EVAN ROTEMAN

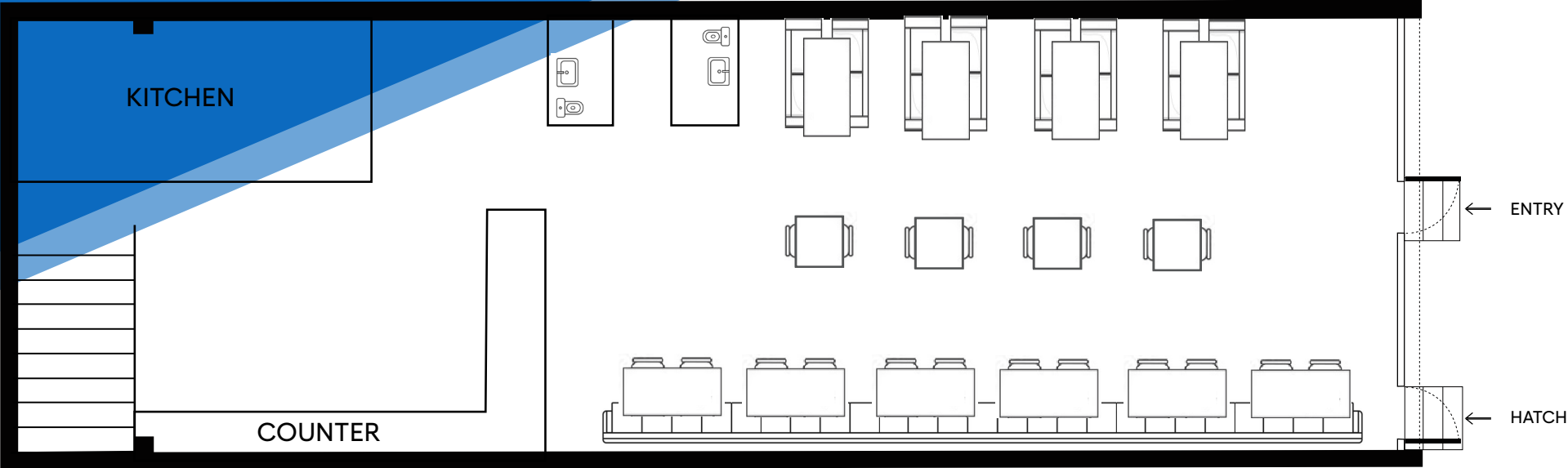
Associate
212.468.5993
eroteman@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE
MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE



GROUND FLOOR



BASEMENT

FLOOR PLAN

JAMES FAMULARO
President
646.658.7373
jfamularo@meridiancapital.com

EVAN ROTEMAN
Associate
212.468.5993
eroteman@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

514 THIRD AVENUE

MURRAY HILL, NYC | Between East 34th and 35th Streets

RESTAURANT FOR LEASE



NEIGHBORS

E 36TH STREET		E 36TH STREET	
labcorp	citi bike provided by IGA	Bona Nail	GUSTO FOOD FOR LIFE
E 35TH STREET		E 35TH STREET	
UNITED STATES POSTAL SERVICE Santander	SEMICOLON we	WATTLE MURRAY HILL GOURMET DELI AUNT BERNIE'S	ROW HOUSE BABY BO'S CANTINA GARLIC LARD
E 34TH STREET		E 34TH STREET	
NYSC AT&T Starbucks Diner PERINO	514 THIRD AVENUE	CVS pharmacy Rocky's Pizzeria MAZU edible	drybar SUBWAY P
6 E 33RD STREET		E 33RD STREET	
citi Thierry Mugler citi bike provided by IGA	1EDIBS LEVINE CONTRACT FURNITURE GROUP	DUNKIN'	Starbucks
E 32ND STREET		E 32ND STREET	
CMNYC MATTRESS FIRM HANDSOME RICE WINEBERRY	COCO-MAT Papa John's BED BATH & BEYOND cafe tasti D-lite citi bike provided by IGA	TRADER JOE'S SUBWAY HILL BAY VINO TAPA verizon	logic Shades
E 31ST STREET		E 31ST STREET	
DOVER STREET MARKET NEW YORK BASKIN BR ROBBINS DUNKIN'	NYC Thin Crust Pizza LEN-WICH	MONSTRUCK FLAJOZ TACOS BANC ITALIAN Lena's KITCHEN	citi bike provided by IGA
E 30TH STREET		E 30TH STREET	

PARK AVENUE SOUTH

LEXINGTON AVENUE

THIRD AVENUE

SECOND AVENUE

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

EVAN ROTEMAN

Associate
212.468.5993
eroteman@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.