

161 EAST 23RD STREET

BETWEEN LEXINGTON AVENUE AND THIRD AVENUE

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GROUND FLOOR: ±3,821 SF | LOWER LEVEL: ±9,161 SF



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AVAILABILITY

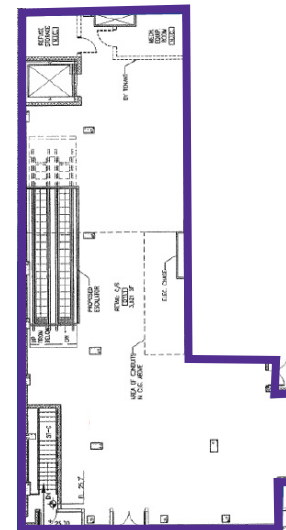
Ground Floor	± 3,821 SF
Selling Lower Level	± 9,161 SF
Lease Type	Direct
Term	Negotiable
Frontage	± 50 FT
Ceiling	± 15 FT
Rent	Upon Request
Possession	Immediate
Currently	Duane Reade

SPACE FEATURES

- Existing passenger and freight elevators
- Existing up and down escalators
- Base of NYU dormitory with over 1,000 students
- Heavy Foot Traffic 7 days a week
- Major Crosstown Street

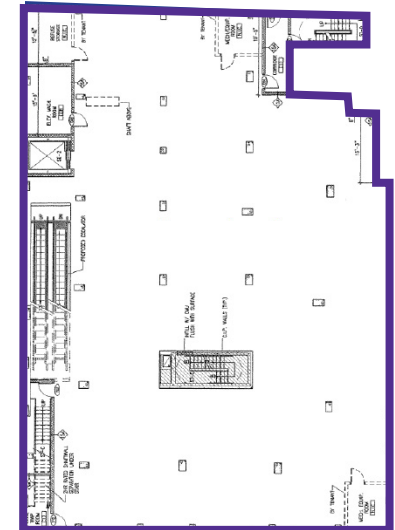
FLOOR PLANS

Ground Floor
± 3,821 SF



EAST 23RD STREET

Lower Level
± 9,161 SF



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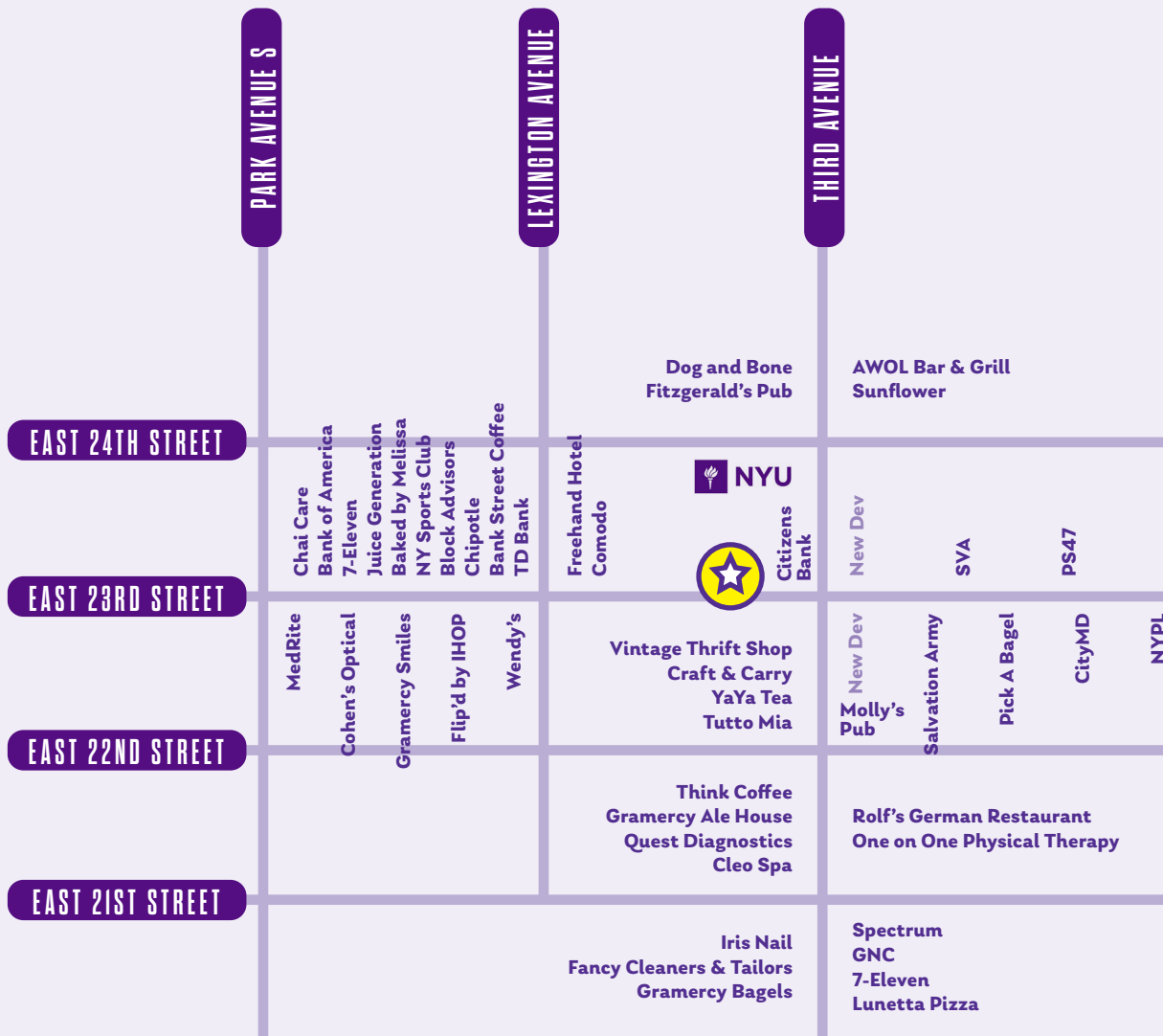
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INTERIOR PICTURES



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