



***As Exclusive Agents, we are pleased to offer the following retail opportunity:***

- SIZE:** Ground Floor: Approx. 400 Square Feet  
Lower Level: Approx. 4,000 Square Feet – 14' Ceilings
- FRONTAGE:** Over 20' on East 54<sup>th</sup> Street
- POSSESSION:** Immediate
- ASKING RENT:** Upon Request
- COMMENTS:** Fully Built-Out Lounge with Kitchen & Liquor License  
Located in the heart of Midtown East steps from The Citigroup Center  
Centrally located within extremely dense Commercial and Residential District
- NEIGHBORS:** Bobby Vans, Organic Avenue, Glaze, Dishes, Pret A Manger, Duane Reade, CVS, Starbucks, The Coffee Bean & Tea Leaf, Atlantic Bank

**FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:**

Steven E. Baker, President  
212-792-2636  
[stevenb@winick.com](mailto:stevenb@winick.com)

Michael Gleicher  
212-792-2640  
[mgleicher@winick.com](mailto:mgleicher@winick.com)

David Lawford  
212-792-2625  
[dlawford@winick.com](mailto:dlawford@winick.com)

**Winick Realty Group LLC– Licensed Real Estate Brokers**

**655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)**

**125 East 54<sup>th</sup> Street**  
**Midtown East**  
 Between Park and Lexington Avenues  
 New York, NY 10022



**Winick Realty Group LLC– Licensed Real Estate Brokers**  
 655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.