



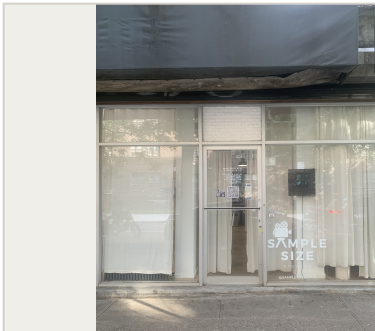
FOR LEASE

ASKING RENT: \$4,500/MO

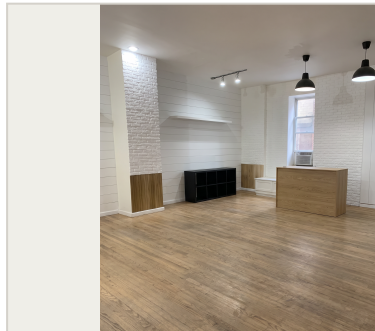
254 E 3rd Street

New York, NY 10009

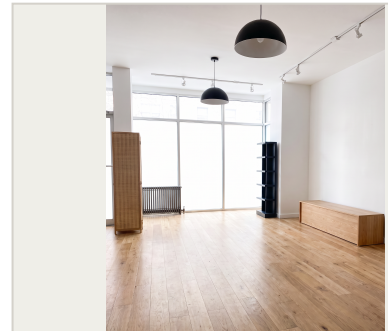
East Village — bordering the Lower East Side

1,500 SF TOTAL750 SF Ground + 750 SF Lower
Immediate Occupancy

Storefront



Virtual Staging — Showroom



Virtual Staging — Studio Floor

PROPERTY OVERVIEW

Built-out photography studio / showroom space available for immediate occupancy. The Landlord is considering all uses. The space is located in the East Village, bordering the Lower East Side — just steps from the East Houston Street shopping and nightlife corridor, in a heavy foot-traffic retail pocket of downtown Manhattan.

HIGHLIGHTS

- Near E. Houston St. shopping & nightlife
- Heavy foot-traffic area
- 750 SF ground floor, 9' ceilings
- 750 SF lower level, 8' ceilings
- 2 built-out bathrooms
- Built-out photo studio / showroom
- 60 FT frontage
- Landlord considering all uses
- Immediate occupancy

TRANSIT

Trains:



Bus:

M14D-SBS • M14A-SBS • M1

PROPERTY DETAILS

GROUND FLOOR

750 SF — 9' ceilings

LOT SF

2,646 SF

LOWER LEVEL

750 SF — 8' ceilings

LOT DIMENSIONS

26.42 FT x 100 FT

BATHROOMS

2 (built-out)

ZONING

R7A, C2-5

YEAR BUILT

1985

USE

Landlord considering all uses

BUILDING SF

14,889 SF

OCCUPANCY

Immediate

**WATCH THE
VIRTUAL TOUR**

Scan for video walkthrough

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