

DINGY

19

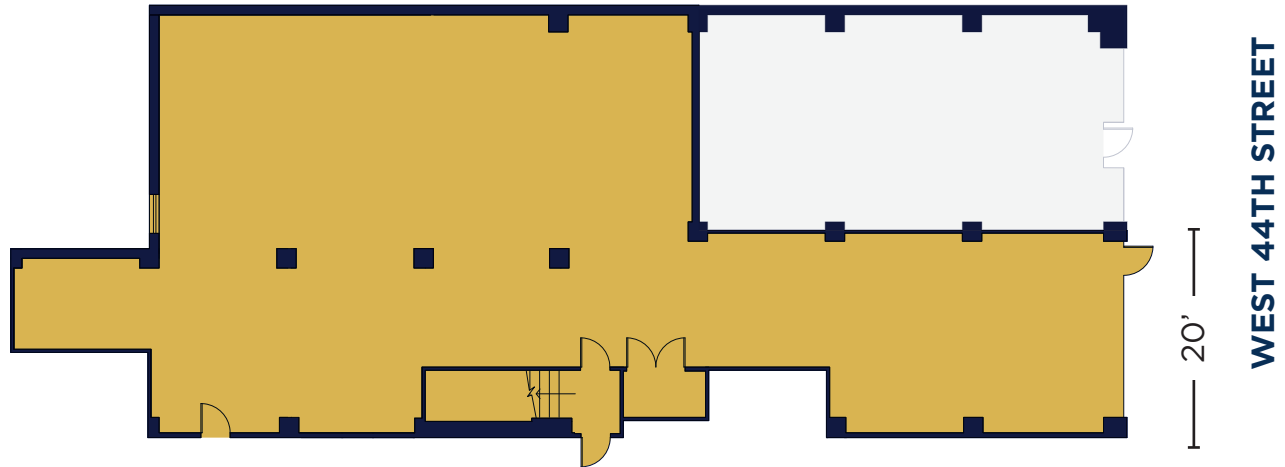
19

W. 44TH STREET

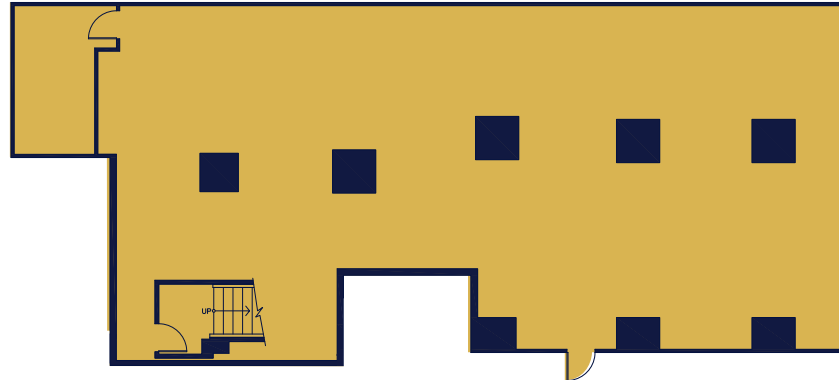
OPTICIANS

COMBO
SPRINKLER

GROUND
3,315 SF



LOWER LEVEL
3,011 SF



SIZE

Ground: 3,315 SF

Lower Level: 3,011 SF

Total: 6,326 SF

FRONTAGE

20'

CEILING HEIGHT

Ground: 16'

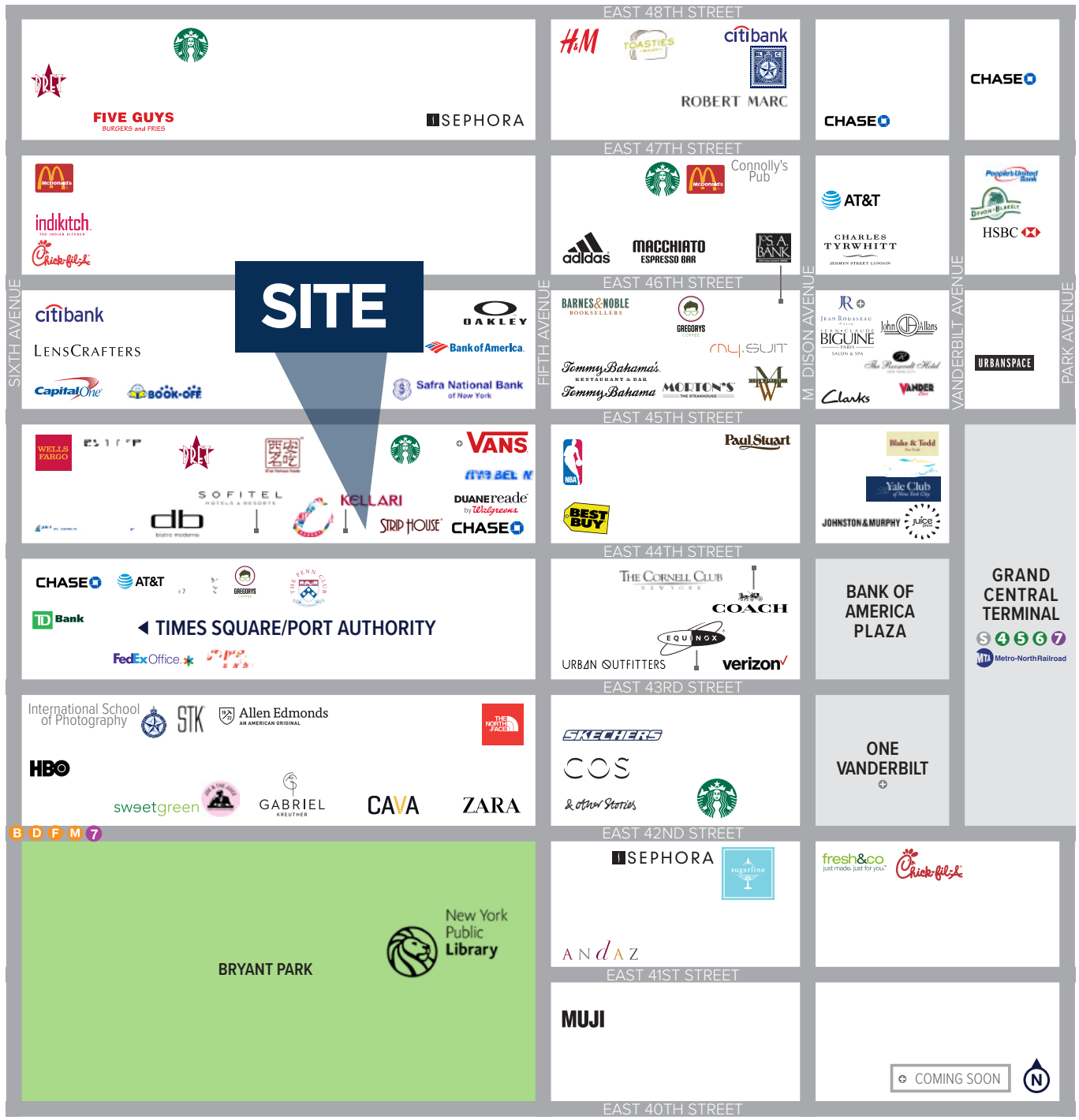
Lower Level: 12'

POSSESSION

Immediate

COMMENTS

- Rare restaurant opportunity on Midtown's Club Row
- At the base of a 303,000-SF LEED Silver Certified office tower
- Great co-tenancy by neighboring fine-dining establishments, private social clubs and hotels
- All uses considered
- Usable Lower Level
- Venting possible through black-iron or precipitator



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