

303 BROOME STREET

BETWEEN FORSYTH & ELDRIDGE STREETS | LOWER EAST SIDE

CLUB
ENTRANCE

RESTAURANT
ENTRANCE

CAFE
ENTRANCE

CLUB ★ BAR ★ RESTAURANT ★

WOOD FIRED KITCHEN WITH A
BAGELS (OPEN 24 HOURS)

303 BROOME STREET

BETWEEN FORSYTH & ELDRIDGE STREETS | LOWER EAST SIDE

PROPERTY HIGHLIGHTS

- **Ground Floor Space:**
Two separate turn-key restaurant spaces
Fully vented with gas & wood-burning oven
Built-out café space
4AM liquor license
Walk-in box, grease trap & speaker system in place
Turn key, Pristine condition
- **Lower Level Space:**
Built-out nightclub with separate street entrance
Direct access from restaurant space as well
Two separate bars with 4AM liquor license
- **Outdoor Space:**
Private backyard with outdoor seating

SIZE: 1,200 SF Ground Floor
2,000 SF Lower Level
500 SF Outdoor Space

FRONTAGE: 45'

POSSESSION: Immediate

ASKING RENT: \$21,000/month
(key money upon request)

TRANSPORTATION: B D F M J Z



303 BROOME STREET

BETWEEN FORSYTH & ELDRIDGE STREETS | LOWER EAST SIDE

GROUND FLOOR INTERIORS:



LOWER LEVEL INTERIORS:



303 BROOME STREET

LOWER EAST SIDE



METROGRAPH

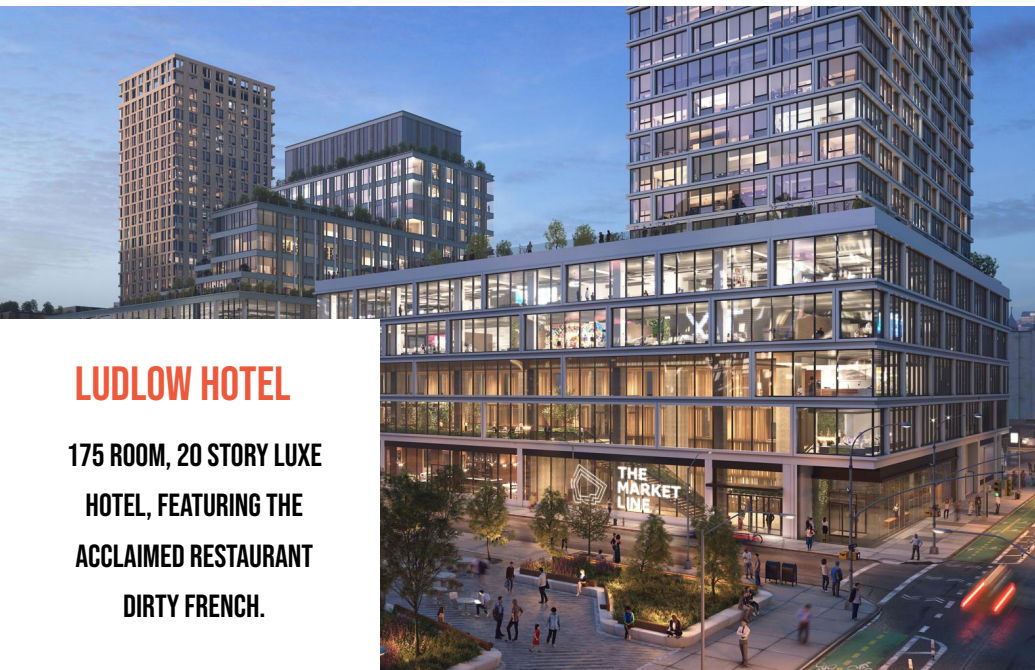
NEW YORK CITY'S AWESOME NEW INDIE CINEMAPLEX.
TWO THEATERS, A RESTAURANT, BAR AND CURATED
CANDY SHOP.

FREEMANS

HIDDEN ALLEY GEM THAT CEMENTED LES AS NEW
YORK CITY'S CULINARY CAPITAL.

WILLIAMSBURG BRIDGE

BRIDGE CROSSING THE EAST RIVER CONNECTING
MANHATTAN AND WILLIAMSBURG BROOKLYN VIA
DELANCEY STREET.



LUDLOW HOTEL

175 ROOM, 20 STORY LUXE
HOTEL, FEATURING THE
ACCLAIMED RESTAURANT
DIRTY FRENCH.

LUDLOW HOUSE

IS A PRIVATE CLUB, PART OF
THE SOHO HOUSE COLLECTION.

NEW MUSEUM

MANHATTAN'S ONLY
DEDICATED CONTEMPORARY
ART MUSEUM.



303 BROOME STREET

BETWEEN FORSYTH & ELDRIDGE STREETS | LOWER EAST SIDE

FOR MORE INFORMATION,
PLEASE CONTACT:

JOEL HAKIMI

516.721.0744 | JHakimi@ksrny.com

BEN NAMDAR

516.406.9176 | BNamdar@ksrny.com

DAVID GREEN

516.320.0260 | DGreen@Ksrny.com

