

111 WEST 24TH STREET

NOMAD, NEW YORK

PRIME RETAIL SPACE FOR RENT



THE PROJECT

109-111 West 24th Street is a prime mixed-use commercial property in the NoMad / Flatiron section of Midtown South, Manhattan.

The 45,000 SF property was acquired in late 2021 and is undergoing a complete gut renovation.

The retail portion of the property consists of 5,500 SF on the ground floor & 2,500 SF in the basement. All uses considered.

THE OPPORTUNITY

Address:	109-111 West 24th Street, New York, NY 10011
Space:	Ground Floor & Basement
Size:	5,500 SF Ground Floor & 2,500 SF Basement
Rent:	\$110/SF or \$50,000/Month
Ceiling Height:	14 Feet on the Ground Floor
Frontage:	35 Feet on 24th Street
Landlord Work:	Landlord will deliver premises in a brand new white box condition.



EXISTING CONDITIONS



The property is undergoing an extensive renovation. Retail space will be delivered in a white box condition. Landlord will create a construction package & incentive for qualifying tenants.



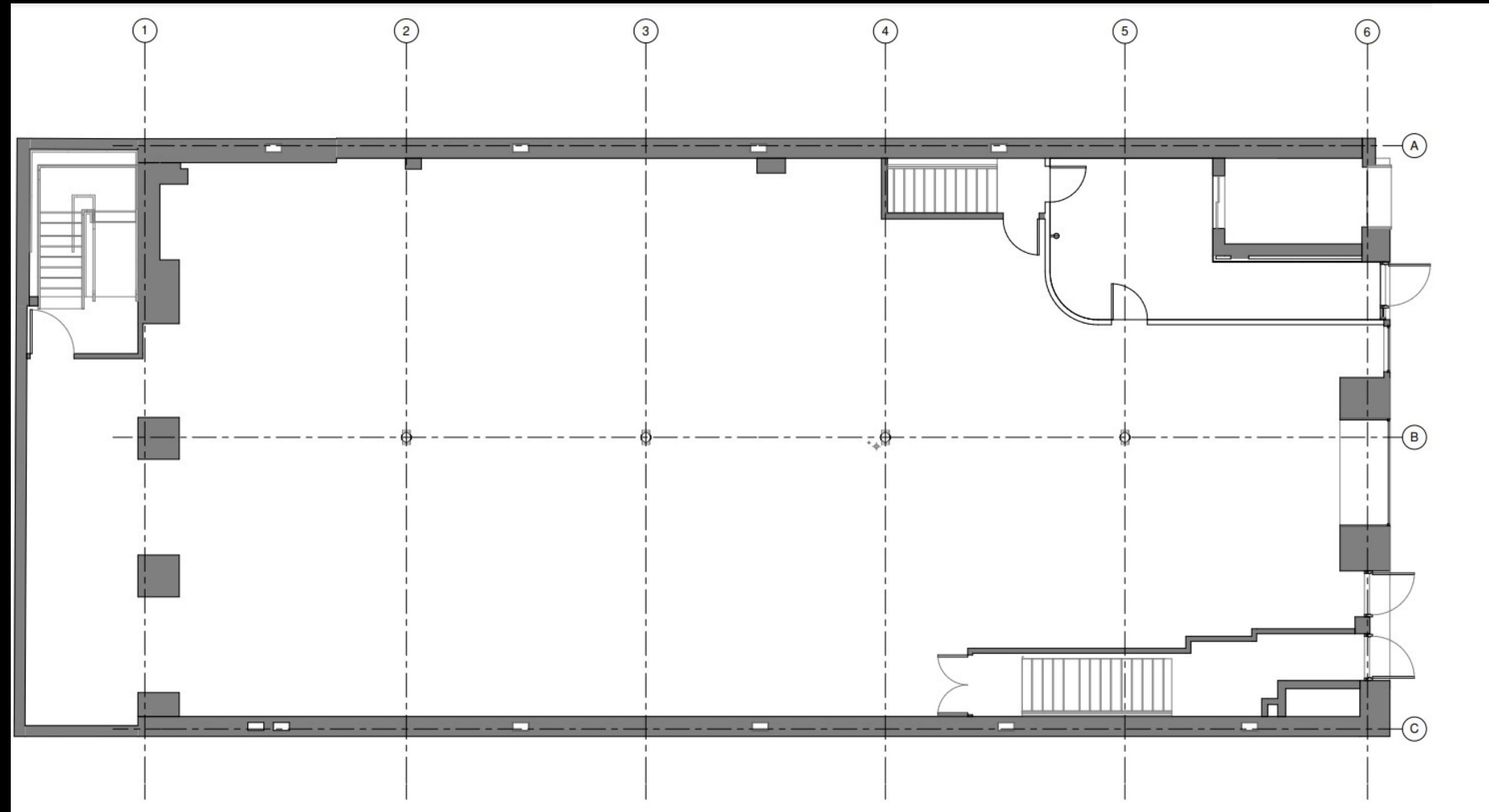




FLOOR PLAN

109-111 West 24th Street is built 50 x 115 with a 5,750 SF footprint. The retail takes all of the ground floor with the exception of the lobby and emergency stairwell.

Ground Floor



FLOOR PLAN

109-111 West 24th Street is built 50 x 115 with a 5,750 SF footprint. The retail takes a portion of the basement space.

Basement

