

# 640

## TENTH AVENUE

BETWEEN 45TH & 46TH STREETS  
EAST SIDE OF THE AVENUE



### CURRENTLY

Felix it Felix Hardware  
& Beyond

### POSSESSION

Arranged

### ASKING RENT

Upon Request

### SIZE

Approx 2916 sf ground  
Approx 1500 sf basement  
Approx 700 sf outdoor  
space (possible use for  
outdoor seating on property)  
Approx 36 ft frontage  
Approx 12 ft ceiling height

### COMMENTS

Ideal for restaurant or retail  
use. Previously operating as  
a restaurant & lounge. Most  
uses considered.

### TRANSPORTATION

Times Square 42<sup>nd</sup> Street  
Station: A, C, E, N, Q, R, W S, 1,  
2, 3, 7. Annual Ridership:  
60, 606, 822 #1 Citywide. Also  
accessible from M42 and M11  
bus service. Twoblocks from  
West Side Highway.



### SURROUNDING AREA

Pio Pio, Meme Mediterranean, Target (coming soon),  
44 X Restaurant, Pony Bar, The Marshal, 44 1/2 Restaurant,  
Landsdowne Road, West Side Steakhouse, Anejo Tequileria,  
Yotel, Mima, Silver Towers, Gotham West Market

## CONTACT

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