



# 622

## 11<sup>TH</sup> Avenue

**PRIME**

**Retail Opportunity**

**HELL'S KITCHEN**





# A MODERN RETAIL CANVAS

Brand new construction featuring a modern, efficient design and state-of-the-art infrastructure. Engineered for maximum brand visibility with wide frontage and exceptional signage opportunities.



THE  
LANDMARK CAVERN  
SINCE 1863

SUNRISE  
MARKET PLACE

SILVER TOWERS

GRAND CRU  
WINE & SPIRITS



ERA  
ROOFTOP BAR

BREAD AND  
BREAKFAST  
BURRITOS

Est. 1994  
SULLIVAN ST  
BAKERY  
N.Y.C.





## PREMIER PROPERTY SPECIFICATIONS

**3,117 SF**

Total Available Space

**66 FT**

Expansive Eleventh Avenue Frontage

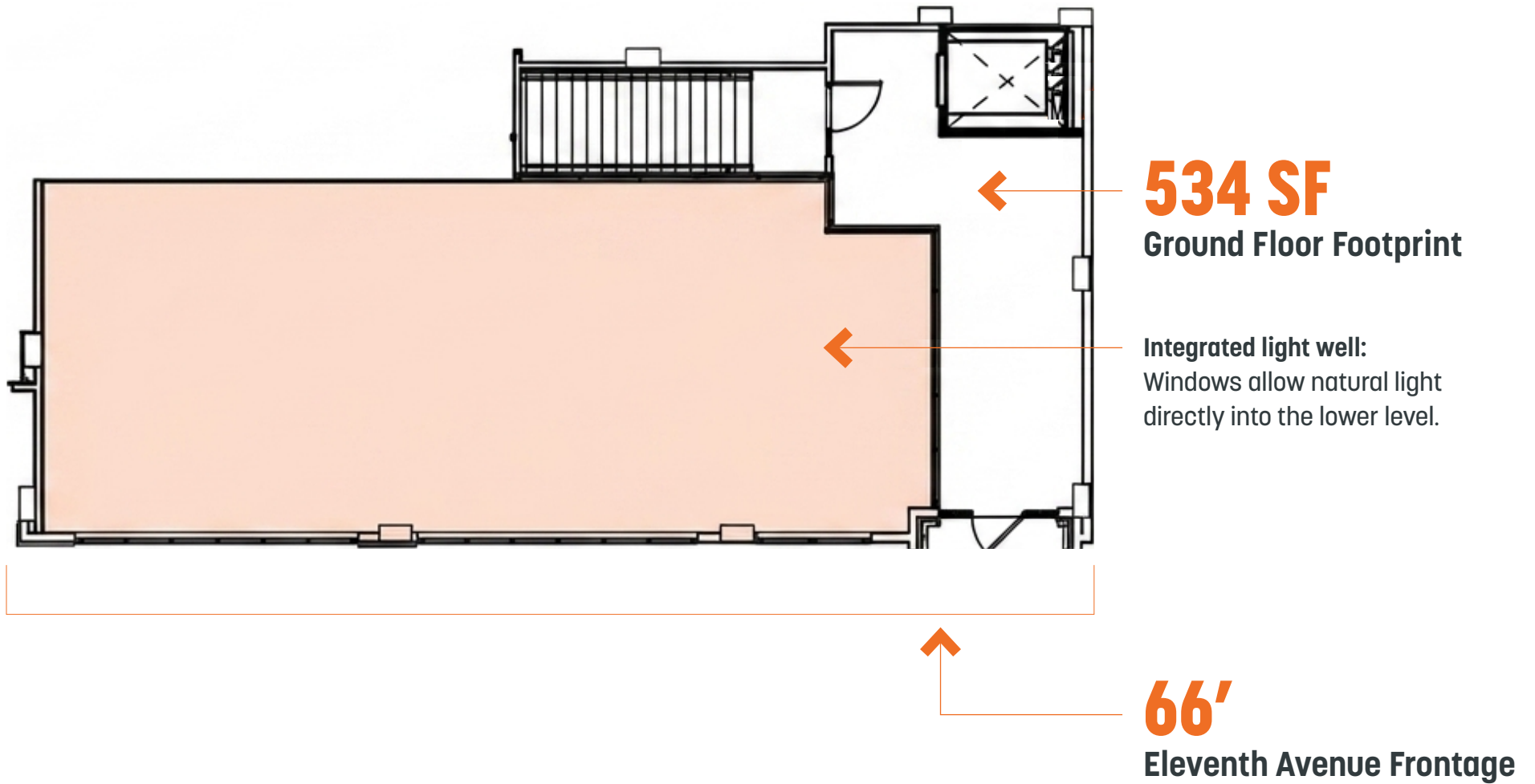
**20 FT**

Ceiling Heights

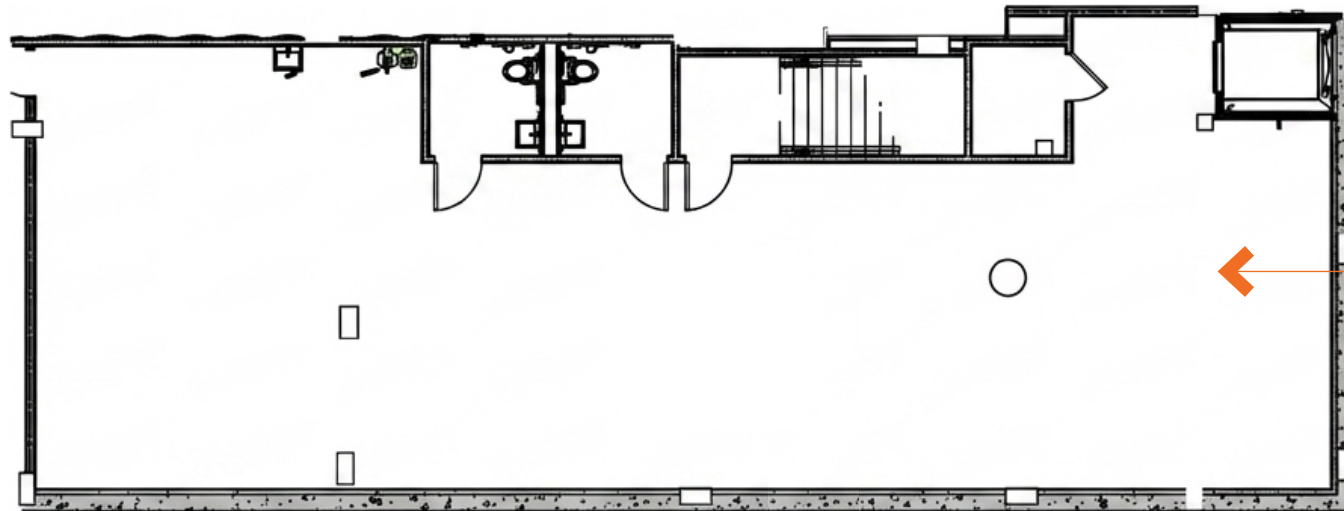
**Immediate**

Possession Date

FULL INFRASTRUCTURE IN PLACE: NEW HVAC & ELEVATOR



## GROUND FLOOR LAYOUT



**2,583 SF**  
Lower Level Footprint

An expansive lower-level footprint seamlessly connected to the ground floor via high visibility light wells and private elevator access, offering a massive open canvas for dynamic spatial design.

## LOWER LEVEL LAYOUT



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## PRIME RETAIL OPPORTUNITY IN HELL'S KITCHEN

66' HIGH-VISIBILITY FRONTAGE

3,117 TOTAL AVAILABLE SQUARE FEET

GROUND FLOOR

534 SF  
20' CEILING  
HEIGHT

LOWER LEVEL

2,583 SF



### STATE-OF-THE-ART INFRASTRUCTURE

Brand new construction featuring modern HVAC systems and dedicated elevator access.



### POSSESSION IMMEDIATE

The space is scheduled to be ready for tenant handover immediate.

### INTEGRATED NATURAL LIGHT

Strategic window placement allows natural light to flow from the street level into the lower level.



Starbucks



Landmark Tavern



Silver Towers



Era Rooftop Bar

### PREMIER NEIGHBORHOOD CONTEXT

Located near Starbucks, Landmark Tavern, Silver Towers, and the Era Rooftop Bar.



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