

RAFE B. EVANS
Vice President

RESTAURANT AVAILABLE

Space Facts

| | |
|-------------------------|-------------------------------------------------------------------------|
| <i>Space Address</i> | 505 Columbus Avenue, between 84 th & 85 th Street |
| <i>Neighborhood</i> | Upper West Side |
| <i>Approximate Size</i> | 6,000 sf on two levels + 600 sf second floor office & wine storage area |
| <i>Appx Frontage</i> | 20 feet |
| <i>OK Uses</i> | Restaurant |
| <i>Currently</i> | Loft Restaurant |
| <i>Rent</i> | \$23,000 / month |
| <i>Key Money</i> | \$700,000 |

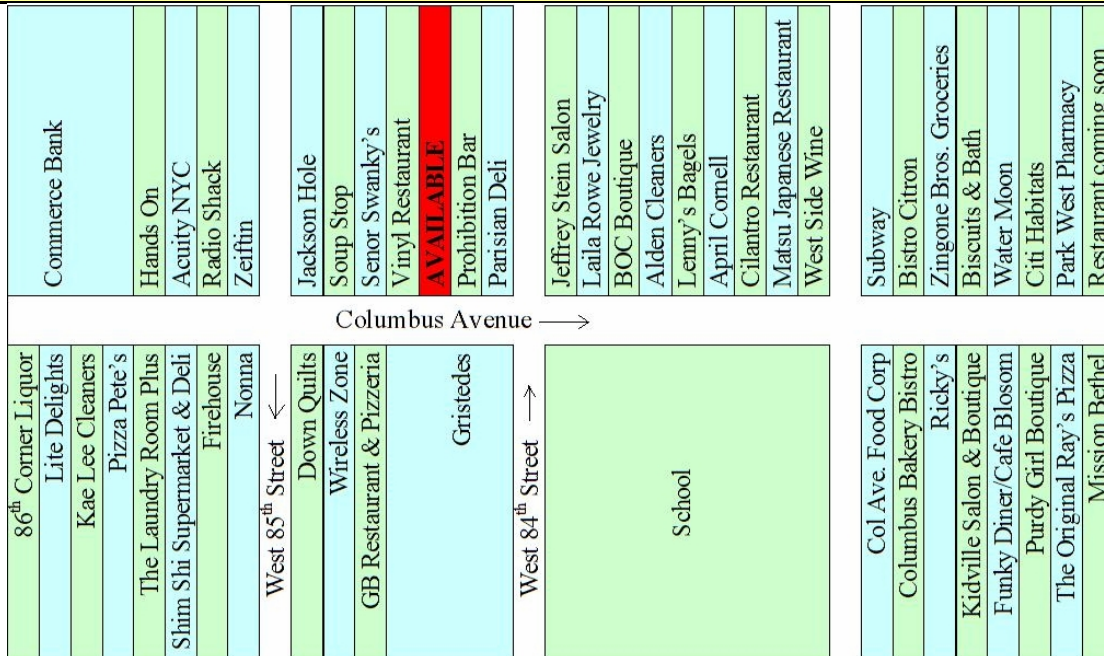
Note

- 200 person occupancy inside, 24 pp sidewalk café
- \$2.5mm renovation in 2005 – fully fixtured
- Excellent ‘restaurant row’ location

Contact

Rafe B. Evans

212-712-6186



ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

