

RAFE B. EVANS
Vice President

BELOW MARKET LEASE FOR SALE

Space Facts

<i>Space Address</i>	309 Columbus Ave., ES between 74th & 75th Street
<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	App. 4,200 sf with 400 sf storage
<i>Approximate Frontage</i>	32 feet
<i>OK Uses</i>	Boutique/Quality Dry User
<i>Formerly</i>	Currently Boyd's
<i>Rent</i>	\$420,000 per year
<i>Key Money</i>	\$1,000,000

Note

9 year term
3% annual increases
Beautifully fixtured as a boutique
On a major shopping block

Contact

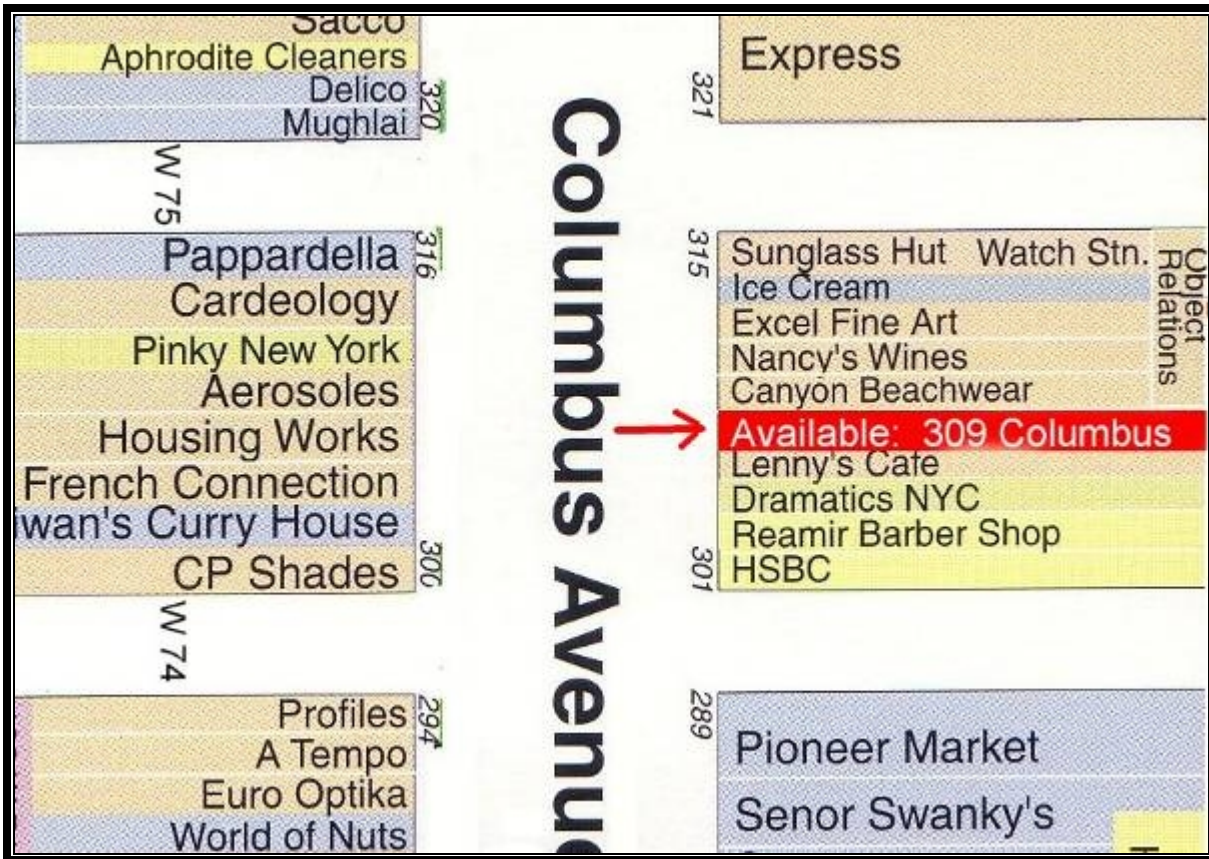
Rafe B. Evans

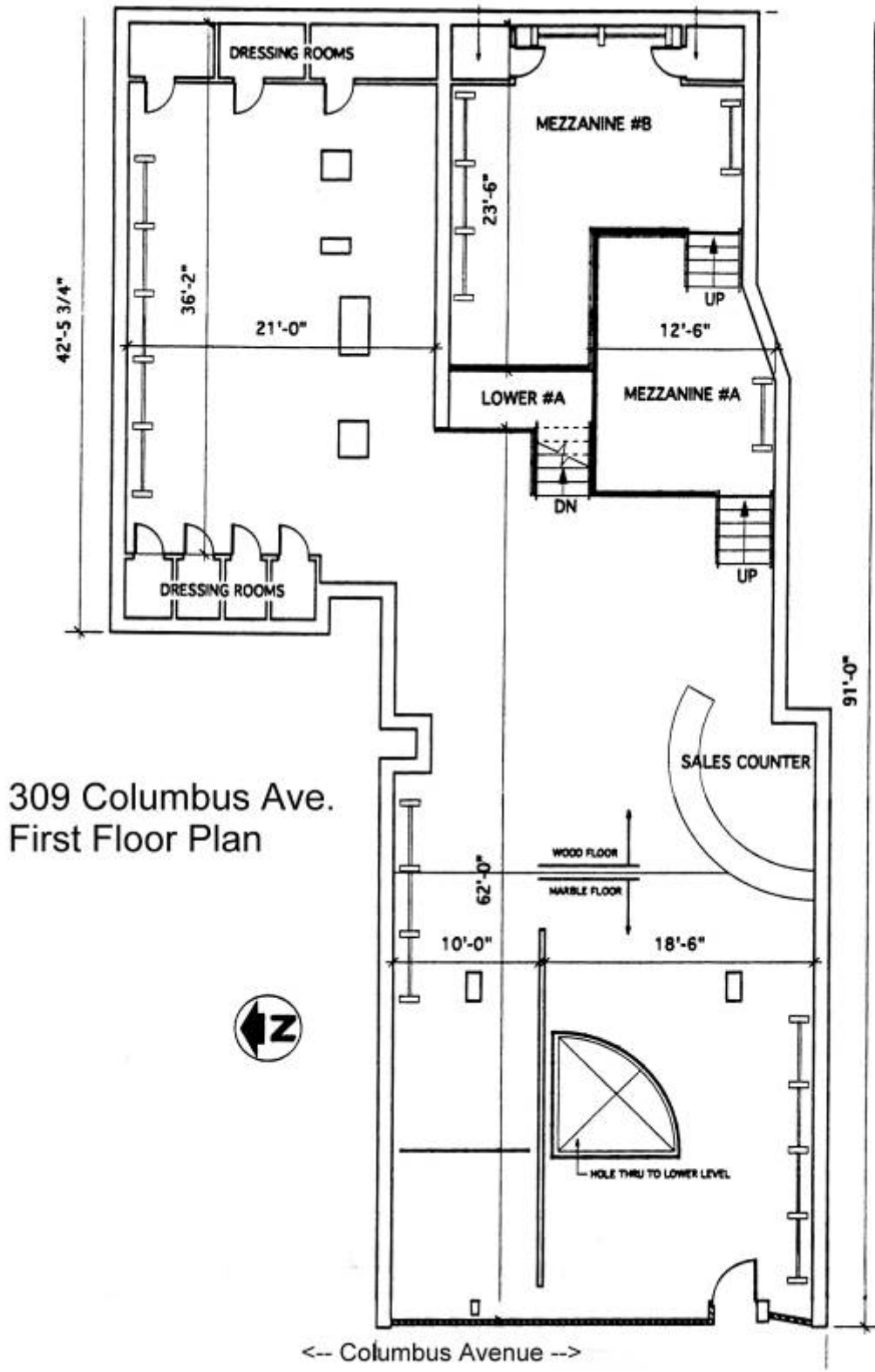
212-712-6186



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.

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309 Columbus Ave.
First Floor Plan