



44
WEST 55TH

Move-in-ready 2nd floor retail showroom / office for lease

44 West 55th Street
Midtown New York

44
WEST 55TH

New York, NY 10019
Between 5th & 6th Avenues

Second Floor **Ceiling Height** **Frontage**
1,925 SF* 8'5" 20 FT

Possession: Immediate

Asking Price: Upon Request

Features:

- Turnkey second floor retail/office suite
- Column free space
- Elevator access or direct staircase access to suite from the ground floor entrance
- HVAC and bathroom in-place
- All dry users considered

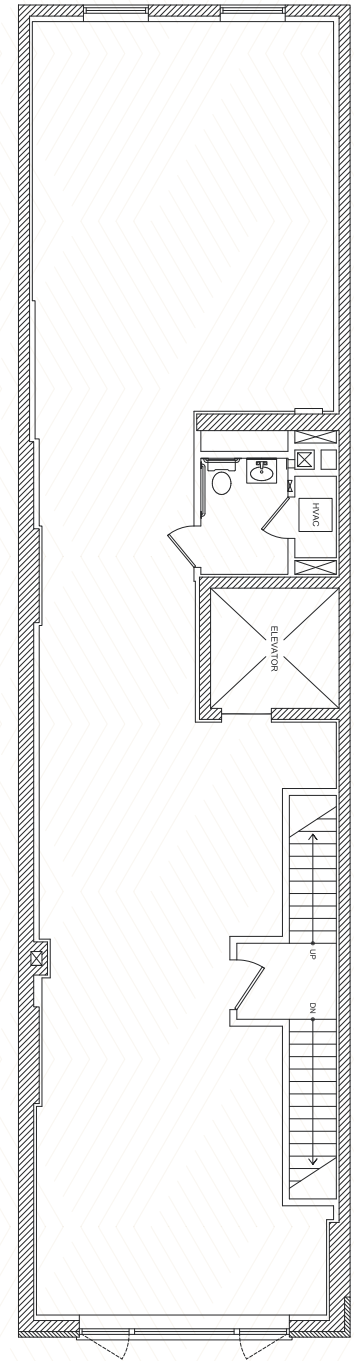
Neighbors:

Joe & The Juice, Pret A Manger, Blue Bottle Coffee, Wagamama, Dunkin, Five Guys, Whiskey Trader, Leonard Opticians, Cassidy's Pub

*Approximate SF



CONCEPTUAL RENDERING

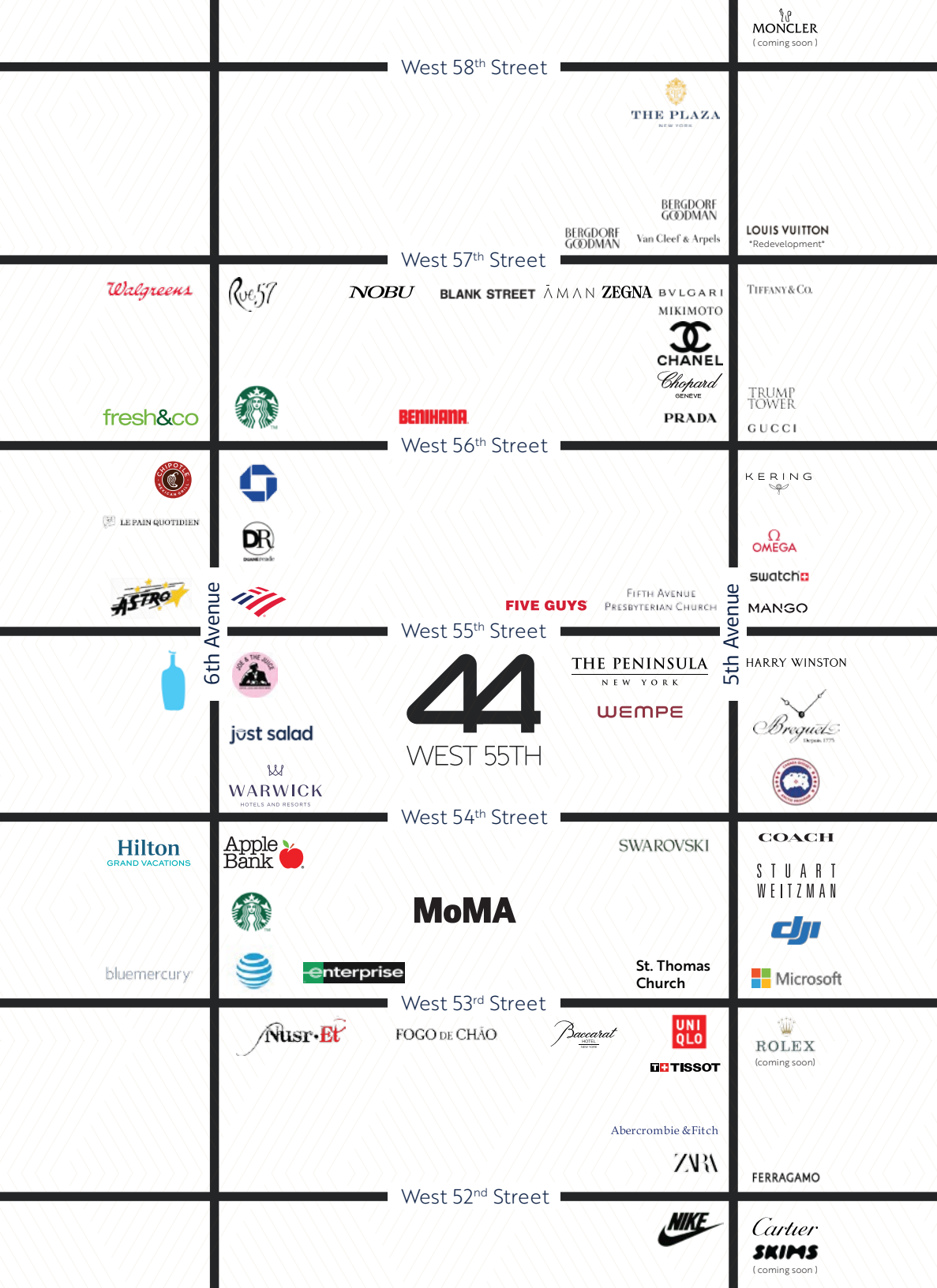


20 FT
West 55th Street



MAKE IT YOUR OWN





DEMOGRAPHICS FOR 10019

1 MILE RADIUS



HOUSEHOLD INCOME

\$211,900



DAYTIME POPULATION

196,402



HOUSEHOLDS

112,605

SPACE FOR LEASE



BLOWDRY DRY BAR | NAILS SPA | MAKEUP
& SALON

44 W 55th St FOOT MASSAGE | BODY CHAIR MASSAGE 212-213-8027

44
W
55

44

WEST 55TH

Leasing Inquiries

+1 212 293 8919

leasing@eamc.com

Owned & professionally
managed by

EMMES®



CARDNET GROUP
ATM
310 Bills