

# 2276 BROADWAY

SOUTHEAST CORNER OF 82<sup>ND</sup> STREET



## APPROX. SIZE

GROUND FLOOR: 4,000 SF  
LOWER LEVEL: 2,360 SF

## APPROX. FRONTAGE

50 FEET ON BROADWAY  
20 FEET ON 82<sup>ND</sup> STREET

## APPROX. CEILING HEIGHT

GROUND FLOOR: 10' 4" TO 10' 7"

## ASKING RENT

UPON REQUEST

## TENANT

LAYTNER'S LINEN & HOME

## POSSESSION

ARRANGED

## TERM

NEGOTIABLE

## NOTES

- STRONG FOOT TRAFFIC
- LOCATED AMONG THE UPPER WEST SIDE'S BEST-KNOWN RETAILERS: TOWN SHOP, BARNES & NOBLE, HARRY'S FLORSHEIM SHOES, ZABAR'S, CHIPOTLE AND MORE
- LARGE GLASS STOREFRONT
- WILL DIVIDE
- OWNER WILL CONSIDER RESTAURANT USE

HELMSLEYSPEAR

*Established 1866*

FOR MORE INFORMATION,  
PLEASE CONTACT:

**CHRISTINE EMERY**

212.508.6284

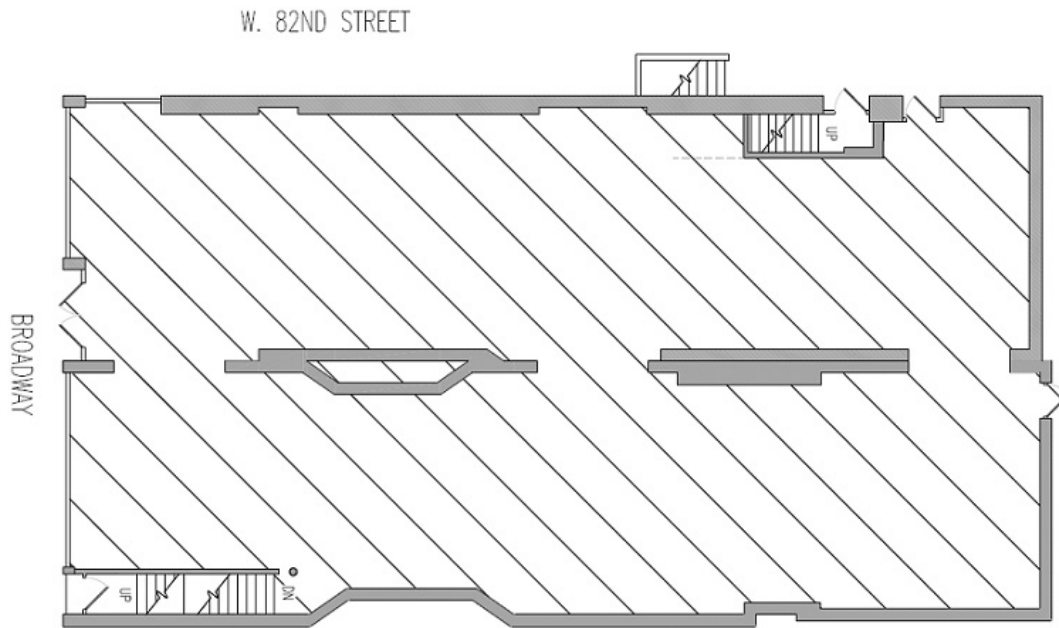
cemery@helmsleyspear.com

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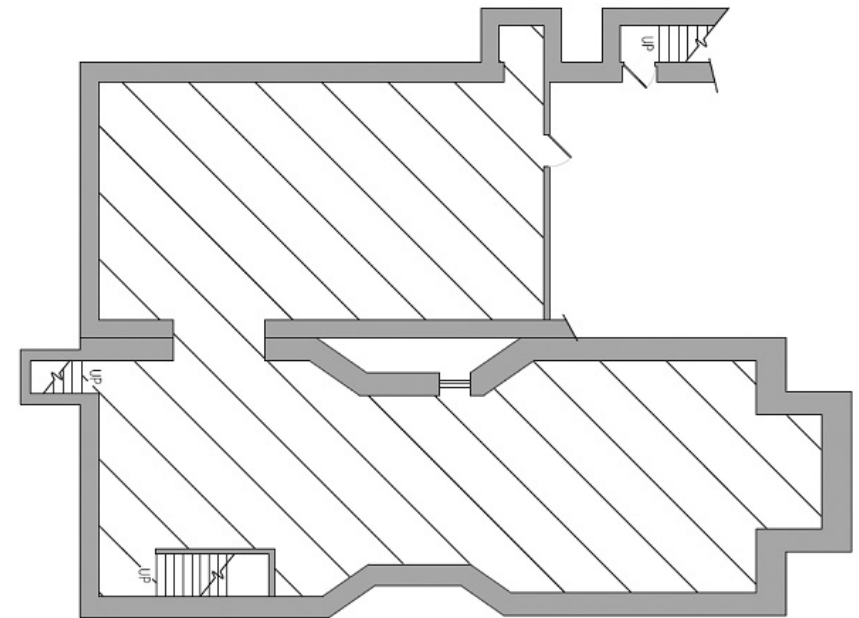
## GROUND FLOOR

4,000 SF



## LOWER LEVEL

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