

# 240 West 52<sup>nd</sup> Street, NYC, NY

Fabulous club/bar/restaurant/entertainment  
opportunity in the heart of the Theater District



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# 240 West 52<sup>nd</sup> Street, NYC, NY

Total area of 12,776 square feet delivered vacant.

Ground floor +/- 4,000 sf , 2<sup>nd</sup> floor +/- 3,000 sf, 3<sup>rd</sup> -5<sup>th</sup> floors +/- 2,000 sf each.

Ground, 2<sup>nd</sup> and 3<sup>rd</sup> floors built out as a club.

Directly across from Roseland and adjacent to the well regarded "Victor's" Cuban restaurant as well as Gallagher's Steak House.

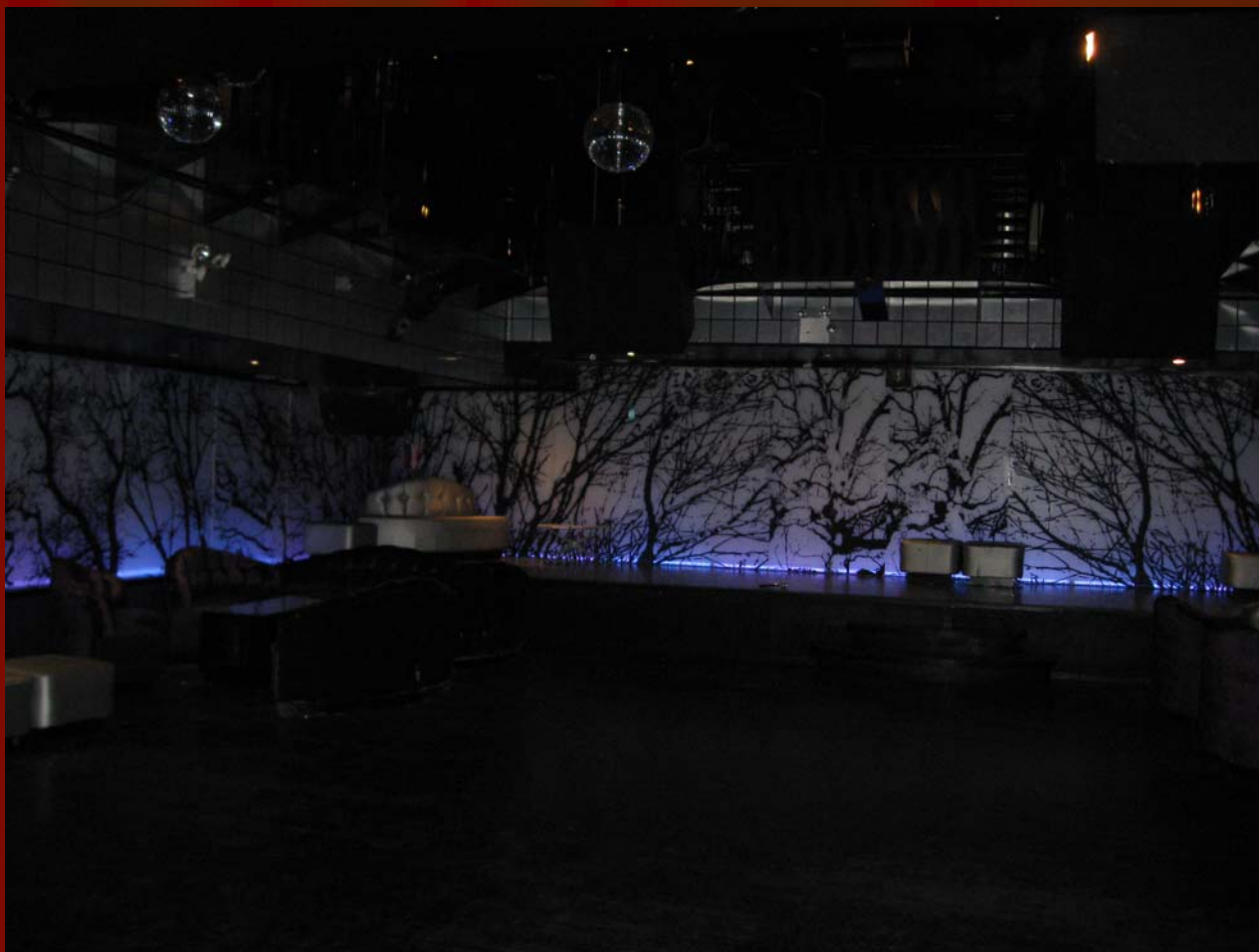
Neighboring theaters include August Wilson (Jersey Boys), Neil Simon Theater, Bwy. Theater (Promises, Promises), Winter Garden (Mama Mia) and the David Letterman Theater.

Surrounded by numerous Times Square Hotels including the Novotel on the corner of 52nd St. & Bwy. and millions of square feet of prestige corporate office properties.

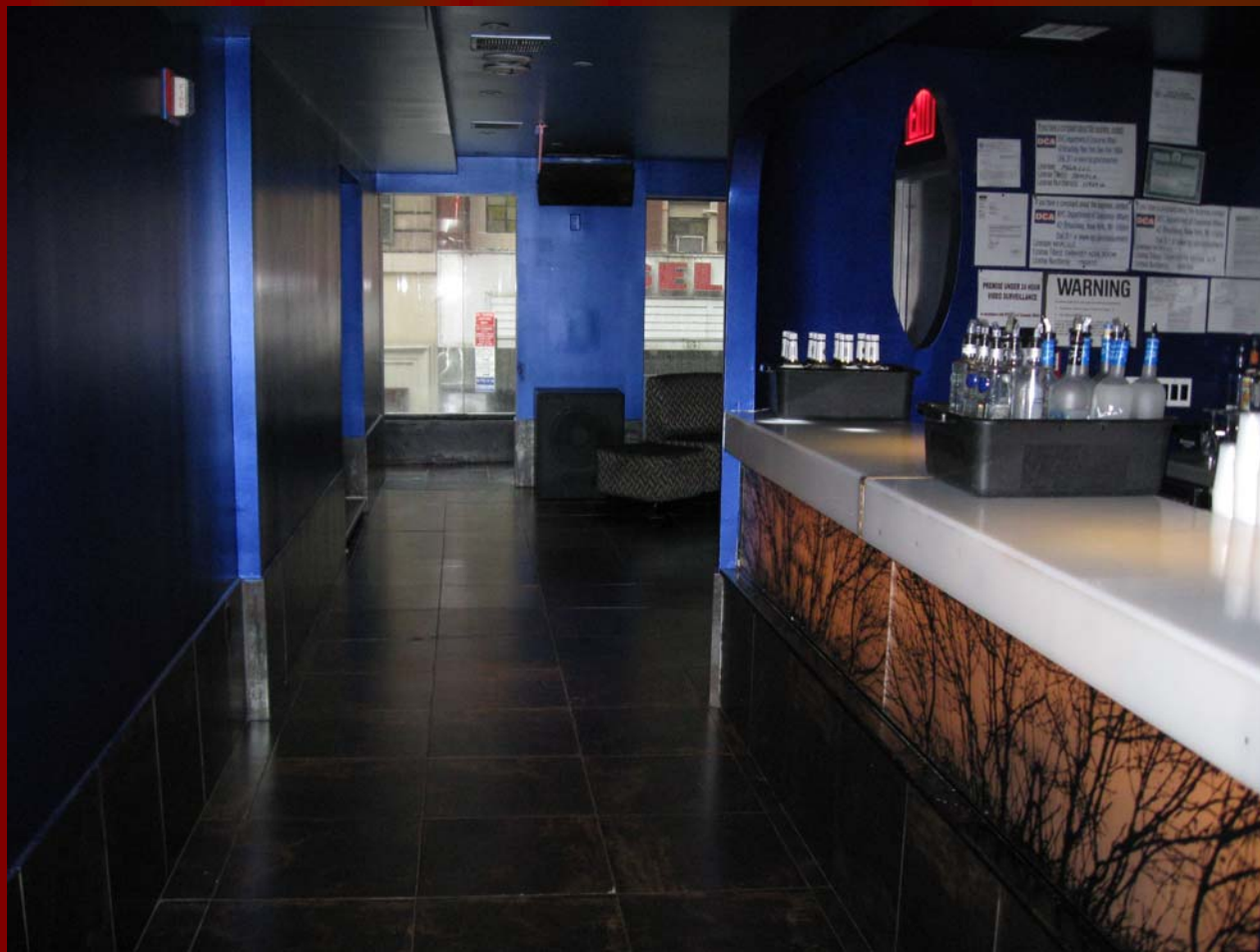
# Ground floor bar



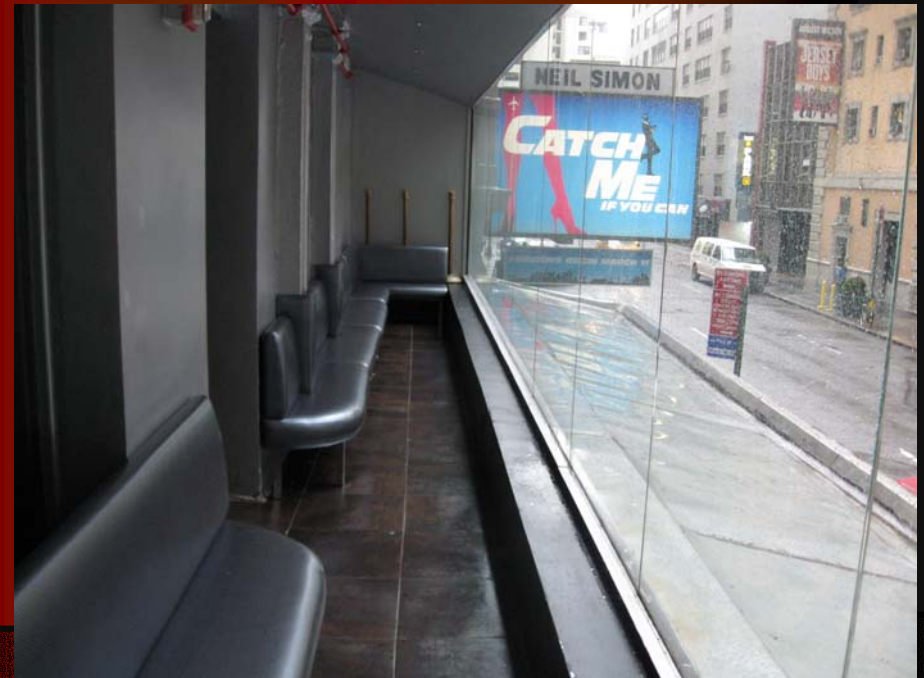
# Ground floor main area



# Second floor bar



# Second floor street balcony



# Second floor lounge areas



# Third floor bar/lounge





# Fourth floor offices



# Fifth floor flex space



# Bathrooms



# Basement

