



# Broadway Retail Space In NoHo New To The Market

**704 Broadway, New York, NY**

*Between East 4th Street and Astor Place*

PBS Real Estate, as the exclusive agent is pleased to offer the following space for lease:

<b>Area:</b>	Ground Fl.	approx 4,619 sf
	Mezz	approx 1,898 sf
	Basement	approx 3,698 sf
	Total	approx 10,215 sf

**Asking:** Call for pricing

**Availability:** Early 2012 or sooner    **Term:** Arranged

**Frontage:** Approx 30'

**Neighboring Tenants:** American Apparel, Fcuk, Aldo, Bath & Body Works, Foot Locker, Gap, Benetton, Adidas, TD Bank, Crate & Barrel, Blink Fitness, Starbucks, Swatch, Urban Outfitters, Best Buy

- Comments:**
- Convenient to all transportation & subways.
  - N R 6 B D F M** with 38,959 subway riders daily
  - The neighborhood boasts an avg. household income of \$127,300 P.A
  - Potential to use basement for retail
  - Directly across the street from NYU and steps from Cooper Union campuses

**For further information and/or inspection, please contact:**

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**Dan Harroch**

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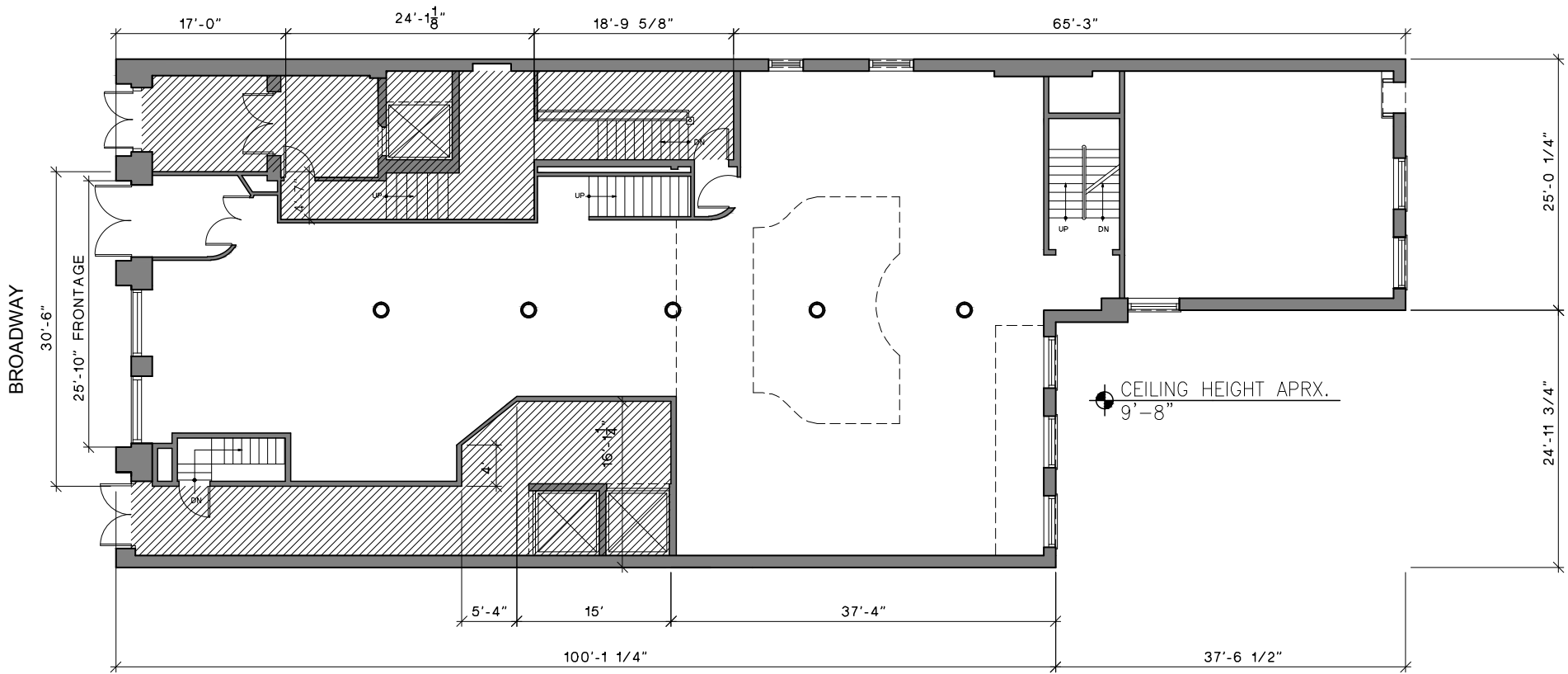
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**Ilyssa Rothfeld**

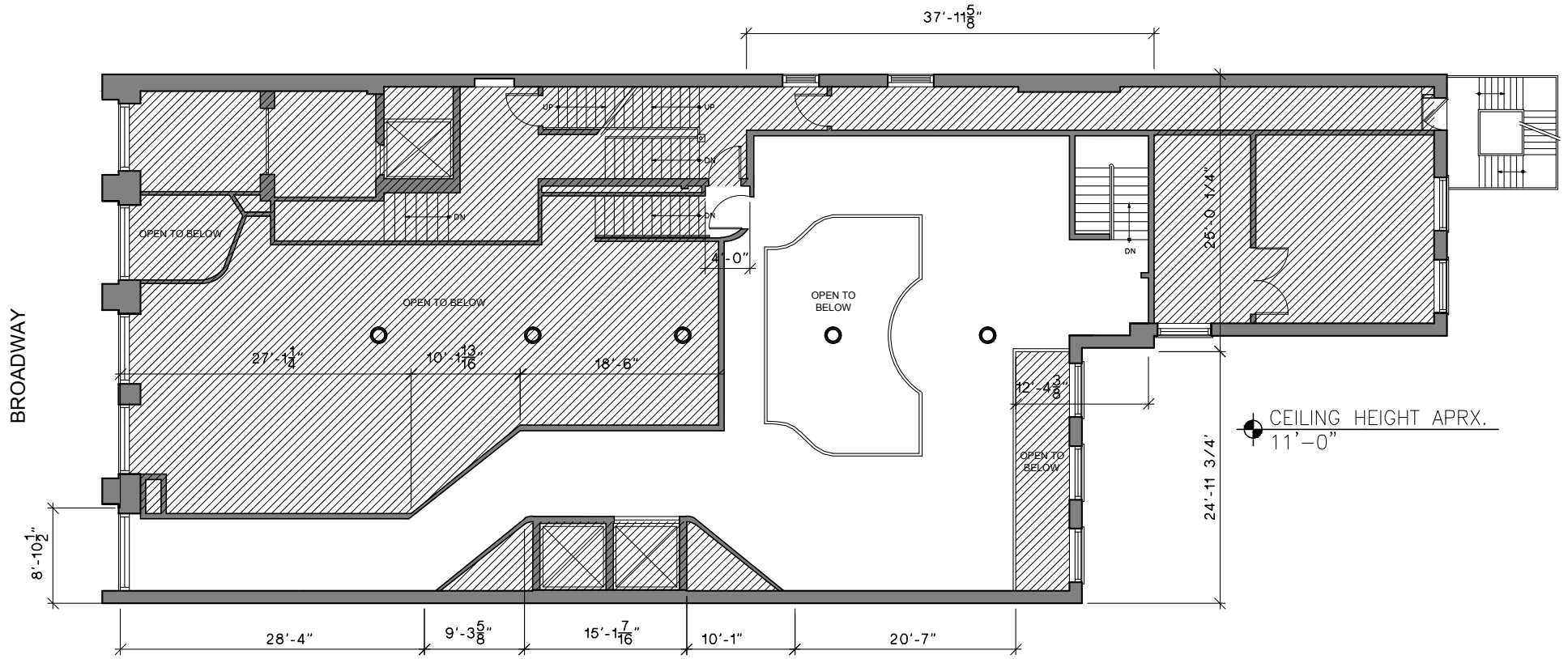
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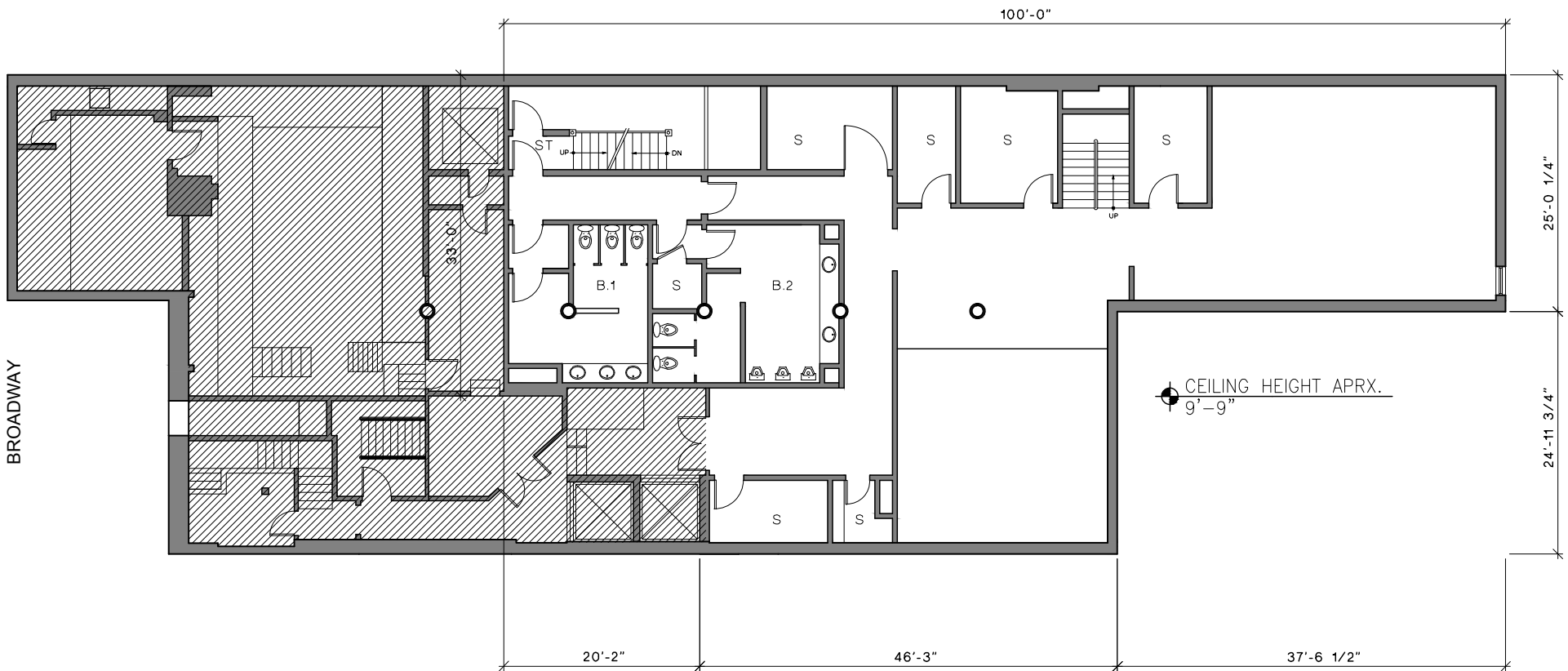




Ground FL



Mezzanine



Basement



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