

COMMERCIAL SPACE AT LOFT 88 • 3,200 SF GROSS • HVAC SYSTEM • PRIME LOWER EAST SIDE



88 CLINTON STREET

EAST BLOCK LOCATED BETWEEN RIVINGTON STREET AND
DELANCEY STREET

- 3,200 square feet gross with 2,000 SF retail + 1,200 SF lower level basement
- Total 25 FT of frontage for excellent exposure.
- Prime retail location on the busiest retail block in the Lower East Side which boasts heavy foot traffic.
- Large windows bring abundant natural light and visibility.
- Large basement with two separate entrances.
- HVAC system in place.
- ADA restrooms.
- Two blocks to the F/J/M/Z trains at Delancey St/Essex and an 8-minute walk to the B/D trains at Grand St.
- Opportunity for liquor license.
- Other uses considered.
- Tenant improvements possible.
- Immediate possession.
- Located in the LOFT 88 building in the epicenter of the LES.
- Neighboring tenants: Essex Street Crossing, Trader Joes, Market, Ivan Ramen, Clinton St Baking, Ludlow House, Wildair, Yopparai.
- Video walk-through upon request; private showings anytime.

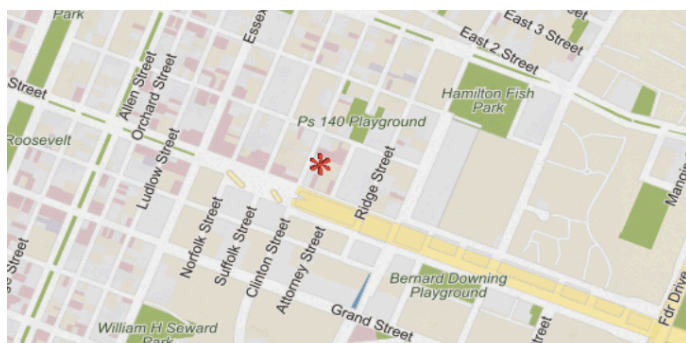
PRICE UPON REQUEST

LICENSED BROKER & PRINCIPAL

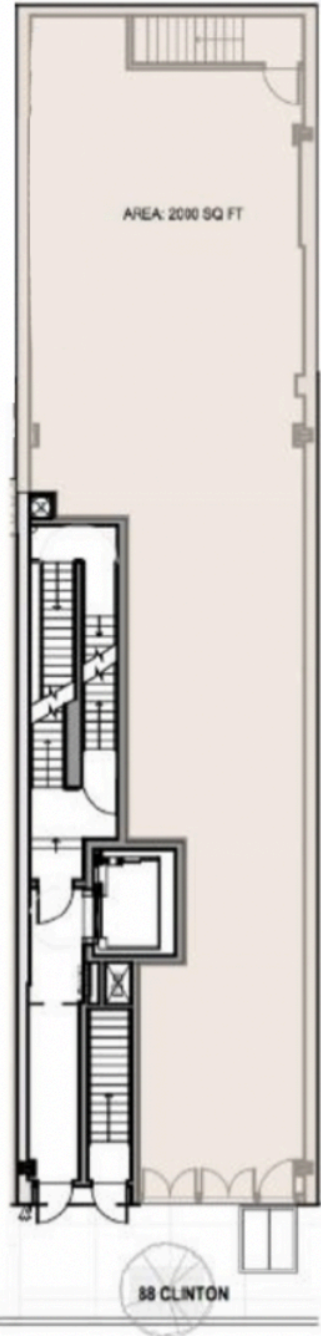
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FLOOR PLANS:



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

