

# 170 Fifth Avenue

## The Sohmer Piano Building

*between East 21st & East 22nd Street*



### Flatiron District / Manhattan

**UNIT SIZE: 3400**

**FLOOR: Ground / First Floor**

**PRICE: Upon Request**

**POSSESSION: Immediate**

**TERM: Negotiable**

Rare Flatiron District/Midtown South retail corner space now available for lease at 170 Fifth Avenue & West 22nd Street. Extremely coveted location is new to market, boasting an amazing 137 linear feet of frontage!



- 2,400 square foot street level corner unit featuring 14-foot high ceilings.
- 1,000 square foot basement with 10-foot ceilings provides cost-saving on-site storage.
- Vibrant, modern, open flat matte finished ceilings.
- Superbly brilliant mix of custom arrayed downward fluorescent lighting and stylishly hip hi-hat adjustable track lighting fixtures.
- Solid maple wood floors, inlaid with a custom cross-pattern style.
- Built-in black metal shelving throughout the store.
- Multiple data & electrical outlet setups for large HDTVs throughout the store.
- Beautifully-built store providing spectacular product display with 137 linear feet of frontage.



**William McCollum**  
Senior Managing Director  
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Submit an offer and close within 30 to 60 days, then bring your top-shelf brand to this flamboyantly fabulous space.....and experience the Flatiron/Union Square commercial luxury vibe with zero or slight modification/constructions costs!

**Jonathan Anapol**  
President  
Prime Manhattan Realty

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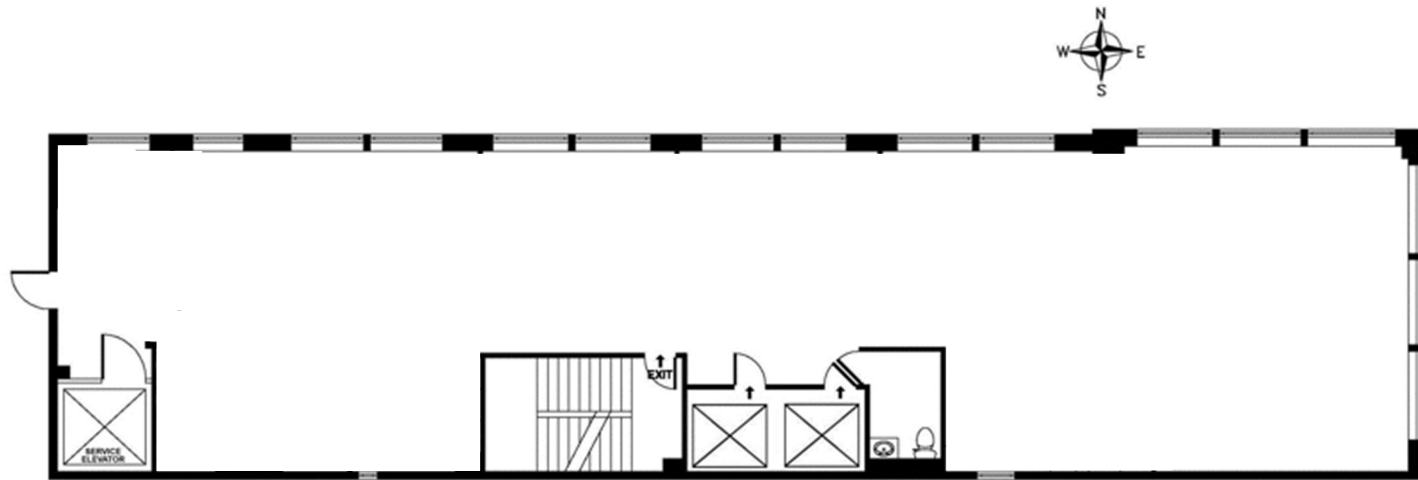
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### 170 Fifth Avenue Ground Retail Floor Plan



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

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