

406  
BROOME  
STREET

VERACITY  
NYC





# 406 BROOME STREET - PRIME RESTAURANT & LOUNGE FOR LEASE



## NO KEY MONEY - DIRECT DEAL

### SIZE:

Approx. 3,500 SF Ground Floor  
Approx. 4,000 SF Lower Level

### LOCATION:

406 Broome Street  
NW corner of Broome Street & Cleveland Place

### NEIGHBORS:

La Esquina, AYR, KOIO, DESPAÑA

## FEATURES:

Formerly Gran Tivoli & Peppi's Cellar  
Previously fully fixtured bar, restaurant and lower level lounge. Both floors/bars have a full liquor license until 2AM  
Fully vented kitchen  
PA for 118 people upstairs  
PA for 144 people in lower level  
Access to the LL from within the space and a dedicated entrance from the street

## CONTACT EXCLUSIVE BROKER:

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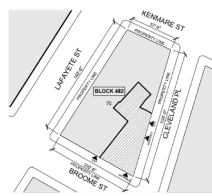
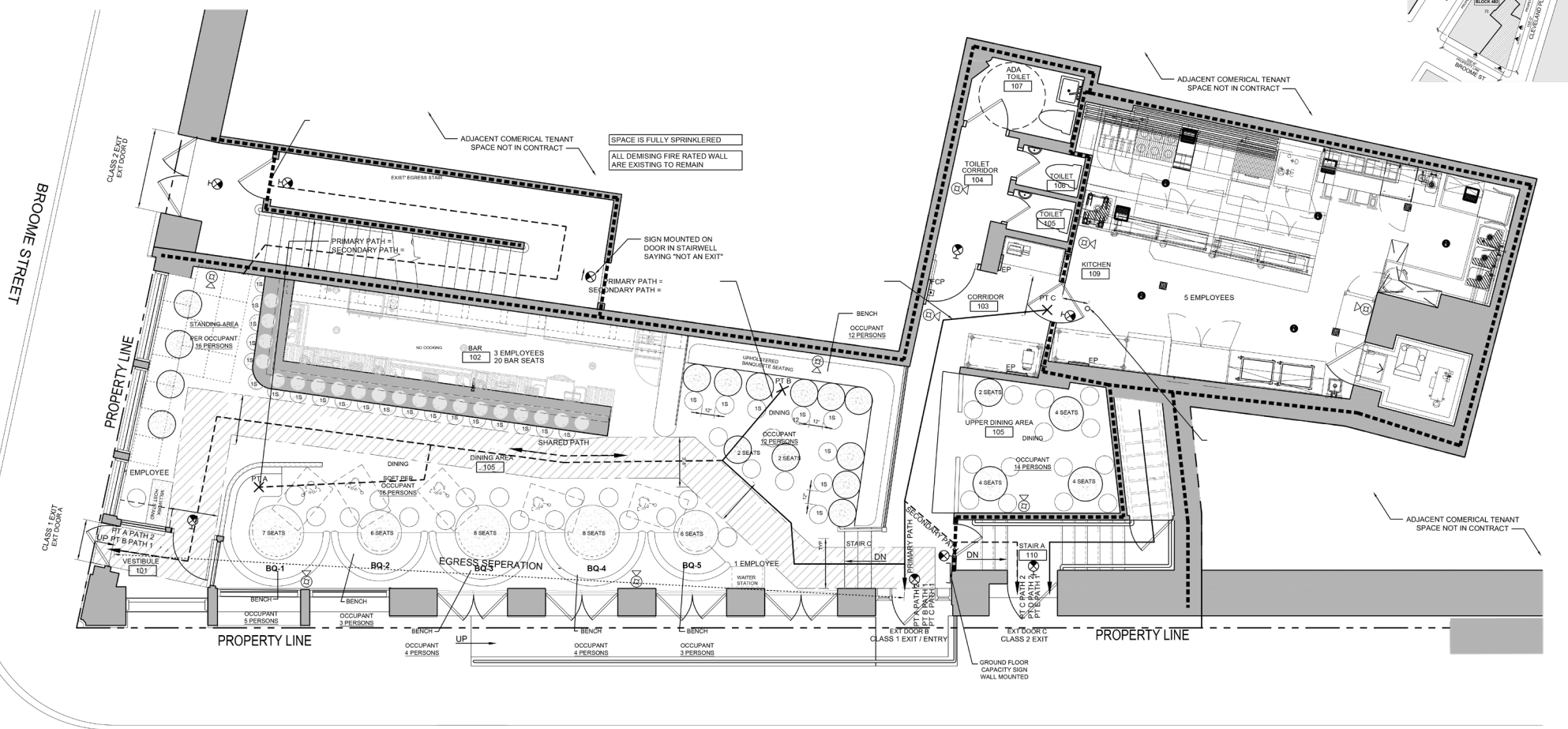
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