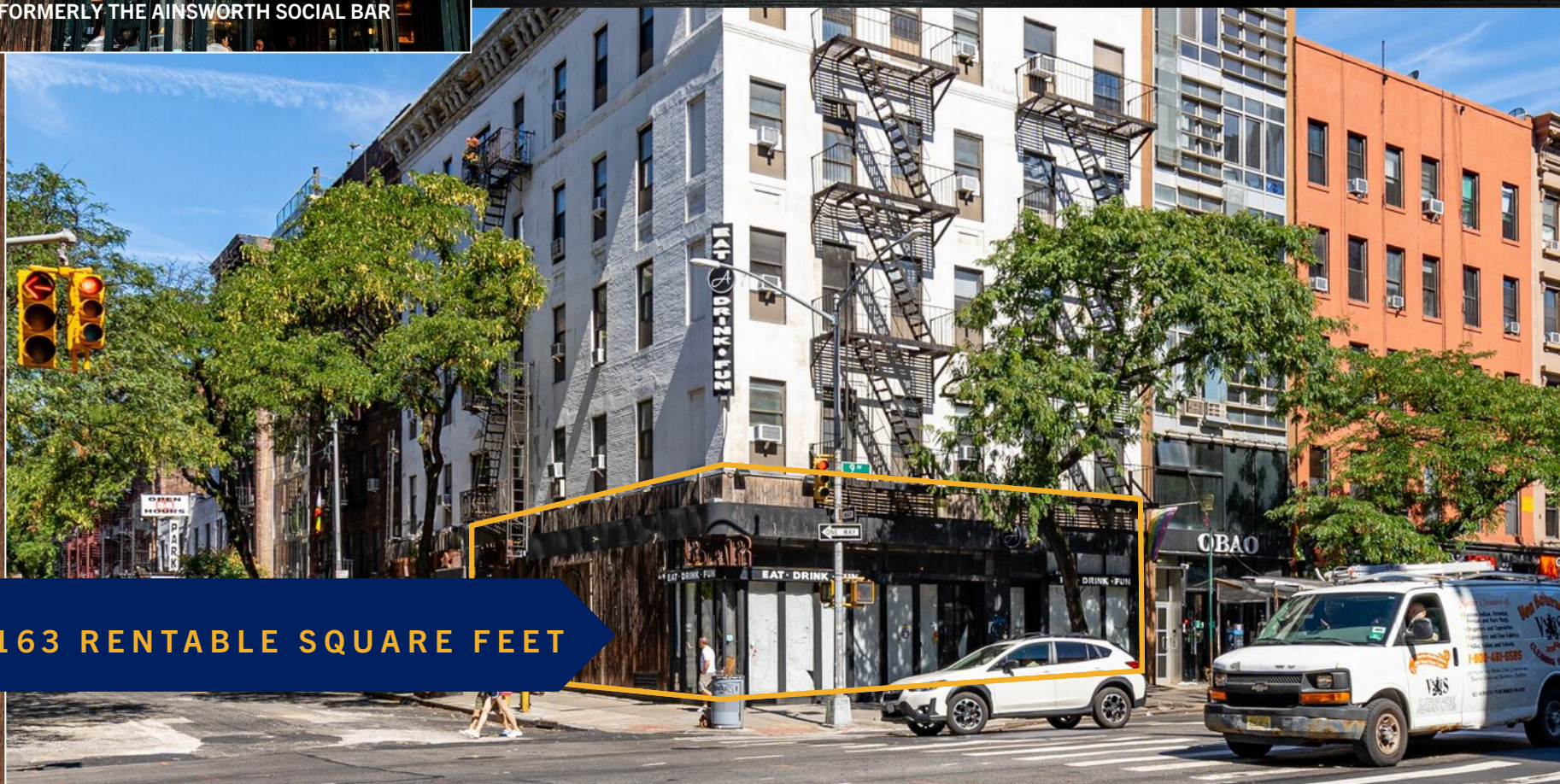


CLINTON-HELL'S KITCHEN

643-647 NINTH AVENUE

Northwest Corner of 45th & Ninth Avenue



±5,163 RENTABLE SQUARE FEET

For more information, please contact our exclusive agent:

Ronald H. Cohen
 Chief Sales Officer
 (646) 424-5317
 rcohen@besenpartners.com



PRIME NINTH AVENUE RETAIL SPACE FOR LEASE

BESSEN
 PARTNERS



CLINTON-HELL'S KITCHEN

643-647 NINTH AVENUE

Northwest Corner of 45th & Ninth Avenue



PROPERTY DETAILS

- ±5,163 Total SF
- Ground Floor: 2,972 SF
- Lower Level: 2,191 SF
- Formerly the Ainsworth Social Bar
- All uses considered



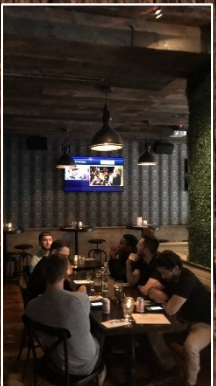
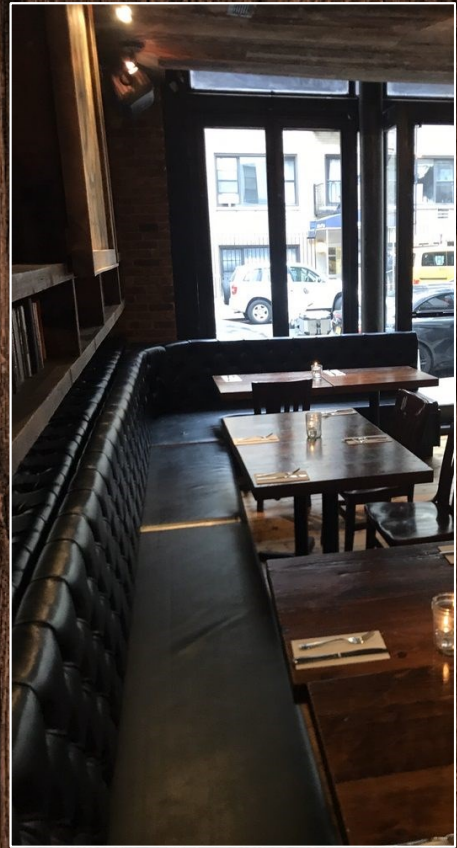
RENT

\$52,000/month
\$120.86/SF

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice.

BESSEN
P A R T N E R S

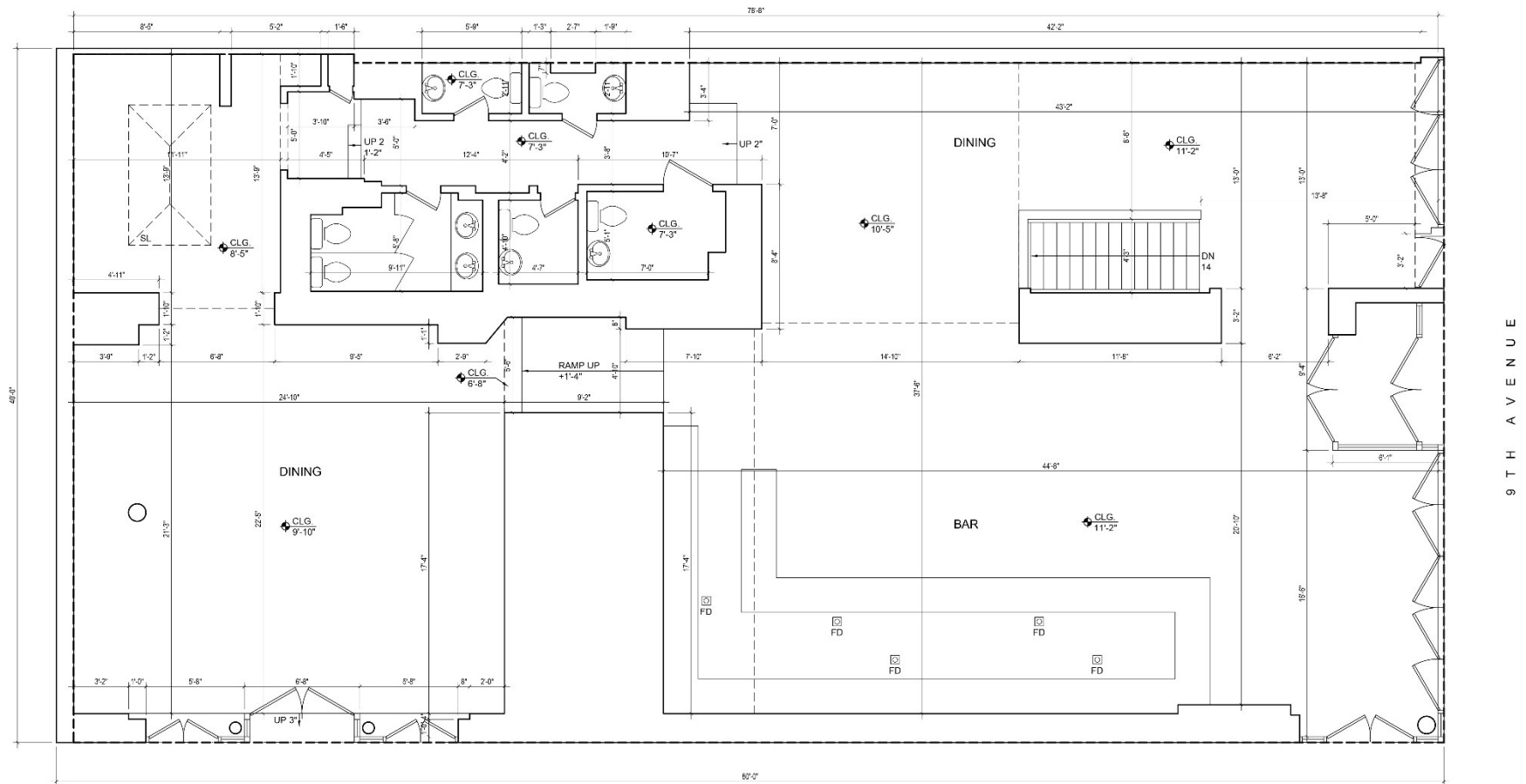
PROPERTY PHOTOS



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BESSEN
P A R T N E R S

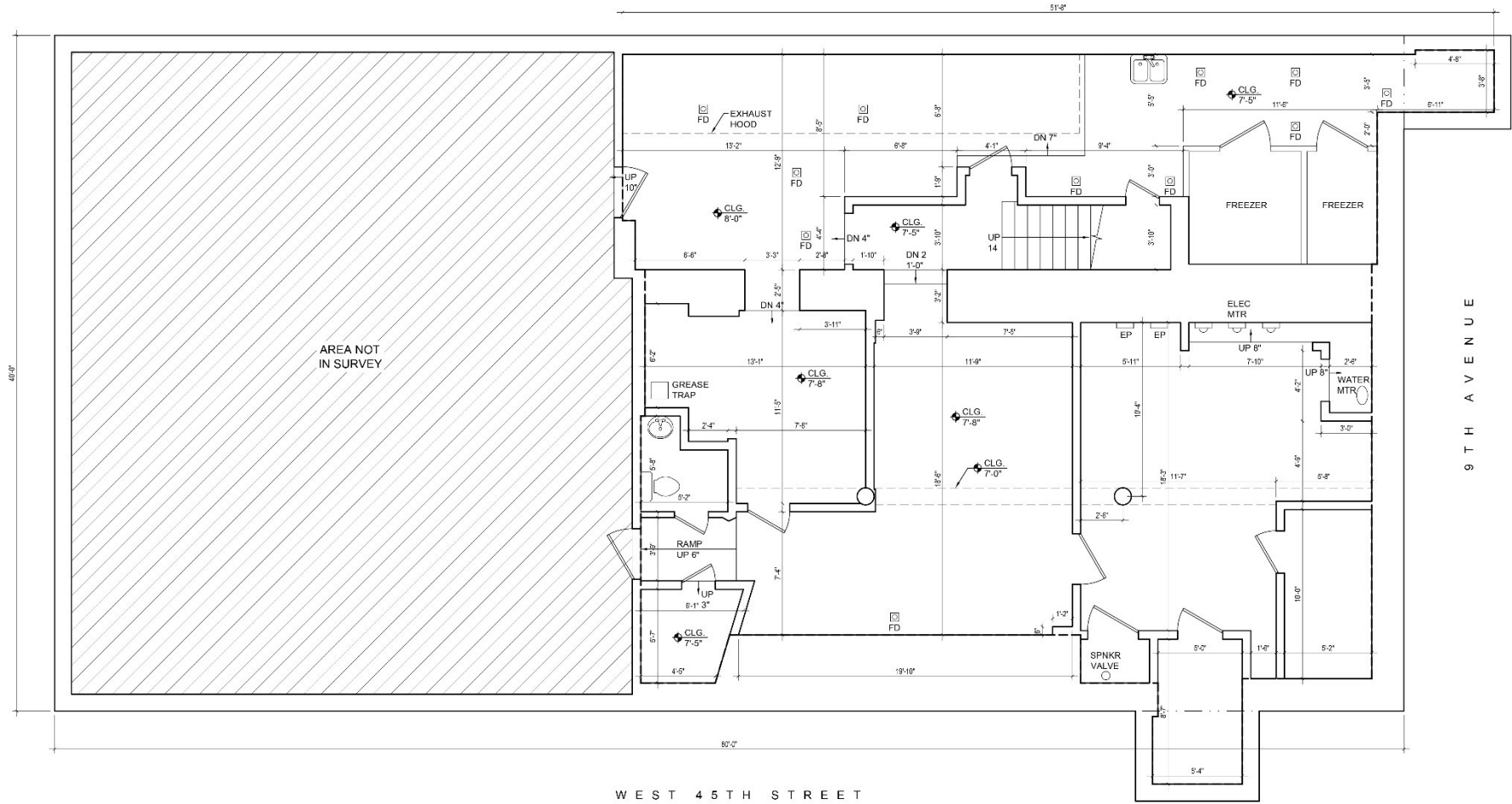
FIRST FLOOR FLOOR PLANS



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BESSEN
P A R T N E R S

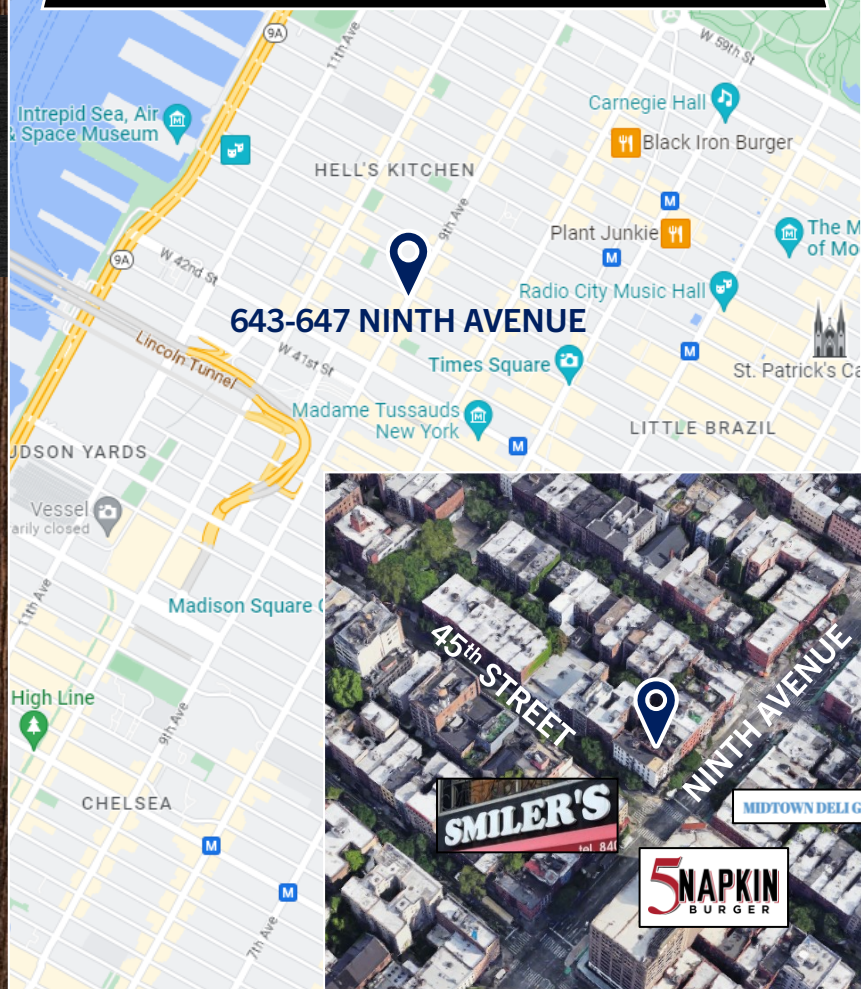
CELLAR FLOOR PLANS



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BESSEN
PARTNERS

CLINTON-HELL'S KITCHEN



643-647 NINTH AVENUE

Northwest Corner of 45th & Ninth Avenue

Neighbors Include:

5 Napkin Burger, OBAO Noodles & BBQ, Bareburger Kitchen & Bar, Marseille, Rudy's Bar & Grill, Ari Sushi, Westway Diner, Bird & Branch, Amy's Bread, Galaxy Diner, Birdland Jazz Club and many more.

Nearby Major Retailers:

TD Bank, Burger King, Panda Express, Shake Shack, Chick-fil-A, Dallas BBQ, Five Guys and many more.

Access to All Major Subway Lines at Times Square



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BESSEN
P A R T N E R S