

212 EAST 52ND STREET

Turnkey Midtown Event & Performance Venue

1,650 SF

THIRD-FLOOR VENUE

60 SEATS

SHOWROOM + STAGE

\$8,000 / MO.

BASE RENT



212 East 52nd Street • New York, NY 10022

Gregory Harden, Associate Broker • Find Real Estate LLC

Turnkey Event & Performance Venue

Located on the 4th floor of an elevator building, this fully built-out event and performance venue features finished hospitality areas, a dedicated stage, sound and lighting infrastructure, and seating for approximately 60. The property presents a ready-made platform for private events, corporate functions, live programming and other approved uses.



Finished bar / lounge with custom millwork, back-bar storage and seating.



Performance room with stage, lighting and sound infrastructure.



Full-room view of the 60-seat showroom.

1,650 SF	60 SEATS	2 BATHROOMS
APPROX. THIRD-FLOOR VENUE	SHOWROOM + STAGE	ON CURRENT FLOOR PLAN

Interior & Venue Details

High-resolution photography highlights the quality of the existing bar, performance room, production setup, circulation and bathroom finishes.



Bar seating and finished lounge area.



Detailed back-bar and service area.



Stage and audience configuration.



Finished corridor and venue access.



Finished bathroom - toilet and sink clearly shown.



Stage, lighting and acoustic treatment.

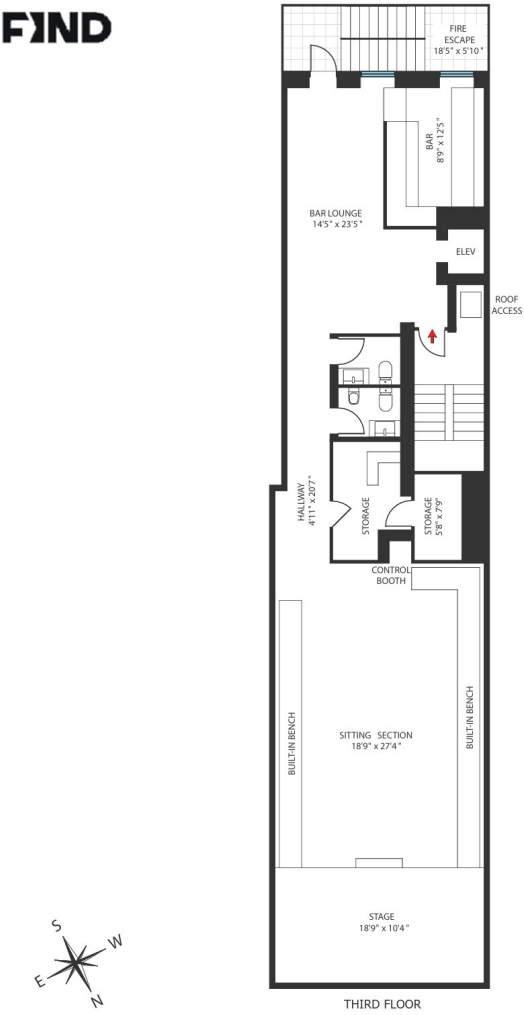
Key Features

Dedicated stage • approximately 60-seat showroom • separate bar/lounge • professional sound and lighting • control booth • storage • two bathrooms • finished interiors

Floor Plan & Transaction Terms

FIND

3rd Floor
212 East 52nd Street



ALL DIMENSIONS ARE APPROXIMATE

All information regarding the floor plan is from sources deemed reliable. However, OnLineResidential, Inc. cannot assure its accuracy and bears no responsibility for any errors, omissions or misstatements. The plan is for representation purposes only and should be used as such by the prospective purchaser. All dimensions are approximate and should be remeasured for absolute accuracy.

KEY MONEY ON REQUEST

1,650 SF third-floor venue • **60 seats** • **dedicated stage** • **bar/lounge** • **2 bathrooms** • **professional sound & lighting**

Base rent: \$8,000/month • approximately 3+ years remaining • two additional five-year options • temporary 4 AM full-liquor license approval, subject to transfer/assumption and applicable licensing requirements.

Opportunity Summary

Address	212 East 52nd Street, New York, NY 10022
Premises	Approx. 1,650 SF, third floor
Showroom	Approx. 60 seats with dedicated stage
Bar / Lounge	Approx. 14'5" x 23'5"
Stage	Approx. 18'9" x 10'4"
Bathrooms	2 bathrooms
Base Rent	\$8,000/month
Key Money	On Request
Term	3+ years remaining, plus two additional five-year options

Private Tours & Leasing Inquiries

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DISCLAIMER

This marketing presentation is provided for informational purposes only and is not an offer, representation, warranty or guarantee. All dimensions, square footage, layouts, seating counts, lease terms, rent, options, licensing information, equipment and other property details are approximate, subject to change, and should be independently verified. Prospective tenants are responsible for their own due diligence regarding permitted use, zoning, liquor and other licensing, occupancy, fire/life-safety requirements, building rules, operating restrictions, utilities, condition of the premises and all other material facts. Any reference to a 4 AM full-liquor license is subject to applicable governmental approvals, transfer or assumption requirements and the terms of any existing license. Key money is offered on request and is subject to negotiation and documentation. Neither the landlord nor the broker makes any representation as to future operating results or suitability for a particular use.

Source: Find Real Estate LLC / property marketing materials for 212 East 52nd Street.