

RAFE B. EVANS  
Vice President

## PRIME CORNER AVAILABLE

### Space Facts

<i>Space Address</i>	280 Columbus Ave., NW corner of 73 <sup>rd</sup> Street
<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	App. 750 sf + 1,135 sf finished basement <b>1,885 sf potential selling space</b>
<i>Approximate Frontage</i>	30 feet on Columbus, 10 feet on 73 <sup>rd</sup> Street
<i>OK Uses</i>	Quality Dry User
<i>Formerly</i>	Antique Posters
<i>Rent</i>	\$225,000 per year (\$18,570 monthly)

### Note

All glass storefront, column free  
Very high ceilings, mezzanine possible  
Direct sidewalk stairway to finished, air-conditioned basement

### Contact

**Rafe B. Evans**

**212-712-6186**



ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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