


# OUTSTANDING UWS CORNER

## 221 Columbus Avenue

On the NE Corner at 70<sup>th</sup> St.

<i>Neighborhood</i>	Upper West
<i>Approximate Size</i>	3,530 sf + 685 basement
<i>Approximate Frontage</i>	45 feet of wraparound frontage
<i>Currently</i>	Amber
<i>Rent</i>	\$64,500 Monthly
<i>Features</i>	High ceilings – Enclosed sidewalk cafe Fixtured Kitchen – NO KEY MONEY
<i>Possession</i>	Arranged
<i>Occupancy</i>	~140 Persons
<i>Neighbors</i>	Equinox, Parm, Lincoln Center
<i>Transportation</i>	72 <sup>nd</sup> St: 



Rear Dining/Party Room



For More Information Contact Exclusive Agents:

Rafe B Evans • [rafeevans@walkermalloy.com](mailto:rafeevans@walkermalloy.com) • office 212.712.6186 • cell 917.701.4059  
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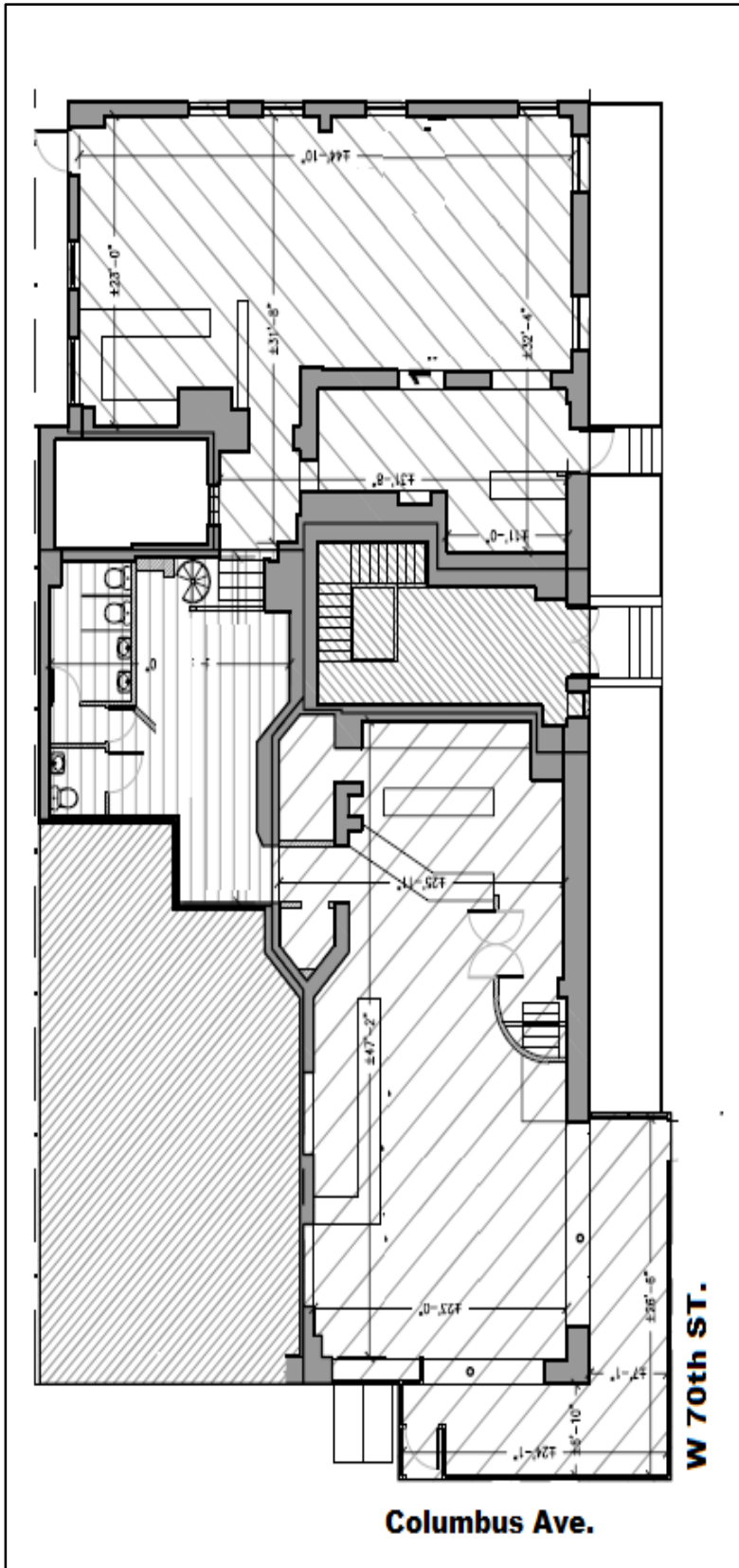
# WalkerMalloy

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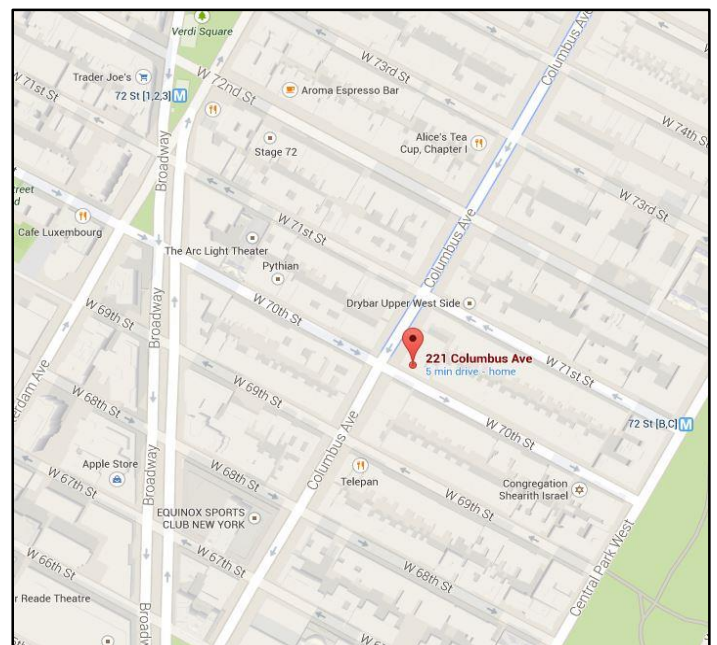
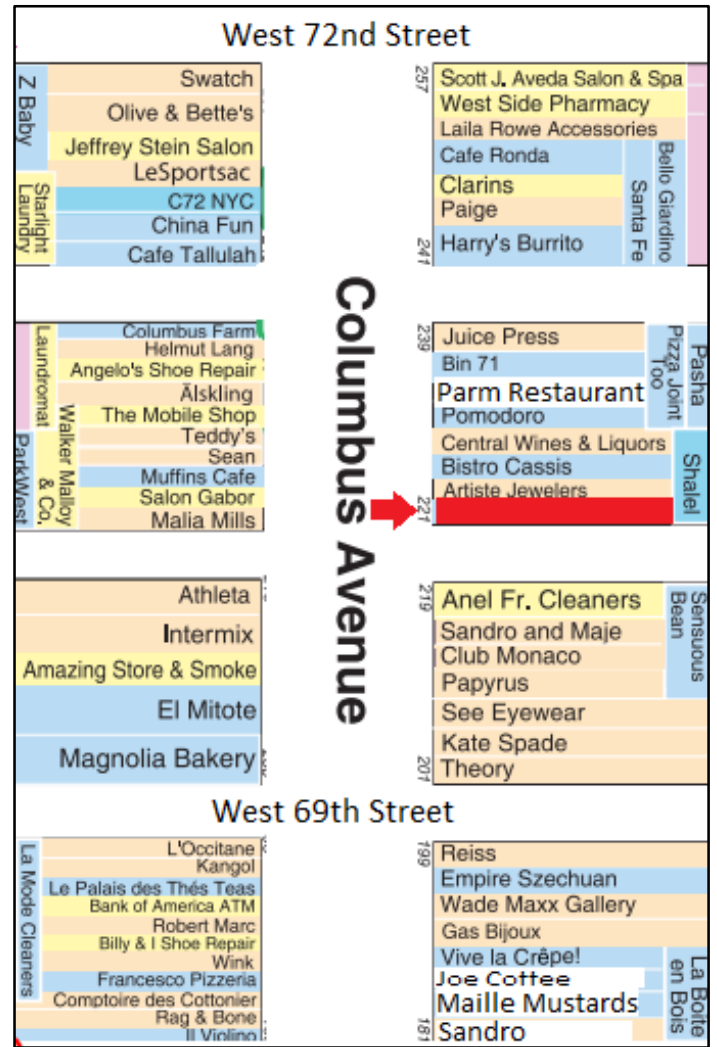
[walkermalloy.com](http://walkermalloy.com)

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.

# Floor Plan



# Local Retail Map & Area Map (below)



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