

# 31

## UNION SQUARE WEST

Union Square  
MANHATTAN

mondo

**31**  
UNION SQUARE  
WEST

# ICONIC RETAIL OPPORTUNITY IN THE HEART OF UNION SQUARE



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# FLOOR PLANS

## LOCATION

N/W/C of 16th Street & Union Square West

## GROUND

Space A\* - 2,500 SF

Space B\* - 2,200 SF

TOTAL - 4,700 SF

\*Potential division scenarios

## MEZZANINE

1,000 SF

## LOWER LEVEL

6,000 SF

## CEILING HEIGHT

Ground Floor -18 FT

Lower Level -12 FT

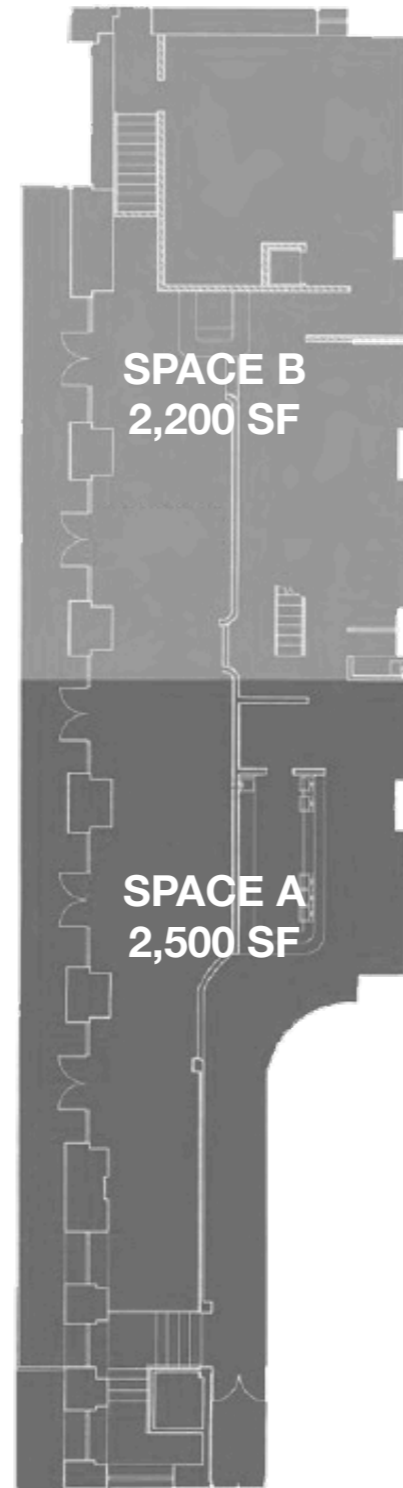
## FRONTAGE

130 FT of wraparound frontage

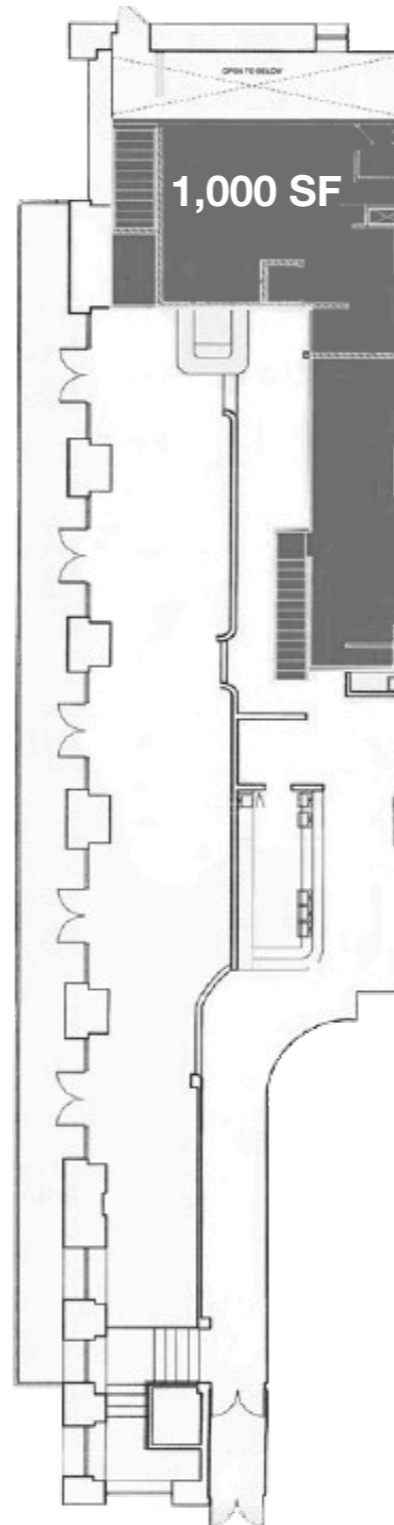
## POSSESSION

Immediate

## GROUND FLOOR



## MEZZANINE



## LOWER LEVEL



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# HIGHLIGHTS

Formerly Blue Water Grill.

High-profile corner retail space located at the base of the Bank of Metropolis building.

Fully built out second generation restaurant opportunity with potential for outdoor seating.

Potential for flagpole signage on Union Square West.

High ceilings on Ground & Lower Level.

Internal staircase can be relocated

Lower Level can be used as selling space.

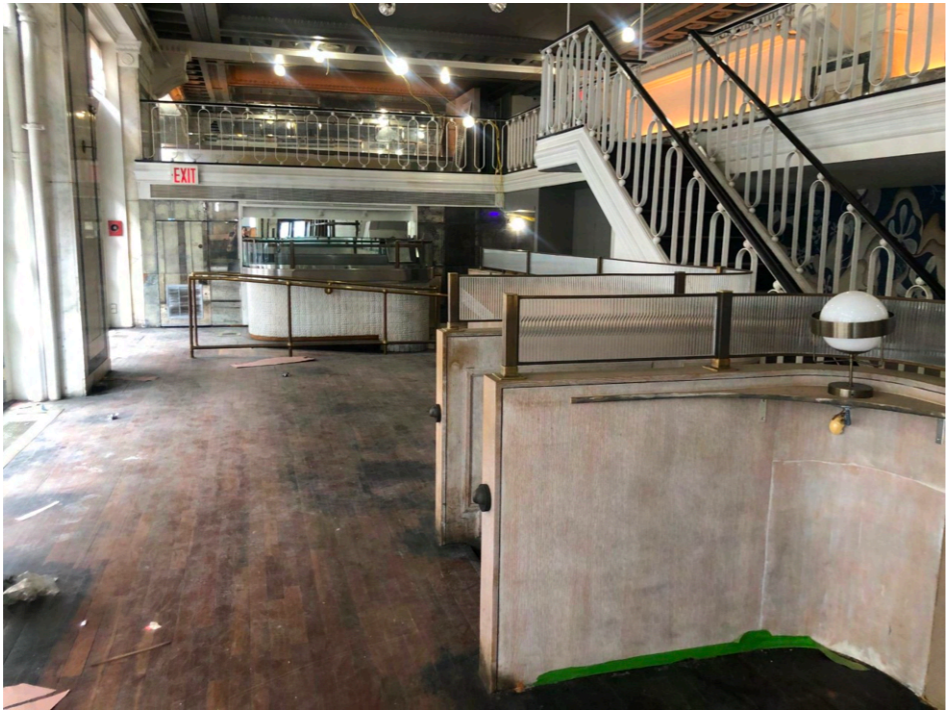
Lower Level features upscale entertainment space, restrooms, vault, additional storage, & kitchen prep space.

All uses & logical divisions considered.



# GROUND

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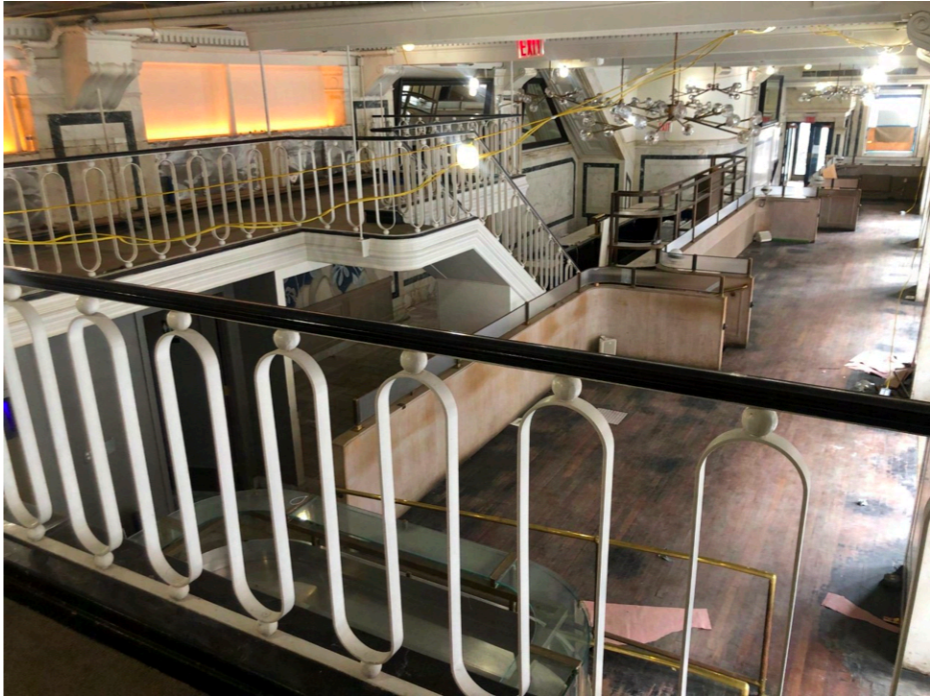
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# MEZZANINE

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# LOWER LEVEL

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# MAP

NEARBY PUBLIC  
TRANSIT

**N Q R W L 4 5 6**

**CitiBike**

SELECT NEARBY  
RETAIL TENANTS

**Barnes & Noble**

**Vans**

**Pret A Manger**

**Goldbelly**

**Sephora**

**Whole Foods Market**

**DSW**

**Petco**

**McDonald's**

**Chase Bank**

NEARBY ATTRACTIONS

**Union Square Greenmarket &  
seasonal Union Square  
Holiday Market attract visitors  
& tourists throughout the  
year.**



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