

ON BEHALF OF LE PARISIEN

A proven Parisian house, looking for its next *address*.



REPRESENTED
TENANT

Le Parisien — a French boulangerie, café and wine bar already trading near Times Square — is expanding. The brief: **1,500–2,000 SF of ground-floor retail below 86th Street, to \$40,000/month, vent-free and gas-free.**

THE REQUIREMENT

SIZE 1,500–2,000 SF Ground floor	BUDGET To \$40,000 / mo ~\$480,000 annually	IMPLIED RENT ~\$240–\$320 / SF Per footprint
LOCATION Below 86th Street Manhattan	BUILD-OUT Vent & gas free No Type I hood / gas service needed	TERM Long-term Open to landlord's structure

THE ONE NON-NEGOTIABLE **High foot traffic. *Everything else flexes.***

01 THE TENANT

An established French boulangerie, café and wine bar — bakery, coffee, sandwiches, charcuterie, fromages, patisseries and an evening wine program. The flagship trades seven days, **7AM–12AM**, across every daypart. This is an expansion for a proven operator, not a first venture.

CONCEPT	Boulangerie · café · wine & charcuterie
STATUS	Operating flagship; expanding
HOURS	7AM–12AM, seven days

02 WHY IT PLACES EASILY

- All-electric, bake-off model — eligible for vanilla boxes and non-food spaces, not just former restaurants.
- No grease exhaust or rooftop riser — friendly to mixed-use buildings, co-op and condo boards.
- Lower build-out and faster delivery — reduced TI exposure for ownership.
- A premium food tenant that behaves like a retail tenant.

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