



160 LEROY  
BETWEEN WASHINGTON  
STREET AND WEST STREET

FOR SALE  
SEMI-DETACHED COMMERCIAL JEWEL  
BOX WITHIN THE WEST VILLAGE'S  
MOST STRIKING NEW RESIDENTIAL  
DEVELOPMENT

 **SINVIN**

COMMERCIAL REAL ESTATE & ADVISORY





## NOTABLE FEATURES

- Retail unit at the base of Herzog & de Meuron's latest architectural masterpiece
- Entrance via private outdoor terrace
- Impressive interior volume with 25' ceilings and three windowed exposures
- Usable lower level with 10' 8" ceilings
- ADA compliant restroom
- Deep planters incorporated into storefront design
- Composed of white concrete and diamond faceted windows
- Delivered in white-box condition
- All upscale uses considered

## NEIGHBORS INCLUDE

GOTHAM GYM  
SOUL CYCLE  
EQUINOX PRINTING HOUSE

EN JAPANESE BRASSERIE  
THE CLAM  
HUDSON CLEARWATER

MERRIWEATHER CAFE  
JUICE PRESS  
PIER 40 FIELDS

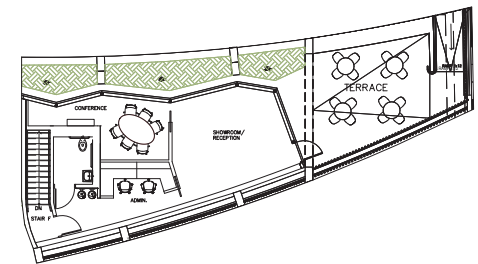
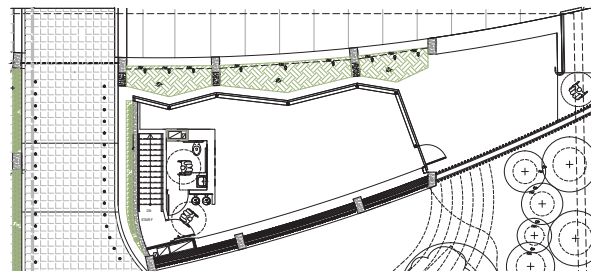
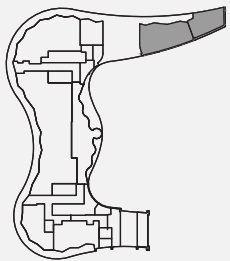
GROUND FLOOR..... 831 SQUARE FEET  
LOWER LEVEL.....1,320 SQUARE FEET  
PRIVATE TERRACE..... 456 SQUARE FEET  
CEILINGS..... 24' 7"  
POSSESSION..... IMMEDIATE

CONDO FEES..... \$21,935/YEAR  
RE TAXES.....\$39,158/YEAR  
TOTAL EXPENSES..... \$61,093/YEAR



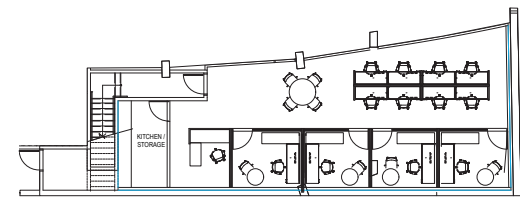
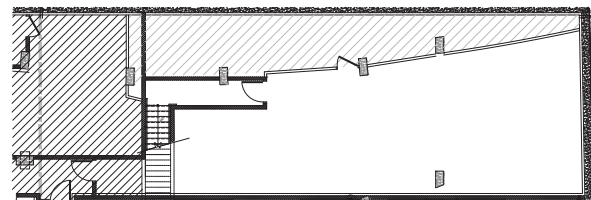
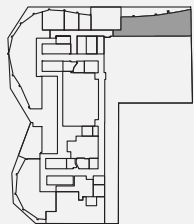
RETAIL CONFIGURATION

OFFICE CONFIGURATION



GROUND LEVEL

GROUND LEVEL



LOWER LEVEL

LOWER LEVEL

# 160 LEROY

FOR INQUIRIES PLEASE CONTACT  
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