

# 497 BROOME

Between West Broadway & Wooster Street



## OFFICE & RETAIL FLOORS AVAILABLE FOR SALE

### THE BUILDING

#### RETAIL SPACE

Ground - 1,200 SF.....LEASED

Lower (Legal) - 1,100 SF.....LEASED

Ceiling Height.....12'

Frontage.....20'

#### OFFICE SPACES

2nd Floor - 1,583 SF.....LEASED

3rd Floor - 1,583 SF.....LEASED

4th Floor - 1,583 SF.....LEASED

Ceiling Height .....9'

### SALE DETAILS

#### BUILDING INFORMATION

Size.....6,949 SF

Lot Size.....1,347.07 SF

Lot Dimensions.....20.83' x 64.67'

Zoning.....M1-5A

Block/Lot.....0047-0013

Taxes 2022/2023.....\$173,663



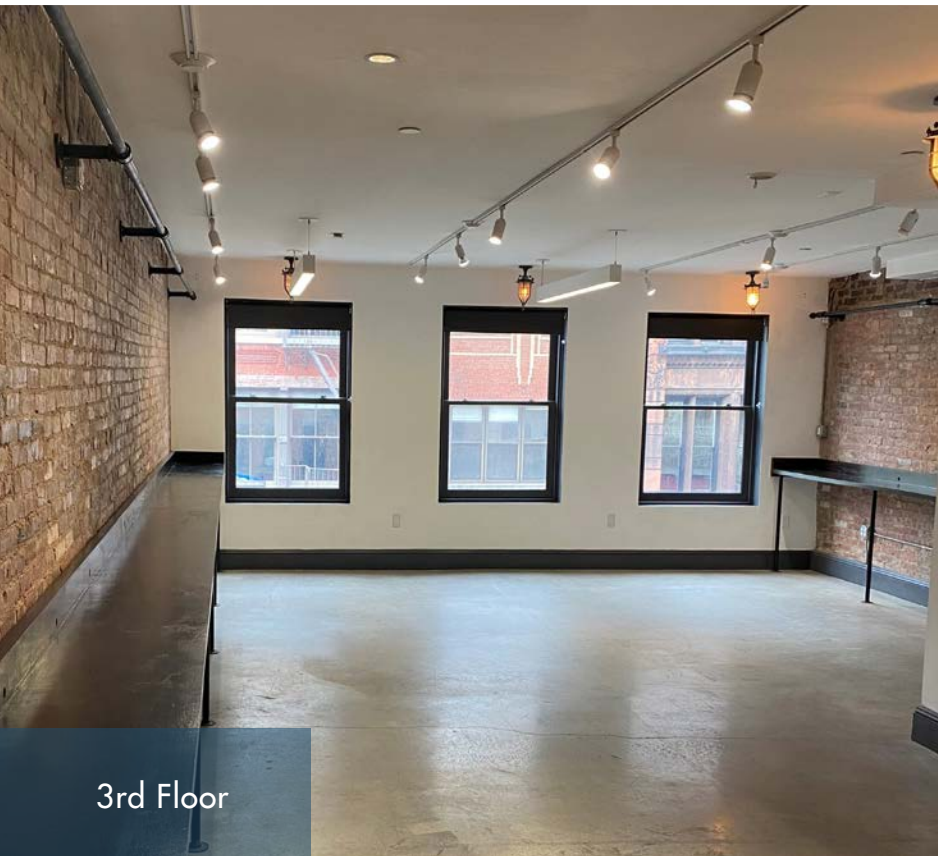
3rd Floor



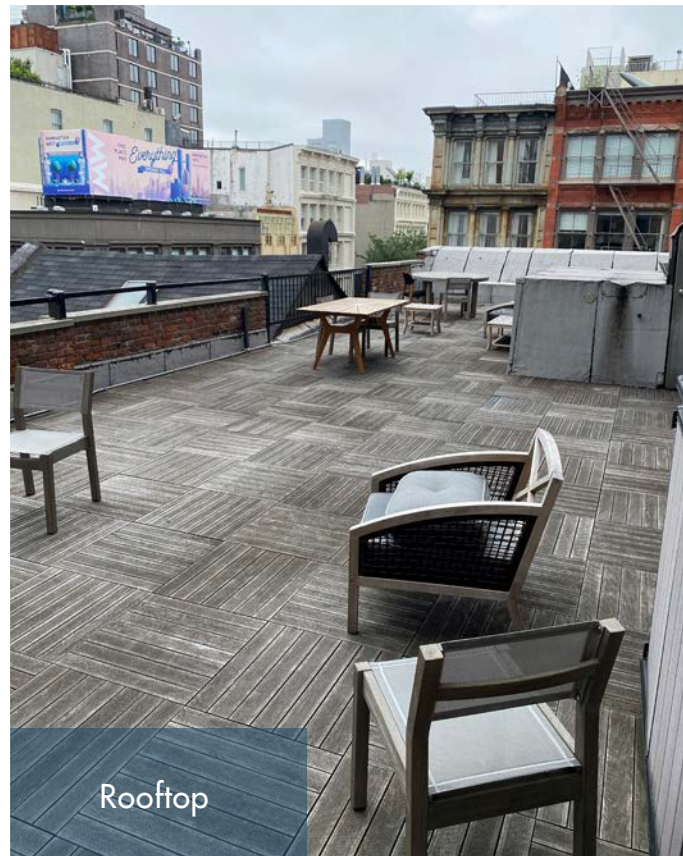
3rd Floor



4th Floor



3rd Floor



Rooftop



4th Floor



3<sup>rd</sup> Floor  
Office/Showroom



4<sup>th</sup> Floor  
Office/Showroom

Map showing surrounding streets: WEST BROADWAY, SPRING STREET, WOOSTER STREET, GREENE STREET, BROOME STREET, GRAND STREET.

**WEST BROADWAY:** MICHELE NEGRI, OLIVER PEOPLES, THOM SWEENEY, aws loft, BEN'S GARDEN, FELIX, SERHANT, CIPRIANI, JONATHAN ADLER, LUCA FALONI, ReBag, for all hands, Fekhai, Bonpoint, LADUREE, JENNIFER FISHER, O.F.D. OUTREACH.

**SPRING STREET:** MORGENSTERN FREDERICKS, NEUHAUS, JAY KOS, CROCKETT & JONES, Roly Williams, FERRARY, JOYBIRD, SHADE STORE, EILEEN FISHER, REISS, MOSCHINO, SIMONE ROCHA, CÉLINE, GUCCI, SOHO GEM, BADICHI, NYC BLINDS, SUNRISE MARKET, MARIEBELLE, OWEN JAMES GALLERY (2ND FL), SEAN & CHRIS.

**WOOSTER STREET:** MACKAGE, EMPORIUM ARMANI, LONGCHAMP, ÂME, MOITON BROWN, KENDRA SCOTT, ANINE BING, LOEWE, AMI, KANUK, ALEXANDER MCQUEEN, BURTON, PAT BO, LAFAYETTE 148 NEW YORK, MOOSE KNUCKLES, DR. SMOOD, BYREDO, cult gaia, BRONX AND BANCO, MOUSSY, COCO MAT, EDEN FINE ART.

**BROOME STREET:** KENNIS BROOME, GOURMET GARAGE, FRED PERRY, GALVAN LONDON, BURROW, WHAT GOES AROUND COMES AROUND, JENNA PERRY HAIR, Baker's Anonymous Guild MIGUEL ANTOINNE, LITTLE WAYS, THE DRAWING CENTER, NIKUTEI FUTAGO, KES, PERFORMANCE GARAGE, YOHJI YAMAMOTO, KIRNA ZABETE, RON DORFF, ISABEL MARANT, A.L.C., FRAME DENIM, theory, HANSON FITNESS, SAM BROCATO SALON, STAUD, STONE ISLAND, KARTELL, Acne.

**GRAND STREET:** FLIPPERS, BANG BANG, JEFFREY DEITCH, KAI GALLERY.

**NOTES:**

- 4th Floor includes a finished rooftop with seating area
- Possible to deliver building vacant
- Walkup boutique building
- Rooftop is shared among all the tenants

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