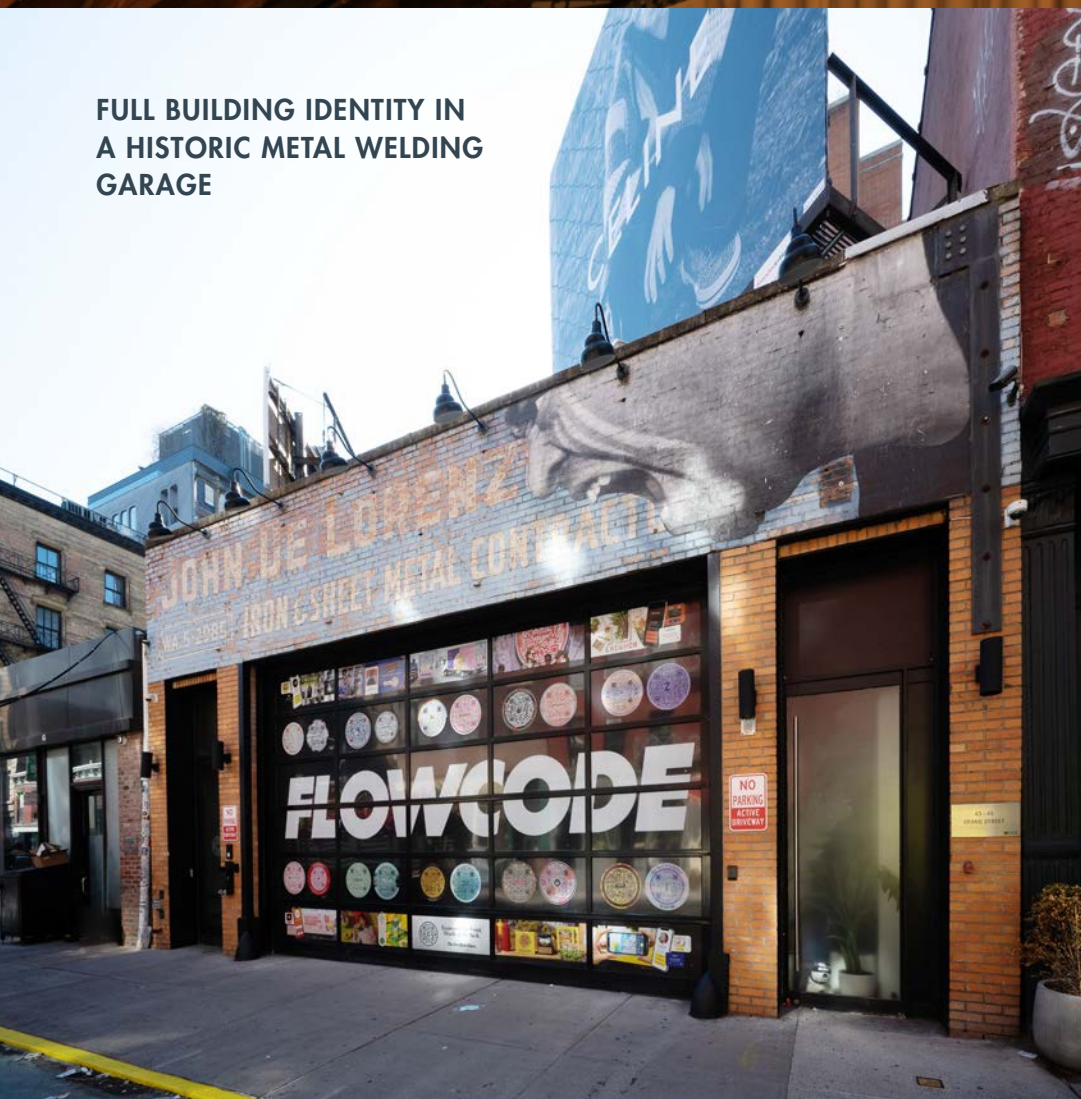


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GRAND STREET

Between West Broadway
& Thompson Street

FULL BUILDING IDENTITY IN A HISTORIC METAL WELDING GARAGE



- Completely restored single-story building delivered in turn-key condition with operable glass garage door, 4 skylights, wood beamed ceilings, exposed brick walls, two recently renovated full bathrooms (with showers), and a mezzanine level with herringbone wood floors
- Building has a legal curb cut; no public parking allowed in front of storefront
- Large billboard signage opportunity above building and at the corner of West Broadway possible
- Facade features original metal welding garage signage and authentic wheat pasting from Parisian street artist, JR

DETAILS:

GROUND LEVEL
3,300 SF

MEZZANINE
1,300 SF

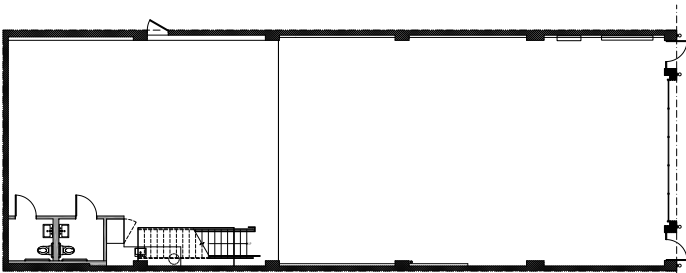
FRONTAGE
35 FT

CEILING HEIGHTS
14' 6"-16' 6" (Ground)
9'-10' (Mezzanine)

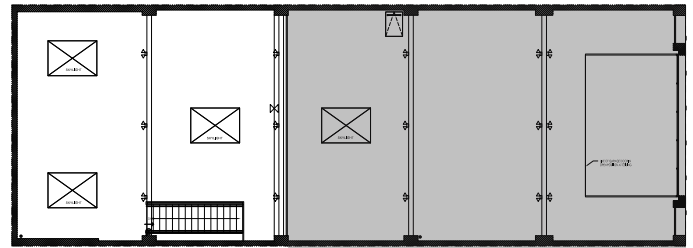
TERM
Negotiable

POSSESSION
June 1, 2023

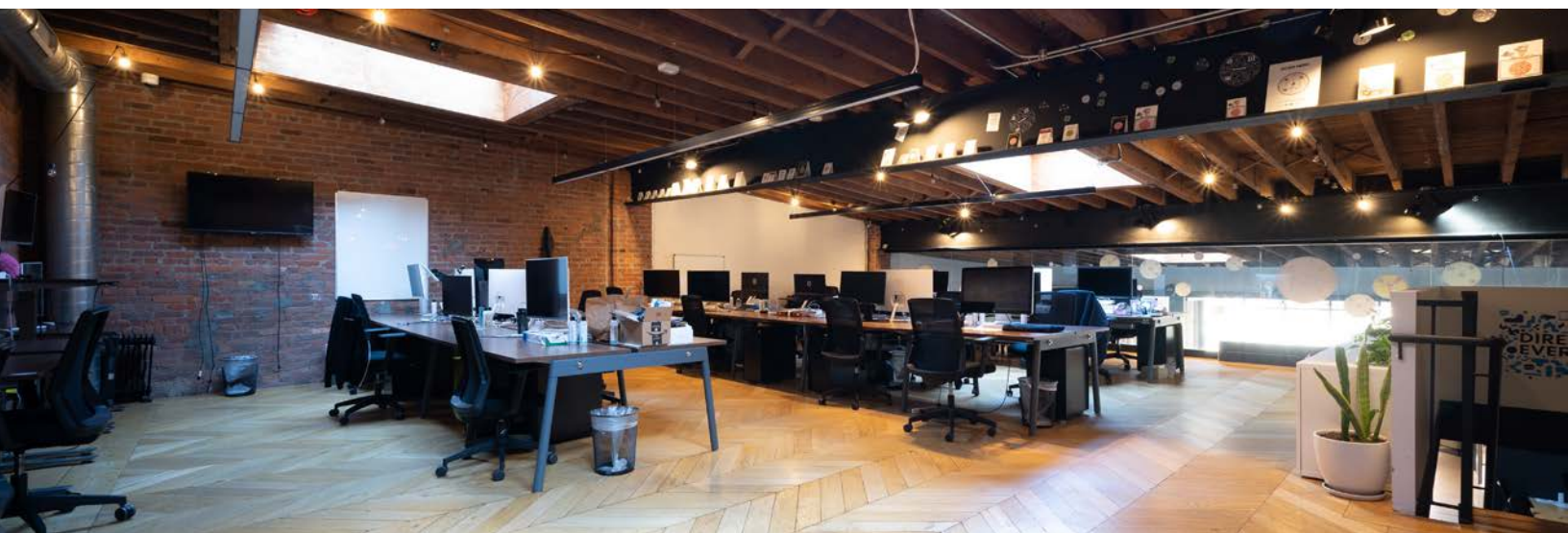
ASKING RENT
Please Inquire

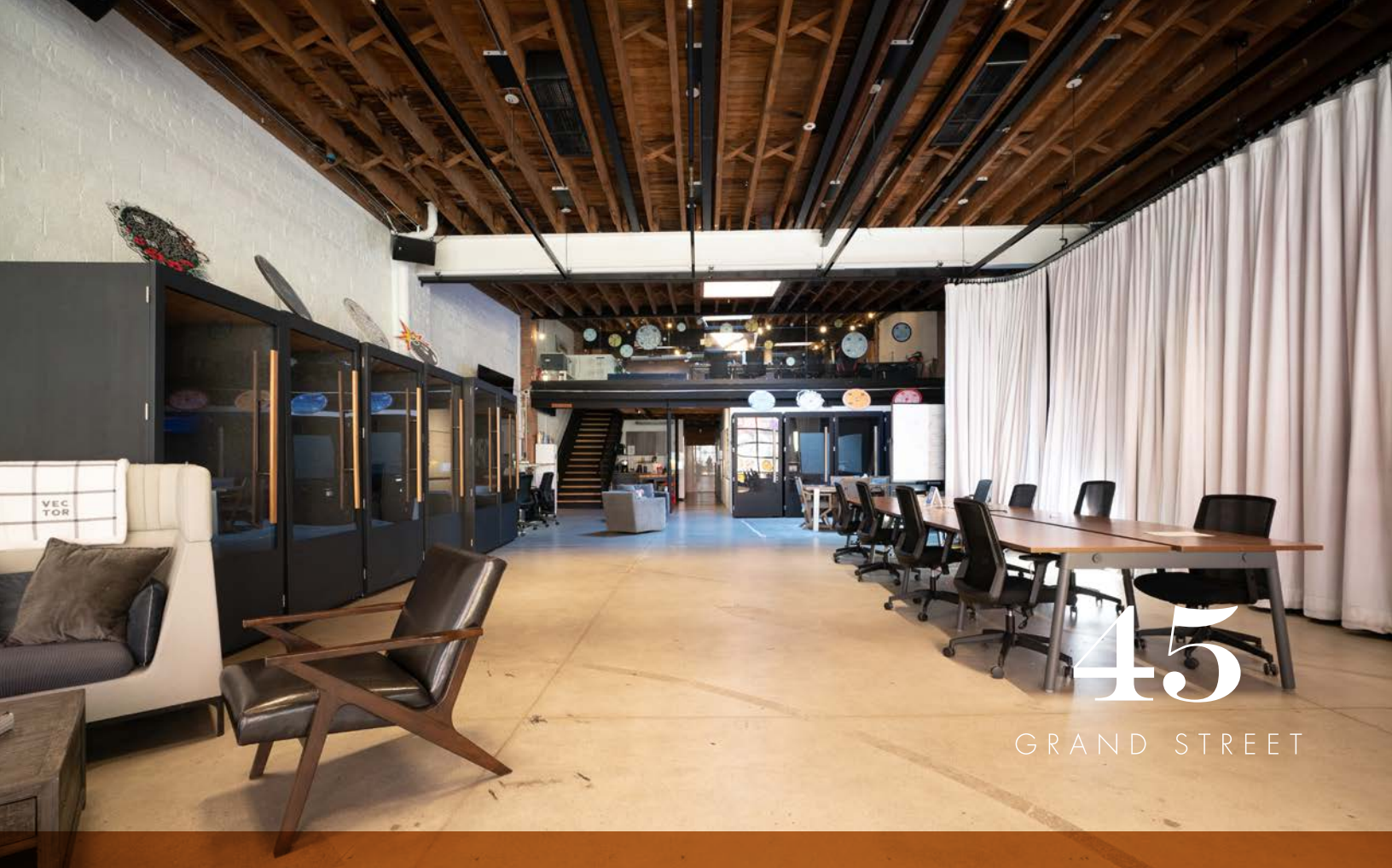


Ground Level



Mezzanine





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GRAND STREET

NEIGHBORS INCLUDE:

- Gucci
- Thom Sweeney
- Soho Grand Hotel
- The James Hotel
- IGK Salon
- What Goes Around Comes Around
- Jeffery Deitch
- Bang Bang Tattoo
- Hastens
- Acne Jeans
- Boffi Studios
- Amazon AWS Loft
- Oliver Peoples
- Cipriani
- Sola Pasta Bar
- Felix
- Il Mulino
- Acustom Apparel

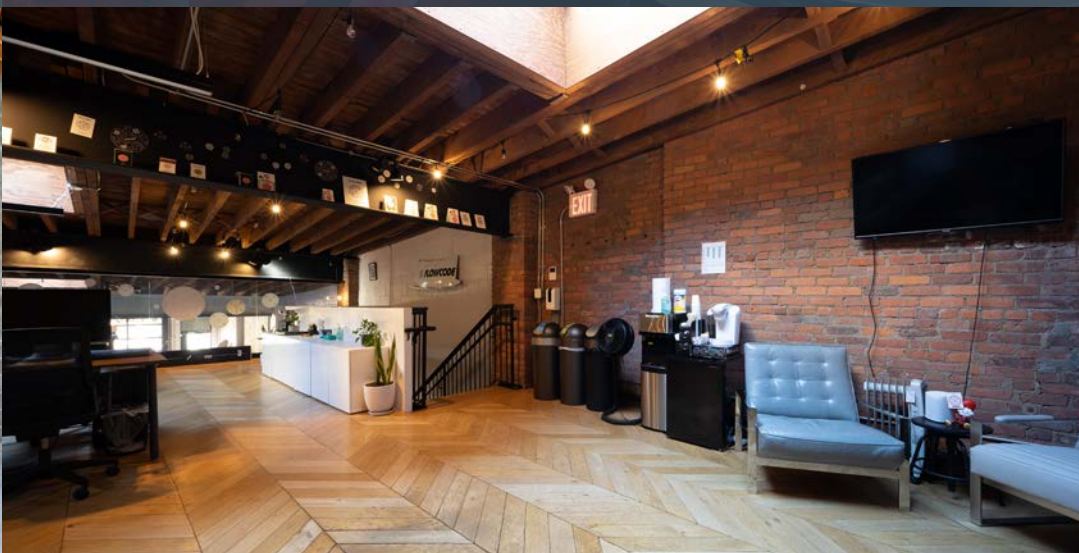


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COMMERCIAL REAL ESTATE & ADVISORY





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GRAND STREET

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