



**80  
CARMINE**

**SOUTHEAST CORNER OF VARICK**



**SPACE F  
(ON DOWNING ST)**

**EXTRAORDINARY HUDSON SQUARE BIG-BOX OPPORTUNITY AVAILABLE**

**SIZE:**  
GROUND FLOOR — 7,400 SF

**POTENTIAL DIVISIONS:**  
SPACE A — 1,500 SF  
SPACE B — 1,500 SF  
SPACE C — 800 SF

SPACE D — 750 SF  
SPACE E — 1,100 SF  
SPACE F — 1,750 SF (ON DOWNING ST)

**BASEMENT:**  
SPACE F — 1,350 SF

**POSSESSION:** IMMEDIATE

**COMMENTS:**

- UNMATCHED BRANDING OPPORTUNITY WITH 16' CEILINGS AND 125 FEET OF WRAPAROUND FRONTAGE ON CARMINE AND VARICK STREETS
- SPACES CAN BE LEASED SEPARATELY OR TOGETHER
- ALL USES CONSIDERED — CAN BE VENTED FOR COOKING

**Newmark Grubb  
Knight Frank**  
Retail

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**EXCLUSIVE AGENTS:**  
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# 80 CARMINE

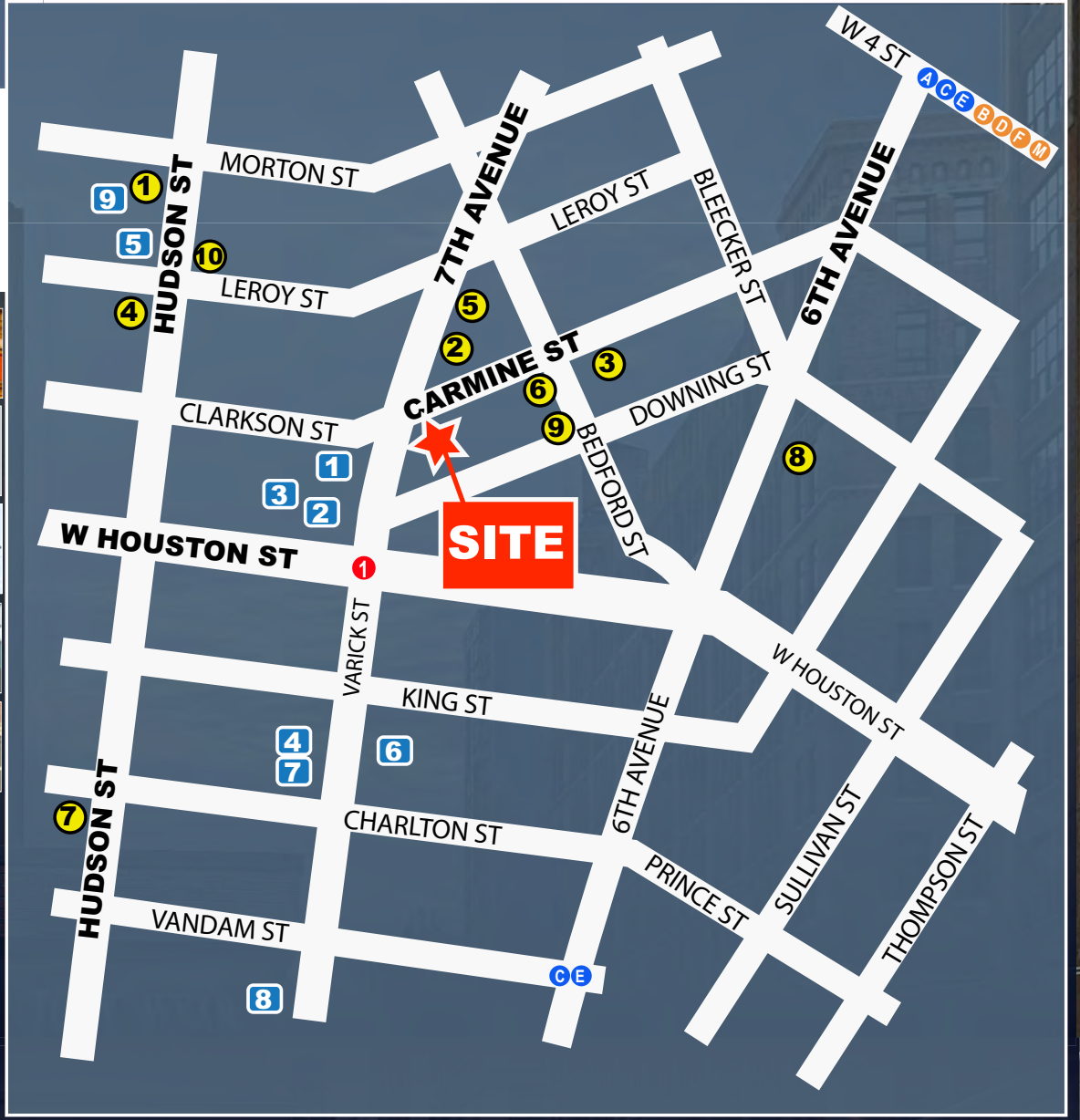
SOUTHEAST CORNER OF VARICK



**:NEIGHBORING TENANTS:**

- OFFICE TENANTS
- RESTAURANT / BAR

<b>1</b> SQUARESPACE	<b>5</b> BARON & BARON
<b>2</b> WebMD	<b>6</b> PEPSICO
<b>3</b> SAATCHI & SAATCHI	<b>7</b> VIACOM
<b>4</b> RENT THE RUNWAY	<b>8</b> WARBY PARKER
	<b>9</b> L'ORÉAL PARIS



**THE AREA:**

- DAYTIME POPULATION OF APPROXIMATELY 70,000
- 45,000 RESIDENTS IN THE AREA, INCLUDING 9,000 RESIDENTS IN HUDSON SQUARE PROJECTED BY 2019
- 12,000 OFFICE TENANTS WITHIN 2 - BLOCK RADIUS
- ONE BLOCK FROM THE 1 - LINE SUBWAY STOP AND STEPS TO THE A C E B D F M SUBWAY LINES AT WEST 4TH STREET

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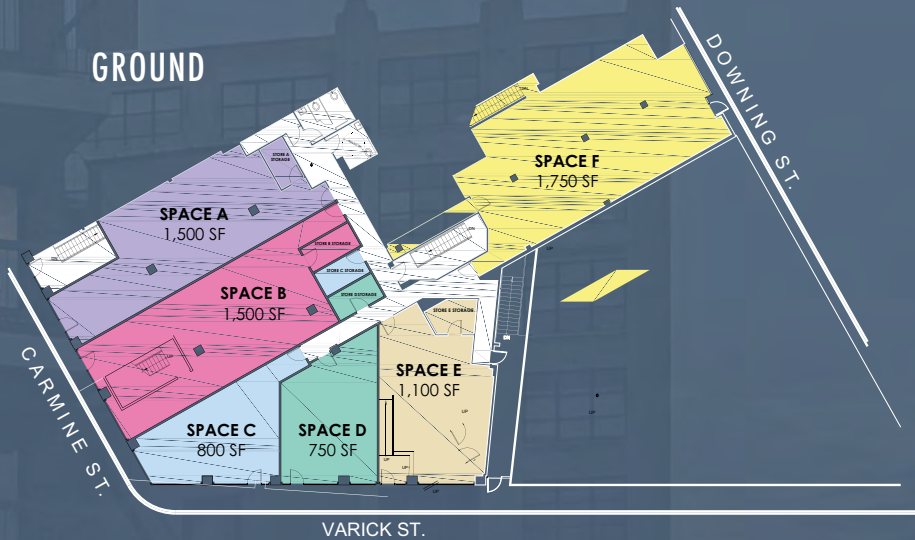
# 80 CARMINE

SOUTHEAST CORNER OF VARICK

## KEY

AVAILABLE  
LEASED

## GROUND



## BASEMENT



## FRONTAGE:

- Space A: 14 feet
  - Space B: 26 feet
  - Space C: 38 feet
  - Space D: 15 feet
  - Space E: 32 feet
- TOTAL WRAPAROUND FRONTAGE: 125 feet (on Carmine and Varick Streets)
- Space F: 30 feet (on Downing Street)

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