

# HUDSON SQUARE: STRONG RETAIL PRESENCE (DIVISIONS CONSIDERED)

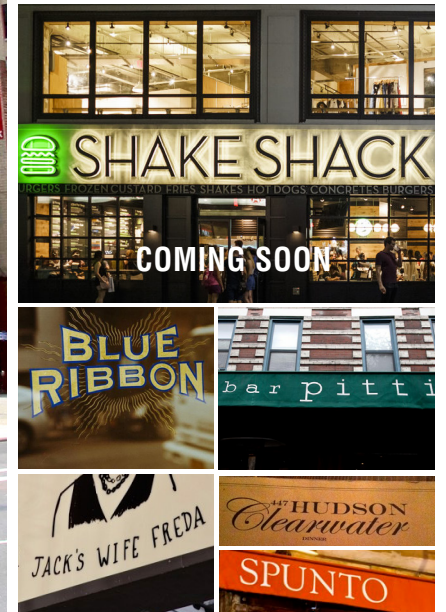
INCLUDES SPACE FRONTING ON DOWNING ST

# 230 VARICK ST.

SOUTHEAST CORNER OF CARMINE



## NEIGHBORING TENANTS:



Newmark  
Knight Frank

[www.ngkf.com/retail](http://www.ngkf.com/retail)



## EXCLUSIVE AGENTS:

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# 230 VARICK ST.

SOUTHEAST CORNER OF CARMINE

**SIZE:**  
GROUND FLOOR — 7,850 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 — 2,200 SF (ON DOWNING ST)

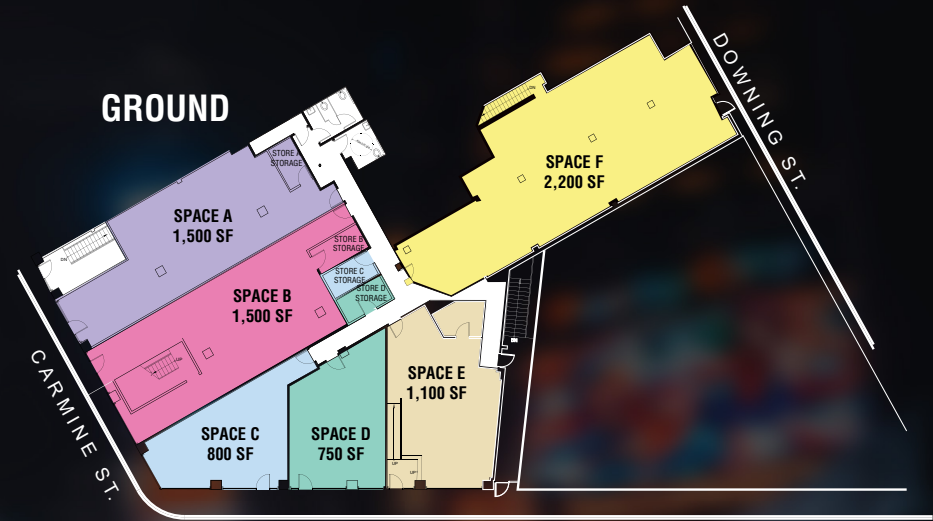
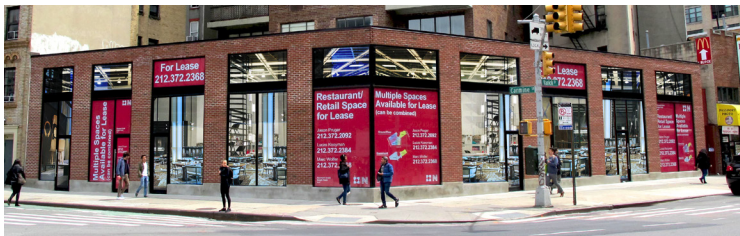
**BASEMENT:**

- SPACE F — 1,350 SF

**POSSESSION:** IMMEDIATE

**FEATURES:**

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



**KEY**

AVAILABLE



LEASED



**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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# 230 VARICK ST.

SOUTHEAST CORNER OF CARMINE

## 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 ACEBDFM SUBWAY LINES AT WEST 4TH STREET



## MAJOR TRAFFIC GENERATORS:

- OFFICE TENANTS
- RESTAURANT / BAR

1 SQUARESPACE	5 BARON & BARON
2 WebMD	6 PEPSICO
3 SAATCHI & SAATCHI	7 VIACOM
4 RENT THE RUNWAY	8 WARBY PARKER EYEWEAR
	9 L'OREAL PARIS



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