



160 LEROY BETWEEN WASHINGTON STREET AND WEST STREET

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

 **SINVIN**

COMMERCIAL REAL ESTATE & ADVISORY

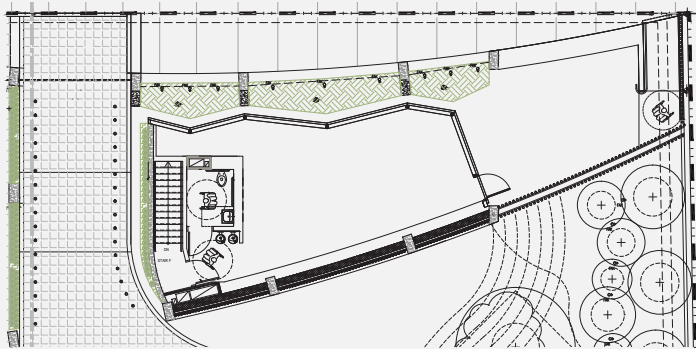


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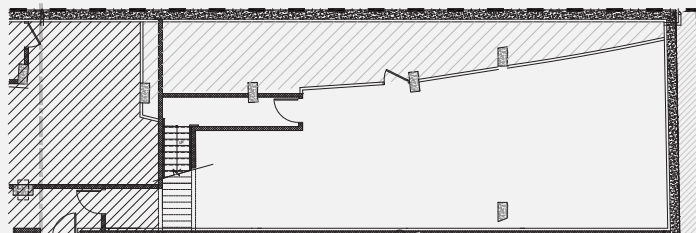
NOTABLE FEATURES

- 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

GROUND FLOOR.....	831 SQUARE FEET
LOWER LEVEL	1,320 SQUARE FEET
PRIVATE TERRACE	456 SQUARE FEET
CEILINGS.....	24' 7"
POSSESSION	IMMEDIATE
ASKING RENT.....	PLEASE INQUIRE
CONDO FEES.....	\$20,128/YEAR
RE TAXES.....	\$35,362/YEAR
TOTAL EXPENSES.....	\$55,490/YEAR



GROUND



LOWER LEVEL

NEIGHBORS INCLUDE

GOTHAM GYM
 SOUL CYCLE
 PELOTON
 EQUINOX PRINTING HOUSE
 EN JAPANESE BRASSERIE
 THE CLAM
 HUDSON CLEARWATER
 MERRIWEATHER CAFE
 JUICE PRESS
 THE ROW HQ
 MACCARONE GALLERY
 PIER 40 FIELDS

160 LEROY

FOR INQUIRIES PLEASE CONTACT

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