

55

WARREN STREET

Between West Broadway & Church Street

TURNKEY NEWLY RENOVATED RETAIL

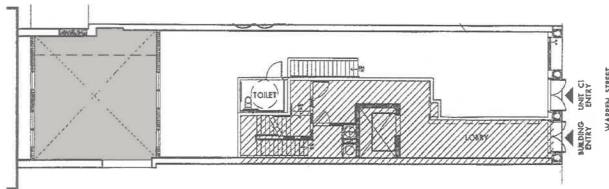
Ground: **1,200 SF** | Legal Lower: **1,150 SF** | Frontage: **17'** | Ceilings: **16' (ground), 10' (lower)**

Term: **10-15 Years** | Possession: **Immediate** | Asking Rent: **\$14,750/Month**

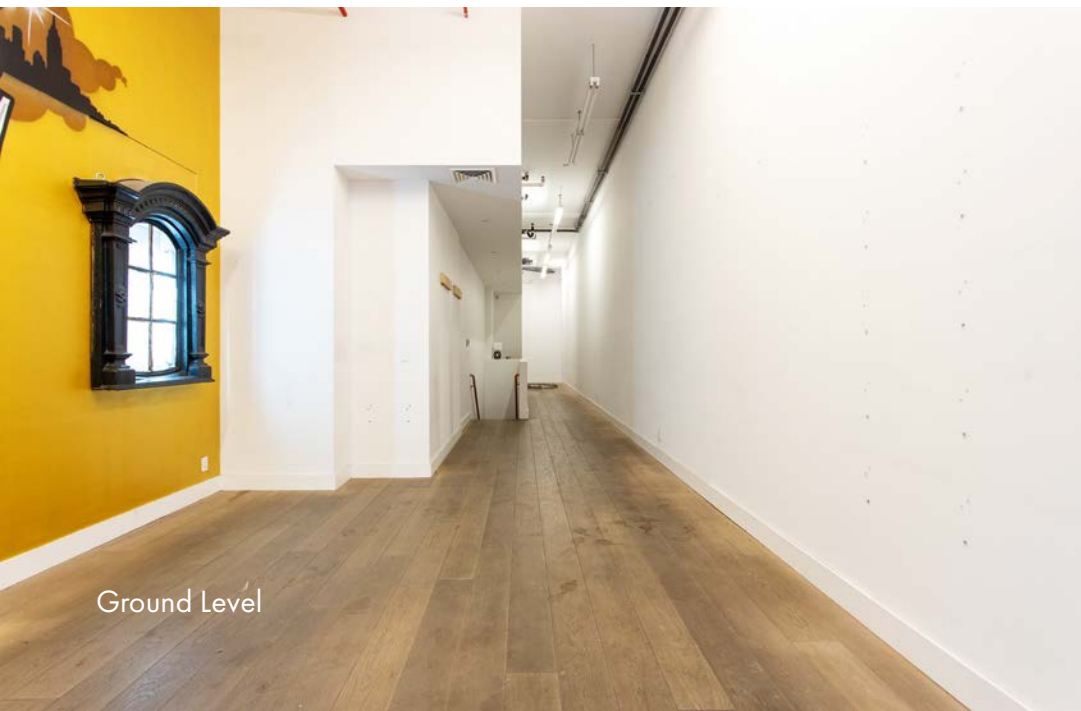
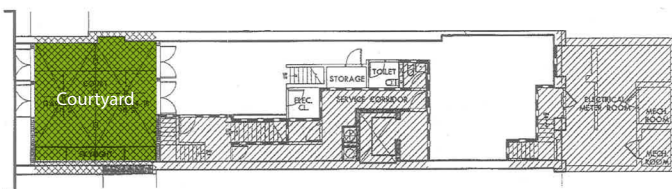




Ground



Legal Lower



Ground Level

NOTES:

- Turnkey, newly renovated retail space in mint move-in condition
- Wide plank dark wood floors
- Soaring ceilings
- Sprinkler and HVAC in place on both levels
- Legal lower level with wide windowed doors opening to lovely courtyard (staff use only)
- Electric/convection cooking uses considered
- Sorry, no bars or cooking with gas

NEIGHBORS INCLUDE:

- Little Park
- Lekka Burger
- The Mysterious Bookshop
- Korin
- Babesta
- Philip Williams Posters
- Mulberry & Vine
- Le Pain Quotidien
- Los Tacos No. 1

Legal Lower Level



PLEASE
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SINVIN
COMMERCIAL REAL ESTATE & ADVISORY



Courtyard



Legal Lower Level

Legal Lower Level