

171  
HENRY

Retail Space  
Available For Lease  
1,830 SF Ground  
+ 1,278 SF Cellar

RETAIL IN THE HEART OF THE DYNAMIC  
TWO BRIDGES GALLERY & RESTAURANT DISTRICT

183 EAST BROADWAY

Between Jefferson & Rutgers Streets

## DETAILS:

Ground.....1,830 SF Approx.  
Legal Lower..1,278 SF Approx.  
Frontage.....20'  
Ceiling Height.....12'  
Term.....Arranged  
Possession.....Immediate  
Asking Rent .....\$13,995/Mo

## NEIGHBORS:

- Mission Chinese
- Aeon Bookstore
- Jajaja Plantas Mexicana
- Sargent's Daughters Gallery
- Eastwood
- Ice & Vice
- Studio LES Photography
- Reena Spaulings Fine Art
- Kopitiam
- Bar 169
- Petisco Vegano
- Ernesto's
- Les Enfants de Boheme
- Gouverneur Hospital

## CONTACT:

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## NOTES:

- Retail at the base of a new luxury condo
- Perfect for gallery, retail, or showroom uses
- In the heart of the explosive gallery and restaurant scene in Two Bridges, the hottest new district in the Lower East Side
- Vanilla box with new storefront, HVAC, ample electric, and two ADA bathrooms
- Dedicated elevator to legal lower level
- Sorry, no open flame cooking. Only vegan or vegetarian uses
- Absolutely no alcohol permitted
- Directly across from Seward Park

