

TRIBECA

NEW YORK
NY

23 WARREN STREET



SPACE DETAILS

LOCATION

South block between Broadway and Church Street

APPROXIMATE SIZE

Ground Floor

Store 1	1,700 SF
Store 5	1,300 SF
Total	3,000 SF

POSSESSION

Store 1	Arranged
Store 5	Immediate

TERM

Negotiable

FRONTAGE

Store 1	20 FT on Warren Street
Store 5	12 FT on Warren Street

CEILING HEIGHTS

Ground Floor	15 FT
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SITE STATUS

Store 1	Currently an art gallery
Store 5	Vacant

NEIGHBORS

Verizon, Rosa Mexicano, The Vitamin Shoppe, Mulberry & Vine, Vin Sur Vingt, Pret A Manger, European Was Center, Reade Street Prep, Unleashed by Petco, Los Tacos No. 1 (coming soon), Fountain Pen Hospital, Book Nook, Target, Dance with Miss Rachel, Mandarin Seeds and Tribeca Pediatrics

COMMENTS

A flagpole for tenant signage is possible for each space

Noncontiguous storage space available

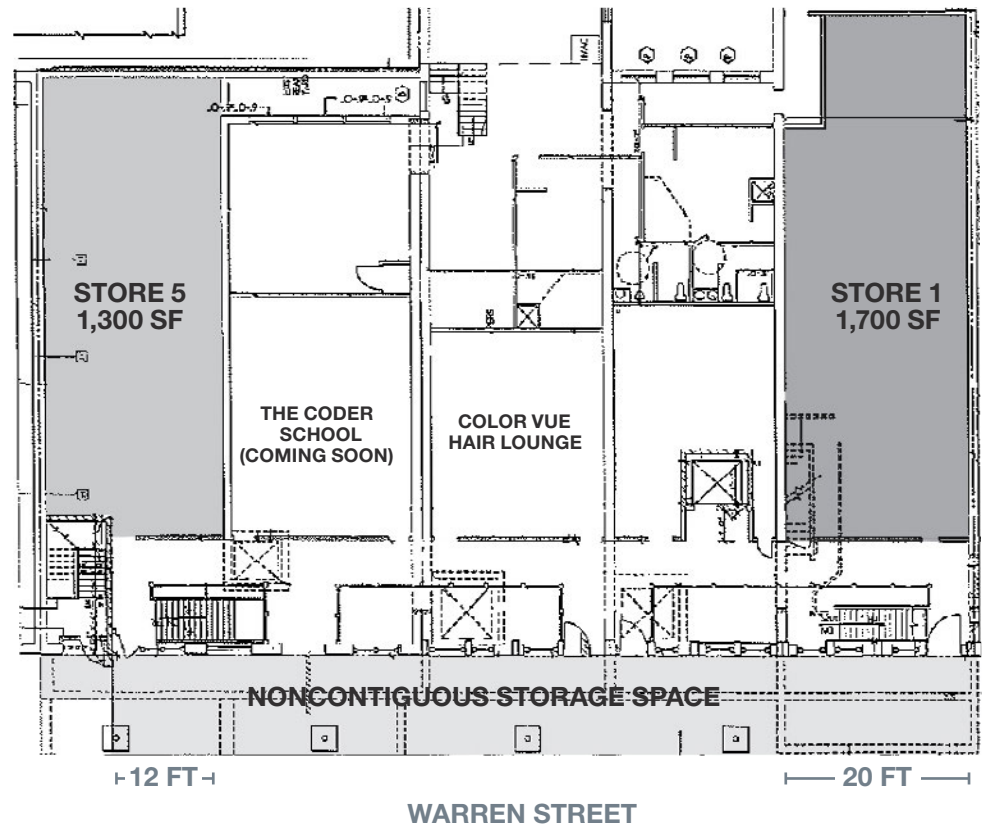
The area is filled with a strong mix of residents, office workers, tourists and students

In close proximity to the 9/11 Memorial, World Trade Center and City Hall

Adjacent to the **2 3 A C E** subway station with 16 million riders annually

Store 1 can be combined with 125 Church Street for a total of 3,100 SF on the Ground Floor

GROUND FLOOR



OPPORTUNITIES



AREA RETAIL



➔ COMING SOON

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