

TRIBECA

NEW YORK
NY

21 WARREN STREET



CONCEPTUAL RENDERING

SPACE DETAILS

LOCATION

South block between Broadway and Church Street

APPROXIMATE SIZE

Ground Floor	1,600 SF
Lower Level	1,600 SF
Sub-Lower Level	1,950 SF
Total	5,150 SF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT on Warren Street

CEILING HEIGHT

Ground Floor	13 FT 3 IN
Lower Level	9 FT 4 IN
Sub-Lower Level	7 FT 10 IN

SITE STATUS

Formerly New York Vintners

NEIGHBORS

Target, CVS pharmacy (coming soon), Dance with Miss Rachel, Spectrum (coming soon), Rosa Mexicano, Reade Street Prep, Mulberry & Vine, Vin Sur Vingt, Pret A Manger, Tribeca Pediatrics, European Wax Center, Fountain Pen Hospital and Los Tacos No. 1

COMMENTS

All three levels are legal selling space

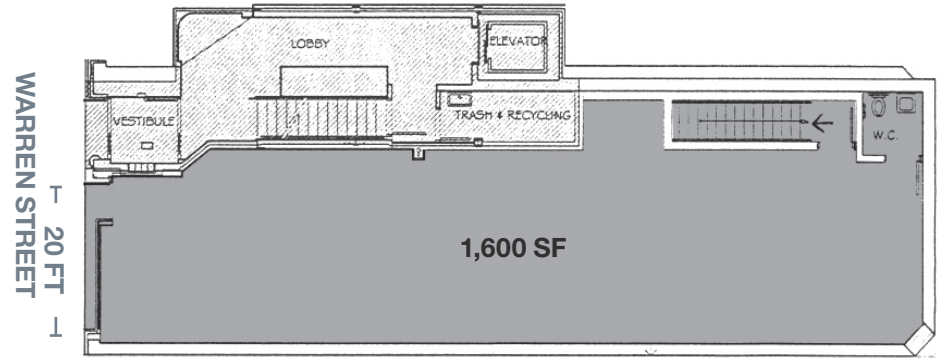
Space was previously a restaurant with some infrastructure and vent still in place

Strong mix of residents, office workers, tourists and students

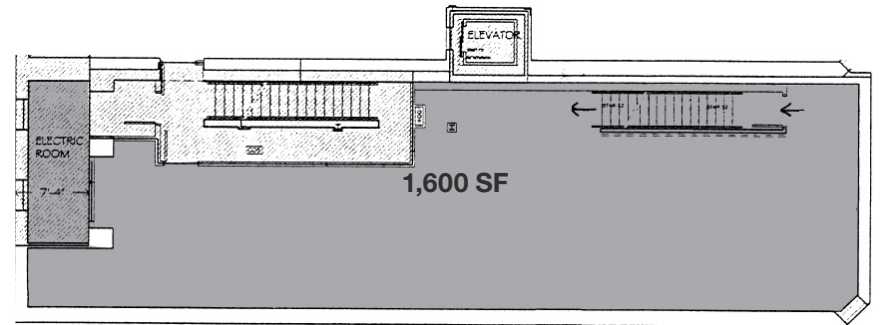
In close proximity to the 9/11 Memorial, World Trade Center and City Hall

Giant flagpole sign available

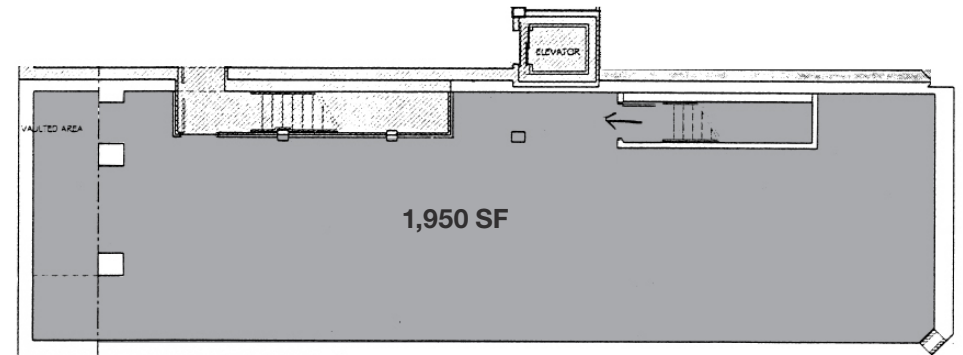
GROUND FLOOR



LOWER LEVEL



SUB-LOWER LEVEL



INTERIOR PHOTOS



AREA RETAIL



➕ COMING SOON

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