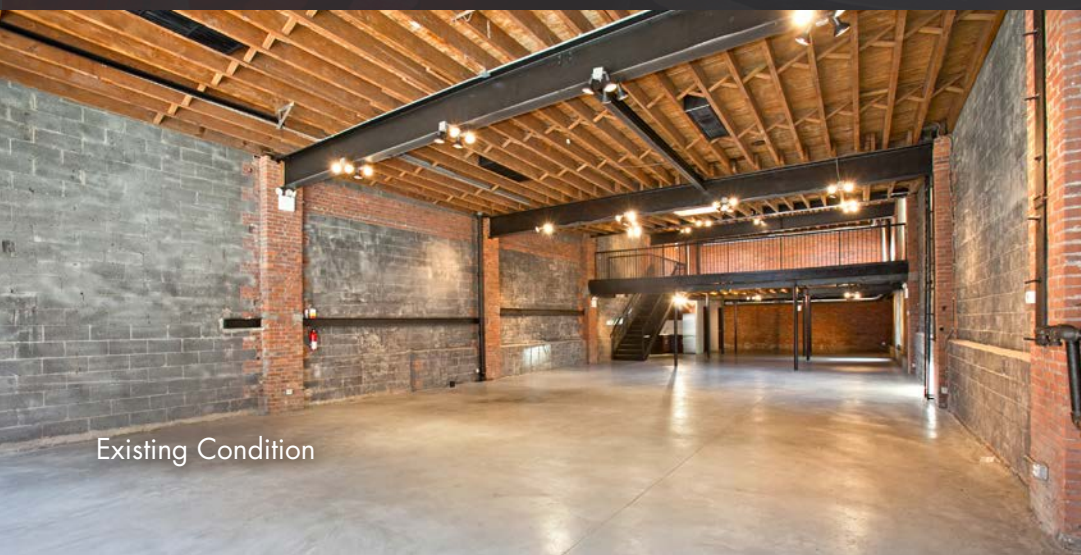




45 GRAND STREET

Between West Broadway & Thompson Street

- Completely restored single-story building delivered in turn-key condition with operable glass garage door, 4 skylights, wood beamed ceilings, exposed brick walls, two recently renovated full bathrooms (with showers), and a mezzanine level with herringbone wood floors
- Building has a legal curb cut; no public parking allowed in front of storefront
- Large billboard signage opportunity above building and at the corner of West Broadway possible
- Facade features original metal welding garage signage and authentic wheat pasting from Parisian street artist, JR



Existing Condition

DETAILS:

GROUND LEVEL
3,300 SF

MEZZANINE
1,300 SF

FRONTAGE
35 FT

CEILING HEIGHTS
14' 6"-16' 6" (Ground)
9'-10' (Mezzanine)

TERM
Negotiable

POSSESSION
February 2019

ASKING RENT
Please Inquire

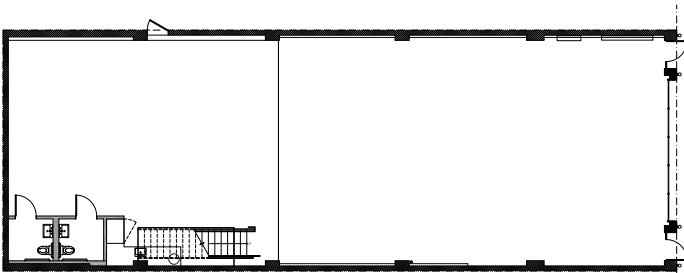
Previous Voce Di Use



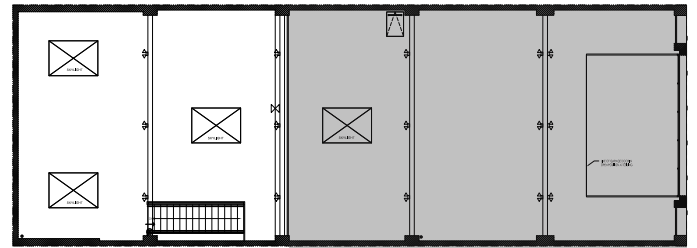
Existing Condition



FULL BUILDING IDENTITY IN A HISTORIC METAL WELDING GARAGE



Ground Level

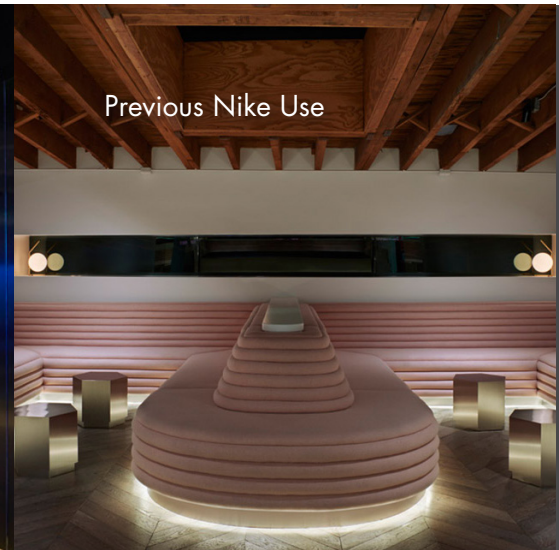


Mezzanine

Previous Nike Use



Previous Nike Use



Existing Condition

45 GRAND STREET

NEIGHBORS INCLUDE:

- Ben's Garden
- Sola Pasta Bar
- IGK Salon
- Soho Grand Hotel
- The James Hotel
- What Goes Around Comes Around
- Thom Sweeney
- Lucky Strike
- Bang Bang Tattoo
- Hastens
- Acne Studios
- Boffi Soho
- Amazon AWS Loft
- Oliver Peoples
- Cipriani
- Felix
- Il Mulino
- Gucci Wooster Bookstore
- Acustom Apparel

Previous Voce Di Use



Previous Nike Use



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45 **GRAND STREET**
 Between West Broadway & Thompson Street

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 COMMERCIAL REAL ESTATE & ADVISORY