

306 BOWERY

NEW YORK, NEW YORK



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Bowery Entrance



Elizabeth Street Entrance

## FEATURES

<b>TOTAL SF</b>	<b>6,700SF</b>
<b>GROUND FLOOR:</b>	<b>3,600SF</b>
<b>LOWER LEVEL:</b>	<b>3,100SF</b>

<b>FRONTAGE</b>	
<b>BOWERY</b>	<b>25'</b>
<b>ELIZABETH</b>	<b>15'</b>

### HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 6,700SF
- MARKET: BOWERY
- ADDITIONAL ENTRANCE ON ELIZABETH STREET
- 30' INTERIOR SKYLIGHT

## ABOUT THIS PROPERTY

**UNPARALLELED LOCATION:** 306 Bowery is ideally positioned on Bowery between Bleeker and East Houston streets, with an additional entrance to the property at 298 Elizabeth Street. Surrounded by trendy restaurants, boutique hotels and in-demand retailers, 306 Bowery is a unique opportunity on one of NYC's most exciting retail thoroughfares.

**TRENDY NEIGHBORHOOD:** In addition to new commercial developments, Bowery is also home to numerous apartment buildings, the New Museum and residential buildings that have cropped up in the wake of a great amount of development. The Bowery has defined itself a center for the arts. Surrounded by some of the most elite neighborhoods, including the Lower East Side, the East Village, NoHo, Greenwich Village, SoHo and TriBeCa, the Bowery has very much become a highly attractive destination in its own right. Retail neighbors include Billy Reid, Intermix, Patagonia, John Varvatos, and Whole Foods.

**EXCELLENT RETAIL OPPORTUNITY:** 306 Bowery encompasses 6,700 SF combined over ground floor and lower level retail spaces. With 25' of frontage on Bowery Street and an additional 15' of frontage on Elizabeth Street, this property offers premier visibility due to dual entrances, resulting in a great potential for branding in one of the hottest areas of Manhattan.



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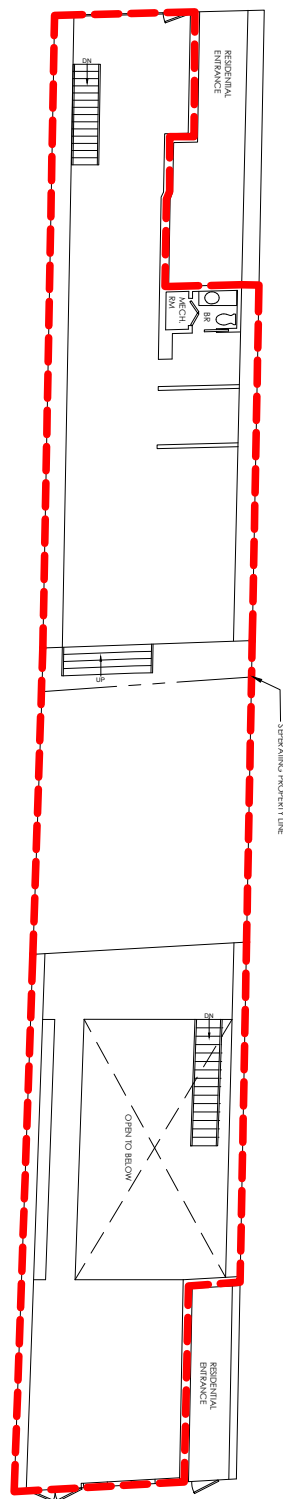
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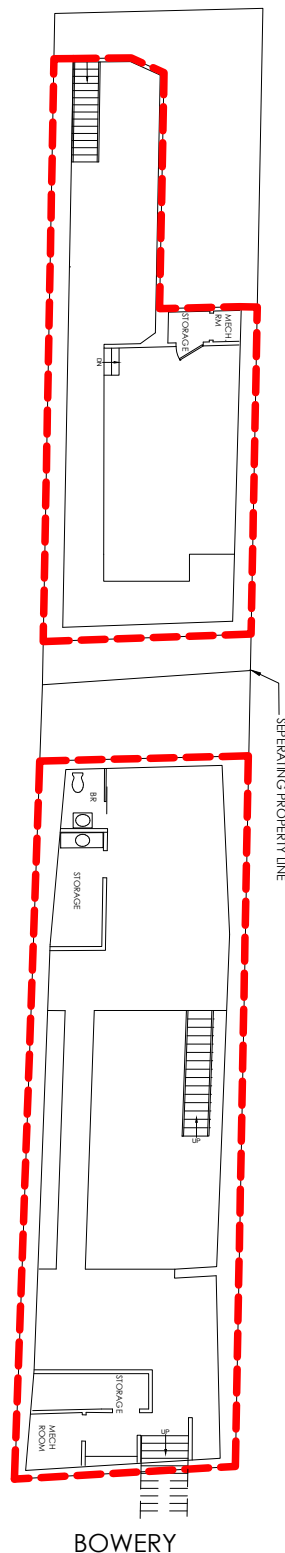


BOWERY

GROUND FLOOR

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LOWER LEVEL

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to error, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.