

55.5 Greene Street

55.5 Greene Street, New York, NY 10013
Northwest Corner of Greene & Broome Streets



HIGHLIGHTS

For Lease
Type: Retail
Total SF: 20,500
Market: SoHo

TOTAL SF: 20,500 SF
GROUND: 5,000 SF
LOWER LEVEL: 5,500 SF
SECOND FLOOR: 5,000 SF
THIRD FLOOR: 5,000 SF

FRONTAGE:
50'

UNPARALLELED LOCATION

At the corner of Broome and Greene Streets in the heart of eclectic SoHo, 55.5 Greene Street embodies the enviable structure and location of one of the most sought after retail neighborhoods in Manhattan. Combining the premier corner retail of 470 Broome Street with unparalleled space on Greene Street, 55.5 Greene Street is a luxury retail dream.

PEDESTRIANS GALORE

With an international cachet, and an endless list of entertainment, activities, and more, New Yorkers and tourists alike flock to SoHo. Whether shopping the endless retail, visiting museums, bars, music clubs/lounges, or eating at delicious restaurants, SoHo has something for everyone.

HIGHEST PERFORMANCE RETAIL

SoHo is home to some of the nation's top performing stores for national and international retailers such as Chanel, Calvin Klein, Victoria's Secret, Stella McCartney, H&M, Marc Jacobs and Prada. Retail locations in this area are in very high demand and rarely become available.

DYNAMIC LAYOUT

In the relaxed but popular corridor that houses 55.5 Greene Street, frontage and space are a rarity. 55.5 Greene Street boasts both, with adequate frontage on both Broome and Greene and over 20,500 SF total of retail space. The ground floor, lower level, second, and third floors all boast approximately 5,000 SF, 12' to 16' ceiling heights throughout the entire building and impeccable condition. 55.5 Greene Street is truly the best that retail South of Houston has to offer.

PUBLIC TRANSPORTATION HUB

All of Manhattan's major subway lines land within footsteps of Greene Street including: N, R, 6, C, E, J, M, Z. Shoppers can also access the property through the 1, 6 and 22 MTA bus lines.

DENSELY POPULATED

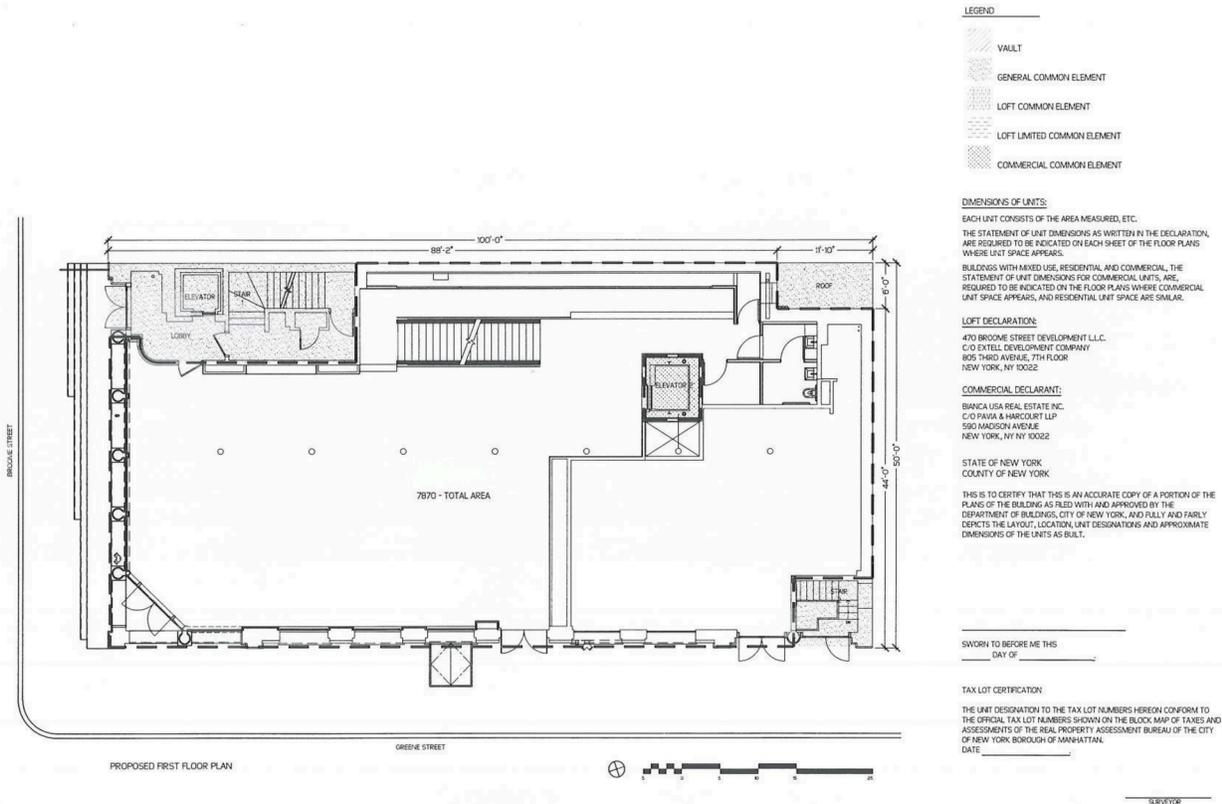
SoHo is one of NYC's signature shopping destinations. SoHo hotels are regularly booked to capacity, with demand outpacing supply. The neighborhood is also one of Manhattan's premier luxury residential neighborhoods achieving prices that rival the Upper East and West Sides of Manhattan. The area is also home to one of the lowest office vacancy rates in the country with a rate of 0.6%.

CONTACT

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212-529-7426
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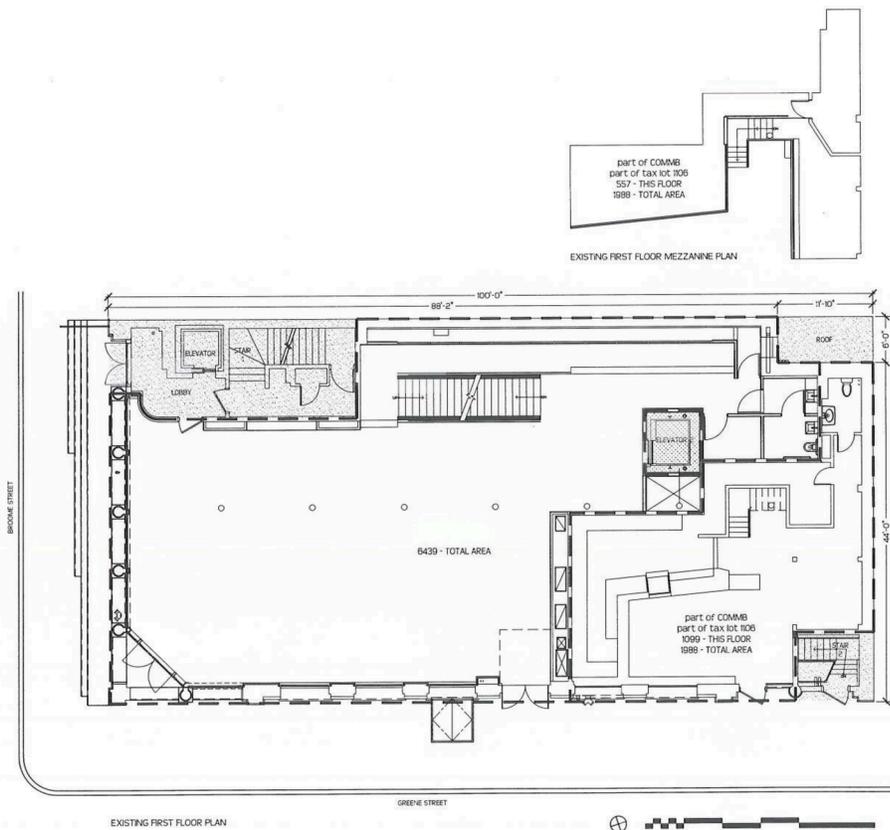


Available

5,000 SF

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LEGEND

- VAULT
- GENERAL COMMON ELEMENT
- LOFT COMMON ELEMENT
- LOFT LIMITED COMMON ELEMENT
- COMMERCIAL COMMON ELEMENT

DIMENSIONS OF UNITS:

EACH UNIT CONSISTS OF THE AREA MEASURED, ETC.
THE STATEMENT OF UNIT DIMENSIONS AS WRITTEN IN THE DECLARATION, ARE REQUIRED TO BE INDICATED ON EACH SHEET OF THE FLOOR PLANS WHERE UNIT SPACE APPEARS.
BUILDINGS WITH MIXED USE, RESIDENTIAL AND COMMERCIAL, THE STATEMENT OF UNIT DIMENSIONS FOR COMMERCIAL UNITS, ARE REQUIRED TO BE INDICATED ON THE FLOOR PLANS WHERE COMMERCIAL UNIT SPACE APPEARS, AND RESIDENTIAL UNIT SPACE ARE SIMILAR.

LOFT DECLARATION:

470 BROOME STREET DEVELOPMENT L.L.C.
C/O EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
NEW YORK, NY 10022

COMMERCIAL DECLARATION:

BANCA USA REAL ESTATE INC.
C/O PAVSA & HARCOURT LLP
590 MADISON AVENUE
NEW YORK, NY 10022

STATE OF NEW YORK
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

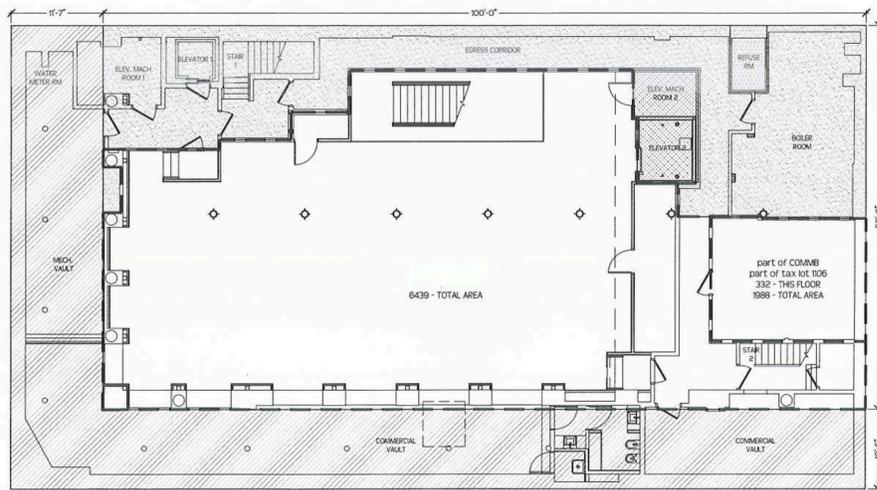
SWORN TO BEFORE ME THIS _____ DAY OF _____

TAX LOT CERTIFICATION

THE UNIT DESIGNATION TO THE TAX LOT NUMBERS HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.
DATE _____

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EXISTING CELLAR FLOOR PLAN



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 SURVEYOR **2**

Available

5,500 SF

