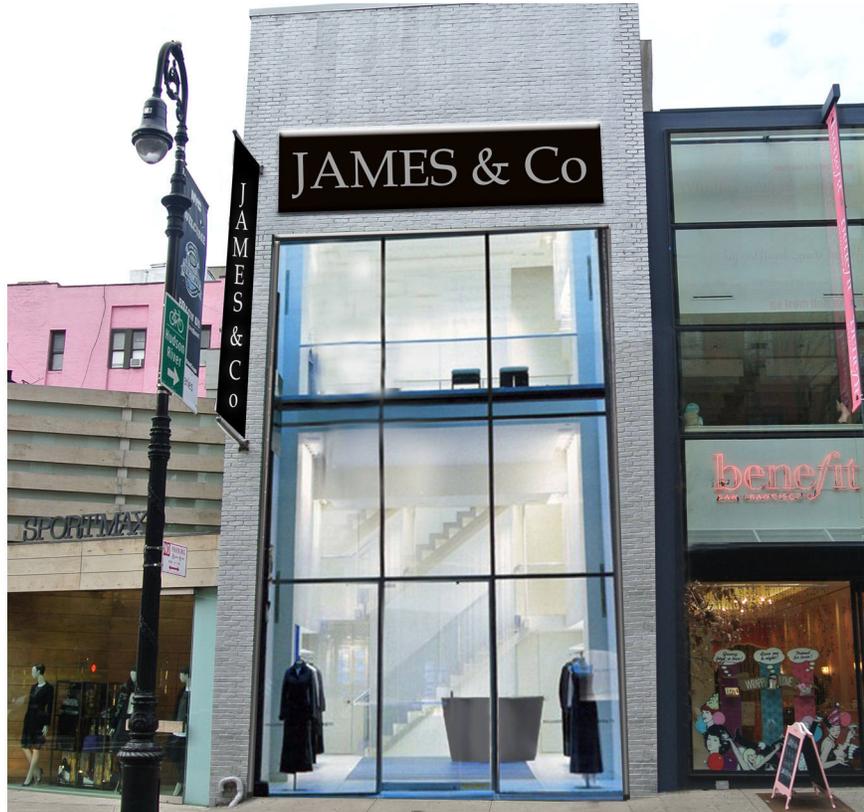


# 452 West Broadway

452 West Broadway, New York, NY 10012

West Block between Houston & Prince Streets



## HIGHLIGHTS

For Lease  
Type: Retail  
Total SF: 2,150  
Market: SoHo

TOTAL SF: 2,150 SF  
GROUND: 800 SF  
LOWER LEVEL: 700 SF  
MEZZANINE: 650 SF

FRONTAGE:  
20'

### UNPARALLELED LOCATION

Just south of Houston Street, 452 West Broadway stands tall in the heart of SoHo. Between Prince Street and West Houston, 452 West Broadway neighbors leading retailers, and captures the eye of passerby with an all glass façade. A modern treasure amidst some of the best shops and boutiques in New York City, 452 West Broadway promises unbeatable potential for retailers seeking a SoHo address. Unlike any other building in the area, 452 West Broadway stands out with avant-garde allure.

### HEAVILY TRAFFICKED SHOPPING DISTRICT

West Broadway attracts a chic clientele with vintage boutiques, galleries, restaurants, and trendy retailers galore. As the main corridor through the SoHo neighborhood, connecting Tribeca to Houston Street, 452 West Broadway is subject to a high volume of pedestrians daily. Retail locations in this area are in very high demand and rarely become available.

### HIGH-DENSITY TRADE AREA

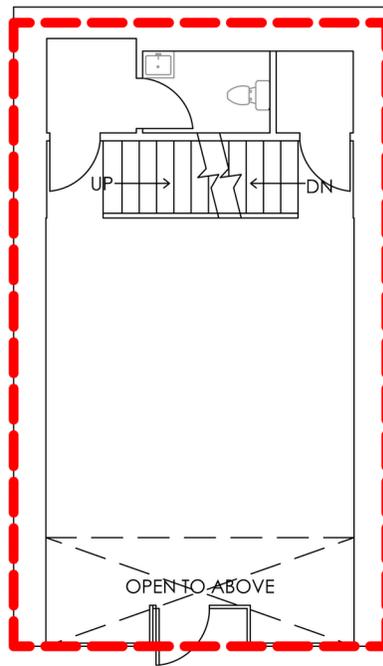
SoHo is one of New York City's signature shopping destinations. As a chic neighborhood with international cachet, SoHo hotels are regularly booked to capacity, with demand outpacing supply. The neighborhood is also one of the city's premier luxury residential neighborhoods, achieving prices that rival the Upper East and Upper West Sides of Manhattan.

### EXCELLENT RETAIL OPPORTUNITY

452 West Broadway features a complete glass façade with 20 feet of frontage and window heights of over 30 feet, allowing retailers to showcase along the posh retail corridor. In addition, the property offers 2,150 SF across three levels, including a mezzanine and ground floor with 17-foot ceilings. A prime signage opportunity exists on the south wall of the building facing Prince Street. With a modern layout overlooking the SoHo neighborhood, 452 West Broadway promises to be the ideal location for retailers seeking a prime destination.

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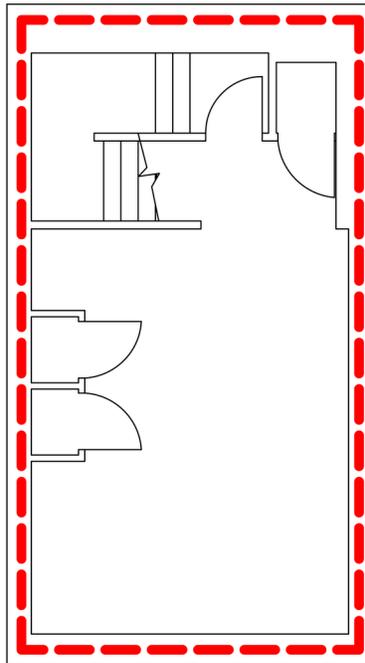
W. BROADWAY

GROUND FLOOR

Ground Floor Available 800 SF

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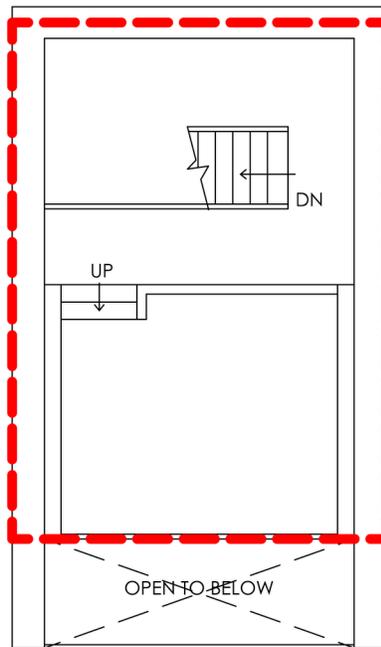
W. BROADWAY

LOWER LEVEL

Lower Level Available 700 SF

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W. BROADWAY

MEZZANINE

Mezzanine Available

650 SF