



## HIGHLIGHTS

Total SF: 2,200  
Market: Bowery

## CONTACT

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## UNPARALLELED LOCATION

Located on Bowery, New York's oldest thoroughfare and one of the most widely sought after areas of downtown Manhattan, 195 Bowery, between Rivington and Spring Streets, is a retail condo with ample space. Along this historic corridor, one of New York's most eclectic and unique retail neighborhoods, 195 Bowery is destined to be a prime sought-out property.

## PEDESTRIANS GALORE

Historic Bowery Street provides ample traffic throughout downtown Manhattan. Surrounded by other small, pedestrian-friendly side streets, Bowery is a magnet for the type of clientele any distinction of retailer would seek out. Named to the New York State Register of Historic Places, Bowery Street is a prevalent part of New York's past, present and future.

## HIGHEST PERFORMANCE RETAIL

Known for its art and music scene, the Lower East Side is the paramount area for trendy Manhattanites. With a variety of indie boutiques and posh eateries, as well as a plethora of galleries and nightlife, the Lower East Side is the quintessential "fashionable New York."

## HIGHLIGHTS

## DYNAMIC LAYOUT

With 30' of frontage on Bowery and 2,200 SF across the ground and lower level floors available for retail usage, 195 Bowery provides space, atmosphere and ample visibility for clientele.

## DENSELY POPULATED

Located between Bowery and the East River, the Lower East Side is widely known for it's diversity, in every sense of the word. Bordered at the south by Chinatown, the west by NoLiTa, and the North by the East Village, the Lower East Side is strategically placed in the middle of some of the most aesthetically alive and unique neighborhoods of New York.

## PUBLIC TRANSPORTATION HUB

All of Manhattan's major subway lines land within footsteps of 195 Bowery including: N, R, 6, C, E, J, Z, Q and M. Shoppers can also access the property through the 103, 15, and 5 MTA Bus Lines.

# 195 Bowery

195 Bowery, New York, NY 10022



## GROUND FLOOR PLAN

SCALE: NTS



25 WEST 39TH STREET  
NEW YORK, N.Y. 10018  
TEL 212 529-5055

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195 BOWERY  
NEW YORK, NY  
DATE: 2014-04-15  
DRAWN BY: APF

LOD

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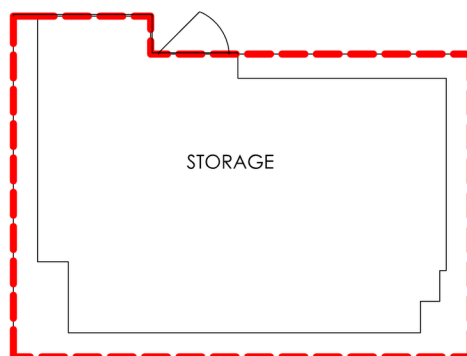
Available

1,700 SF



# 195 Bowery

195 Bowery, New York, NY 10022



LL FLOOR PLAN  
SCALE: NTS



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NEW YORK, N.Y. 10018  
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195 BOWERY  
NEW YORK, NY  
DATE: 3/14-04-15  
DRAWN BY: APF

LOD

Available

500 SF