

EXCLUSIVE OFFERING

PRIME TRIBECA RETAIL CONDO FOR LEASE OR FOR SALE

351-357 BROADWAY

BETWEEN LEONARD & FRANKLIN STREETS | TRIBECA
AKA 91 LEONARD STREET



ksr

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SUBMIT OFFERS

Priced to Sell \$11M
Priced to Lease \$125/PSF (GF)
\$35/PSF (LL)

PROPERTY REMARKS:

- Vacant Retail Condo
- Block / Lot 174/1501
- Tax Class 4
- RE-Taxes \$192,107, Common Charges \$76,911
- Ground Floor and Lower Level of a new, luxury condo building
- Internal elevator for ADA-Accessibility

SIZE:

7,995 SF Ground Floor

4,153 SF Lower Level

12,148 SF Total

*Lower level is legal for retail

*Space can be divided

FRONTAGE:

90' on Broadway
(contains 6 large windows/doors)

CEILING HEIGHT:

14-15' Ground Floor

16' Lower Level

POSSESSION:

Immediate

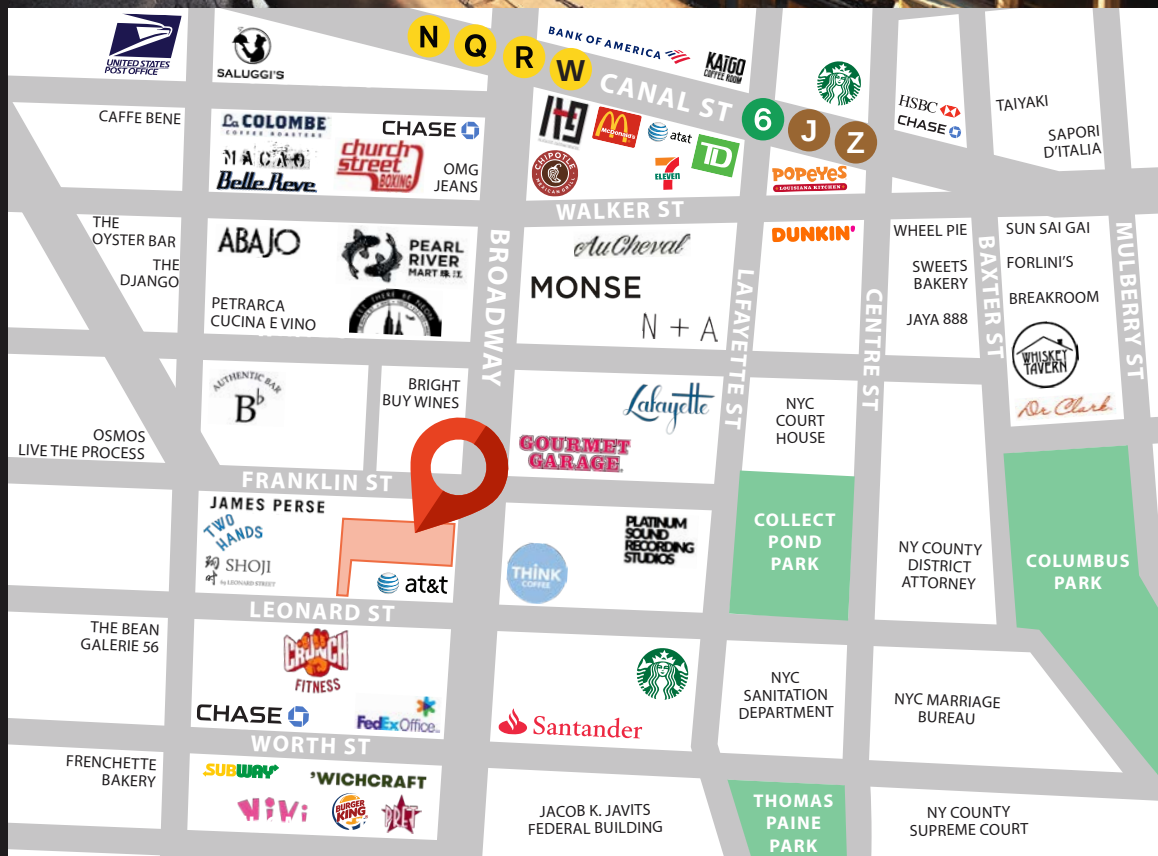
TRANSPORTATION:

1 6 J Z N Q R W

TRIBECA: Top 10 most expensive neighborhood in the US



CONCEPTUAL RENDERING OF SITE & SURROUNDING AREA



CONTACT OUR BROKERS FOR MORE INFORMATION

ETY LEE

Senior Managing Director

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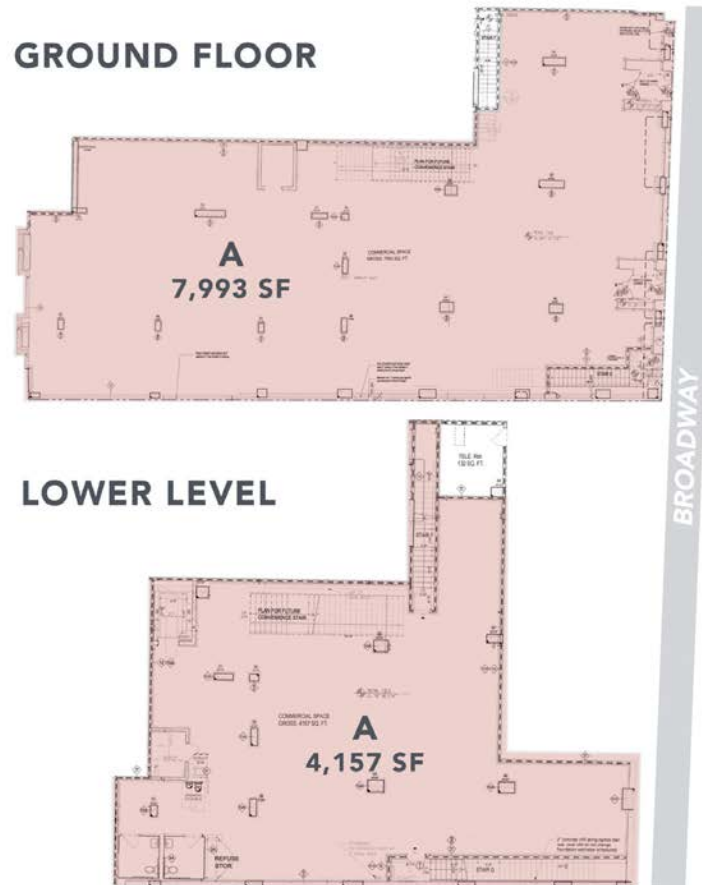


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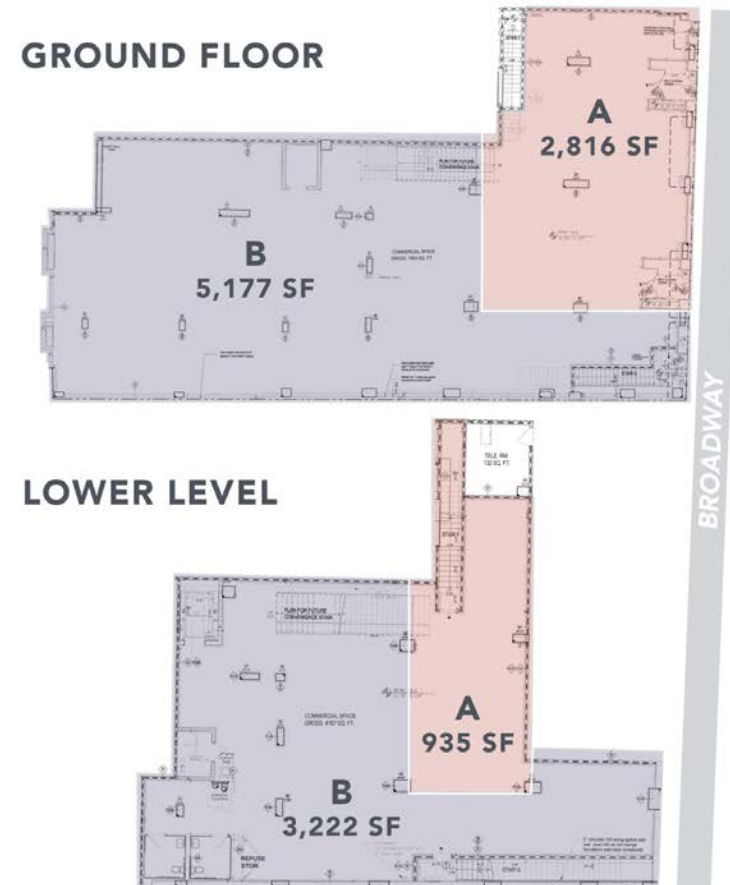
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FLOOR PLANS: POTENTIAL DIVISIONS

1 TENANT SCENARIO



2 TENANT SCENARIO



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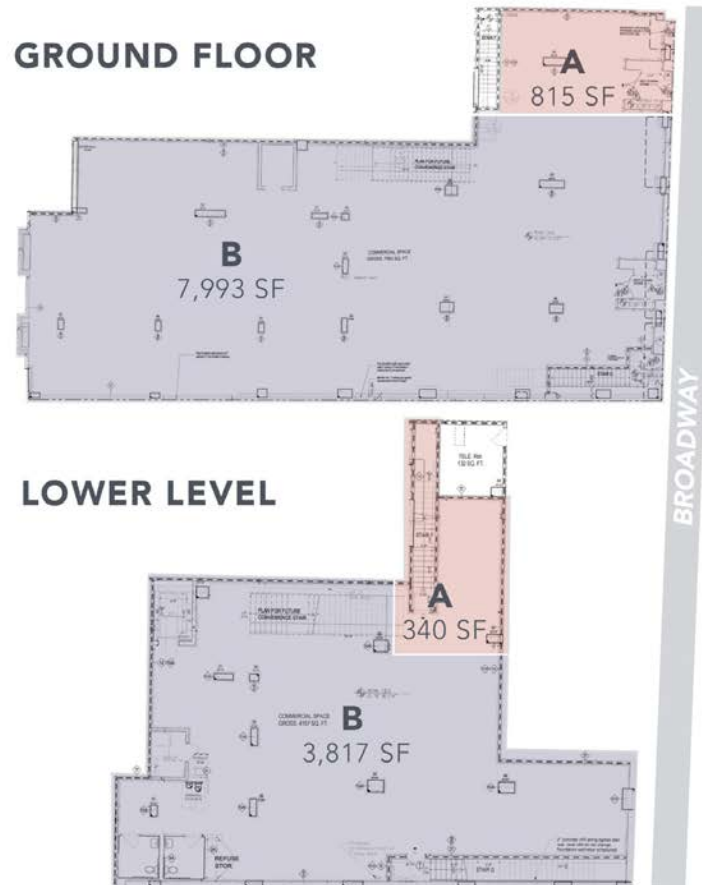
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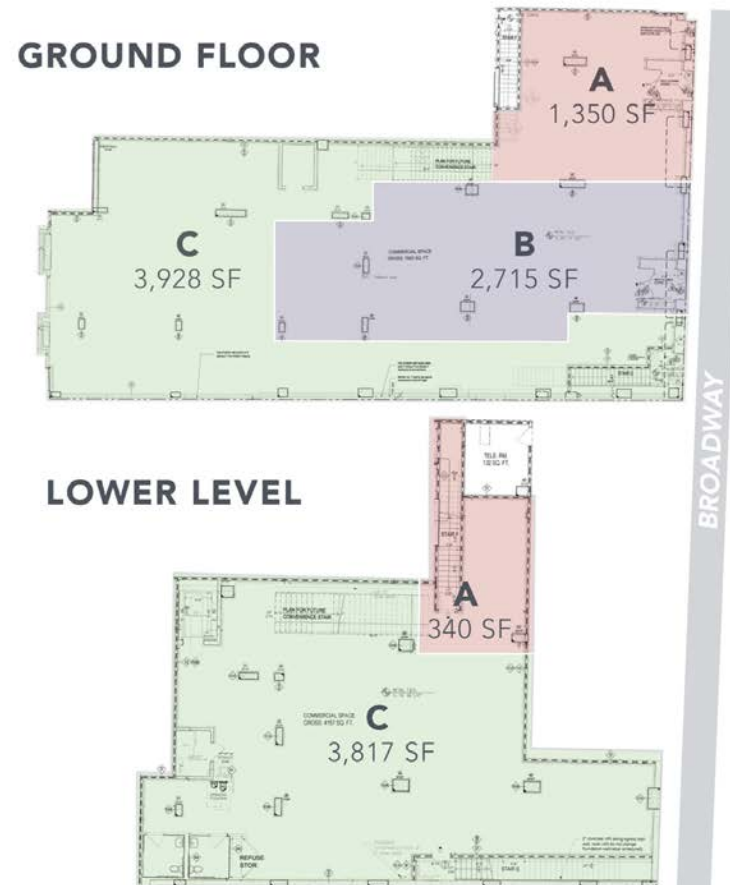
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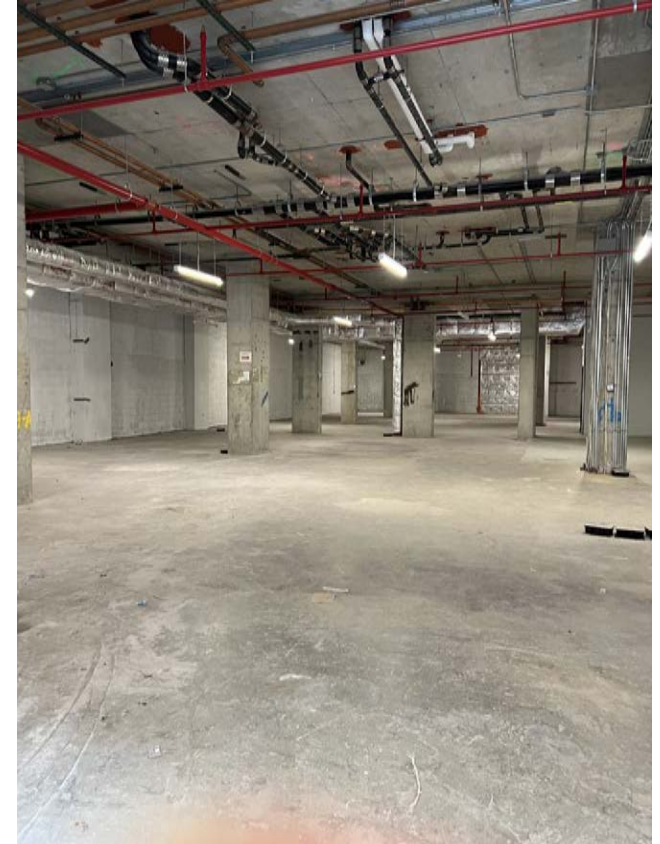
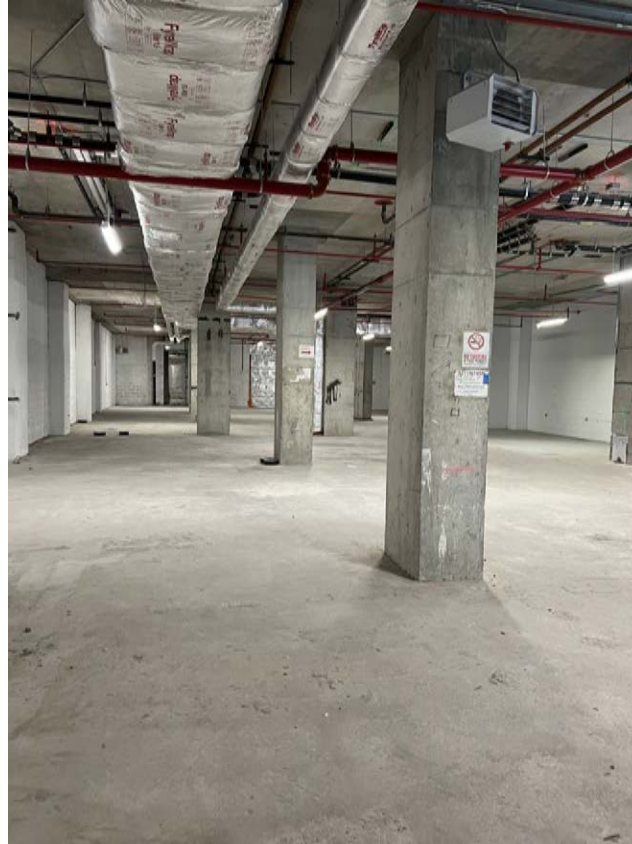
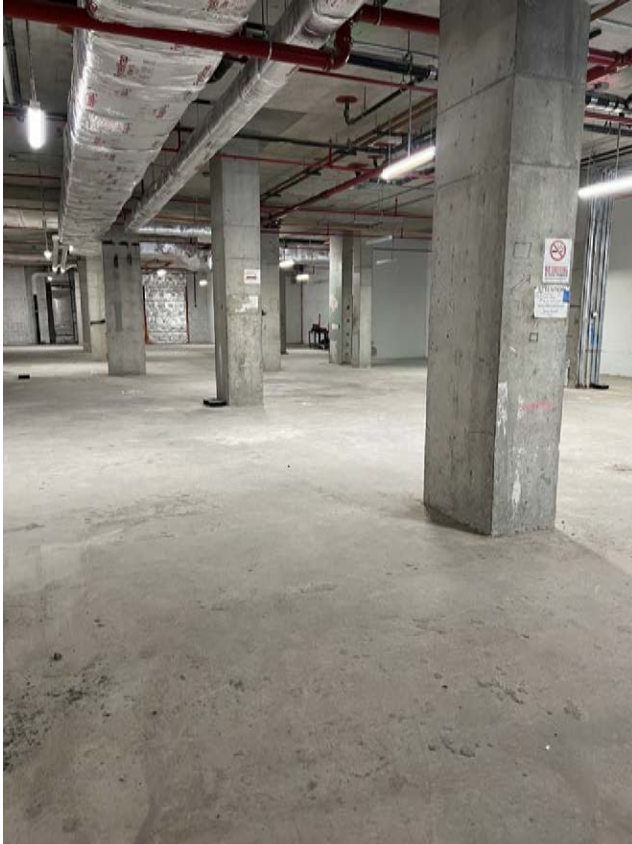


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INTERIORS: GROUND FLOOR



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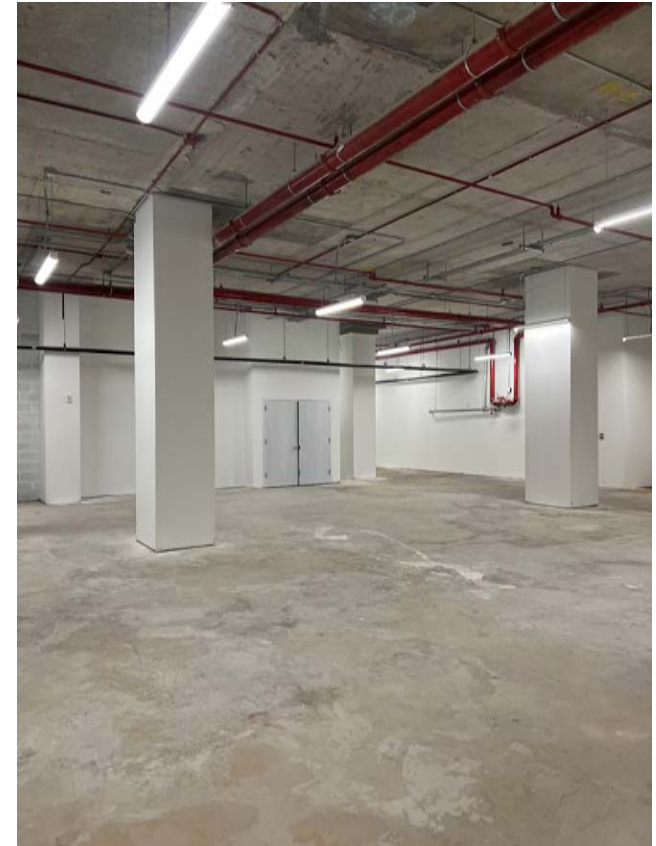
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BETWEEN LEONARD & FRANKLIN STREETS | TRIBECA

INTERIORS: LOWER LEVEL



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