



A



COMMERCIAL CONDO FOR LEASE

The Merchant's House

ENTIRE SPACE:

- Size: **2,905 Square Feet**
- Frontage: **Approx. 50'**
- Ceiling Height: **Approx. 12'**
- Asking Rent: **Upon Request**





Size
1,831
SQ FT

A

Frontage
~**33**
FEET

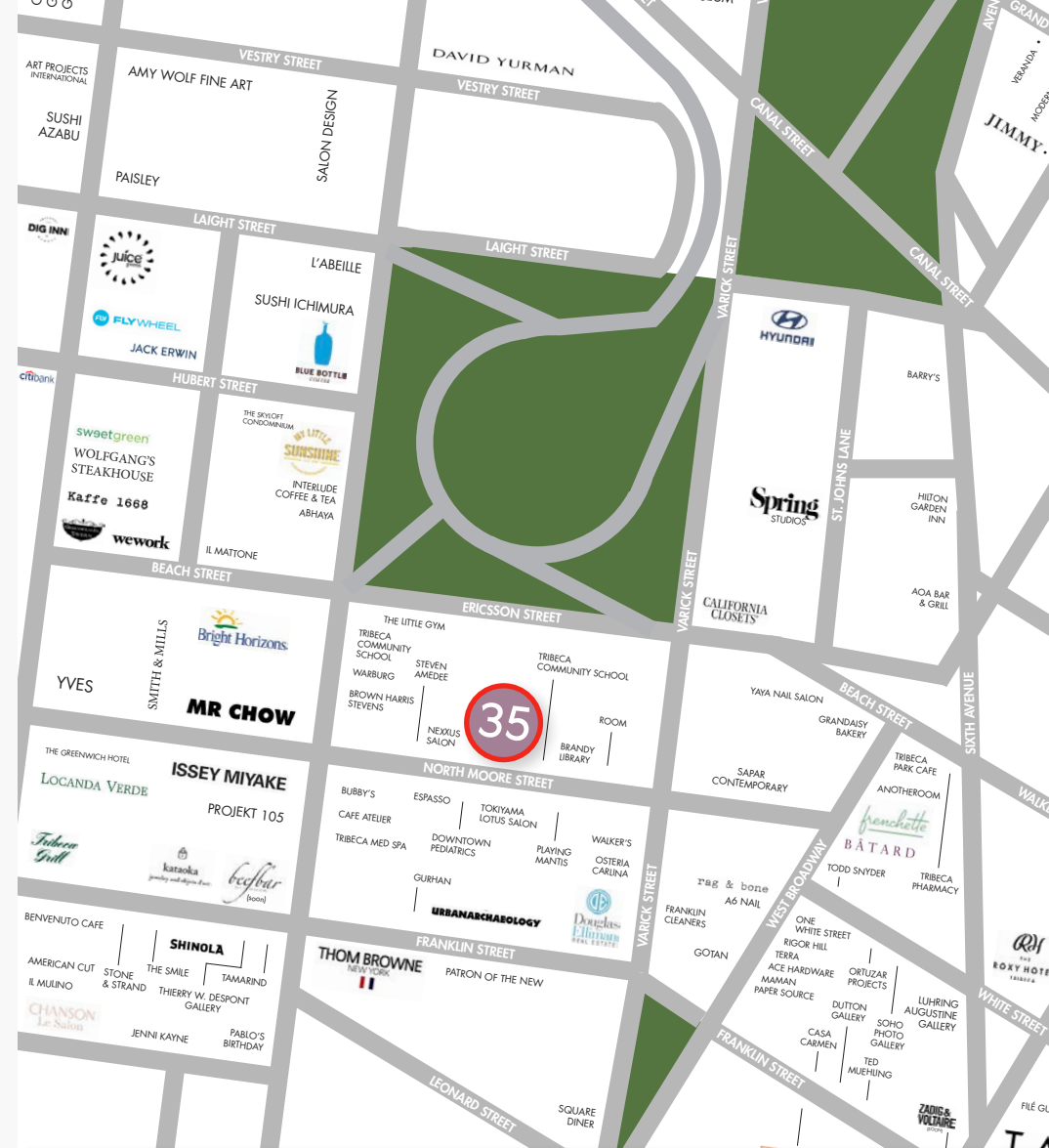
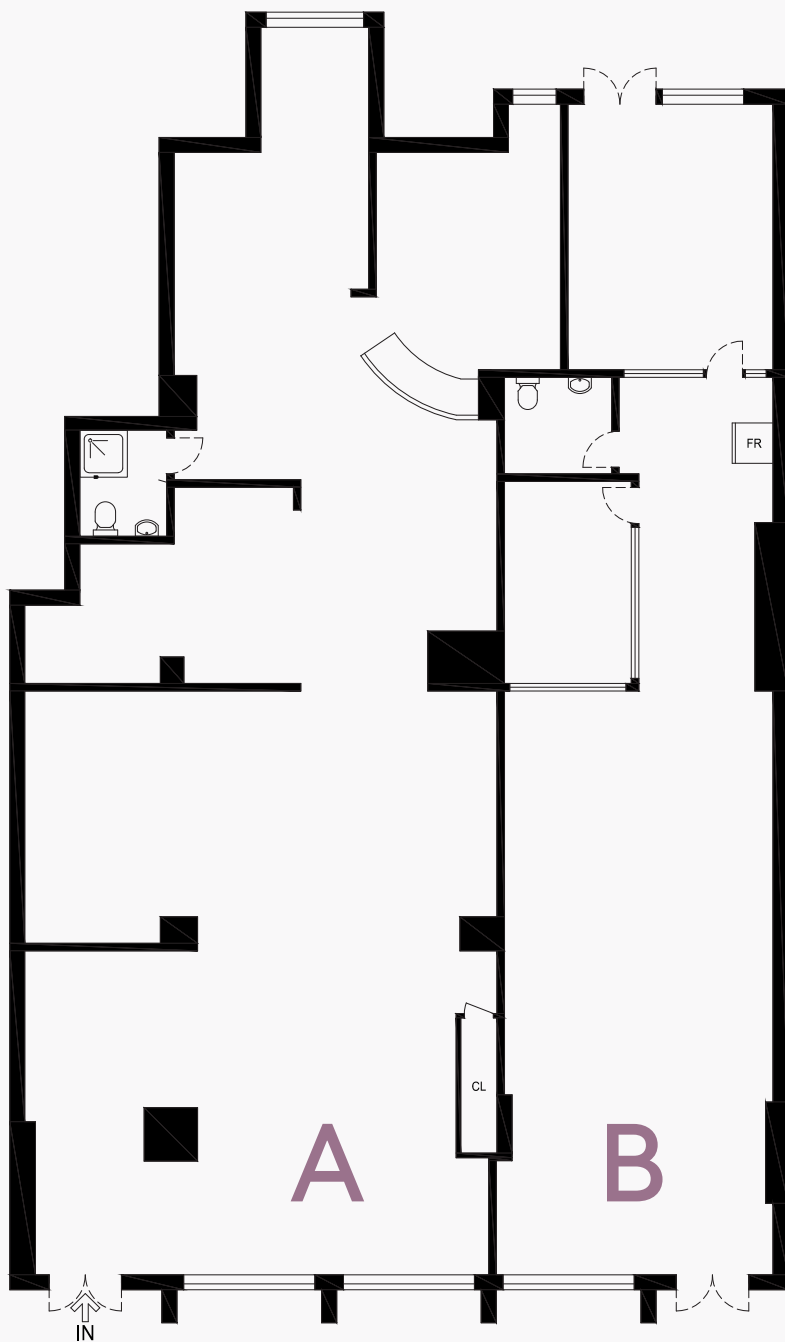
Size
1,074
SQ FT

B

Frontage
~**16**
FEET

NOTES:

- Both units delivered vacant
- Lease rate reduced for the entire unit
- Perfect for gallery, retail, showroom or office uses
- Large plate glass display windows
- In the heart of NYC's most dynamic and growing art and gallery destination
- Cast-iron facade in Tribeca West Historic District
- Both spaces have double door entrances
- Diamond plate loading dock
- Live/Work possible
- ADA accessible
- New HVAC system is being installed
- Space B is currently built out as a pristine office space with conference room
- Courtyard in back provides natural light throughout the spaces



NEIGHBORS INCLUDE:

- elysewalker
- Issey Miyake
- Bubby's
- Mr. Chow
- Espasso Furniture
- Playing Mantis
- Theta Gallery
- Citigroup World Headquarters



A



B



Margie Sarway

646.673.8742

margie@sinvin.com

Christopher Owles

212.604.9002

chris@sinvin.com

 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY