

3-Story 8,554 Square Foot Condominium For Sale
Between Broadway & Church Street

64
WHITE

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Property Details:

LEVEL	UNIT AREA
Street Level	3,300 Square Feet
Lower Level 1	2,330 Square Feet
Lower Level 2	2,924 Square Feet
TOTAL UNIT AREA	8,554 Square Feet
Frontage	40 Feet
Possession	Arranged
Asking Price	\$12 Million



A Tribeca Landmark. Reimagined by wHY Architecture.

Where historic architecture meets contemporary artistry, 64 White Street stands as a rare opportunity for the collector, creator, or visionary who values design as an expression of identity.

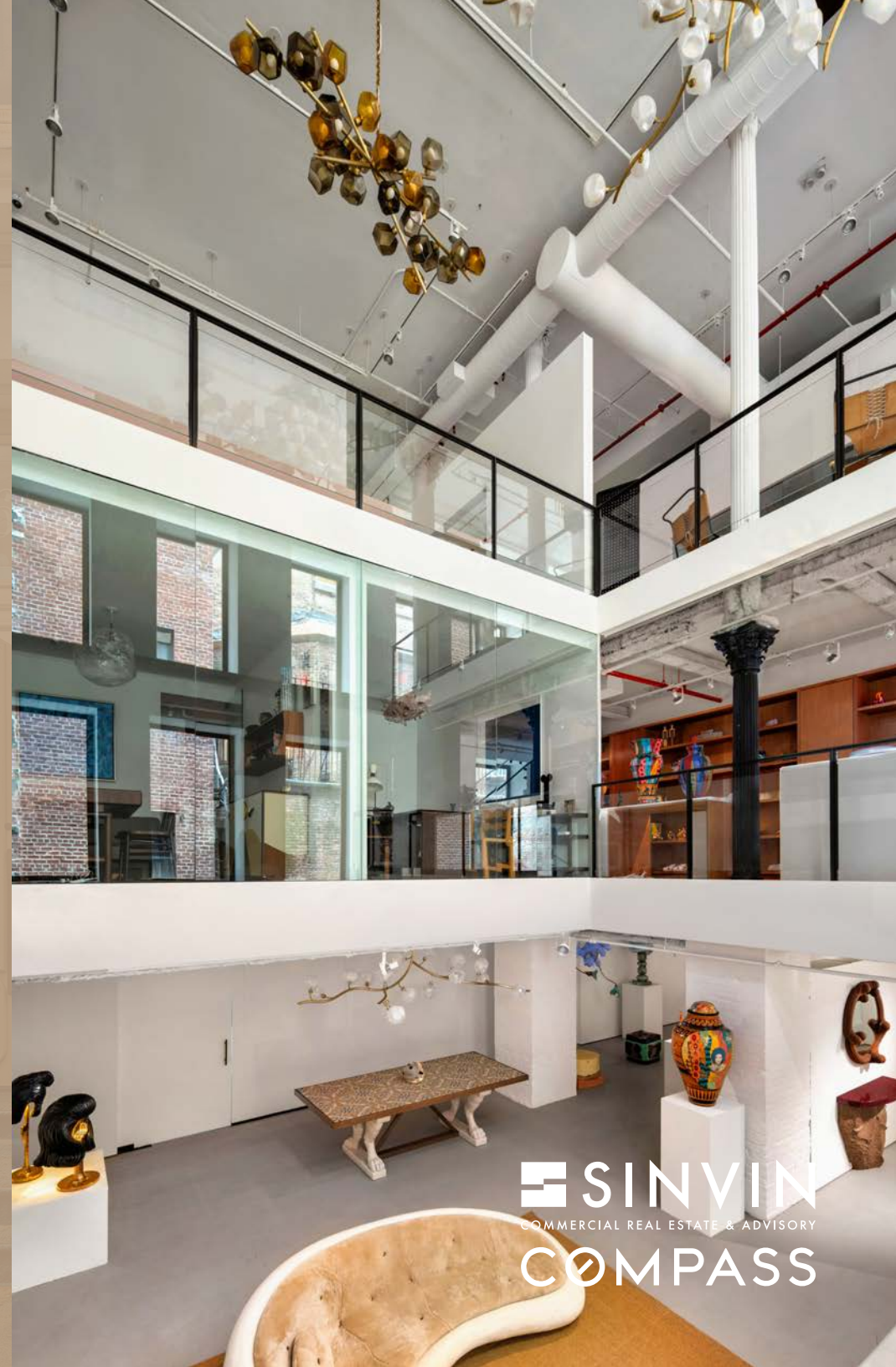
Originally built in the 19th century and reinterpreted in 2018 by acclaimed architect Kulapat Yantrasast, founding partner of wHY Architecture, this cast-iron landmark was transformed into a museum-quality vertical gallery — a living canvas for art, design, and modern life. Yantrasast, celebrated for his work with institutions such as The Metropolitan Museum of Art, The Speed Art Museum, and The Louvre, brought his signature blend of precision, proportion, and light to Tribeca.

Inside, a 35-foot atrium floods the interiors with natural light, anchored by a custom rigging beam designed for monumental installations — including Jeff Zimmerman's twenty-five-foot chandelier. A floating marble staircase, cut so the veining rises in continuous motion, connects three levels of luminous space: a grand exhibition hall on the main floor, a mezzanine with private offices and viewing rooms, and a lower level featuring a curated archive, conference area, and catering suite.

Every detail — from bespoke bathrooms by Katie Stout and Jeff Zimmerman to the interplay of raw cast iron and refined stone — reflects a seamless dialogue between heritage and innovation. The result is a one-of-a-kind architectural statement: a cast-iron landmark reimagined for contemporary life and creative purpose.

Architectural History:

Built in 1869 and historically known as The Grosvenor Building, 64 White Street was commissioned by Matilda Grosvenor in memory of her husband, Jasper Grosvenor, a partner in the pioneering locomotive firm Rogers, Ketchum & Grosvenor. Designed by architect William W. Gardiner in the ornate Second Empire style, the building's cast-iron façade—with Corinthian columns, Doric pilasters, and an arched pediment inscribed 'Grosvenor Building 1869'—remains a defining emblem of Tribeca's industrial era.



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Interior Experience:

SPATIAL COMPOSITION

- Three story atrium with rigging beam for large scale installations
- Floating marble staircase with continuous veining
- Whitewashed brick walls and original cast iron columns

LEVELS

- Street Level (3,300 SF): Expansive exhibition hall with oversized windows and soaring 16' ceiling height
- Lower Level 1 (1,785 SF + 545 SF): Ideal for private offices, viewing rooms, or showroom space
- Lower Level 2 (2,518 SF + 406 SF): Archive, conference, and catering areas with flexible use potential

MATERIALS & SYSTEMS

- Fully modernized mechanical, electrical, and HVAC systems



Building Details:

ARCHITECTURAL FEATURES

- Cast iron façade with 30 feet of retail frontage
- Landmarked within the Tribeca East Historic District

PROPERTY SPECIFICATIONS

- Total Area: 8,554 SF
- Zoning: C6 2A
- Tax Class: 4
- Turnkey condition for commercial use

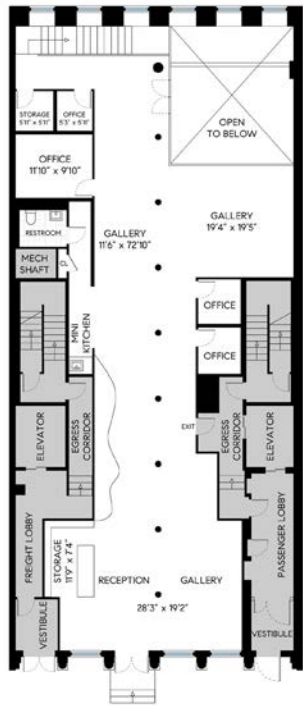
Retail Condo Valuation:

PROJECTED RENTAL VALUE			
Street Level	3,300	\$150	\$495,000
Lower Level 1	2,330	\$75	\$174,750
Lower Level 2	2,924	\$60	\$175,440
	8,554	\$98.81	\$845,190

PROJECTED EXPENSES	
RE Taxes (25/26)	\$132,180
Condo Fees	\$94,033
Total Expenses	\$226,213

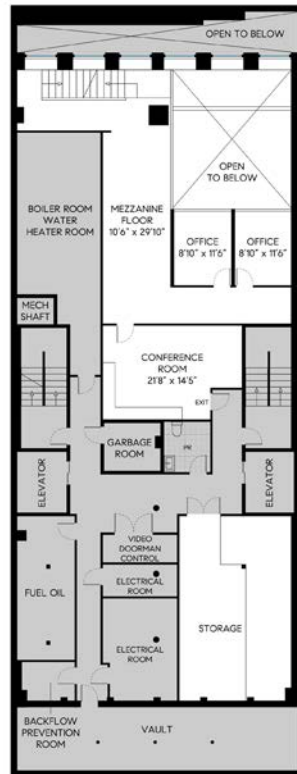
PROJECTED NOI	
	\$618,977

Street Level



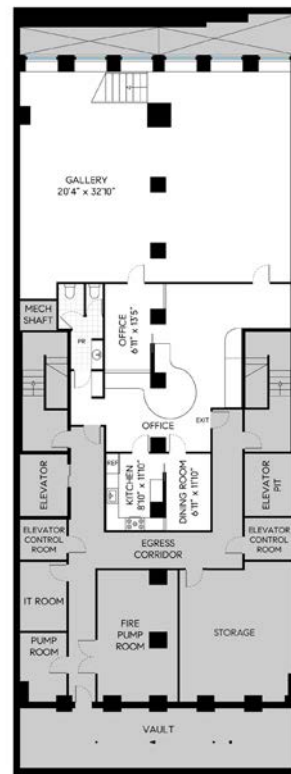
Ceiling Height: 16'

Lower Level 1



Ceiling Height: 9' 2" / 9' 8"

Lower Level 2

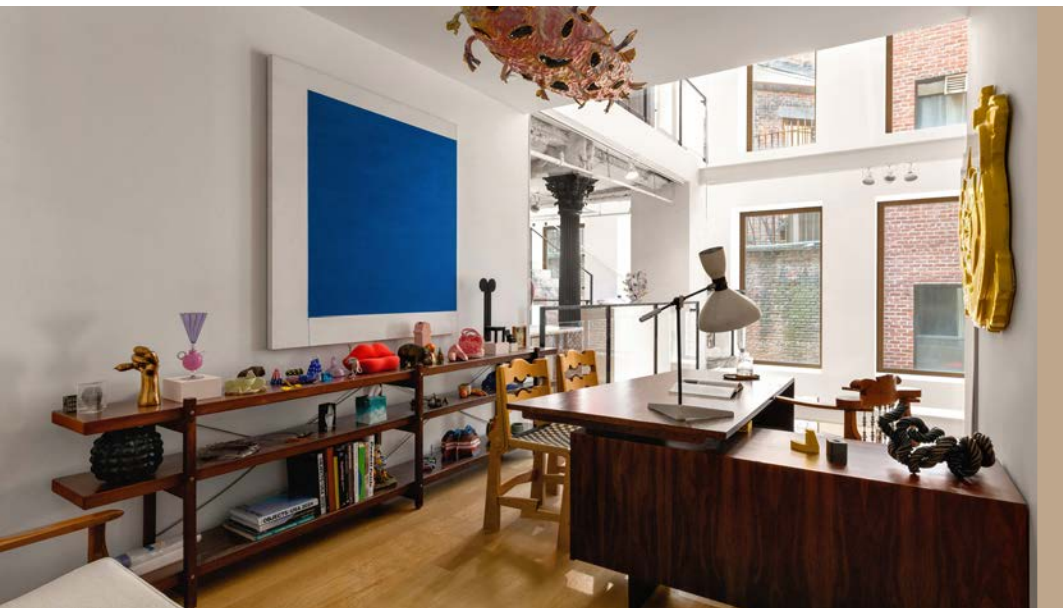


Ceiling Height: 7' 9" / 8' 3"

64 WHITE

Location:

Set between Broadway and Church Street, 64 White Street anchors a block that epitomizes Tribeca's duality of heritage and modern luxury. Surrounded by galleries including Bortolami, Andrew Kreps, and Anton Kern, the address sits amid cobblestone streets, Michelin starred restaurants, and flagship fashion houses. In a neighborhood where industrial history and contemporary design converge, 64 White Street embodies both the historic soul of cast iron and the vision of a modern masterpiece.





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Neighboring Tenants:

- The Roxy Hotel
- Bortolami
- 125 Newbury
- Aire Ancient Baths
- Grimm
- Schoelkopf
- Kaufmann Repetto
- David Lewis
- Alexander Grey
- HB381
- Trans-Luxe
- PPOW



64 WHITE

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Jeff Zimmerman
Metamorphosis
Roberto Lugo
Drip
Richard Marqu
in Motion
January 26 - April 11, 2025



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