

771

BROADWAY

ON THE NORTHWEST CORNER OF
EAST 9TH STREET & BROADWAY

THE HEART OF
GREENWICH VILLAGE

coffee the bean juice

ROSE
ASSOCIATES

ksr

SIZE: *Ground Floor - 2,250 SF*
Basement - 1,350 SF

FRONTAGE: *70' wraparound*

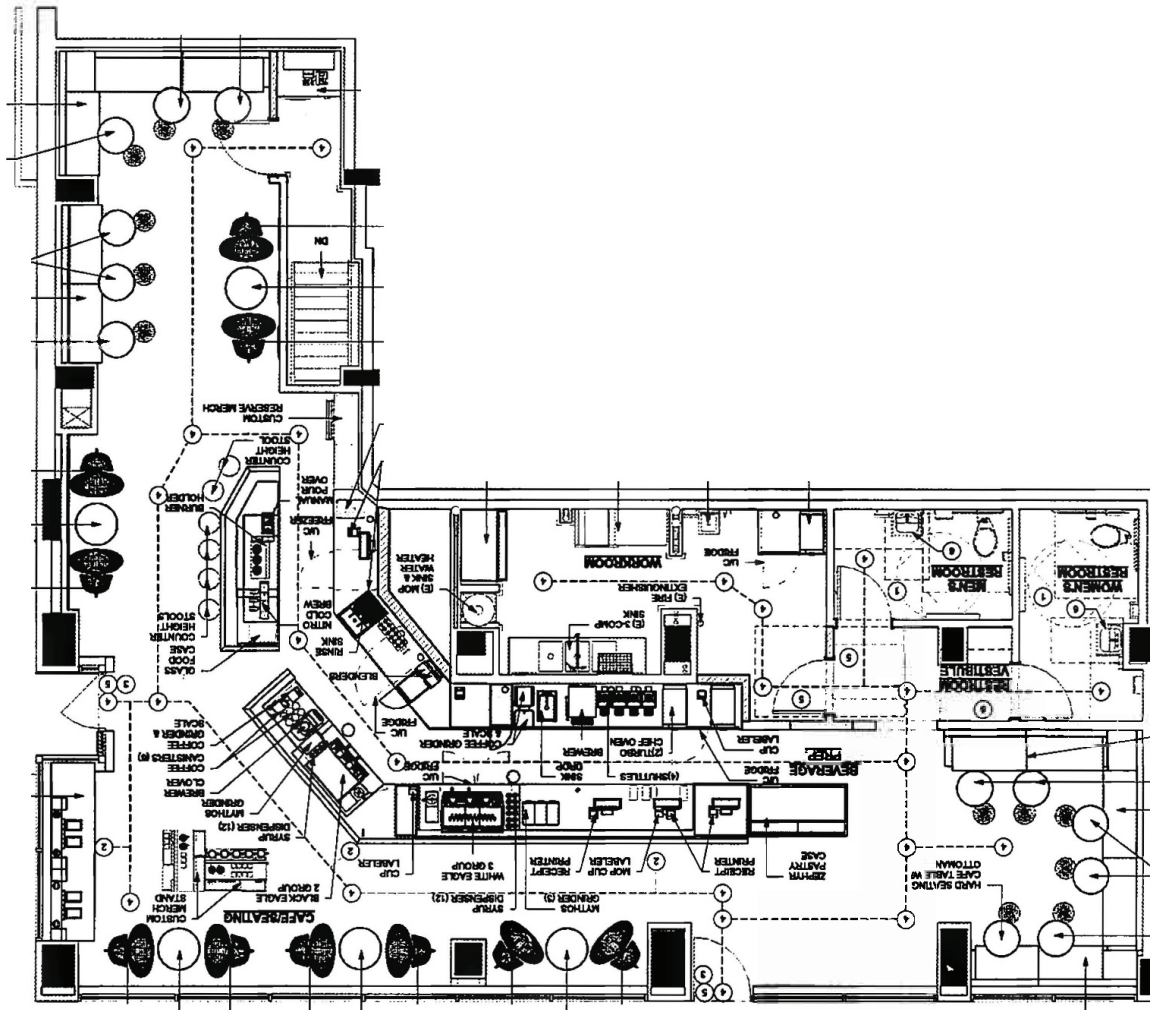
POSSESSION: *Arranged*

HIGHLIGHTS:

- Currently *The Bean*
- Steps away from the R, W, and 6 train with 7.5 million annual riders
- In the heart of NYU's Campus
- Surrounded by dense residential
- Across the street from 770 Broadway, a 1.2 million SF Class A office building

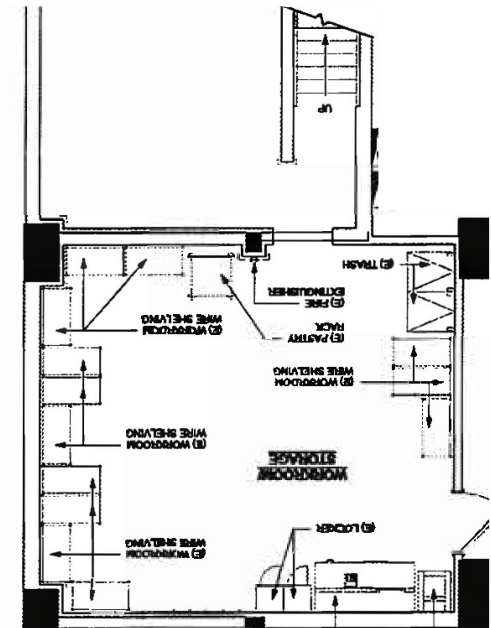
FLOOR PLANS:

GROUND FLOOR - 2,250 SF

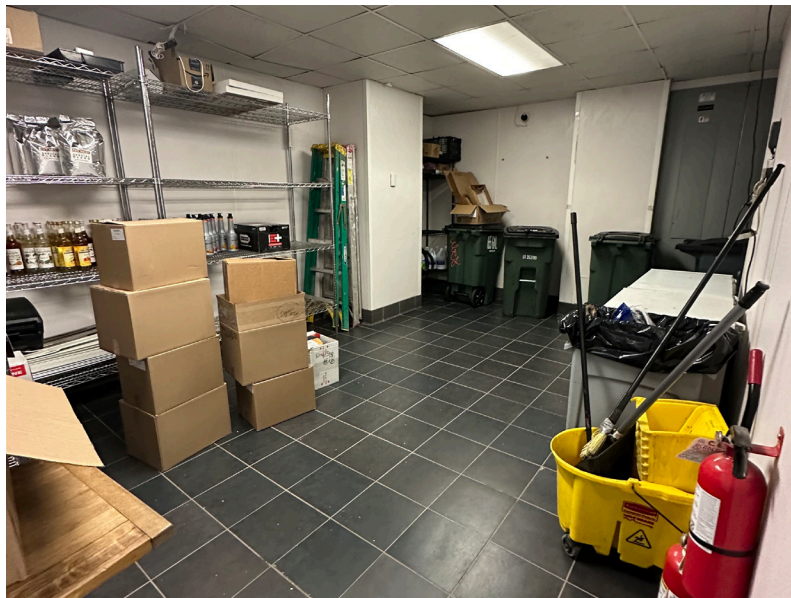


BROADWAY

BASEMENT - 1,350 SF



INTERIORS:



ABOUT GREENWICH VILLAGE

Washington Square Park is a people-watcher's paradise. Musicians, sunbathers, skateboarders, dog owners, pickup chess warriors and NYU students all hang out around the historic fountain in the shadow of the arch, often used as a location in films and television shows. The surrounding neighborhood echoes with beat-poet and music history—this is the neighborhood where Paul Simon, Bob Dylan and Joan Baez began their careers. In keeping with the young population, a night out here might mean a set at a comedy club, seeing a performance at a bar or theater, and having a quick bite at one of the many local restaurants.



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FOR MORE INFORMATION,
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