



SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

Ground: **4,100 SF** | 2nd Fl: **3,030 SF + 1,140 SF Terrace** | Lower: **2,975 SF** | Rooftop: **3,030 SF**
Frontage: **50'** | Ceilings: **14' 6"** | Term: **Negotiable** | Possession: **Arranged** | Asking Rent: **Inquire**

294-296

GRAND STREET

Between Eldridge & Allen Streets



FULL BUILDING
WITH TERRACE
& ROOFTOP

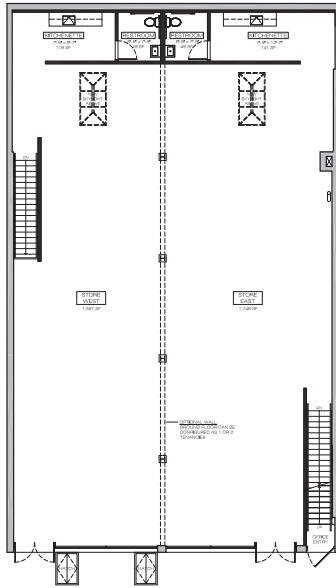
PERFECT FOR
RETAIL & HQ



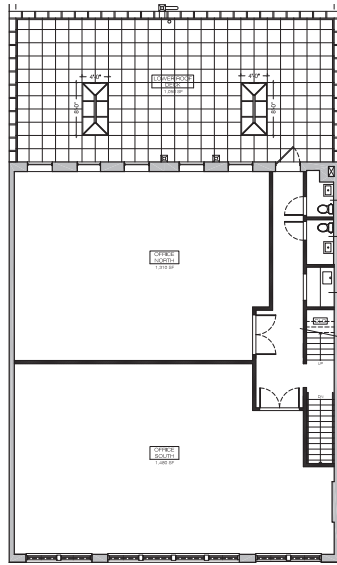
NOTES :

- Renovations almost complete
- Full building identity or divisions possible
- Skylight in rear
- Art galleries and restaurants in close proximity

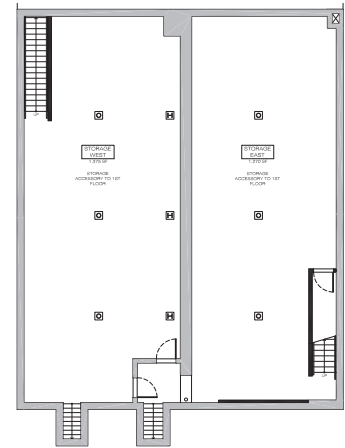




Ground Level - Possible Divisions



2nd Floor



Lower Level

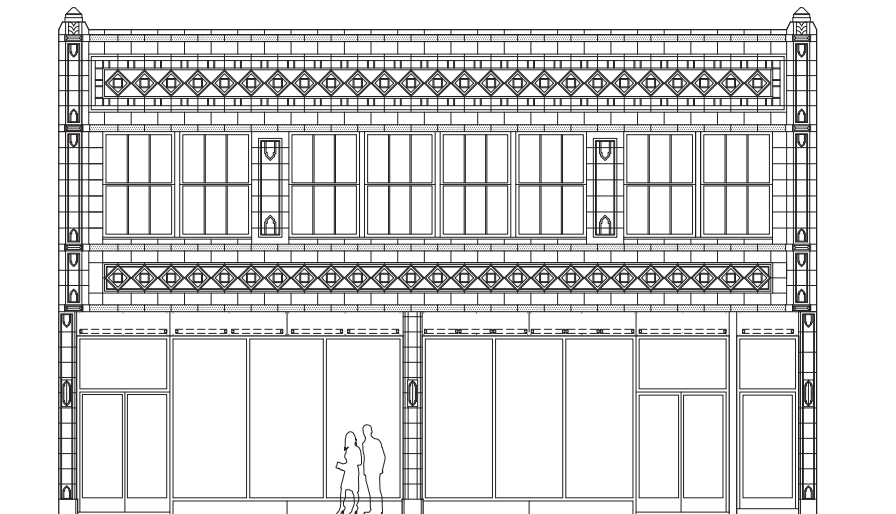
NEIGHBORS :

- TD Bank
- James Cohan Gallery
- Mark Straus Gallery
- The Granddaddy Cafe
- Creston Wine Bar
- The Allen Hotel

PLEASE CONTACT :

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Street Level Elevation