



SIN VIN
COMMERCIAL REAL ESTATE & ADVISORY

359 WEST BROADWAY

AKA 495 BROOME | BETWEEN BROOME & GRAND STREETS



COVID DISCOUNT

HISTORIC CUPPING
ROOM CAFE - **FIRST**
TIME AVAILABLE IN
40 YEARS

Ground Level.....2,500 SF Approx
Basement.....2,500 SF Approx
Frontage.....15' on WB, 15' on Broome
Ceiling Height.....15'
Term.....Arranged
Possession.....Immediate
Asking Rent.....\$19,976/Month



NOTES:

- Vented restaurant space
- Full liquor
- A piece of history; the perfect picture of Soho charm
- Brick walls, soaring tin ceilings, huge skylight
- Flagpole signage on both Broome & West Broadway
- Certificate of Occupancy for 130 people as Eating & Drinking Establishment
- Possibly divisible - ground and basement must be leased together
- Frontage on West Broadway & Broome
- Perfect for creative office/showroom users looking for unique and distinct identities and easy access without elevators
- Landlord will white box for office use

NEIGHBORS:

Cipriani • Soho Grand Hotel • Broome Street Bar • Gucci • Il Mulino • Laduree • Oliver Peoples • Bogner • Gourmet Garage • Ralph Lauren • 7 For All Mankind • Free People • What Goes Around Comes Around • Galvan London

PLEASE CONTACT:

Steve Rappaport

646.673.8750

steve@sinvin.com

Margie Sarway

646.673.8742

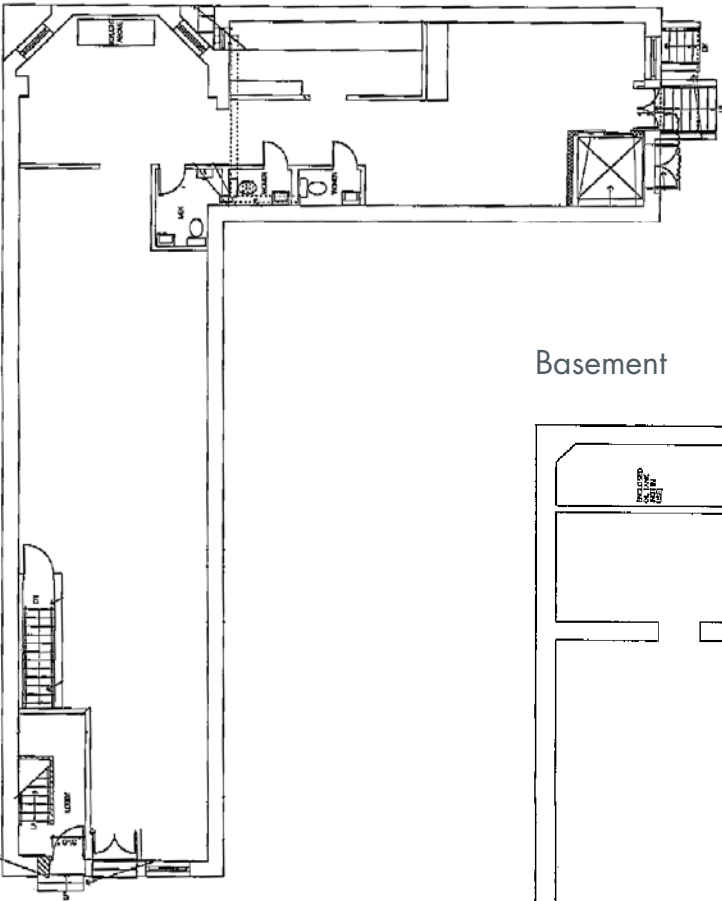
margie@sinvin.com

SINVIN

COMMERCIAL REAL ESTATE & ADVISORY

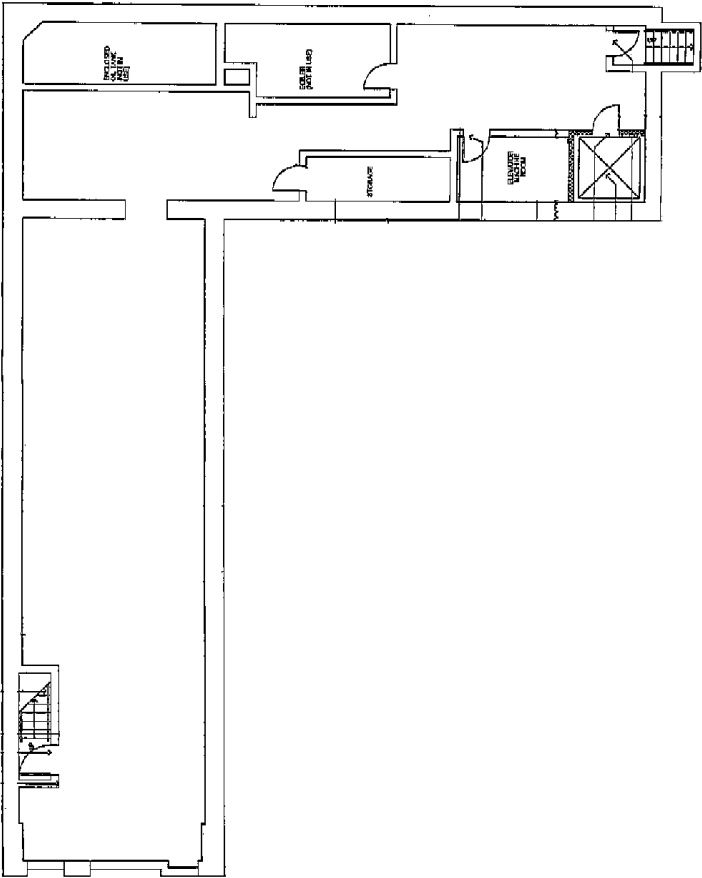


Ground Level



WEST BROADWAY

Basement



BROOME



359 WEST BROADWAY
AKA 495 BROOME | BETWEEN BROOME & GRAND STREETS



Certificate of Occupancy

Page 1 of 2

CO Number: 103099629T011

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Manhattan Address: 495 BROOME STREET Building Identification Number (BIN): 1007065	Block Number: 00475 Lot Number(s): 14	Certificate Type: Temporary Effective Date: 01/27/2020 Expiration Date: 04/26/2020
	Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.		
B. Construction classification: 3 (Prior to 1968 Code) Building Occupancy Group classification: RES (Prior to 1968 Code) Multiple Dwelling Law Classification: JAR		
C. No. of stories: 7 Height in feet: 85 No. of dwelling units: 6		
D. Fire Protection Equipment: None associated with this filing.		
E. Type and number of open spaces: None associated with this filing.		
F. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy: There are 6 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Commissioner



Certificate of Occupancy

Page 2 of 2

CO Number: 103099629T011

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	130	140	COM		6	EATING AND DRINKING ESTABLISHMENT
END OF SECTION						



Borough Commissioner

END OF DOCUMENT



Commissioner

103099629/011 1/27/2020 10:04:07 AM

359 WEST BROADWAY
AKA 495 BROOME | BETWEEN BROOME & GRAND STREETS