

OFFERING MEMORANDUM

3 WEST 14 4 STREET 5 MEATPACKING | CHELSEA

RETAIL CONDOS UNITS A & B

345 WEST 14TH STREET
NEW YORK, NEW YORK 10014



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STREET
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EXECUTIVE SUMMARY

SERHANT. Commercial has been exclusively retained to offer for sale two prime retail condominiums at 345 West 14th Street, located at the gateway of the Meatpacking District and Chelsea, one of Manhattan’s most dynamic and in-demand retail corridors. Sold individually or combined.

RETAIL A	
GROUND FLOOR	3,248 SF
LOWER LEVEL	1,008 SF
TOTAL SQUARE FOOTAGE	4,256 SF

RETAIL B	
GROUND FLOOR	3,095 SF
LOWER LEVEL	1,054 SF
TOTAL SQUARE FOOTAGE	4,149 SF

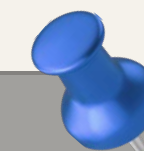
RETAIL A & B	
GROUND FLOOR	6,343 SF
LOWER LEVEL	2,062 SF
TOTAL SQUARE FOOTAGE	8,405 SF



Situated just steps from the High Line, Chelsea Market, Google's Headquarters, and the Whitney Museum, 345 West 14th Street benefits from unmatched visibility and some of the city's highest foot traffic. The Meatpacking District has evolved into a global destination where fashion, hospitality, tech, and culture converge — making this property ideal for a flagship retail, showroom, or experiential concept.

PROPERTY HIGHLIGHTS

- Prime Meatpacking District location with nonstop pedestrian activity
- Large combined frontage on West 14th Street
- Flexible layout across ground and lower levels
- Rare opportunity to own retail in a neighborhood dominated by rental spaces



GET TO KNOW THE PROPERTY MORE



- Step inside 345 W 14th Street! Click the [link to tour virtually](#)
- Want to see the space & neighborhood in action? [Watch this!](#)

LOCATION OVERVIEW

Anchored in the epicenter of Manhattan's Meatpacking District, 345 West 14th Street offers a rare opportunity to own or lease retail space within one of New York City's most dynamic and trend-setting neighborhoods. Known for its industrial-chic character, cobblestone streets, and fashion-forward energy, the Meatpacking District has evolved into a premier destination for luxury retail, global brands, and experiential concepts.

The property is surrounded by an unrivaled mix of iconic retailers, restaurants, and cultural attractions, including Restoration Hardware, Hermès, Apple, Pastis, Soho House, and the Whitney Museum of American Art. This concentration of luxury brands and hospitality venues attracts high-net-worth locals, global visitors, and creative professionals, making it one of the most desirable retail corridors in Manhattan.





LOCATION OVERVIEW

Exceptional Connectivity – Steps from the A, C, E, and L subway lines, with direct access to the High Line and Chelsea Market, providing consistent foot traffic and seamless connectivity throughout Manhattan. With its prominent West 14th Street frontage and prime positioning at the intersection of fashion, art, and culture, 345 West 14th Street offers investors and retailers the opportunity to secure a presence in a market that continues to command premium rents, record foot traffic, and long-term value appreciation.





LOCATION OVERVIEW

AREA HIGHLIGHTS

The northeast corner of Ninth Avenue and 14th Street is the busiest intersection for foot traffic in the Meatpacking District.

Most pedestrian traffic travels west into the Meatpacking District from the closest subway: (A, C, E, and L) passing directly by 345 West 14th Street.

Apple store is located 250 feet west and generates \$150 million per annum

The High Line Park exceeds 2 million visitors per year.

SELECT RETAILERS

- Apple Store
- Alexander McQueen
- Anthropologie
- Christian Louboutin
- Diane Von Furstenberg
- GUCCI
- Hermès
- Hugo Boss
- Intermix
- Jay Godfrey
- Jeffrey
- Nicholas Kirkwood
- Sephora
- Rolex
- Tory Burch
- Vince



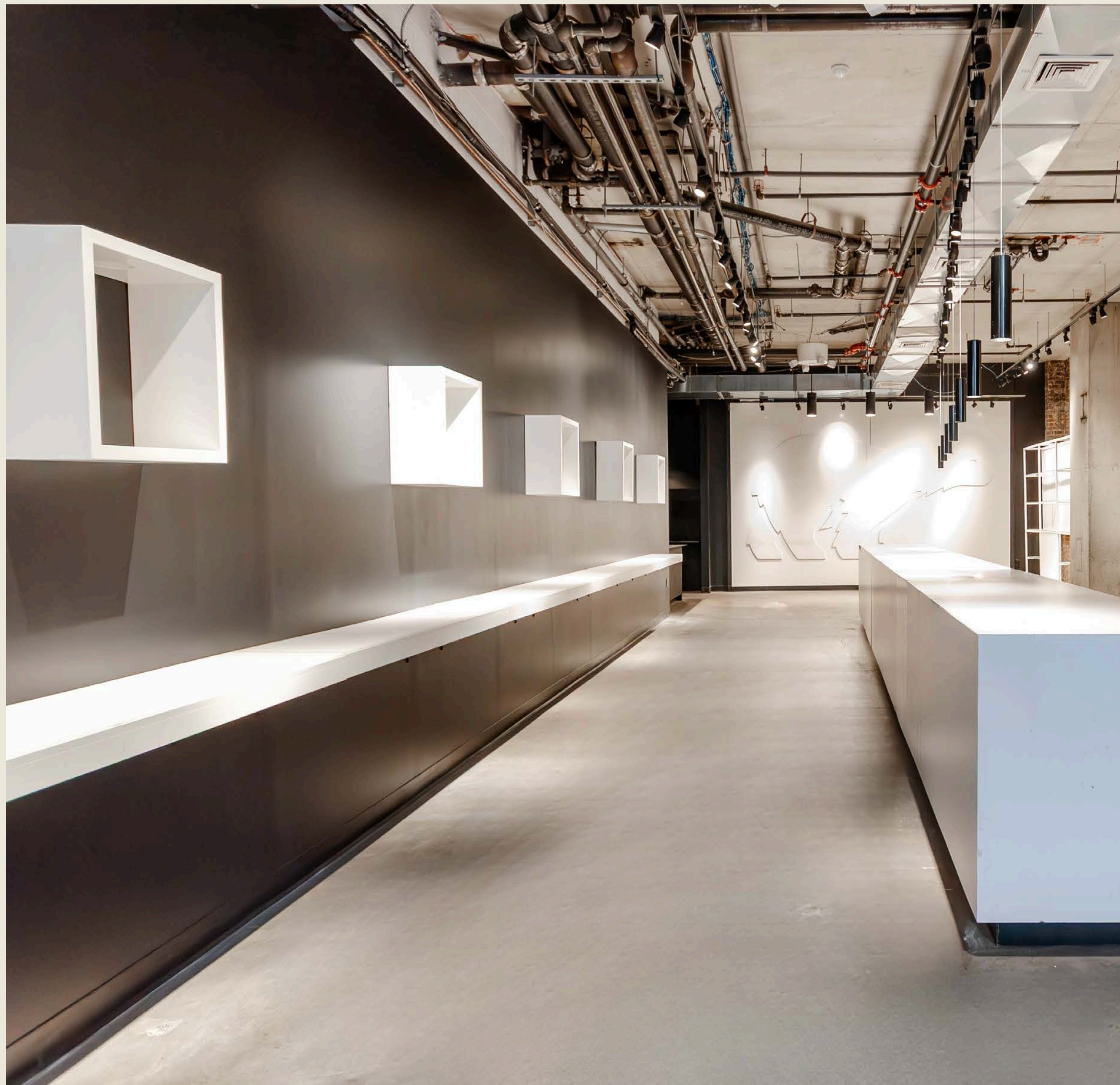
PROPERTY DETAILS

RETAIL A	
GROUND FLOOR	3,248 SF
LOWER LEVEL	1,008 SF
TOTAL SQUARE FOOTAGE	4,256 SF
ANNUAL RE TAXES	\$92,024
ANNUAL CAM	\$19,518
INSURANCE	\$7,000

RETAIL B	
GROUND FLOOR	3,095 SF
LOWER LEVEL	1,054 SF
TOTAL SQUARE FOOTAGE	4,149 SF
ANNUAL RE TAXES	\$90,291
ANNUAL CAM	\$18,857
INSURANCE	\$7,000

RETAIL A & B TOTAL	
TOTAL SQUARE FOOTAGE	8,405 SF
ANNUAL RE TAXES	\$182,315
ANNUAL CAM	\$38,315
INSURANCE	\$140,000







RETAIL A



Ground Floor

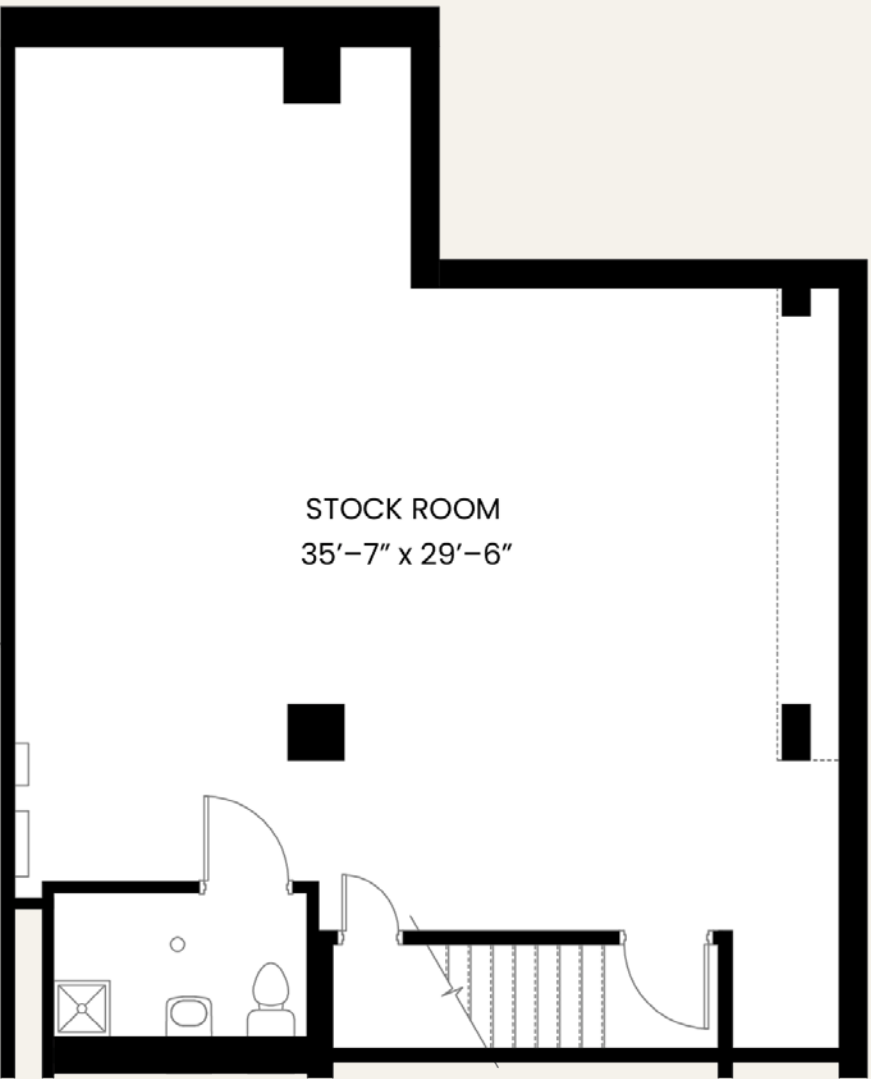
APPROXIMATE SIZE

GROUND FLOOR:	3,248 SF
LOWER LEVEL:	1,008 SF

CEILING HEIGHTS

GROUND FLOOR:	12'11"
LOWER LEVEL:	9'1"

14TH ST FRONTAGE	25'2"
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Lower Level

RETAIL B

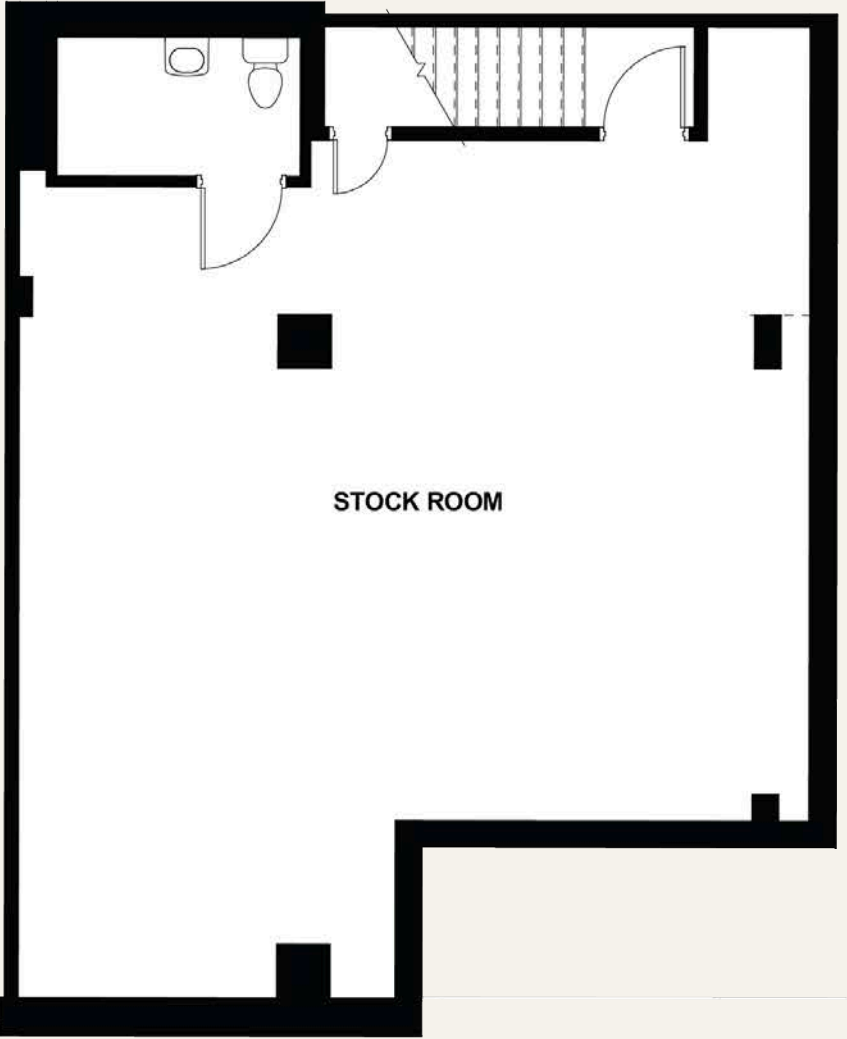


Ground Floor

APPROXIMATE SIZE	
GROUND FLOOR:	3,095 SF
LOWER LEVEL:	1,054 SF

CEILING HEIGHTS	
GROUND FLOOR:	12’11”
LOWER LEVEL:	9’1”

14TH ST FRONTAGE	22’5”
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Lower Level

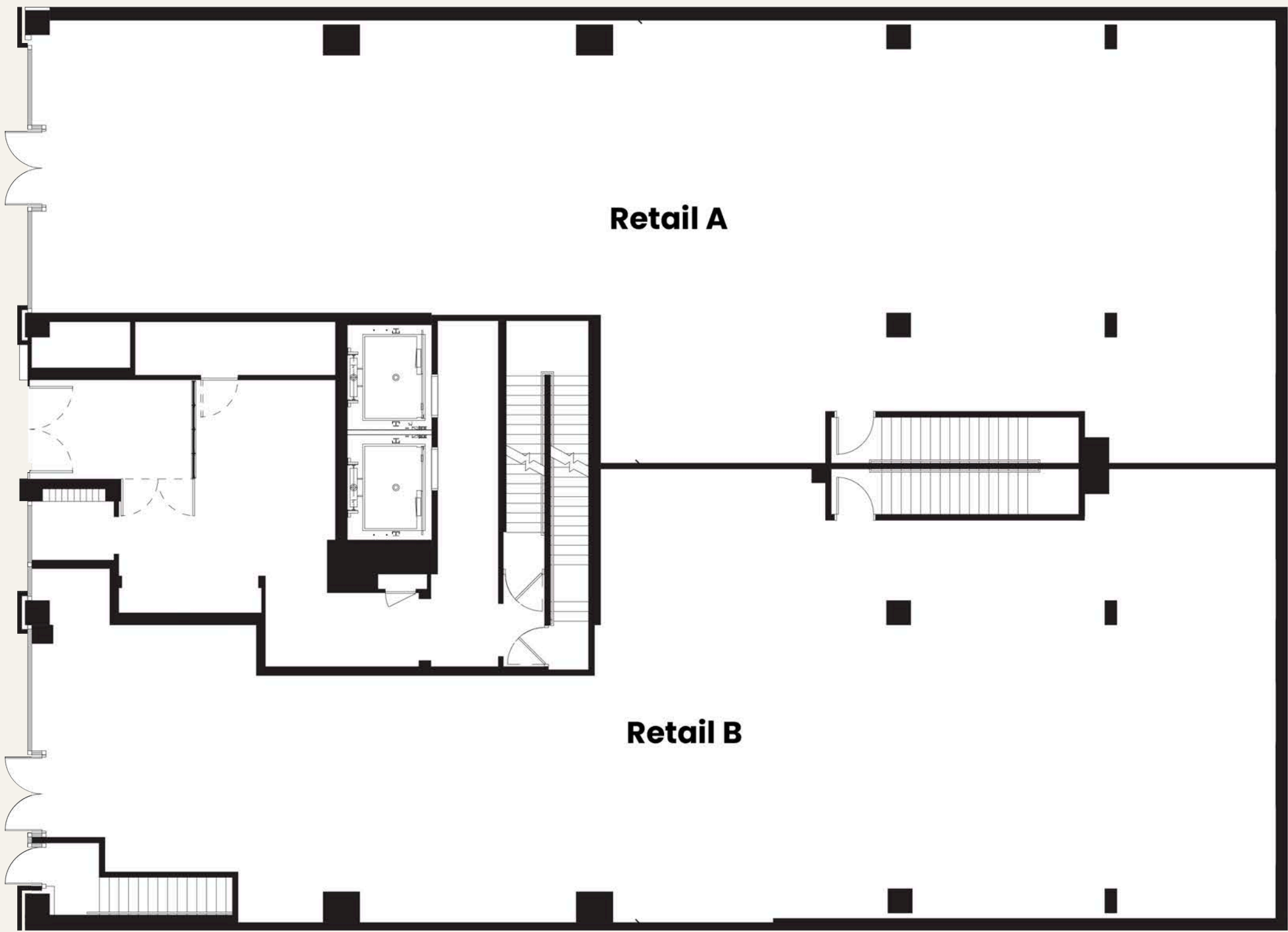
RETAIL A & B

APPROXIMATE SIZE

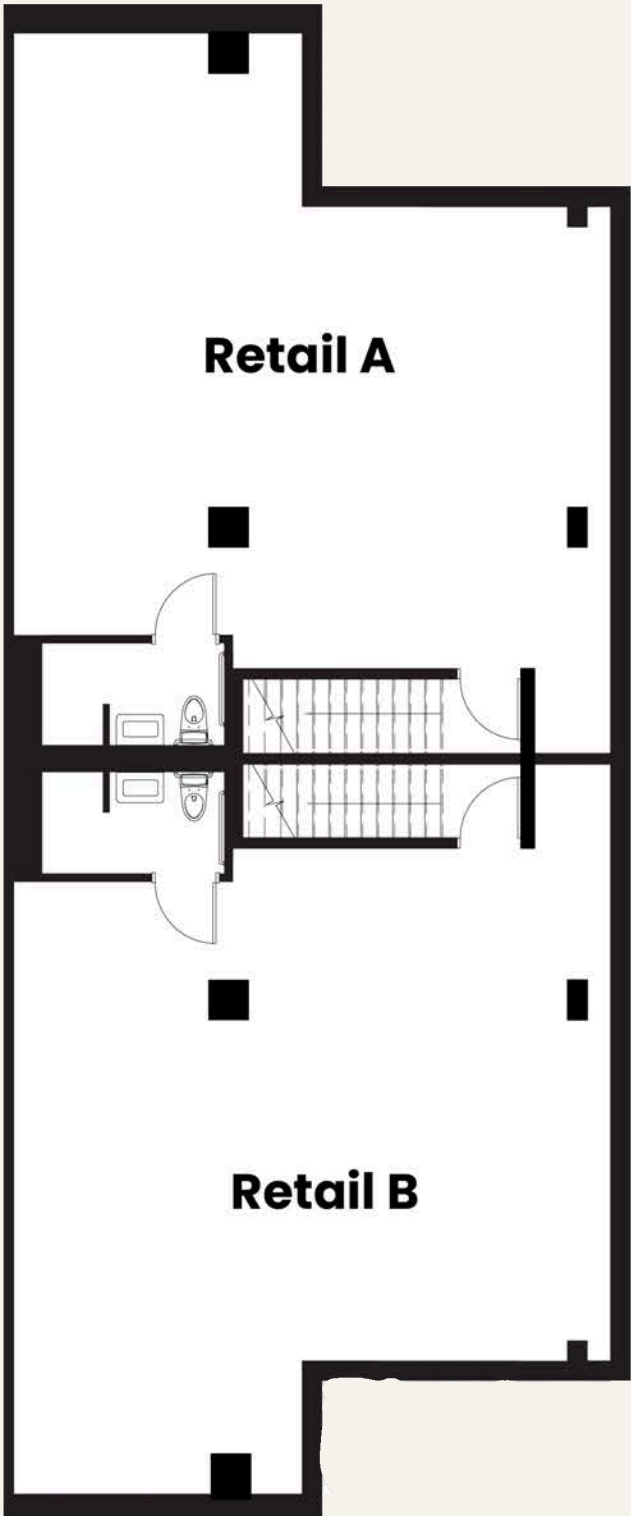
GROUND FLOOR:	6,343 SF
LOWER LEVEL:	2,062 SF

CEILING HEIGHTS

GROUND FLOOR:	12'11"
LOWER LEVEL:	9'1"



Ground Floor



Lower Level



EXCLUSIVE SALES & MARKETING BY SERHANT.



SERHANT. Commercial

**CHRISTOPHER
PROKOP**

Licesened Associate RE Broker
New York City
917.692.5665

cprokop@serhant.com
serhant.com



SERHANT. Commercial

**BERNADETTE
BRENNAN**

Licesened Associate RE Broker
Executive Director
917.482.5959

bernadette@serhant.com
serhant.com

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