

# 625

BDWY

**SECOND FLOOR RETAIL  
OPPORTUNITY IN ICONIC  
SOHO LOCATION**





## THE SUMMARY

Kassin Sabbagh Realty (KSR) is proud to present **625 Broadway**, a premier 12-story mixed-use commercial building comprised of approximately **96,000 SF** of office and retail space in the heart of SoHo.

Built in 1896 and renovated in 2021, this iconic property blends architectural charm with modern infrastructure, including **fully upgraded elevators**, **lobby enhancements**, and a **comprehensive building systems modernization**. With **expansive floor plates**, **high ceilings**, and **abundant natural light**, 625 Broadway is ideal for creative offices, tech firms, lifestyle brands, and retail flagships.

Located between **Houston and Bleecker Streets**, the building enjoys **exceptional visibility**, **high foot traffic**, and proximity to **NYU, NoHo**, and the **East Village**. Tenants benefit from the vibrant local mix of fashion, dining, and culture, as well as **easy access to multiple subway lines within two blocks**.

**Flexible configurations and immediate occupancy available**—a rare opportunity to position your brand in one of Manhattan's most dynamic neighborhoods.



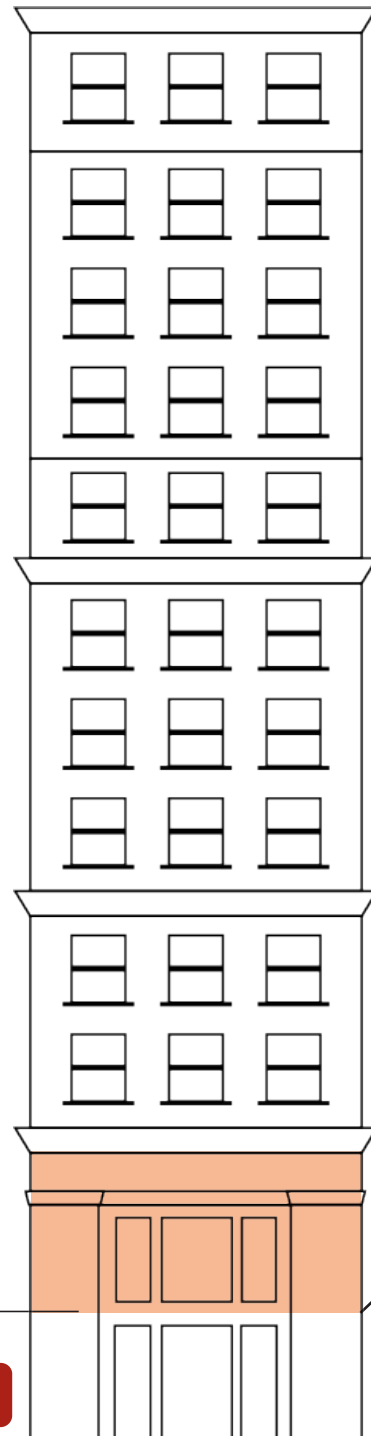
## PROPERTY OVERVIEW

Property Type	Retail
Size	2nd Floor - 8,285 SF
Ceiling Height	13' 10"
Possession	Immediate
Asking Rent	\$85 PSF
Transportation	<b>B D F M R W 6</b>



## AVAILABILITIES

## FLOOR PLANS

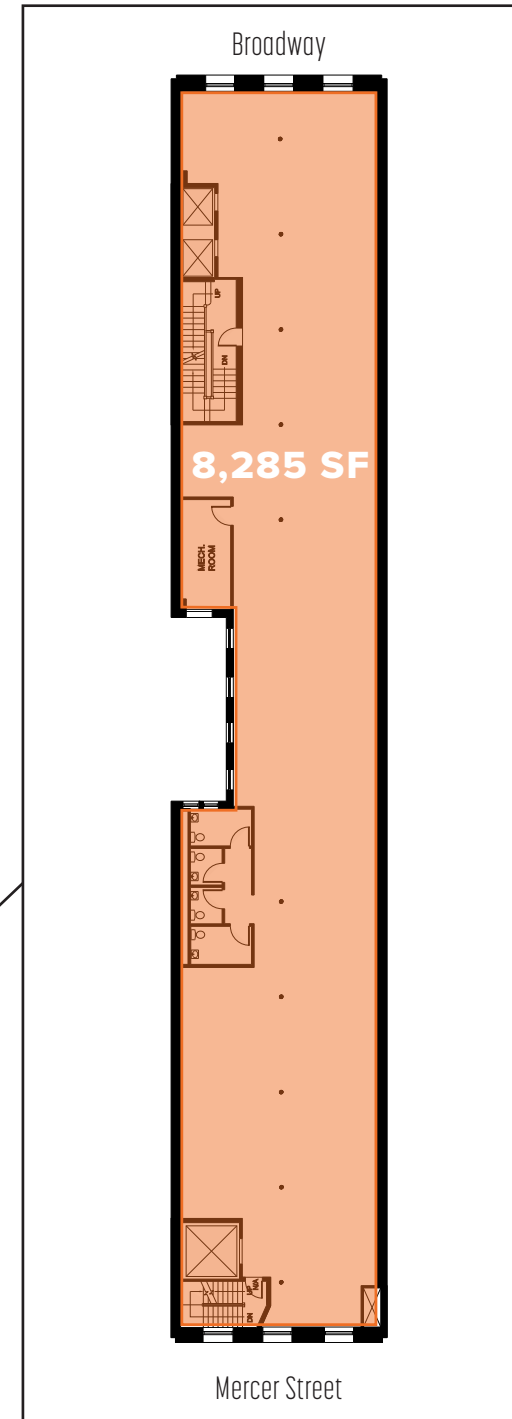


2nd Floor - 8,085 SF Total

Ground Floor -

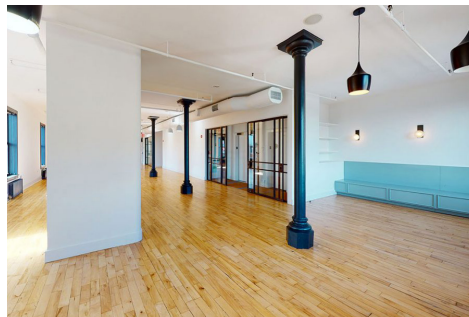
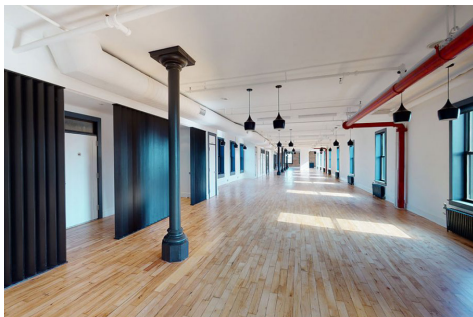
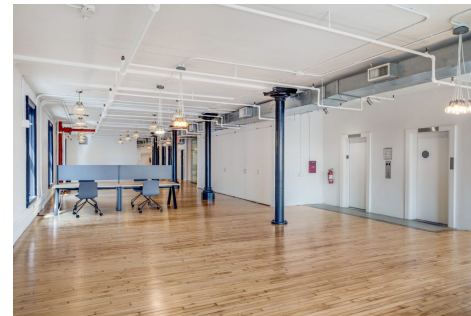
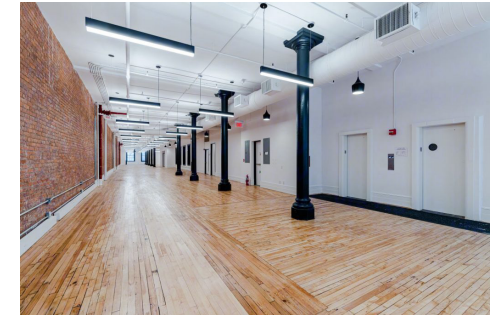
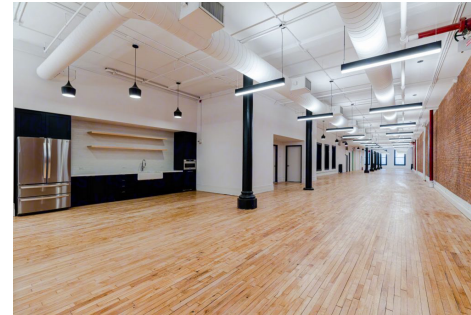


**CHIPOTLE**





## BUILDING INTERIOR





## SOHO LOCATION

Broadway/Lafayette Street station:

**23,015**  
Average Daily  
Ridership

**36,314**  
Average Weekend  
Ridership



Close proximity to Broadway retail corridor, Prince Street Station, Washington Square Park, NYU, Apple SoHo, Balthazar, Reformation, Uniqlo, Acne Studios, Aritzia, Supreme, and much more



**Area Retail: & Other Stories, Adidas, American Eagle, Apple, Balenciaga, Balman, Best Buy, Burberry, Chanel, Coach, Cole Haan, Cos, Converse, Crate & Barrel, David Yurman, Diane von Furstenberg, Dior Men, Design Within Reach, Dolce Gabbana, Falconeri, Fendi, French Connection, Housing Works, Hugo, Louis Vuitton, Marni, Michael Kors, Moncler, Paul Smith, Polo, Prada, Proenza, Ray-Ban, Rebecca Minkoff, Sephora, Swatch, Tiffany & Co., Tumi, Urban Outfitters, Varda Shoes, Woolrich, Y-3**

**Area Hotels: Bowery Hotel, Broome Hotel, CitizenM, Crosby Boutique, Hyatt Union Square, Marlton Hotel, NoMo SoHo, Sixty SoHo, SoHo Grand, The Dominick, The James, The Mercer, The Nolitan, The Standard, Washington Square Hotel**



## SOHO

SoHo is more than a neighborhood—it's a global symbol of style, creativity, and urban sophistication. Located in the heart of Lower Manhattan, SoHo (short for South of Houston Street) is renowned for its iconic cast-iron architecture, cobblestone streets, and a curated mix of luxury retail, art, and culture that draws millions of visitors each year.

As a destination, SoHo seamlessly blends heritage and trendsetting energy. Home to flagship stores, contemporary art galleries, award-winning restaurants, and cutting-edge showrooms, the area thrives as both a commercial powerhouse and cultural touchstone. Its pedestrian-friendly layout, proximity to major transit lines, and vibrant residential base create a continuous pulse of activity throughout the day and into the night.

With its distinctive blend of authenticity, prestige, and global appeal, SoHo offers unparalleled opportunities for brand storytelling, experiential retail, and long-term real estate value.

For retailers, creative firms, and investors alike, SoHo represents a rare convergence of legacy, lifestyle, and lasting influence—anchoring one of New York City's most iconic and sought-after destinations.

### DEMOGRAPHICS

<b>350,000</b> PEDESTRIANS 1 mi radius	<b>6,465</b> HOUSEHOLDS 1 mi radius
<b>\$152,399</b> AVG INCOME 1 mi radius	<b>264,000</b> DAYTIME POP. 1 mi radius





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FOR MORE INFORMATION,  
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