

# 45-47

EAST 8TH STREET

BETWEEN BROADWAY & UNIVERSITY PLACE

THE HEART OF  
GREENWICH VILLAGE

**URGENT CARE**

Northwell Health GoHealth  
**URGENT CARE**

41 E. 8th St.

X-Ray

**AKSR**  
RETAIL SPACE  
FOR LEASE

Call Michael  
347.377.1393

Call Dan  
316.230.8260

AKSR

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**AKSR**  
RETAIL SPACE  
FOR LEASE

45-47 East 8th Street  
All Uses Considered

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Call Michael  
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AKSR



**ROSE**  
ASSOCIATES



**SIZE:** *Ground Floor - 3,832 SF*  
*Lower Level - 1,970 SF*

**FRONTAGE:** *54'*

**CEILING HEIGHTS:** *13'*

**POSSESSION:** *Immediate*

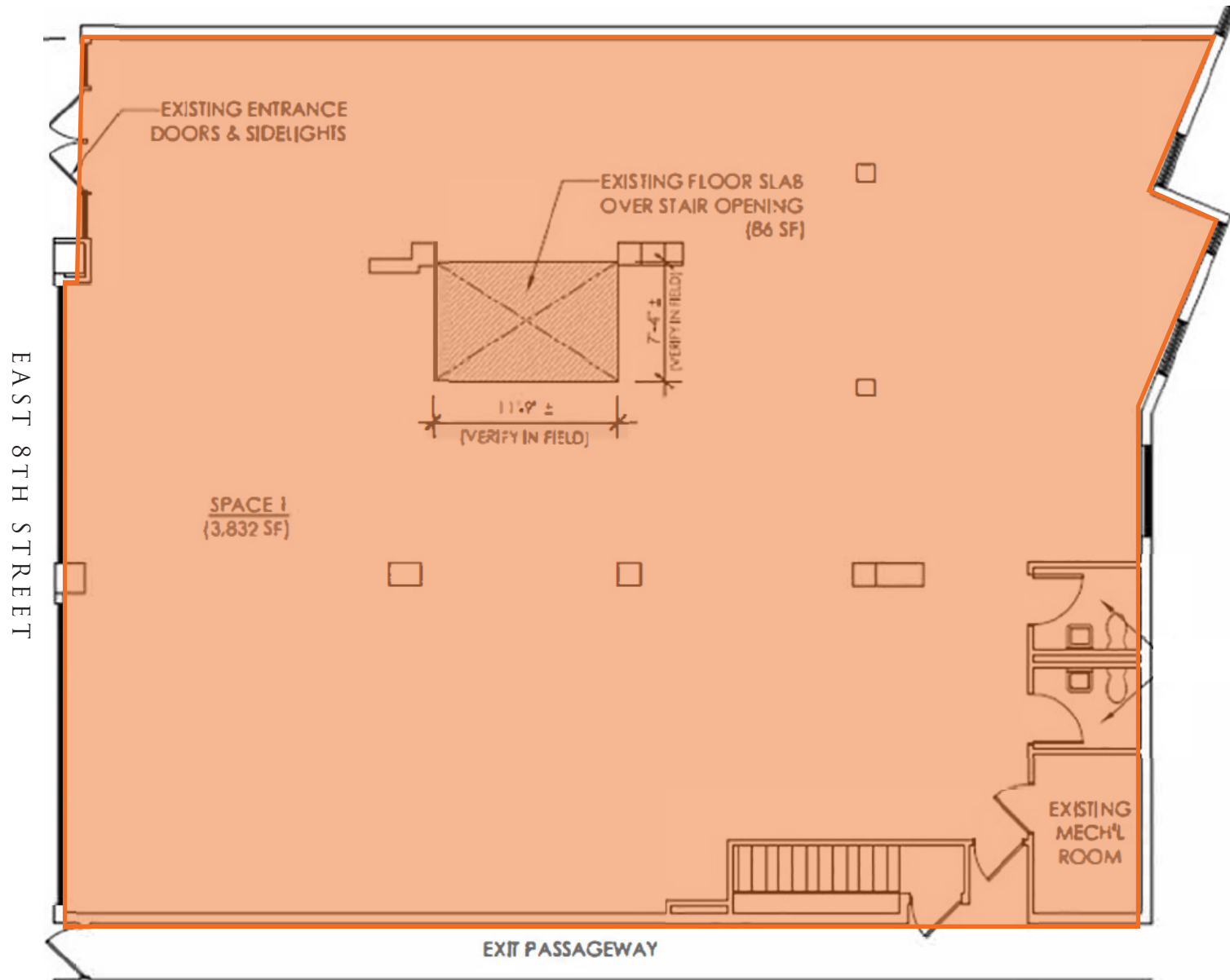
**HIGHLIGHTS:**

- All uses considered
- New HVAC in place
- Adjacent major subway stations, R, W at 8th street and 6 at Astor Place
- Located between Union Square and Washington Square Park
- Located near the NYU Campus & Cooper Union
- Within 1 block of 1.5 million SF office space; tenants include IBM and Facebook

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## EAST 8TH STREET

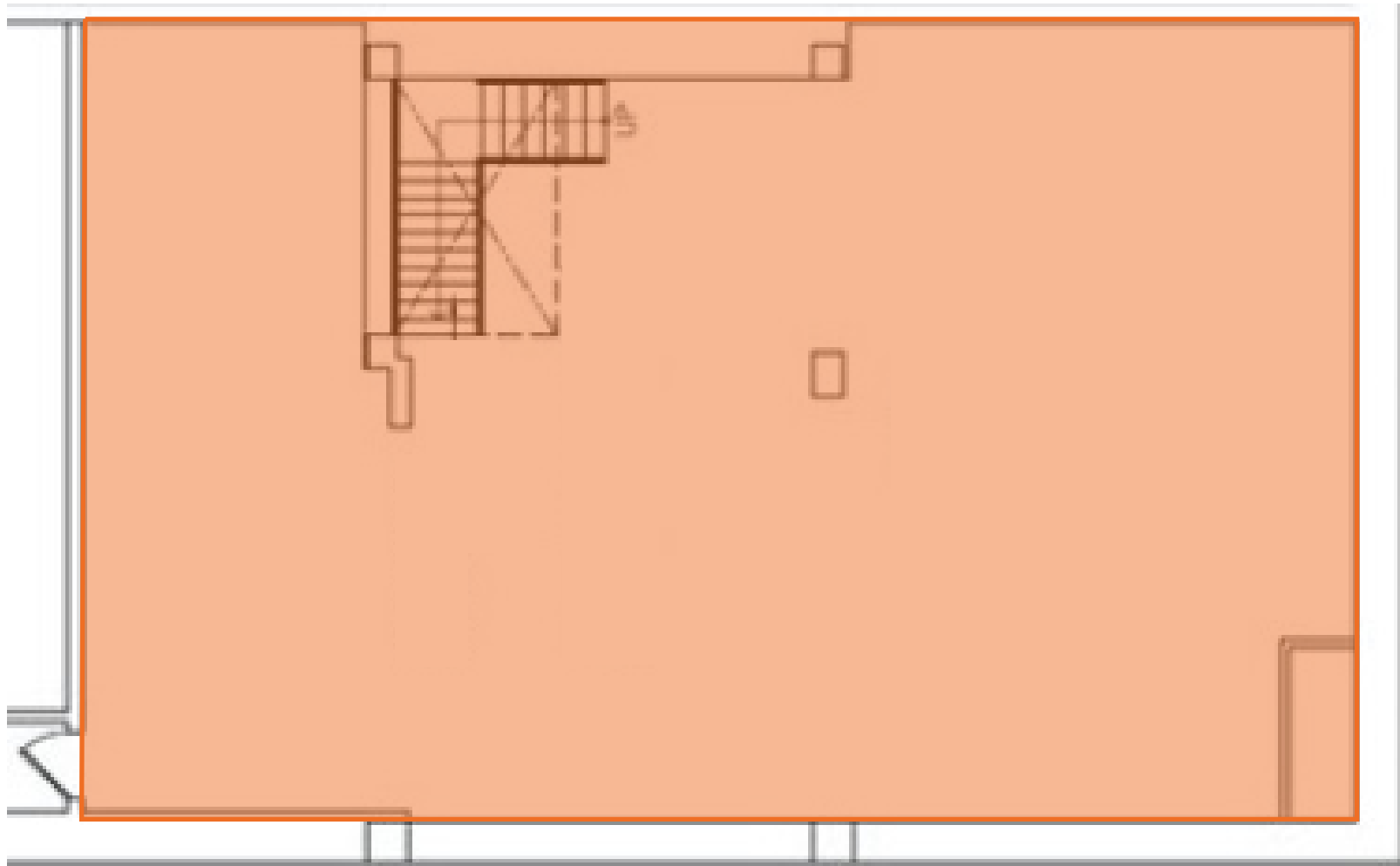
FLOOR PLANS:  
GROUND FLOOR - 3,832 SF



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EAST 8TH STREET

FLOOR PLANS:  
LOWER LEVEL - 1,970 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,  
PLEASE CONTACT:

**ZACH NATHAN**

240.731.8333 | [ZNathan@ksrny.com](mailto:ZNathan@ksrny.com)

**ALBERT SALAMEH**

646.944.0797 | [ASalameh@ksrny.com](mailto:ASalameh@ksrny.com)

**DAVID GREEN**

516.320.0260 | [DGreen@ksrny.com](mailto:DGreen@ksrny.com)



1385 Broadway, 22nd Floor | New York, NY 10018  
212.417.9217

[ksrny.com](http://ksrny.com)