

137 HUDSON STREET

BETWEEN HUBERT AND BEACH STREETS

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Location

The property is located at 137 Hudson Street between Hubert & Beach Streets, in the heart of TriBeCa. The Holland Tunnel feeds out directly unto Hudson Street and right in front of the property. In addition, the property is situate on the direct walking path on Beach Street from the 6th Avenue Subway to Greenwich Street, only 1 short block away where Citicorp's corporate headquarters and its tens of thousands of employees proudly come to/from work daily and a few short blocks from the trendy internationally acclaimed celebrity frequented Greenwich Hotel. Approximately 3,000 square foot 12-14' ceiling, column free and unobstructed stand- alone building at 137 Hudson Street, Between Beach and Hubert.

The site consists of a stand-alone retail building of 2 floors, a main and lower level, of approximately 1500 square feet each. Each floor has high ceilings of approximately 12-14' and an open concept allowing for tremendous flexibility in its use.

The site is located on the direct walking path on Beach Street from the 6th Avenue Subway to Greenwich Street, just down the block from Citicorp's Global Corporate Headquarters and its thousands of employees who walk down Beach Street to the Subway and is situate nearly 200 feet from a Building We Work fully occupies. The space offers the flexibility of an office/retail use and its access directly at the mouth of the Holland Tunnel gives it great branding appeal.

Brand new high end wood floors, bathrooms and lighting have recently been installed on the main floor and the space looks stunning!!! The lower level is completely open. Ideal for Art Galleries, Office, Fitness or High End Showroom and Retail Space.

The neighborhood is woefully underserved with respect to food, beverage and other service providers and affords a spectacular retail/office/service opportunity for tenants.

The space consists of a stand-alone retail building of 2 floors, a main and lower level, of approximately 1500 square feet each providing its tenant with a full building identity, complete open basement, 27 foot all glass frontage on highly coveted Hudson Street with double-door entry and an HVAC System. Each floor has high ceilings of approximately 12-14' and an open concept allowing for tremendous flexibility in its use. The space

Transit/Subway Drive Walk Distance

Canal Street Station @ 6th Avenue (A, C, E Lines)	1 min 3 mins 0.2 miles
Franklin Street Station (1, 2 Lines)	2 mins 6 mins 0.2 miles
Canal Street Station @ Broadway (N, Q, R, 6, J, Z, M Lines)	2 mins 7 mins 0.4 miles

The recently completed Fulton Street transit center is also just a short walk away, which contains 12 different subway lines as well as the PATH train.

Asking Rent: \$22,995/Month based on Triple Net Lease.

Bus Map



Subway Map



Retail Map

