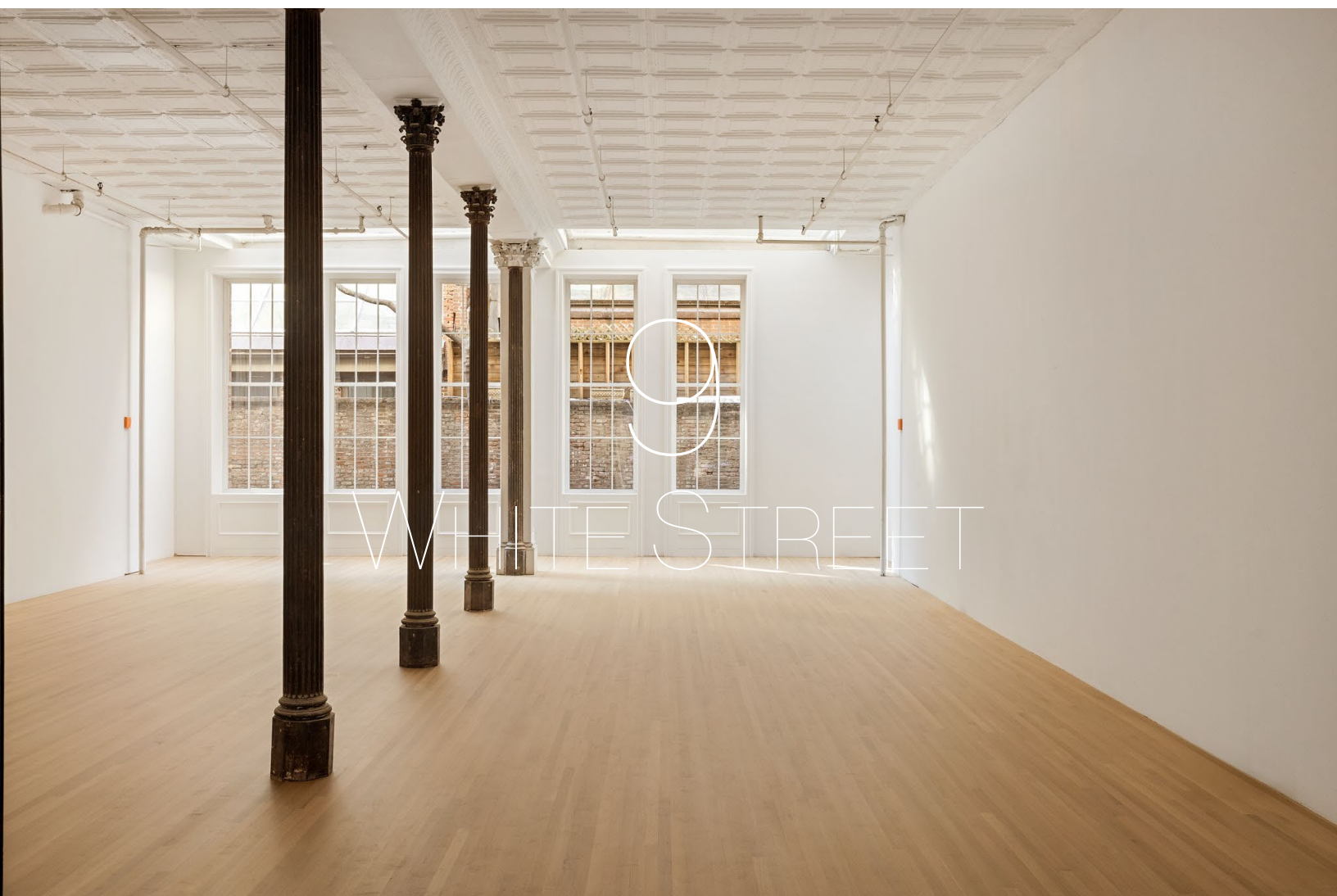


SUSAN PENZNER Real Estate

E X C L U S I V E



Ground Floor & Lower Level Co-Op
For Sale or Lease
in the Heart of Tribeca

9 WHITE STREET

Between Church & West Broadway

FOR SALE OR LEASE Ground & Lower-Level Co-op



PROPERTY SUMMARY

Ground:	Approx. 3,200sf
LowerLevel:	Approx. 3,000sf
Ownership Type:	Co-op
Price:	Upon Request
Maintenance:	\$5,049.75/mo <i>(includes Real Estate Taxes)</i>

BUILDING SUMMARY

Block/Lot:	178/24
Building Size:	Approx. 38ft x 100ft
Built:	1861-62
Historic District:	Tribeca East Historic District
Zoning:	C6-2A, Tribeca Mixed Use District ("TMU")

Nathan Stange
Licensed Assoc. Real Estate Broker
212-343-1909 x13
917-873-5604
nathan@susanpenzner.com

Susan Penzner
Licensed Real Estate Broker
917-680-1909
susan@susanpenzner.com

EXCLUSIVE

REBNY
Although the information regarding property sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy hereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

9 WHITE STREET

Between Church & West Broadway

FOR SALE OR LEASE Ground & Lower-Level Co-op



Unparalleled location in the heart of Tribeca, surrounded by world-class restaurants, shopping, art, as well as some of New York's most iconic residential real estate. Available for lease or for sale. The co-op unit has undergone extensive renovations designed by ARO architects. Extraordinary opportunity for a purchaser or tenant to use the newly updated space as-is, or further customize to their own specifications, whether for luxury retail, corporate office, design, showroom, or any other high-end use. All zoning/use questions as well as current conditions should be confirmed by purchaser's architect.

The new internal staircase to the lower level provides easy access to the accessory storage, with the potential to further develop this area for additional uses. Both ground floor and lower level feature updated electric & plumbing. Newly installed white-oak hardwood floors on the ground floor; concrete floors in the lower level. Restored +/-16ft tin ceilings. Exposed and restored cast-iron columns. Restored skylight and rear windows. New HVAC equipment. A world-class Lite Lab lighting system has been designed and is available for completion at buyer/tenant's expense.

Neighbors include an exciting mix of fashion, restaurants, design, and galleries. These include The Row, FoundRae, La Garconne, Thom Browne, James Perse, Ted Muehling, RBW Lighting, R 20th Century design, Double Knot Rugs, Ortuzar Projects, Frenchette, One White St, the Odeon.

Nathan Stange 917-873-5604
nathan@susanpenzner.com

Susan Penzner 917-680-1909
susan@susanpenzner.com

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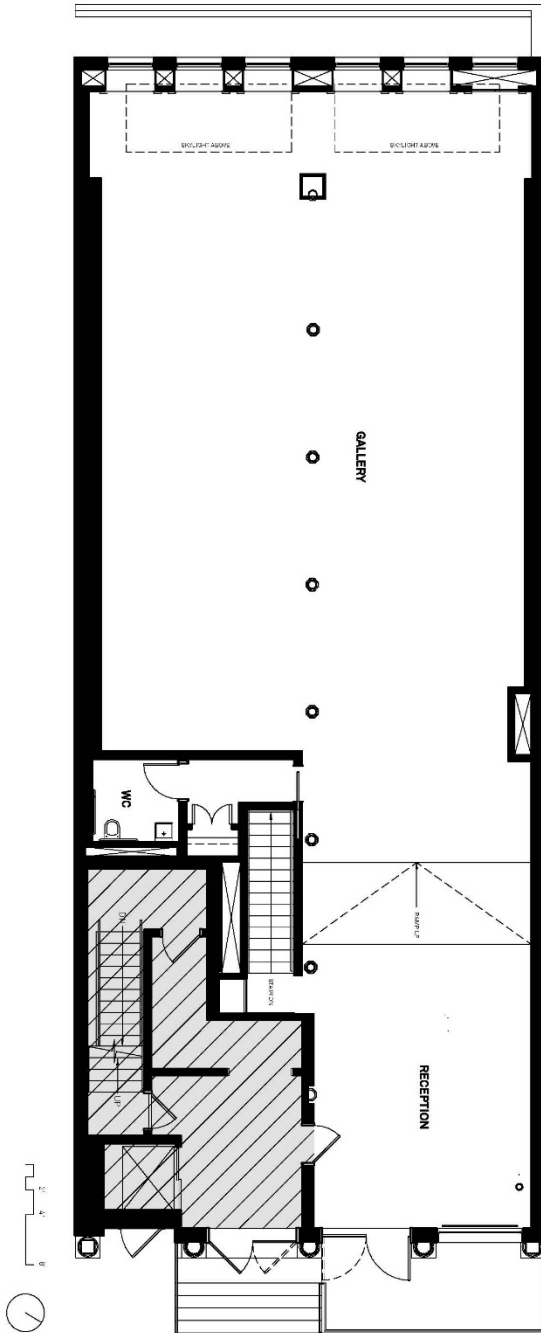
Between Church & West Broadway

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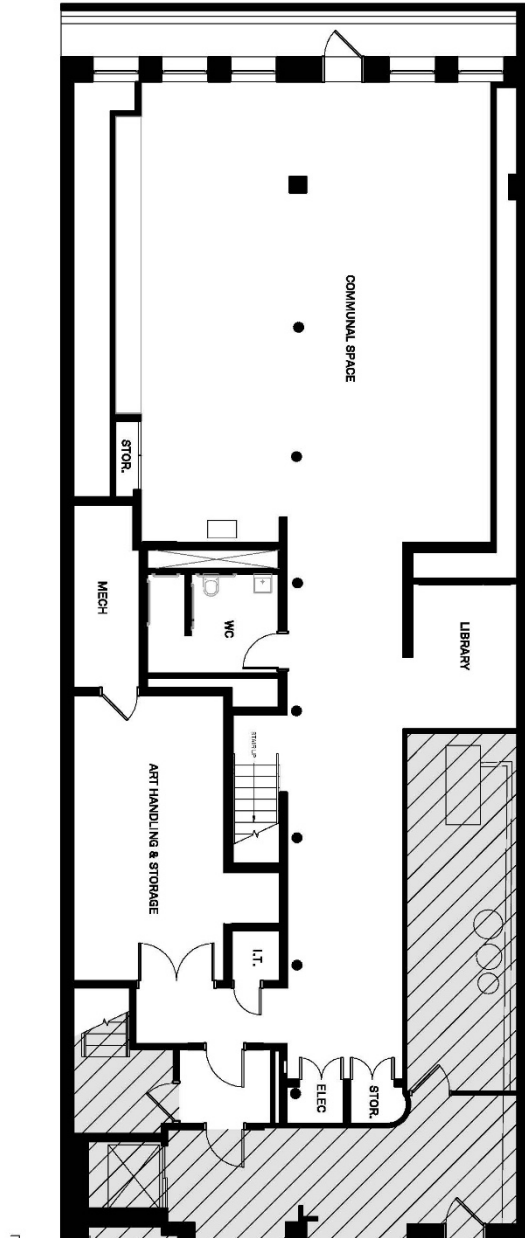


9 WHITE STREET

Between Church & West Broadway



Ground



Lower Level

Nathan Stange 917-873-5604
nathan@susanpenzner.com

Susan Penzner 917-680-1909
susan@susanpenzner.com

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Nathan Stange 917-873-5604
nathan@susanpenzner.com

Susan Penzner 917-680-1909
susan@susanpenzner.com

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