



CONFIDENTIAL OFFERING
MEMORANDUM

125

PRINCE STREET

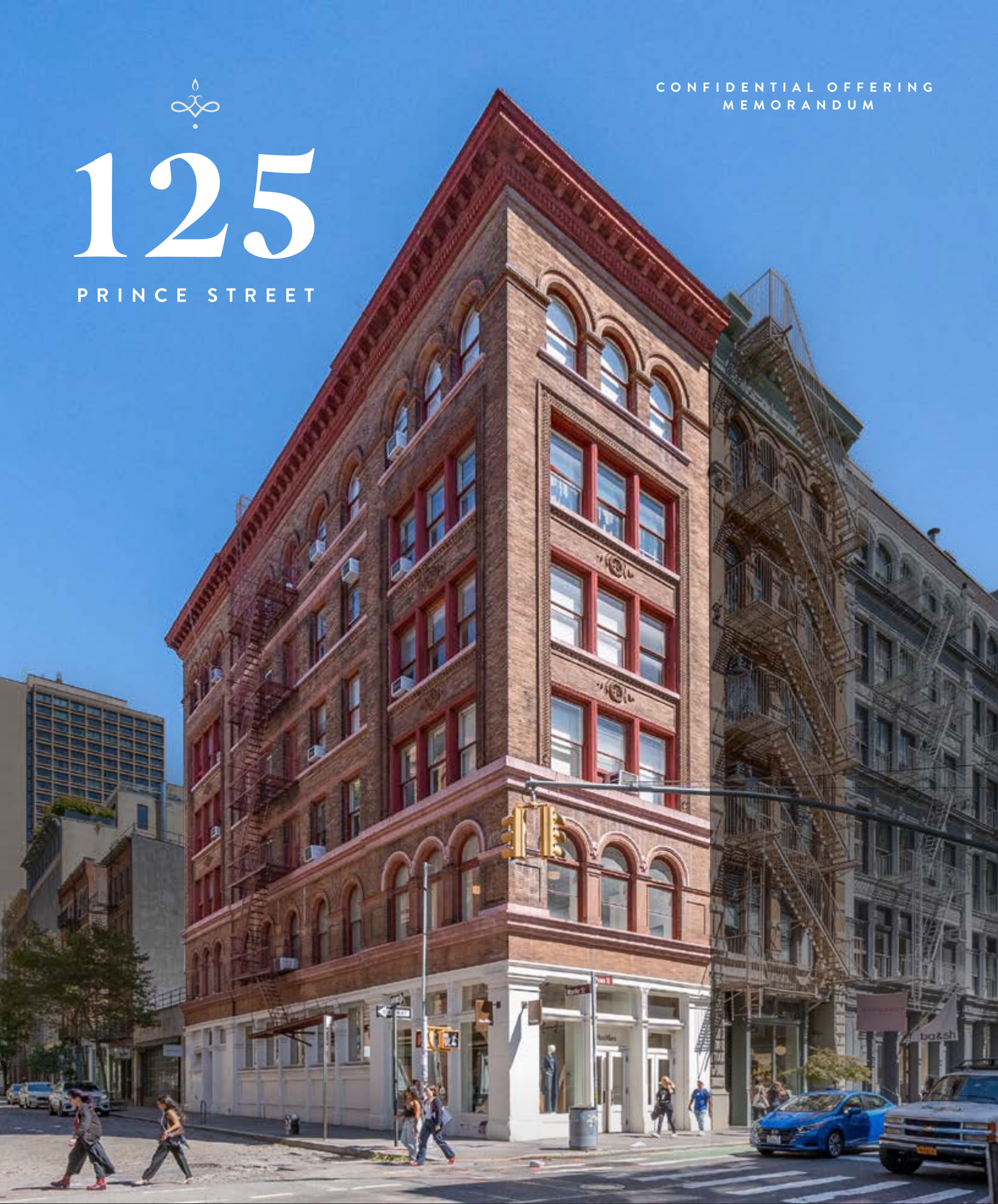


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A Generational Trophy Mixed-Use Retail Opportunity in the Heart of Manhattan’s Most Vibrant Retail District

Purchased by the same current family ownership 86 years ago, Cushman & Wakefield is pleased to offer for sale 125 Prince Street (132 Wooster Street), a freestanding, corner, elevator building located at one of the most premier retail corners in all of Manhattan. This exceptional property, located in the heart of SoHo, presents an unparalleled opportunity for investors and retailers seeking an iconic flagship location.

With over 120’ of wraparound frontage at the northeast corner of Prince and Wooster Streets, 125 Prince Street offers a unique blend of prestige, visibility, and premier co-tenancy – qualities that distinguish it as a trophy asset in one of the world’s most coveted retail submarkets.

Built in 1893 and designed by architect Buchman & Desler, 125 Prince Street’s brick, stone and iron façade offers a striking street presence with southwestern light, thereby creating ample branding opportunities. The property features direct residential elevator access from Wooster Street to the apartments above, as well as an extensive sidewalk vault area in the basement which can be used for storage and mechanicals.

Being a standalone property without a condominium or cooperative structure in-place, the building can be completely redesigned for a range of uses including luxury retail, experiential showrooms, creative offices, private galleries or high-end condominiums.

- **Trophy Asset.** Opportunities to acquire full buildings of this caliber in SoHo are exceedingly rare. There is a finite supply of standalone corner buildings in SoHo, and even fewer that offer the architectural beauty, location, and flexibility of 125 Prince Street.
- **Tax Class 2A:** The building is designated as Tax Class 2A which caps the increase in the assessed value of the property to no more than 8% per year and no more than 30% in any 5-year period, thereby providing an owner with predictable and sustainable expenses for years to come.
- **Flagship Potential.** With high-ceilings, open floorplates and light on two sides, the property is tailor-made for a flagship retail concept and luxury conversion of the upstairs units. Retailers and investors alike recognize the power of a flagship store in SoHo.
- **Permanence and Prestige.** Ownership of 125 Prince Street establishes your brand as a permanent fixture in New York’s retail scene – a statement of long-term commitment and credibility. The ability to showcase a brand in such a setting elevates reputation, increases visibility, and drives meaningful growth.
- **A Generational Investment.** A legacy purchase that will serve as a foundation for enduring value. The property’s reputation and location mean it will remain relevant and desirable for years to come. Such rarity ensures sustained demand and stability for any buyer.
- **Market Value and Growth.** SoHo’s real estate market is distinguished by its resilience and appreciation. Demand for quality retail and mixed-use properties consistently exceeds supply, driving strong returns for owners. With SoHo retail space at a 10-year low in availability and global brands reaffirming their commitment to brick-and-mortar through new acquisitions, now is an ideal time to buy.

The area’s appeal draws both locals and tourists year-round, making SoHo a retail powerhouse. The district is home to flagship stores of global brands, from Louis Vuitton and Prada to Apple and Supreme, each benefiting from the neighborhood’s blend of authenticity and commercial energy. For a buyer, owning a building at 125 Prince Street means joining the ranks of retail’s elite in a location that consistently sets trends and drives value.

Asking Price: \$55,000,000

Investment Highlights



TAX CLASS 2A



CORNER PROPERTY
Prince St & Wooster St



ELEVATOR BUILDING



CONVERSION OR USER OPPORTUNITY



PRESTIGIOUS CO-TENANCY

Property Information

PROPERTY INFORMATION

Address:	125 Prince Street	
	New York, NY 10012	
Block & Lot:	514-42	
Lot Dimensions:	25.67' x 95'	
Lot SF:	2,439	SF (approx.)

BUILDING INFORMATION

Property Type:	Mixed-Use Elevator	
Building Dimensions:	25.67' x 95'	
Stories:	6 plus basement	
Above Grade Gross SF:	14,058	SF (approx.)

ZONING INFORMATION

Zoning:	M1-5/R7X	
FAR (As-of-Right):	5.00	
Available Air Rights (As-of-Right):	Overbuilt	SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$1,664,588	
Annual Property Tax:	\$208,074	
Tax Rate:	12.5000%	
Tax Class:	2A	SF (approx.)

Ceiling Heights



SIXTH FLOOR
11' 2"

FIFTH FLOOR
10' 8"

FOURTH FLOOR
10' 8"

THIRD FLOOR
10' 8"

SECOND FLOOR
12' 0"

FIRST FLOOR
15' 6"

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Financials



COMMERCIAL REVENUE

Unit	Tenant	GSF	LXD*	Tax Reimbursement	Year 2 Base Rent	Annual Tax Contribution	Monthly Income	Pro Forma
Retail	Max Mara	2,378	Apr-29	33.33% above the 24/25 base tax year	\$169,950	\$5,123	\$170,377	\$200,000
Monthly Total							\$170,377	\$200,000
Annual Total							\$2,044,523	\$2,400,000

*Successor landlord has the right to terminate the retail lease upon 9 month's notice to tenant

*One five (5)-Year Option at greater of FMV or 3% increase over year 5 rent

REVENUE

Unit	Beds	Baths	GSF	Exp.	Landlord Termination Right	Monthly Rent	Pro Forma
2	2	2	2,336	Owner Occupied (Projected Rent)		\$18,000	\$25,000
3	2	2	2,336	May-26	90 Days	\$12,500	\$25,000
4	2	2	2,336	Jan-27	90 Days	\$13,000	\$25,000
5	2	2	2,336	Jan-26	None	\$15,000	\$25,000
6	2	2	2,336	Jan-27	90 Days	\$13,000	\$25,000
Monthly Total						\$71,500	\$125,000
Annual Total						\$858,000	\$1,500,000

Total Gross Monthly Revenue:						\$241,877	\$325,000
Total Gross Annual Revenue:						\$2,902,523	\$3,900,000

TOTAL REVENUE

	In Place Income	Projected Income
Total Gross Annual Income	\$2,902,523	\$3,900,000
Less Total General Vacancy / Credit Loss	\$87,076	\$117,000
Effective Gross Annual Income	\$2,815,448	\$3,783,000

OPERATING EXPENSES

Type		\$ / SF		
Property Taxes	Actual 2024	\$14.83	\$208,074	\$208,074
Insurance	Actual 2024	\$1.56	\$21,832	\$21,832
Utilities	Actual 2024	\$0.39	\$5,522	\$5,522
Repairs & Maintenance	Actual 2024	\$1.70	\$23,809	\$23,809
Payroll & Payroll Taxes	Actual 2024	\$1.87	\$26,174	\$26,174
Miscellaneous	Actual 2024	\$0.44	\$6,121	\$6,121
Management Fee	3.0% / EGI	\$6.02	\$84,463	\$113,490
Total Expenses		\$26.80	\$375,995	\$405,022

Net Operating Income	\$2,439,453	\$3,377,978
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Lease Abstract - Max Mara

BUILDING INFORMATION

Property Address:	125 Prince Street
Tenant	Max Mara Retail Ltd.
Floors:	Ground floor plus basement
Lease Commencement Date:	5/1/2024
Rent Commencement Date:	6/1/2024
Expiration Date:	4/30/2029
Landlord Termination Option:	Successor landlord has the right to terminate the retail lease upon 9 month's notice to tenant
Renewal Options:	One five (5)-Year Option at greater of FMV or 3% increase over year 5 rent
Tax Reimbursements:	Reimburse 33.33% over the 2024/2025 Base Year
Condominium Conversion Clause:	Yes; Landlord may convert to condominium ownership

UTILITY REIMBURSEMENT

Water / Sewer:	100% reimbursed
Electric:	Directly Metered
Heating / Cooling:	Directly Metered
Tenant Repairs:	Tenant Pays
Insurance:	Tenant has their own insurance

TENANT RENT SCHEDULE

Years	Rent Start Date	Rent End Date	Monthly Rent	Annual Rent
1	Jun-24	Apr-25	\$165,000	\$1,980,000
2	May-25	Apr-26	\$169,950	\$2,039,400
3	May-26	Apr-27	\$175,049	\$2,100,582
4	May-27	Apr-28	\$180,300	\$2,163,599
5	May-28	Apr-29	\$185,709	\$2,228,507

REAL ESTATE TAX REIMBURSEMENT

Annual Taxes in Base Year:	Current Annual Taxes	Increase Over the Base Year	Tenants Proportionate Share	Tenant Pays Per Year
2024 / 2025	2025 / 2026	\$15,372	33.33%	\$5,123
\$192,702	\$208,074			

RENEWAL OPTION DETAILS:

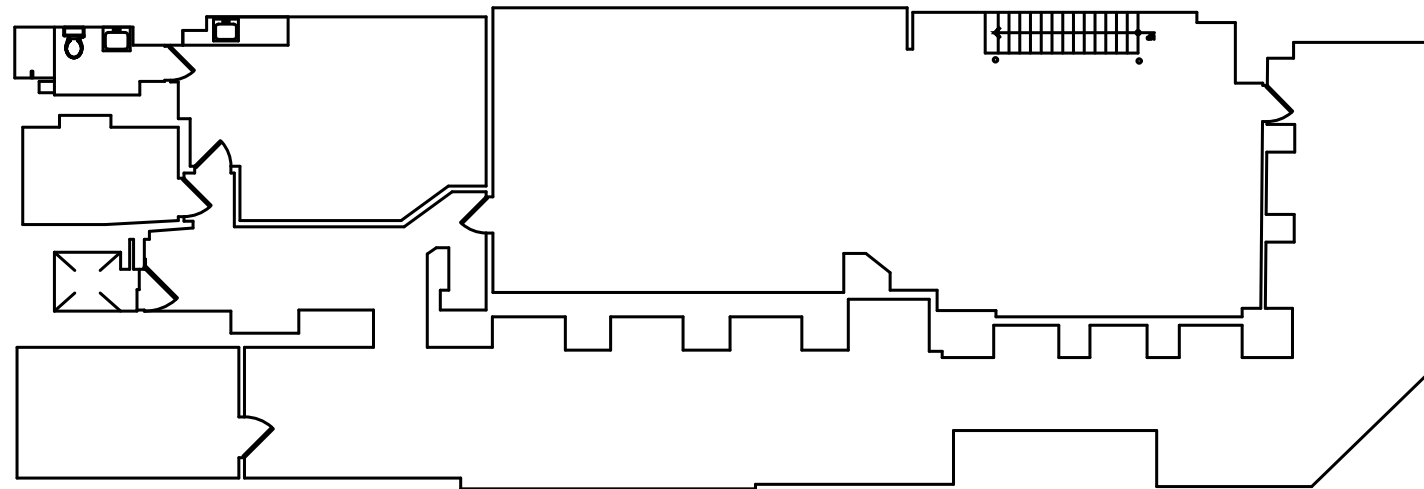
Provided Tenant is not then in default under any of the terms, Tenant shall have the option to renew this Lease for one (1) five (5) year renewal term (referred to as the "Renewal Term") commencing on the date next following the Expiration Date (the "Renewal Commencement Date") and ending... on the last day of the calendar month in which the fifth (5th) anniversary of the Renewal Commencement Date occurs (referred to as the "Extended Expiration Date"). If Tenant exercises such option... shall be renewed for the Renewal Term at an annual Fixed Rent equal to the greater of (i) the fair market annual rental value of the Premises as of the commencement date of the Renewal Term as agreed by the parties or determined in accordance with the provisions of Section 44(C) herein (the "FMV") and (ii) the annual Fixed Rent in effect at the expiration of the original Term plus three percent (3%) but otherwise upon the same then executory terms, covenants and conditions as the original Term.

Tax Map

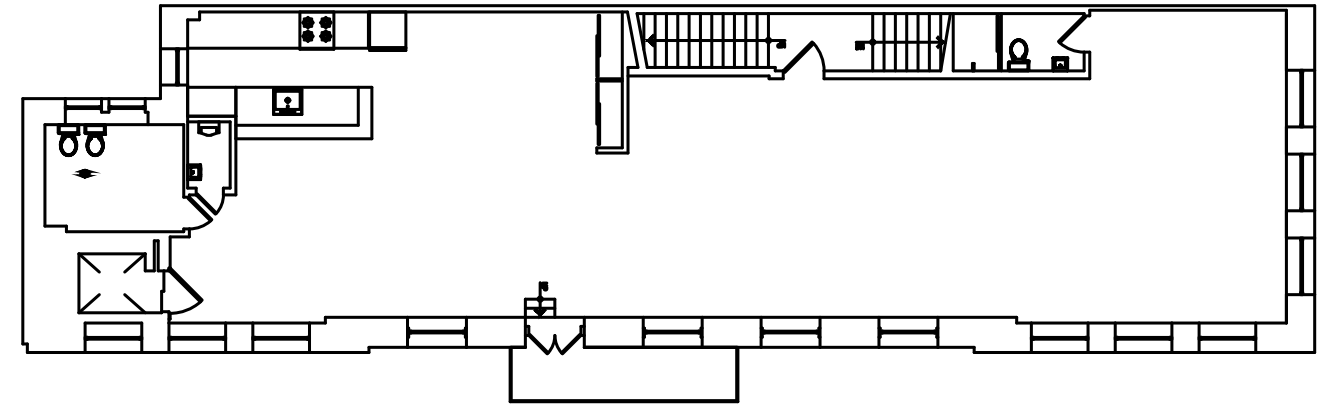


Floor Plans

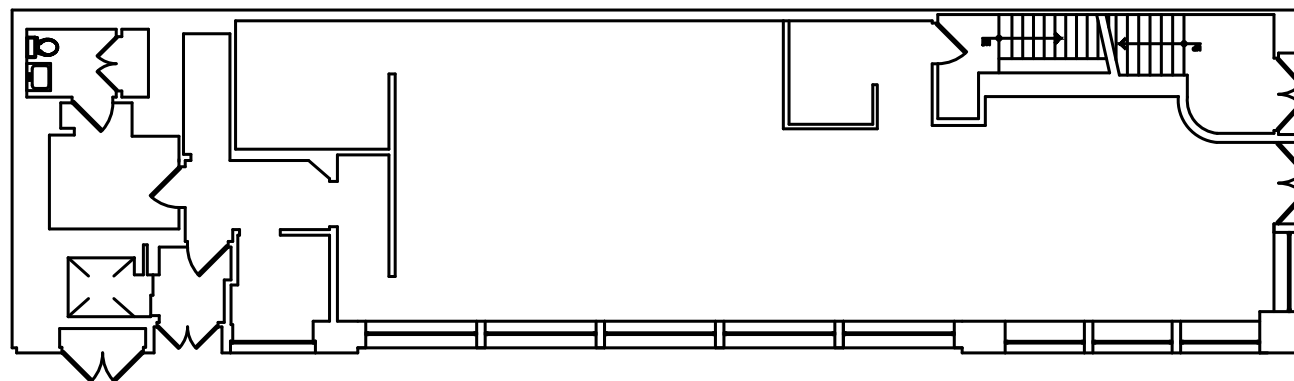
BASEMENT



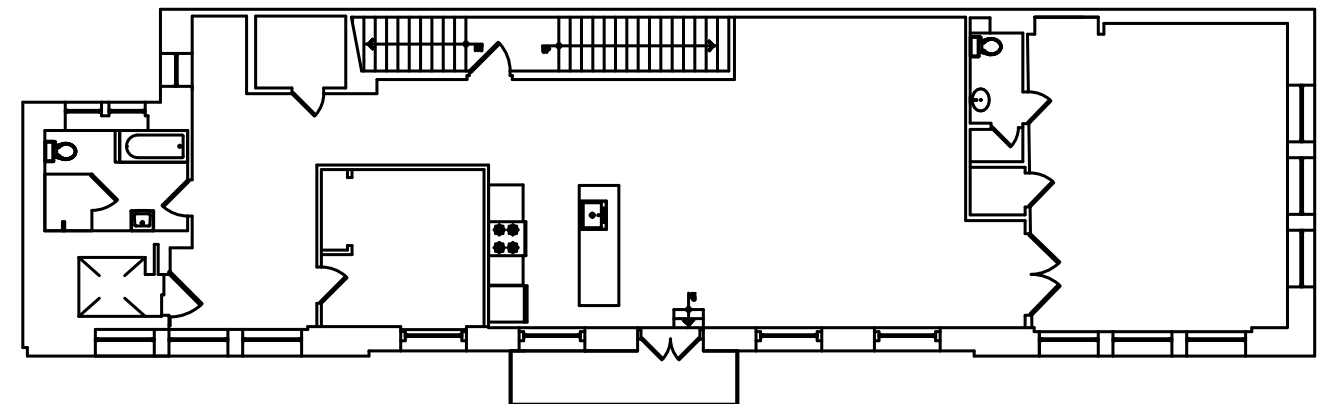
2ND FLOOR



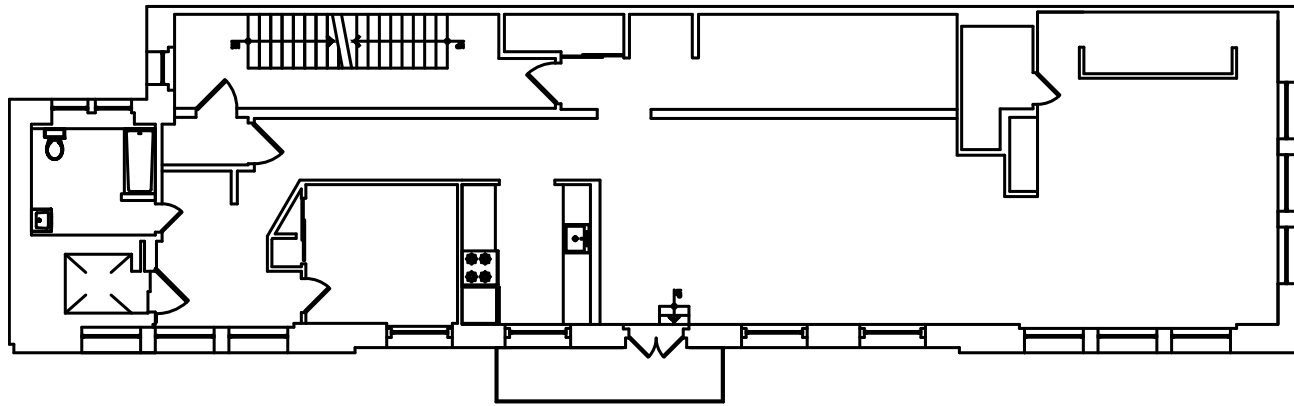
1ST FLOOR



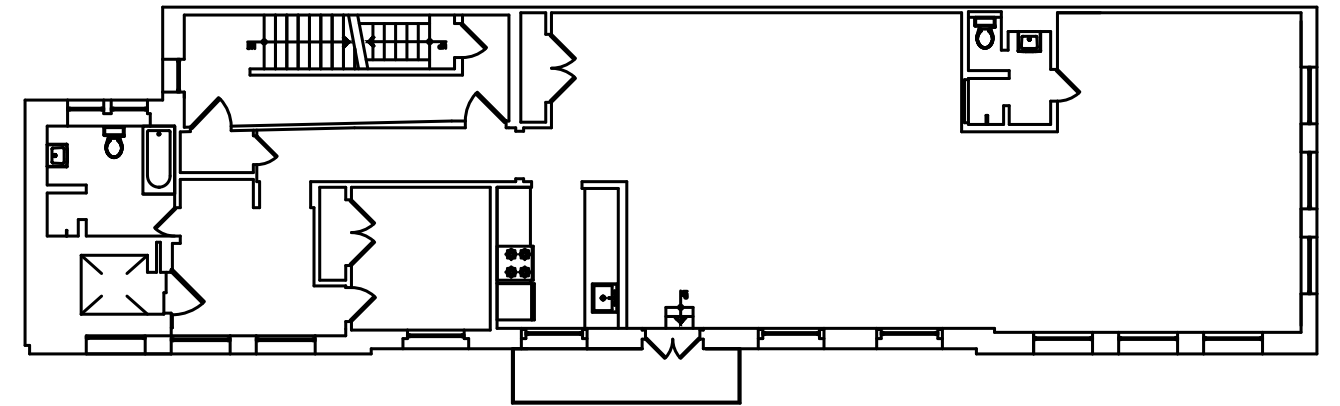
3RD FLOOR



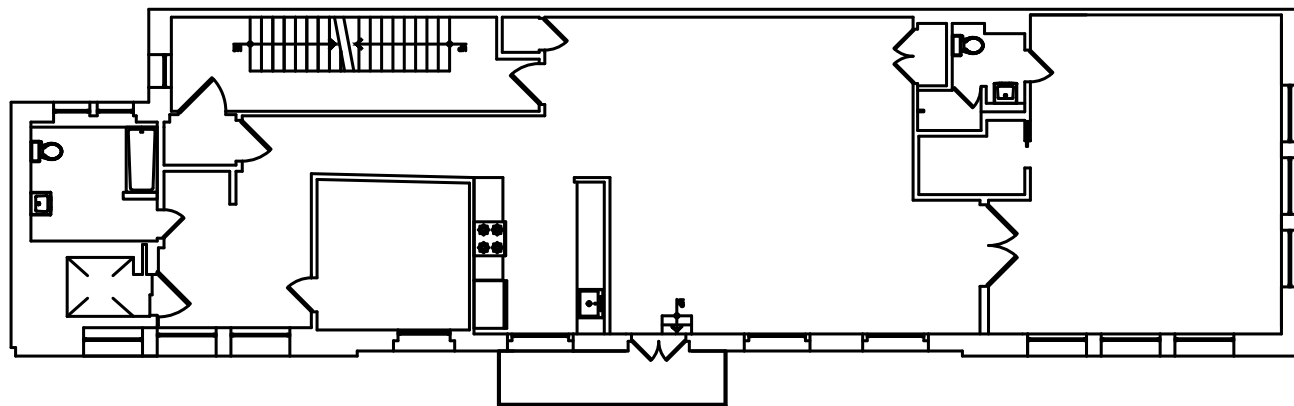
4TH FLOOR



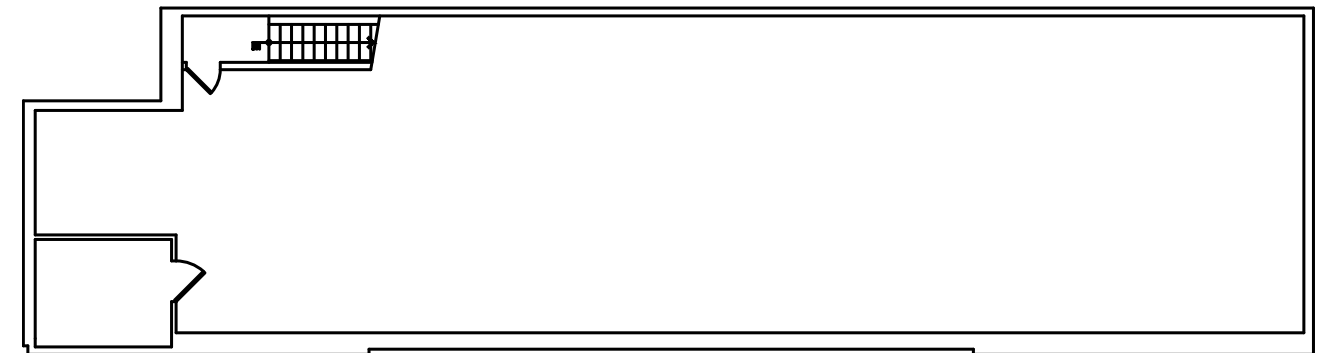
6TH FLOOR



5TH FLOOR




ROOF



Certificate of Occupancy

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE JAN 22 1986

NO. 88158

ZONING DISTRICT H1/5a

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~new~~ - altered - ~~existing~~ - building - premises located at

125 Prince Street

Block 514 Lot 42

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.						Storage and boiler room
1st Floor	125	150			6		Eating & Drinking Place
2nd Floor	125		1	2	17D		Joint Living and Work Quarters for Artists
3rd Floor	125		1	2	17D		Joint Living and Work Quarters for Artists
4th Floor	125		1	4	17D		Joint Living and Work Quarters for Artists
5th Floor	125		1	3	17D		Joint Living and Work Quarters for Artists
6th Floor	125		1	2	17D		Joint Living and Work Quarters for Artists

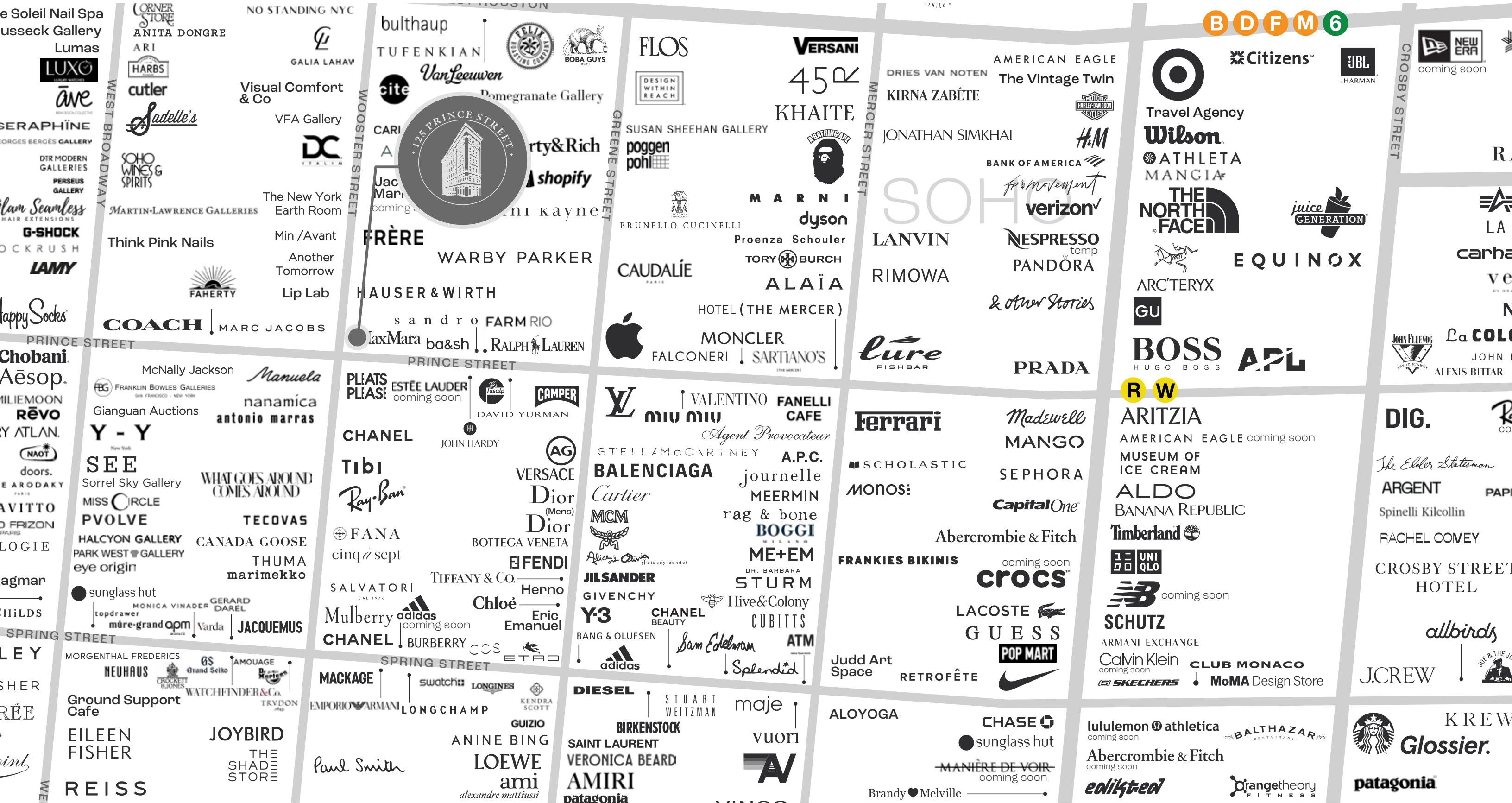
Tax Bill

BILLING SUMMARY	AMOUNT
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges—see below for details)	\$0.00
Amount Due by October 1, 2025	\$0.00
Total amount due for the rest of the tax year (includes remaining property taxes, other charges, and any past-due amounts)	\$104,036.76

PROPERTY DETAIL	VALUE
Estimated market value	\$10,920,000
Tax class	2A - 4- to 6-Unit Residential Rental Building

ANNUAL TAX CALCULATION	VALUE
Billable assessed value	\$1,664,588.00
Tax rate	12.5000%
Annual property tax	\$208,073.52

Retail Co-Tenancy



SoHo Overview

SoHo (short for “South of Houston Street”) is one of Manhattan’s most internationally recognized neighborhoods, renowned for its cast-iron architecture, cobblestone streets, and thriving retail and cultural scene. Once a 19th-century industrial hub for textiles and manufacturing, SoHo transformed in the late 20th century into a vibrant center for artists and galleries. Today, it is a premier destination blending luxury retail, creative offices, high-end residences, and cultural cachet, drawing an eclectic mix of global visitors, professionals, and residents.



DINING AND ENTERTAINMENT

SoHo’s culinary landscape is as diverse as its community. Classic institutions like Balthazar remain staples for French brasserie fare, while Lure Fishbar and Fanelli Café continue to attract loyal followings. Newer favorites such as Sadelle’s and Shuka reflect the area’s evolving, trend-driven dining scene. Upscale spots like Cipriani Downtown and Le Coucou anchor the fine-dining segment, while cafés such as Dominique Ansel Bakery, Blue Bottle Coffee, and La Colombe keep the streets buzzing with daily activity. The neighborhood’s nightlife is understated but stylish, with cocktail lounges and boutique hotel bars catering to an affluent crowd.



RETAIL AND SHOPPING

SoHo is New York City’s premier luxury retail district, featuring a unique concentration of flagship stores, designer boutiques, and curated lifestyle concepts. Brands such as Chanel, Prada, Louis Vuitton, Dior, and Moncler sit alongside contemporary fashion houses like Acne Studios, Aimé Leon Dore, and Reformation. The neighborhood also retains its independent, creative roots with concept stores, design shops, and art galleries interspersed among international names. Retail rents remain among the highest in Manhattan, supported by a steady flow of both local shoppers and international tourists.



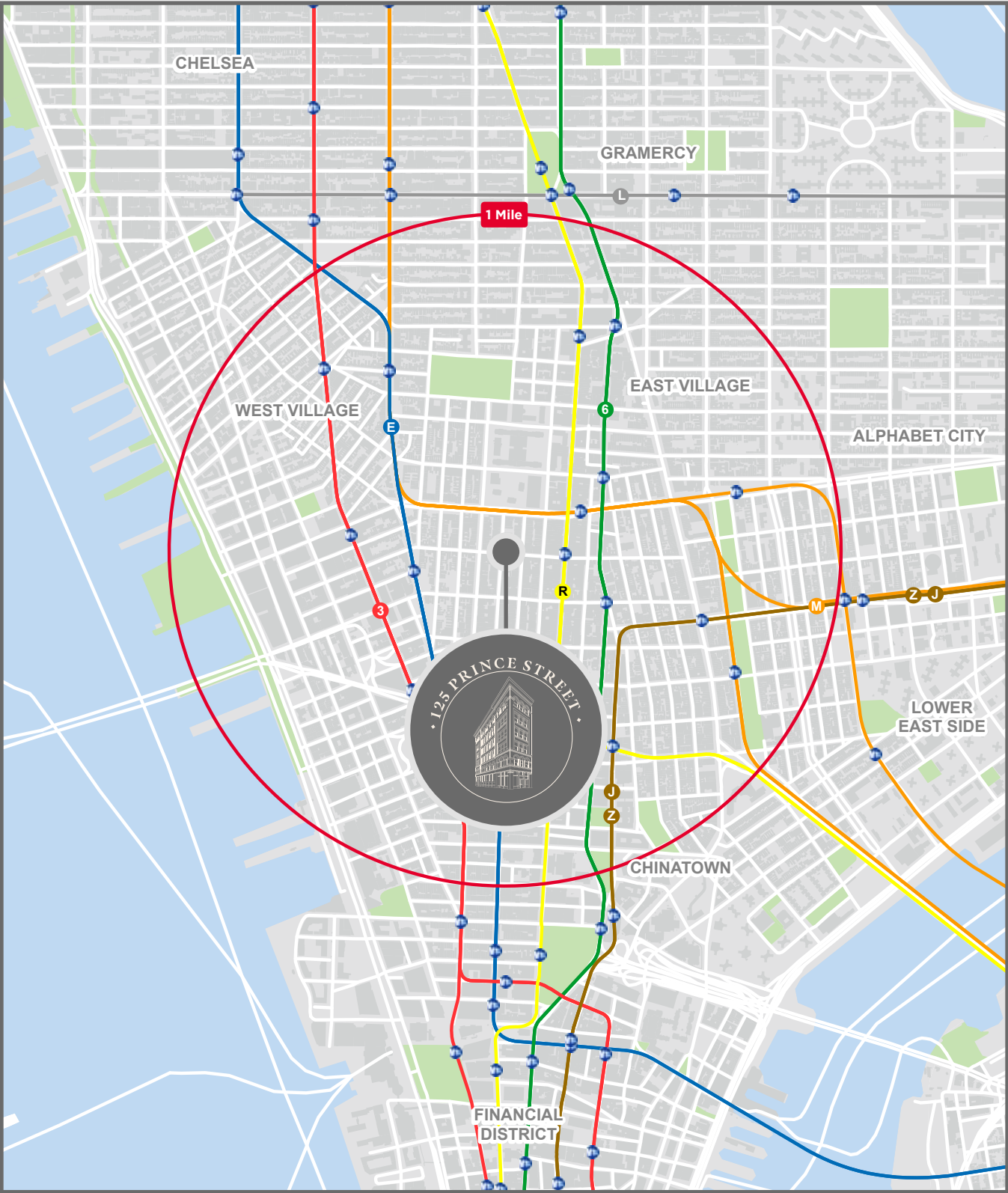
HISTORIC ARCHITECTURE & LIFESTYLE

SoHo’s distinctive character stems from its cast-iron architecture—the largest collection in the world—paired with restored 19th-century warehouses converted into loft residences, galleries, and offices. Many of these landmarked buildings feature oversized windows, high ceilings, and open layouts that appeal to both creative tenants and luxury buyers. The area has seen high-profile residential conversions, such as 565 Broome and 40 Mercer, which blend modern luxury with SoHo’s industrial heritage. Despite its bustling retail corridors, SoHo also offers quiet, tree-lined side streets, creating a balance between commercial vibrancy and residential appeal.

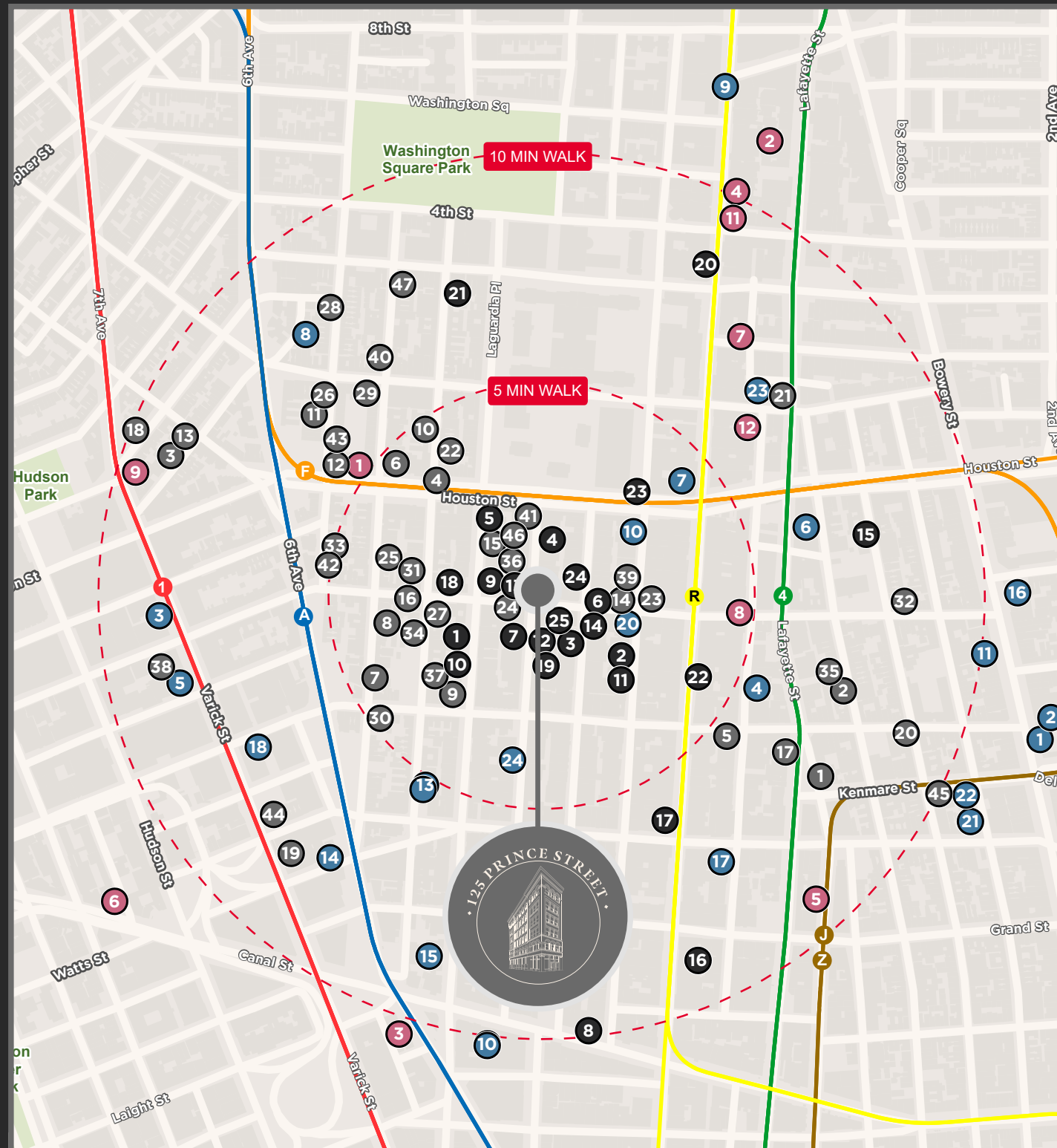
OVERALL

SoHo’s combination of historic architecture, world-class retail, trend-setting dining, cultural institutions, and creative prestige positions it as one of Manhattan’s most iconic and desirable neighborhoods. Its global reputation, architectural authenticity, and continued evolution ensure its place as both a luxury residential destination and a dynamic commercial hub.

Transportation Map



Area Amenities



- Fitness
- Hotels
- Restaurants
- Shopping

FITNESS

1. Aesthetic Lab
2. Barry's NoHo
3. Barry's Tribeca
4. Blink Fitness - Noho
5. Cordell Fitness
6. Dogpound
7. Equinox Bond Street
8. Equinox SoHo
9. F45 Training West Village
10. Planet Fitness
11. Rumble Boxing NoHo
12. Work Train Fight

HOTELS

13. citizenM New York Bowery Hotel
14. Common Ground Andrews
15. Courtyard by Marriott New York Manhattan/SoHo
16. Crosby Street Hotel
17. Four Points by Sheraton Manhattan SoHo Village
18. Hotels Ab
19. Marriott
20. Mini Suites of Minetta
21. New York On the Go Rent A Car
22. Patricia Entertainment Hotel manager
23. Prince Hotel
24. Sheraton Tribeca New York Hotel
25. SIXTY SoHo
26. SoHo 54 Hotel
27. Soho Grand Hotel
28. Sunshine Hotel
29. The Broome Hotel New York
30. The Dominick
31. The Manner
32. The Mercer Hotel
33. The Nolitan
34. The Nolitan Hotel
35. Virgin Hotels
36. Westbury Hotel

RESTAURANTS

37. 19 Cleveland
38. Sive Spice
39. Ama Raw Bar - West Village
40. Arturo's
41. Balthazar
42. Bar Moga
43. Blue Ribbon Brasserie
44. Blue Ribbon Sushi
45. Boqueria Soho
46. Carbone
47. Dante
48. DOMODOMO - New York
49. Emily
50. Fanelli's Cafe
51. HARBS SoHo
52. Il Corallo Trattoria
53. Jack's Wife Freda
54. Jajaja Mexicana
55. La Sirene
56. Lombardi's Pizza
57. Los Tacos No.1
58. Lupa
59. Lure Fishbar
60. Manuela
61. Mareluna
62. Mermaid Oyster Bar
63. Milady's
64. Minetta Tavern
65. Old Tbilisi Garden
66. Piccola Cucina Osteria
67. Pinch Chinese
68. Prince Street Pizza
69. Raku
70. Raoul's Restaurant
71. Rubirosa
72. Sadelle's
73. San Carlo Osteria Piemonte
74. San Marino Ristorante
75. Sartiano's
76. Senza Gluten
77. Shiki Omakase
78. Shuka
79. Song E Napule
80. Taureau
81. Thai Diner
82. The Corner Store
83. Top Thai Greenwich

SHOPPING

84. Avitto
85. A.P.C.
86. AG Jeans
87. Amsale
88. Anita Dongre
89. Apple Soho
90. Barbour
91. Canal Sound & Light
92. Coach
93. Flying Solo
94. Journelle
95. La Perla
96. Lip Lab
97. Louis Vuitton New York SoHo
98. Olfactory NYC
99. Pearl River Mart
100. Proper Cloth
101. Rapha - New York
102. Ray-Ban
103. The Evolution Store
104. The Uncommons
105. Uniqlo Soho
106. Versani
107. Warby Parker Greene St
108. Wolford Boutique



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