

# 99 University Place

UNION SQUARE · NYC





## HISTORY

The Textile Workers Union of America Building, located at 99 University Place in Greenwich Village, was constructed in 1900 by architect William C. Hazlett. Rising 10 stories tall, the building's southeast corner position at University Place and 12th St allows for breathtaking views from its three sides of windows, which also provide ample natural light. The building's location near Union Square is a valuable asset, providing access to weekly farmer's

markets and public transportation. Historically, the building has housed a diverse array of tenants, including architects, PR firms, photographers, design studios, nonprofits, and wellness-related businesses. Each full-floor office enjoys direct elevator access and tenant-controlled central AC units. With multiple passenger elevators and 24/7 access, 99 University Place is well-suited for a wide range of uses.

# 10TH FLOOR

## 4,796 SF

ASKING RENT

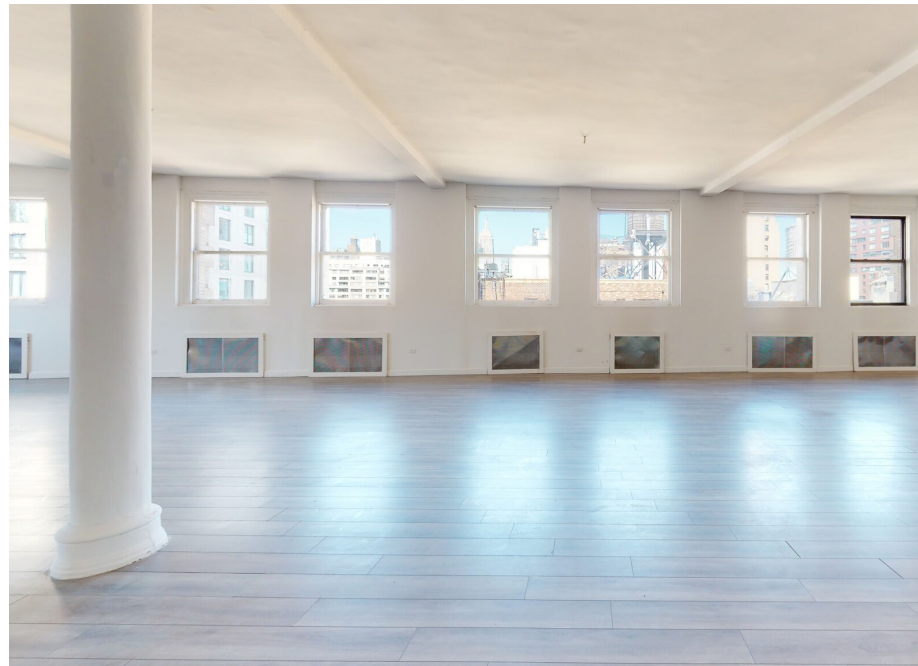
\$ 53/SF

POSSESSION

Available immediately

### DETAILS

- Current condition - Excellent
- Top Floor
- Panoramic Views
- Currently White-Boxed
- Private Restrooms
- Perfect for Most Uses
- Butterfly access system (seamless tenant entry)



# 8TH FLOOR

## 4,796 SF

ASKING RENT

\$ 52/SF

POSSESSION

Available immediately

### DETAILS

- Current condition - Excellent
- Built out as a medical space
- Treatment Rooms With Sinks
- Reception Area
- 3 Private Restrooms
- Perfect for Most Uses
- Butterfly access system (seamless tenant entry)



# 6TH FLOOR

## 4,796 SF

ASKING RENT

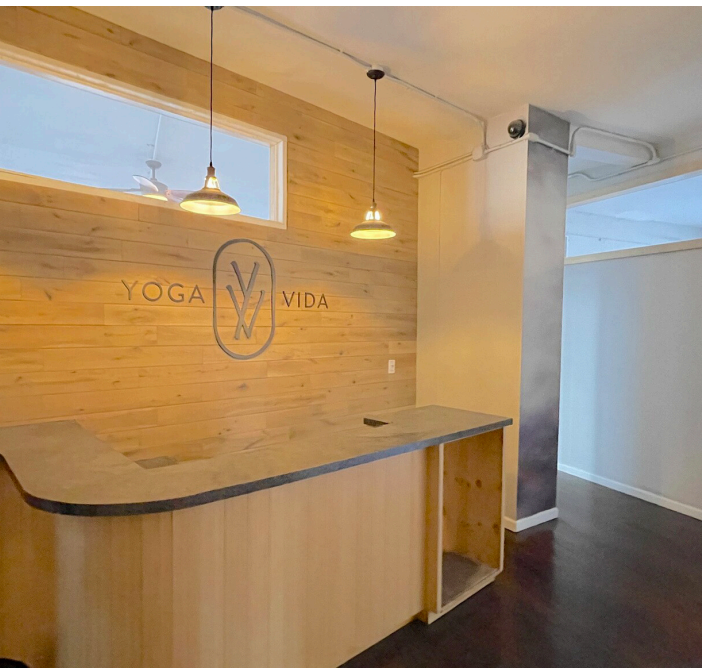
\$ 51/SF

POSSESSION

Available immediately

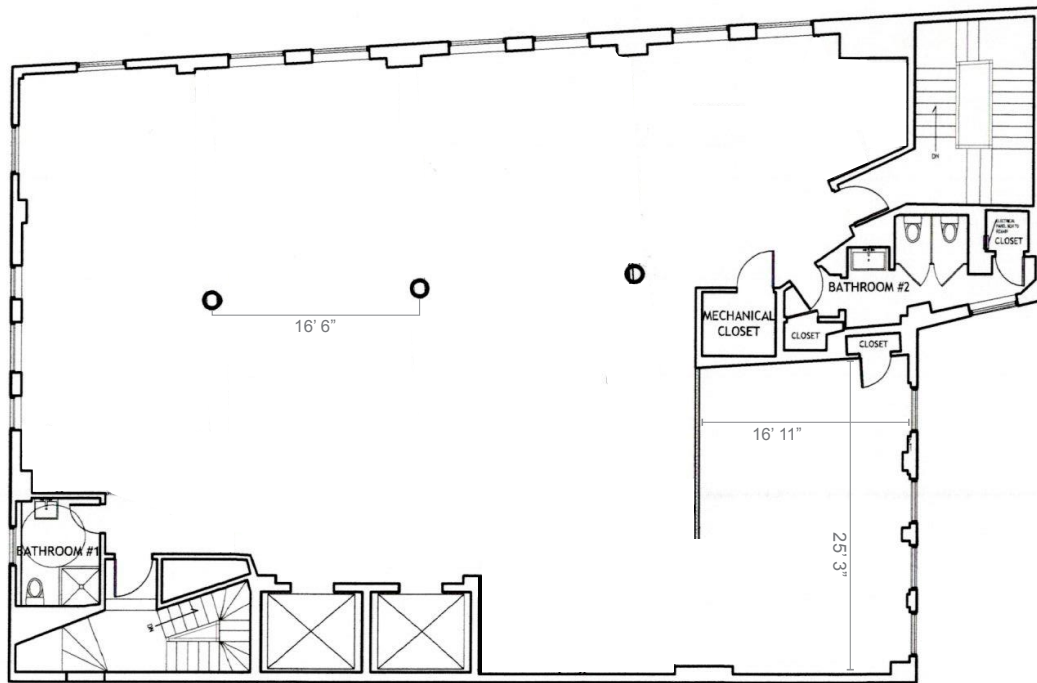
### DETAILS

- Current condition - Excellent
- Built out as a yoga place
- Two Practice Rooms in Place
- Great Natural Light
- Washer & Dryer Hookup
- Perfect for Yoga or Fitness Uses
- Butterfly access system (seamless tenant entry)



# FLOOR PLAN

## CORE & SHELL



1 99 University Place  
Core & Shell Plan

PROJECT NAME:

99 UNIVERSITY PLACE, 6TH FLOOR  
NEW YORK, NY 10003

DRAWING STATUS:

CONSULTANTS:

DRAWN BY: MWP CHECKED BY: EKD

ISSUE DATE: NOVEMBER 23, 2009

SCALE: As Noted

JOB NUMBER: 206 Yoga Vida

CONSULTANTS:

DRAWING TITLE AND NUMBER:  
6th Floor Layout Option

SCALE: AS NOTED / DRAWING NUMBER:

A-101.00

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NYC DOB NUMBER:

BAR EQUIVALENT TO 10'

# LOCATION

Greenwich Village is more than just a neighborhood—it's a vibe. With its tree-lined streets and historic brownstones this location is a timeless and iconic place that blends intellectual depth with a carefree, creative energy.

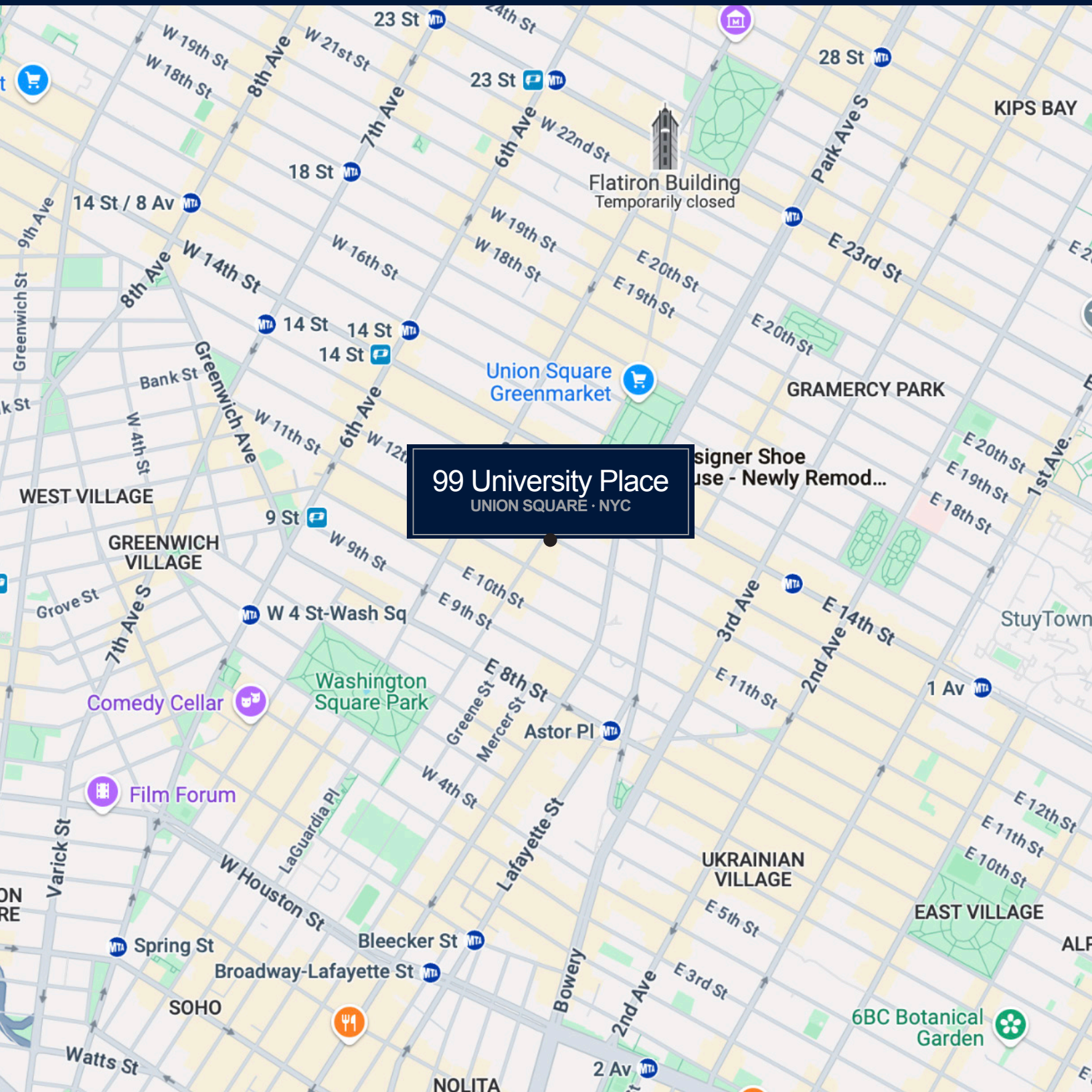
Imagine your office space in a classic townhouse, a former artist's studio, or

a sleek, modern co-working space, all nestled between legendary music clubs and cozy cafes. This vibrant area is a hub of creativity, innovation, and intellectual curiosity, drawing an eclectic mix of people from all walks of life—from tech pioneers and authors to musicians and activists.

With its easy access to multiple subway

lines and its central location, Greenwich Village offers unparalleled access to talent, resources, and a customer base that's eager for unique experiences.

The neighborhood boasts a world-class culinary scene, a thriving nightlife, and a rich cultural tapestry that keeps everyone inspired and engaged.



# **OKADA & CO.**

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Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 5 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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