

149 CHURCH STREET

Tribeca | New York



WELLNESS CLINIC OPPORTUNITY IN TRIBECA

Space Description

Size

Ground Floor	2,208 sf 15 FT Ceiling
Divisible	Space A & Space B
Space A	500 sf
Space B	1,708 sf
Frontage	80 FT Wraparound
Rent	Upon Request
Possession	Immediate

The Space Features

- Prime Tribeca corner retail opportunity
- Brand-new wraparound windows
- Private bathroom
- Close proximity to subway hubs
- All uses considered
- Ideal for retail, hospitality, cafe, wellness, or service use



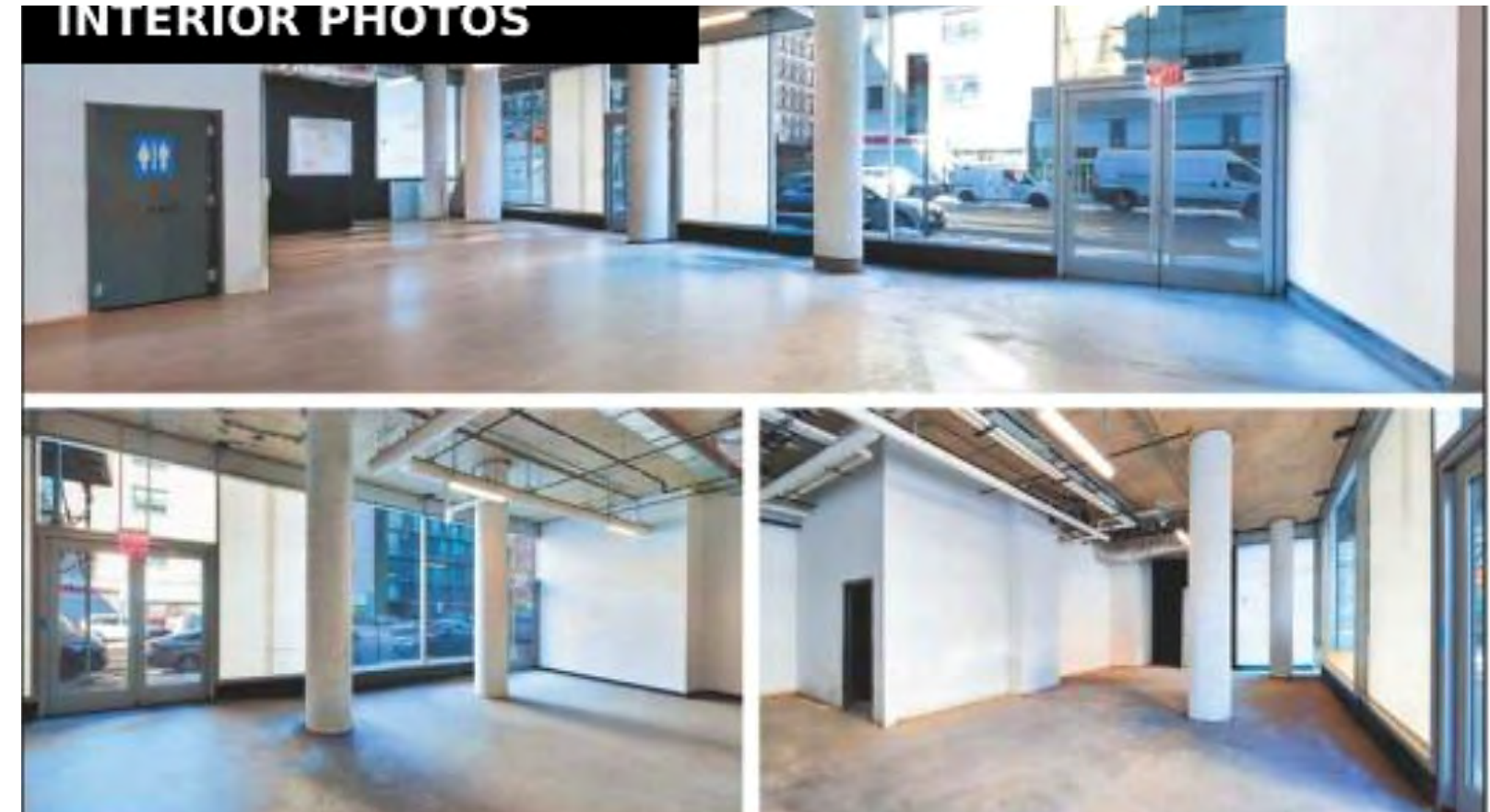
Building Potential

A highly visible Tribeca corner retail opportunity with flexible divisibility, strong street presence, and immediate possession.

Corner Retail



Interior Photos



LEASE TYPE

Direct Lease

AVAILABILITY

Immediate

POSSESSION

Immediate

TERM

Negotiable

RENT

Upon Request

Positioning

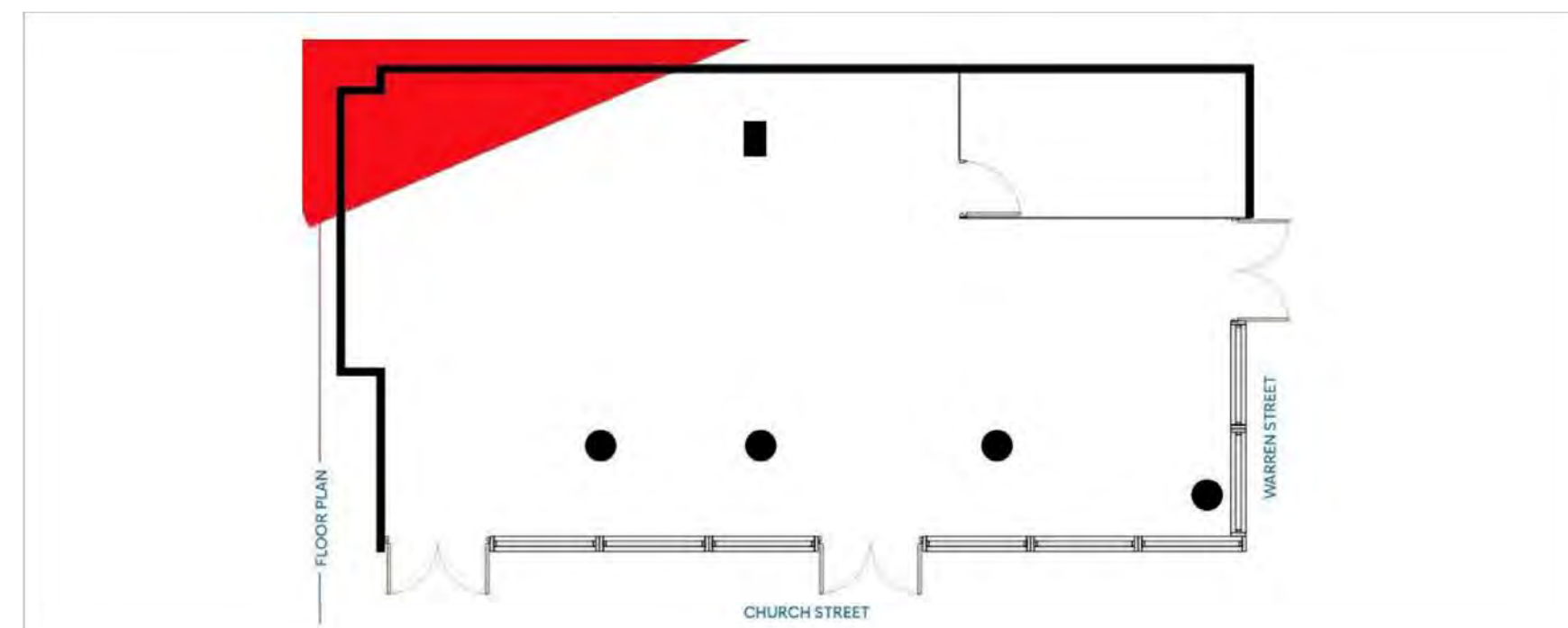
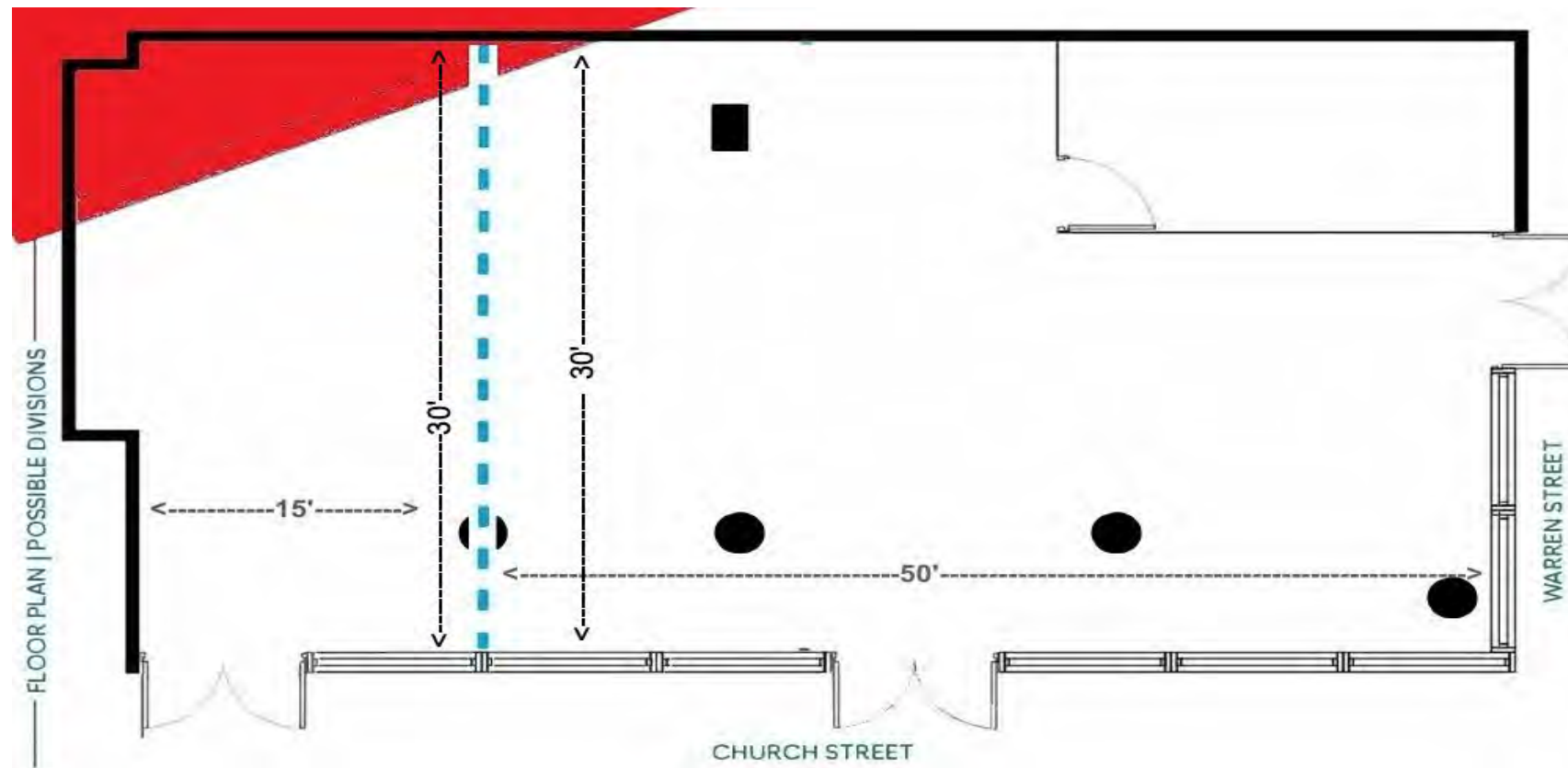
Positioned at Church and Warren Streets, 149 Church Street offers 2,208 SF of ground-floor retail, 80 feet of wraparound frontage, and excellent access to major subway lines.

NEIGHBORS

Insomnia Cookies • Blank Street • Birch Coffee • Artesano • European Wax Center • Equinox • Boss Tweeds • Lenwich • Tribeca Social

Floor Plans & Divisibility

Divisible floor plan shown for Space A and Space B, with full floor plan below.



PLAN HIGHLIGHTS

1. Ground Floor: 2,208 SF
2. Space A: 500 SF
3. Space B: 1,708 SF
4. 80 FT wraparound frontage
5. Flexible division potential
6. All dimensions approximate

USE POTENTIAL

1. Retail concept
2. Cafe / bakery
3. Wellness / fitness
4. Service retail
5. Hospitality / experiential use

TRANSPORTATION

1. 1 2 3 subway access
2. R W subway access
3. 4 5 6 nearby
4. A C E connectivity
5. Strong Lower Manhattan walkability