



Le Gallerie | 132 WEST 14th STREET


Incredible Office User Opportunity in Greenwich Village

EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) has been retained on an exclusive basis to arrange for the sale of the leasehold position in “Le Gallerie” at 132 West 14th Street (“The Property”), a brand new, state-of-the-art commercial office building located in the iconic Greenwich Village neighborhood of Manhattan. Boasting nearly 75’ of frontage along the south side of 14th Street between Sixth and Seventh Avenues, the newly constructed building features approximately 62,144 square feet across seven (7) stories and will be delivered vacant for immediate occupancy.

As designed the building features approximately 6,000 RSF at grade and approximately 8,550 RSF on each of the upper six floors. Each office floor includes luxury residential style kitchens and bathrooms, nano wall conference rooms, and high-end lighting and finishes. The roof deck is multi-tiered, showcasing several BBQ areas, bars with running water, conference and

lounge areas, televisions, and internet service. Furthermore, due to the low-rise nature of the surrounding buildings, the roof deck also offers stunning views of Manhattan with direct vantage points of NYC landmarks the Empire State Building and the World Trade Center.

The Property sits within the sprawling Greenwich Village submarket and is centrally located between three of Manhattan’s most dynamic neighborhoods: Chelsea, Union Square and the Meatpacking District. The Property is further surrounded by a wide array of restaurants, retail, cultural and entertainment amenities, including the High Line, Union Square Park, and the Whitney Museum. 132 West 14th Street is located between Sixth and Seventh Avenues and is a 5 minute or less walk to several subway lines including the  and PATH.

Click here to view property website: 132west14th.com



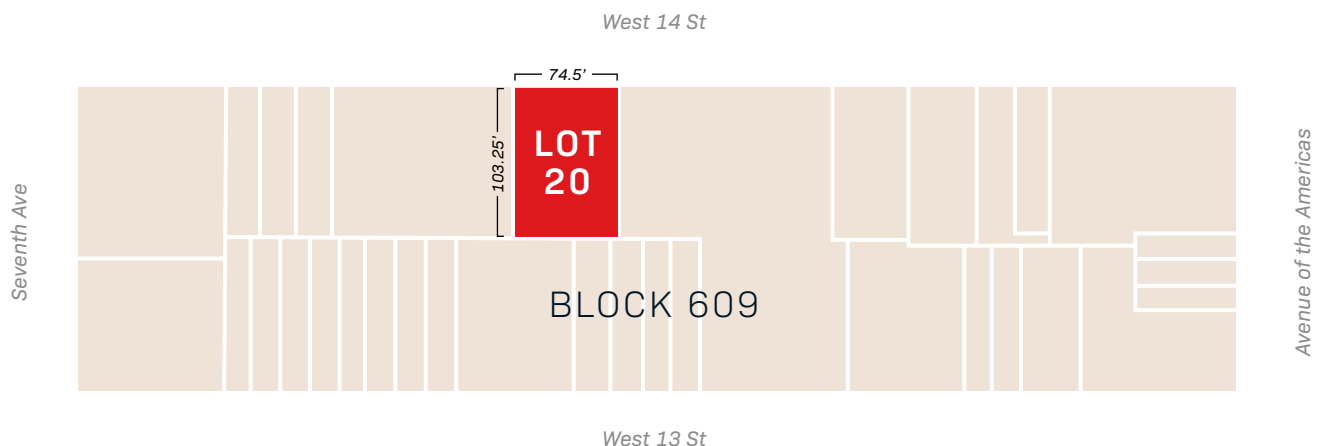
7th Floor

PROPERTY INFORMATION

Address:	132 West 14th Street, New York, NY 10011
Location:	Located on the south side of West 14th Street between Sixth and Seventh Avenues
Block / Lot	609 / 20
Year Built / Renovated	1912 / 2025
Stories	7
Lot Dimensions	74.5' x 103.25'
Lot Area	7,692
Zoning	C6-2A
Building Dimensions	74.5' x 95'
RSF	62,144
Assessment (24/25)	\$3,679,740
Taxes (24/25)*	\$433,469
Tax Class	4

*Future taxes will include the ICAP tax abatement which will protect against future property tax increases for a ten (10) year period. Please refer to the deal room for the tax forecast analysis.

TAX MAP



PROPERTY HIGHLIGHTS



NEWLY CONSTRUCTED ASSET: 132 West 14th Street is a newly constructed commercial office building that is outfitted with new interiors and finishes, along with all of the amenities for modern office users. The building includes four (4) floors that are pre-built with high-end hotel style office spaces. The KPG Bespoke designed floors include luxury residential style kitchens, private gyms, top-of-the-line lighting and finishes, and nano wall conference rooms that collapse for large event style spaces.



CUTTING EDGE CONNECTIVITY AND INFRASTRUCTURE FEATURES: Le Gallerie is designed to enhance productivity, security, and convenience through cutting-edge smart technology. The building is equipped with various systems including Savant, Akuvox, Avigilon Alta, Sonos, Lutron, and Cooler Master.



VACANT DELIVERY: The Property will be delivered entirely vacant, allowing for an opportunity for a user buyer to immediately occupy the space and benefit from the rights of ownership.



STATE-OF-THE-ART AMENITY PACKAGE: Prospective tenants will have access to a state-of-the-art amenity package, inclusive of high-end residential style kitchens and bathrooms, nano wall conference rooms, private gyms with showers, and a multi-tiered roof deck with BBQs, TVs, internet service, and lounge areas.



ICAP ABATEMENT: Future ownership will have the opportunity to capitalize on the Lessee's recent repositioning of the asset through New York City's Industrial & Commercial Abatement Program ("ICAP"), which is projected to be worth over \$1,600,000 over a 10-year period. The Lessee has filed all appropriate applications and is in compliance with all ICAP procedures.



LIGHT, AIR AND EXPANSIVE VIEWS: The retail and office floors feature expansive windows and have been specifically sized and designed for optimal natural light and air. The office floors have great ceiling heights, ranging from 9'6" to 13'. Furthermore, the low-rise nature of the surrounding buildings to the south creates an opportunity for excellent views which is rare for mid-block buildings.



STUNNING ROOFTOP AMENITY: The brand new 7,000 SF roof deck offers tenants access to incredible views of both the northern and southern exposures, which is very rare for a midblock building in Manhattan. The roof amenities are like those of a five star hotel, featuring barbecues, bars, televisions, internet service, conference areas, and lounge areas. The roof is accessed by 2 high speed elevators.



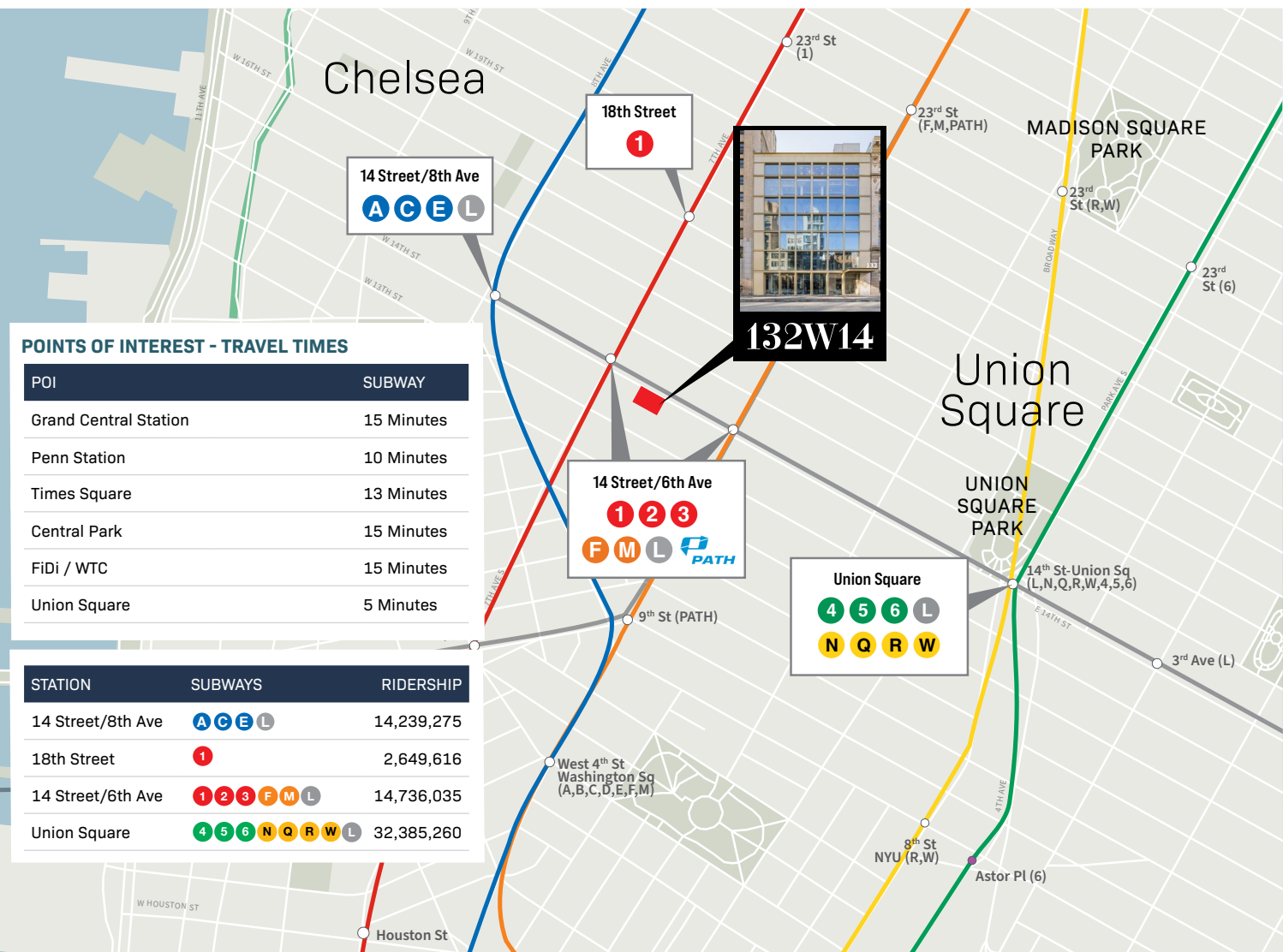
EXCELLENT LOCATION AND CONNECTIVITY: The Property is located at the nexus of some of NYC's most transformative and iconic submarkets including Greenwich Village, Chelsea, Union Square and the Meatpacking District. Modern office tenants continue to prioritize access to transportation and Le Gallerie is located within a 5-minute walk from the **1 2 3 4 5 6 N Q R W F M L** subway lines, in addition to the PATH.

TRANSPORTATION OVERVIEW

132 West 14th Street is centrally located between several of Manhattan's most dynamic neighborhoods: Union Square, Greenwich Village, and the Flatiron District. The Property is further surrounded by a wide array of restaurants, retail, cultural and entertainment amenities, including Union Square Park, the Flatiron Building, and Madison Square Park. Located steps from Union Square, the Property is easily accessible from all points in Manhattan. The 14th Street Union Square station is one of the top 10 busiest stations in the city and serves the 4 5 6 N Q R W L lines, for an easy 15-minute commute to the Financial District, Midtown East, and Midtown West, along with direct access to Williamsburg, Brooklyn. A few blocks to the southwest is the 14 St/6 Ave station which

accommodates the F and M subway lines, providing connection to lower Manhattan, Midtown, and Queens. Conveniently, there are several bus lines in the immediate area including the M1, M2, M3, and M7.

There are three major metropolitan airports; LaGuardia (approximately 20-25 minutes' drive) and John F. Kennedy (approximately 30-35 minutes' drive) are located to the east in Queens, and Newark International (approximately 20-25 minutes' drive), is located to the southwest in New Jersey. The caliber of quick access from 132 West 14th Street to local and regional business destinations is emblematic of Union Square and only serves to enhance the value of the property.



INTERIOR IMAGES



Lobby Sitting Area



Rooftop Rendering





7th Floor



Rooftop Rendering



Lobby Entrance

Le Galerie

132 WEST 14th STREET

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