



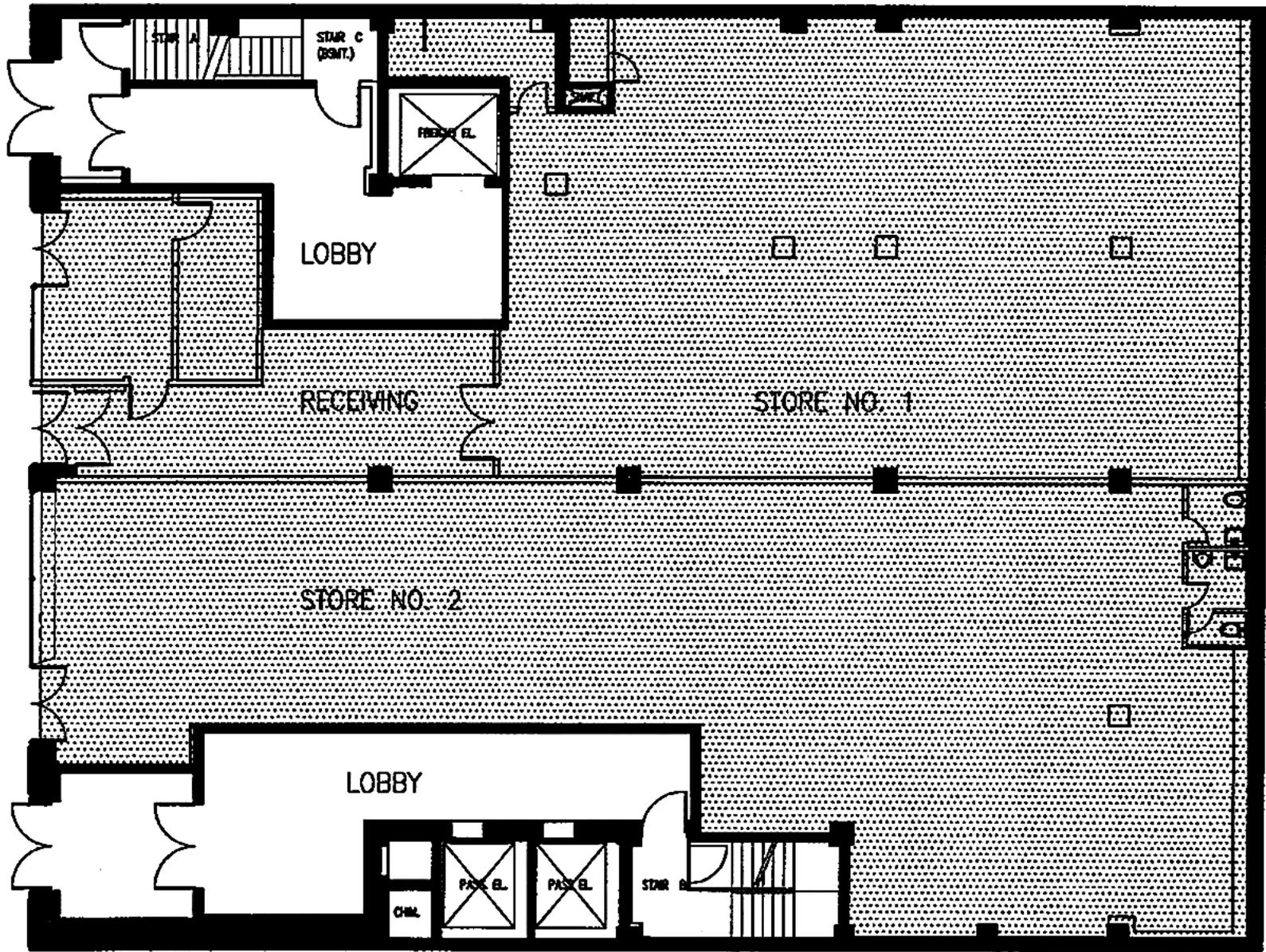
323

Retail for Lease

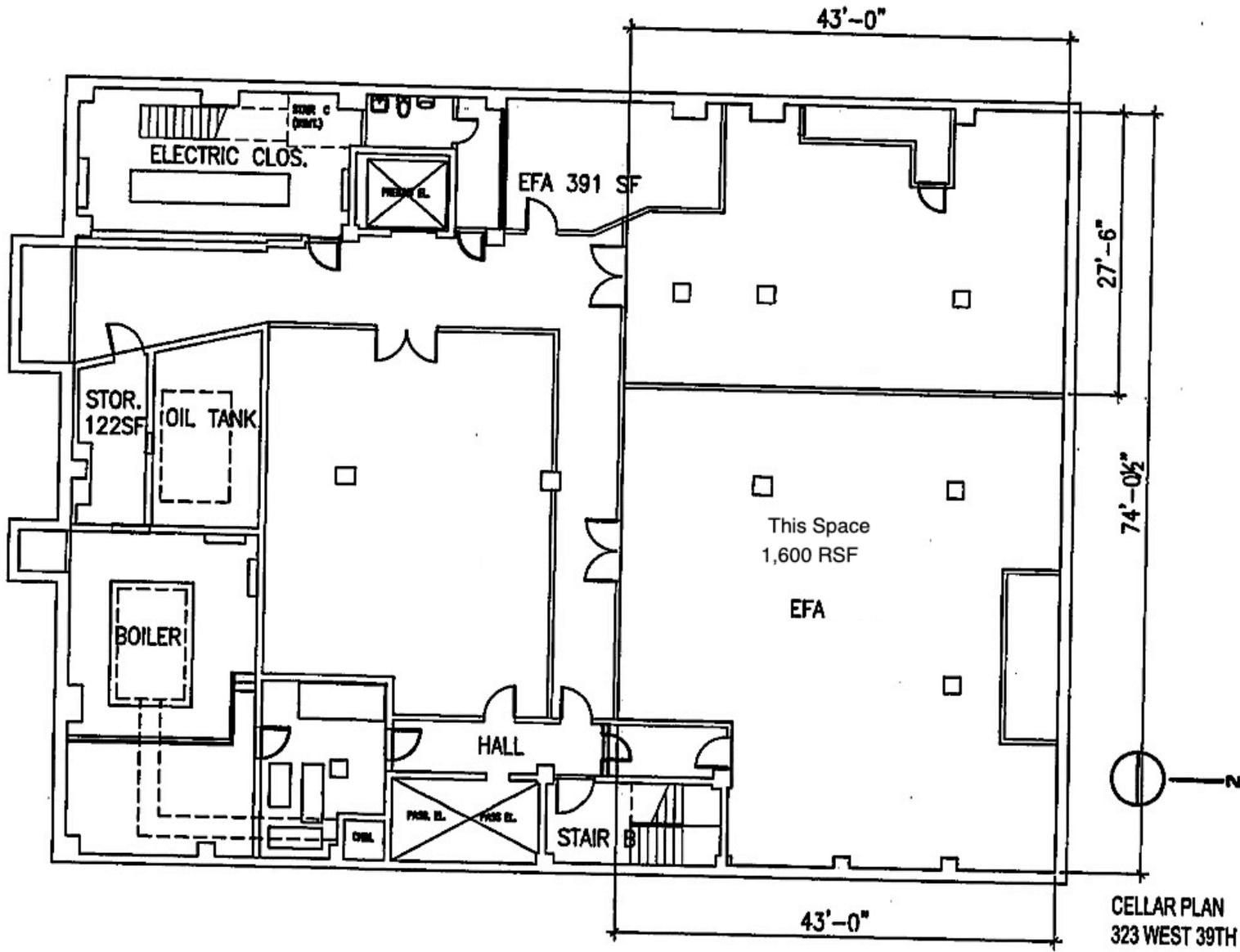
323 West 39th St, NYC 10018



45' frontage, 15'+ ceilings



Street Level
6,200 GSF



CELLAR PLAN
 323 WEST 39TH STREET
 NEW YORK NY 10018

PRENDERGAST LAUREL ARCHITECTS
 143 DUANE STREET NEW YORK NY 10013

Lower level (approximately 13' ceiling height)
 1,600 RSF (27.5% loss factor)

THE OFFERING

± 7,800 RSF Total

6,200 RSF Ground Floor

1,600 RSF Cellar (elevator access; storage / workspace)

Annual Rent (NNN):

Total Area: \$363,000 / year

(Blended Rent PSF: \$46.38)

- Ground Floor: \$341,000 / year (\$55 per GSF)
- Cellar: \$22,000 / year (\$13.75 PSF)

NNN Charges

- Tenant pays 100% of real estate taxes (current ~\$178,616/year)
- Tenant pays Tenant's Share of water charges and common electric charges for the Building

Term: 10 Years

Delivery: *As-is*, with free rent to support tenant buildout

Availability: Upon current tenant vacating (11/30/26)

IDEAL USES

We welcome tenants aligned with EFA's mission—such as contemporary art organizations, nonprofit project spaces, cultural education programs, community arts initiatives, and performance or hybrid media platforms. Tenants maintaining EFA's nonprofit tax-exempt use benefit from substantial occupancy savings, supporting long-term stability and reinvestment in mission-driven work.

SPACE HIGHLIGHTS

- 45 feet of street frontage, 15'+ ceilings
- Suitable for exhibitions, workshops, retail-plus-programming, or hybrid cultural uses
- Elevator access to cellar storage
- Direct adjacency to RBPMW's lithography, intaglio, and screen-printing studios
- Steps from A/C/E subways, Penn Station, Port Authority, and Moynihan Train Hall
- Located within Midtown West's emerging "Creative Corridor"

SUPPORT FOR TENANT BUILDOUT

- Delivered **as-is**, enabling full creative control
- **3–5 months free rent** in lieu of landlord buildout
- Landlord ensures base-building functionality (HVAC, sprinklers, egress, utilities)
- Nonprofit-friendly escalation structure (2% annual increases)

A CULTURAL HOME WITHIN A CULTURAL INSTITUTION

Tenants at 323 West 39th Street become part of a vibrant, interdisciplinary arts community: the artists of EFA Studios, the legacy of Robert Blackburn, citywide cultural partners, and the growing Midtown West network of creative organizations.

This is an opportunity to embed your mission directly within an institution devoted to cultural stewardship, artistic labor, and the shared future of New York's creative life.

About the EFA Building:

Home to the Elizabeth Foundation for the Arts (EFA), 323 West 39th Street is one of New York City's most dynamic creative hubs. Founded in 1998 by Jane Stephenson, EFA provides work studios to more than 70 visual artists, as well as exhibition and performance spaces open to the public.

The building also houses the Robert Blackburn Printmaking Workshop, one of the city's most respected fine-art print facilities and the living continuation of the historic workshop founded by Robert Blackburn in 1947. As art critic Barry Schwabsky observed in *Artforum* (October 29, 2025), Blackburn's legacy endures as "a place of acceptance where artists from New York City, Ohio, Oklahoma, Greece, Thailand, or South Africa formed an international exchange—the united nations of artists."

Today, the workshop's extensive facilities—lithography, intaglio, screen printing, and RISO presses—continue to attract artists from around the world, sustaining Blackburn's vision of art as a collaborative, democratic practice. Together, EFA's studios, galleries, and printshop form an extraordinary creative ecosystem — a cultural landmark at the heart of Midtown West's Creative Corridor. This twelve-story arts building has become a cornerstone of Manhattan's cultural ecosystem — drawing curators, collectors, and art professionals from across the city. Its street-level retail space offers a rare opportunity to join a community deeply embedded in the creative life of New York.

About the neighborhood:

The area surrounding 323 West 39th Street is rapidly transforming into Midtown West's Creative Corridor — a lively district where long-established garment workshops coexist with artists, alternative galleries, design firms, boutique hotels, and cultural organizations.

Anchored by the Elizabeth Foundation for the Arts, the neighborhood has become a nexus for contemporary creation. Nearby, collectives such as 315 Studio Artists and the public-art platform ZAZ10TS at Times Square contribute to a growing ecosystem of art, design, and innovation reshaping Manhattan's west side.

Supported by Council Member Erik Bottcher and ongoing City-led zoning initiatives to encourage arts, light manufacturing, and small-business uses, the district is emerging as one of New York's most dynamic mixed-use zones.

Steps from Hudson Yards, Times Square, and the Port Authority, this location combines exceptional connectivity with a distinctive creative energy. With immediate access to the A, C, and E subway lines, Penn Station, and Moynihan Train Hall, it draws steady activity from commuters, residents, and cultural visitors alike. Proximity to Manhattan West and a growing residential base makes this corridor ideal for gallery, design, lifestyle, or hospitality uses seeking visibility in a high-growth arts and commerce district.



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