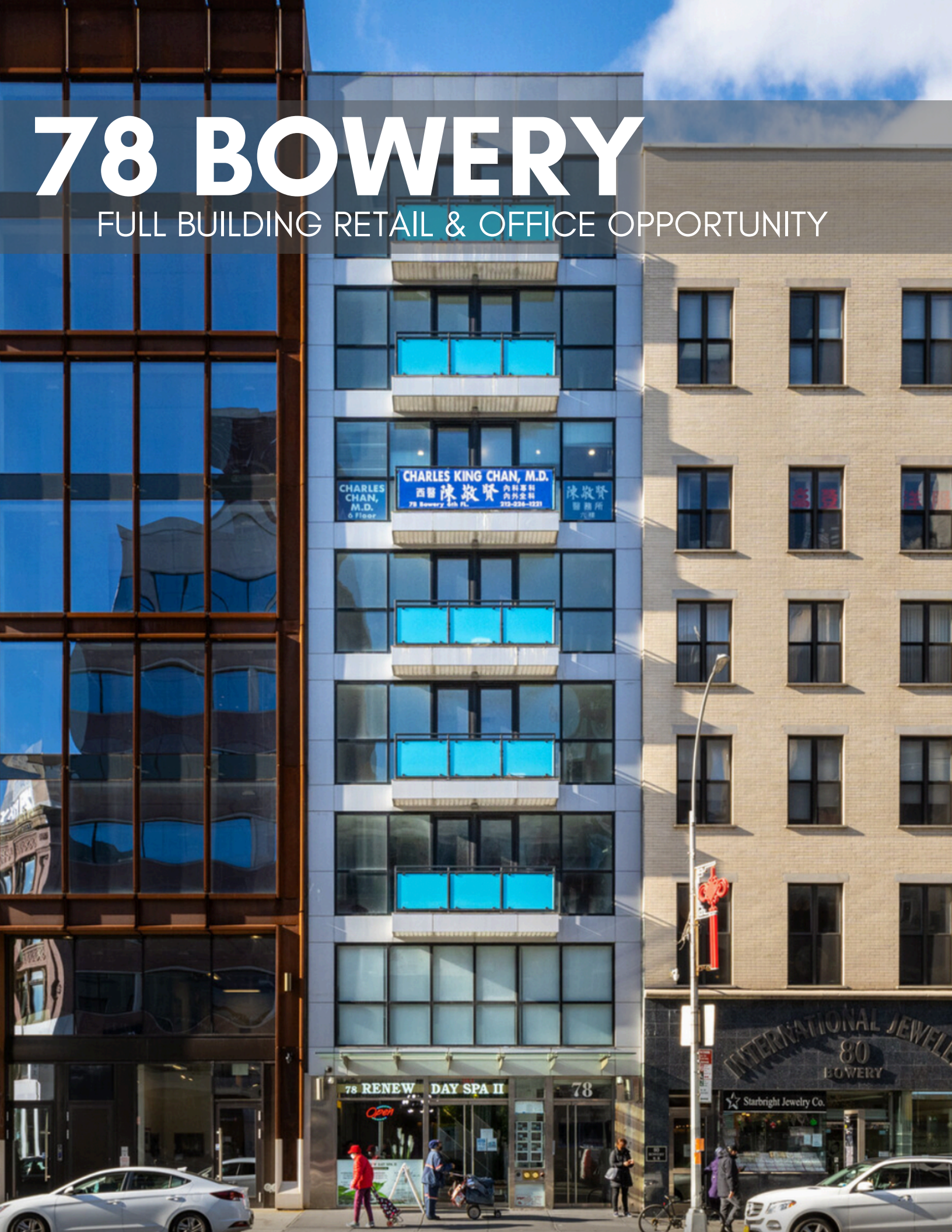


# 78 BOWERY

FULL BUILDING RETAIL & OFFICE OPPORTUNITY







# 78 BOWERY

## A MODERN LANDMARK IN THE HEART OF MANHATTAN'S CHINATOWN

Completed in 2017, 78 Bowery offers a rare opportunity to own a newly constructed mixed-use commercial building in one of Manhattan's most vibrant and culturally rich corridors. Located on iconic Bowery Street, this modern concrete structure provides exceptional visibility, accessibility, and long-term value for investors and owner-users alike.



## FEATURES

- 24 Hour Access
- Property Manager on Site
- Kitchen
- Central Heating
- Natural Light
- Open-Plan
- Air Conditioning
- Balclony



## SIZE

- 1st Floor (Ground)
- 2nd Floor
- Floors 3-8
- 2,600 SF
- 2,300 SF
- 2,000 SF



78 BOWERY  
BETWEEN CANAL & HESTER STREET

# explore.

clean white-boxed  
condition with  
marble floors and  
can be built in  
similar fashion



**Simplicity**  
Meets  
Elegance

**Year Built**  
New Construction in 2017

**Lot Area**  
Approx. 2,529 SF (25 FT × 100 FT)

**Floors**  
8 Stories + Full Basement

**Building Area**  
Approx. 14,700 SF

**Zoning**  
C6-1G (Commercial/Mixed-Use)

**Modern Concrete Steel Structure**  
Equipped with Elevator





**Frontage**  
25FT Along Bowery Street

## Layout Overview

01

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### Ground Floor

Prime retail space with full glass storefront, excellent street exposure4ideal for flagship retail, showrooms, or restaurants.

02

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### Floors 2 to 8

Modern office floors offering flexible open-plan layouts and abundant natural light. Elevator access to all floors, with front and rear balconies on floors 3-8. High ceilings and column-free layouts suitable for office, medical, education, or creative tenants.

03

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### 9th Floor/Rooftop Terrace

Spacious private rooftop terrace with panoramic Midtown Manhattan views4perfect for corporate events, receptions, or wellness activities.

04

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### Basement

Finished utility and storage area with elevator access; ideal for mechanical systems, additional storage, or support space.





## Core Features



### Modern Amenities

Building-wide sprinkler system, ADA-compliant elevator access. The entire building features oversized windows for abundant natural light.



### New Systems

Brand new mechanical, electrical, and plumbing systems. Turnkey condition with minimal capital expenditure required.



### Prime Location

Steps from Canal Street, Manhattan Bridge, Grand Street, and major subway lines (J/Z, B/D, N/Q/R, 6). Surrounded by restaurants, hotels, art galleries, and boutique offices.

Modern exterior and efficient design offer strong curb appeal, with an unparalleled location.





## Investment Summary

78Bowery offers discerning investors and owner-users a rare combination of modern construction, prime location, and flexible utility. With its newer build, strong tenant appeal, and limited supply of comparable assets in the downtown market, the property presents a premier long-term hold or flagship opportunity.

### **Family Offices and Private Investors**

High-net-worth individuals seeking stable, long-term returns

### **Owner-Users**

Businesses and organizations seeking a headquarters location

### **1031 Exchange Buyers**

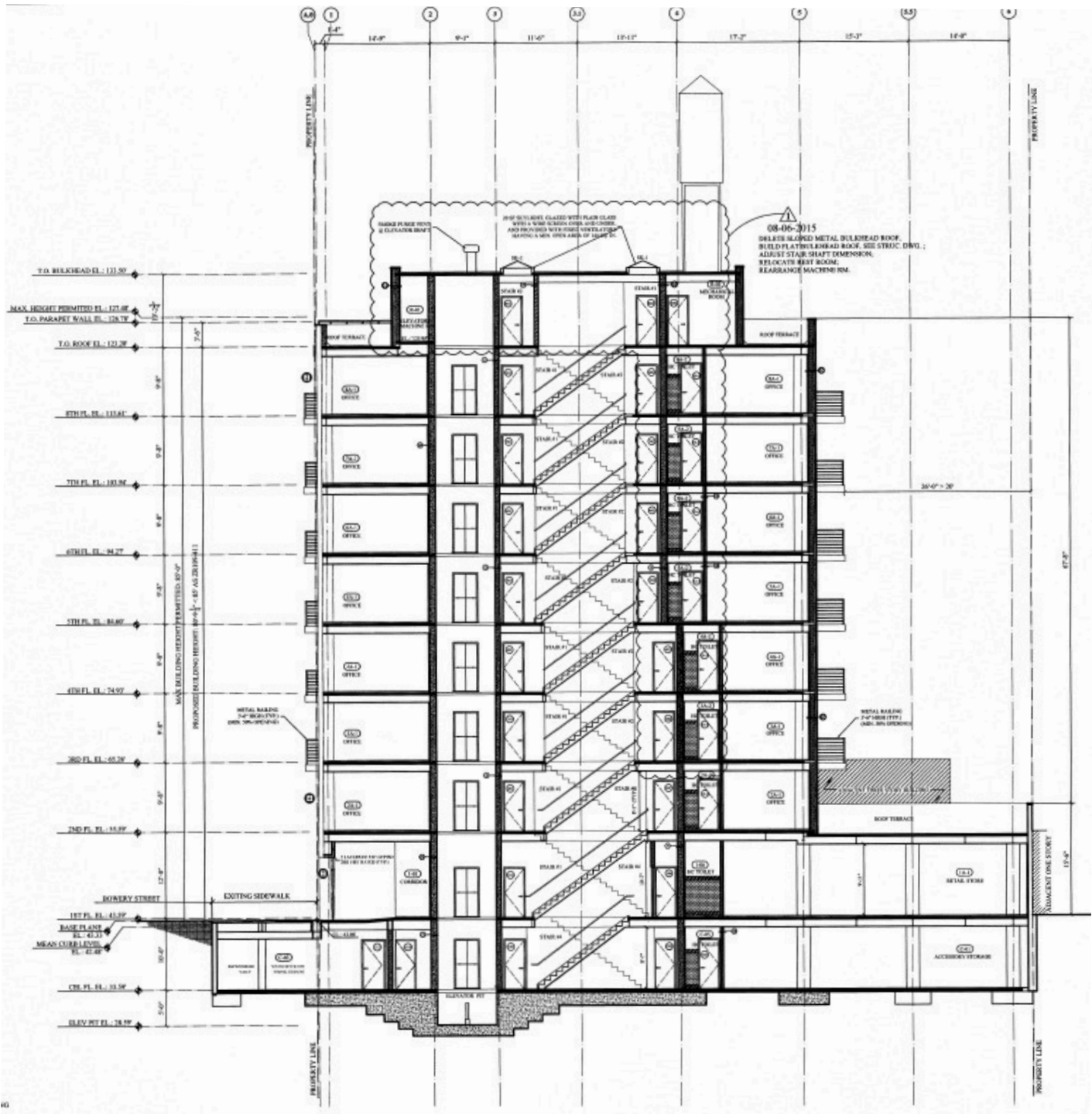
Investors seeking tax-deferred replacement properties

### **Institutional or Cross-Border Investors**

Professional investors targeting commercial assets in Manhattan



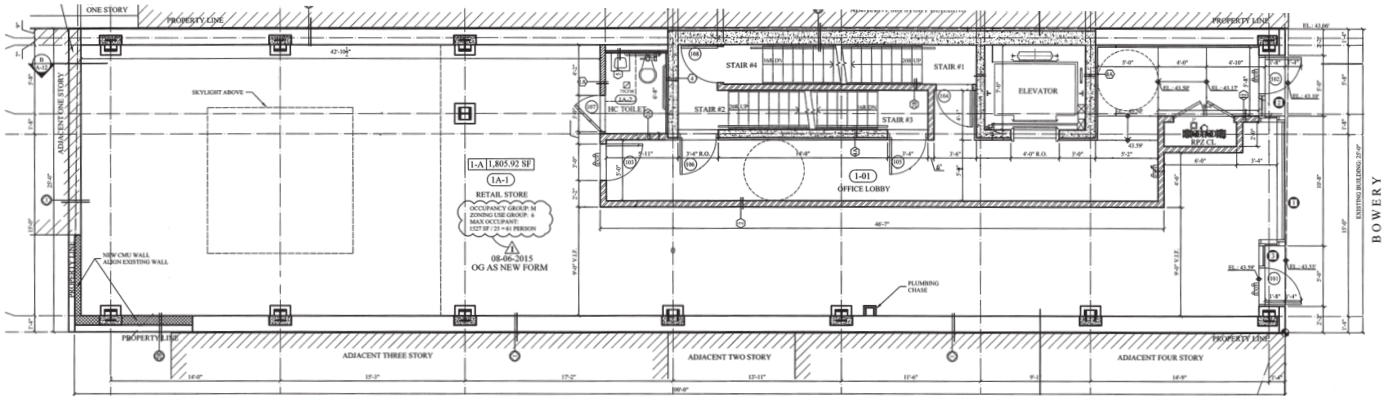
# ELEVATION PLAN



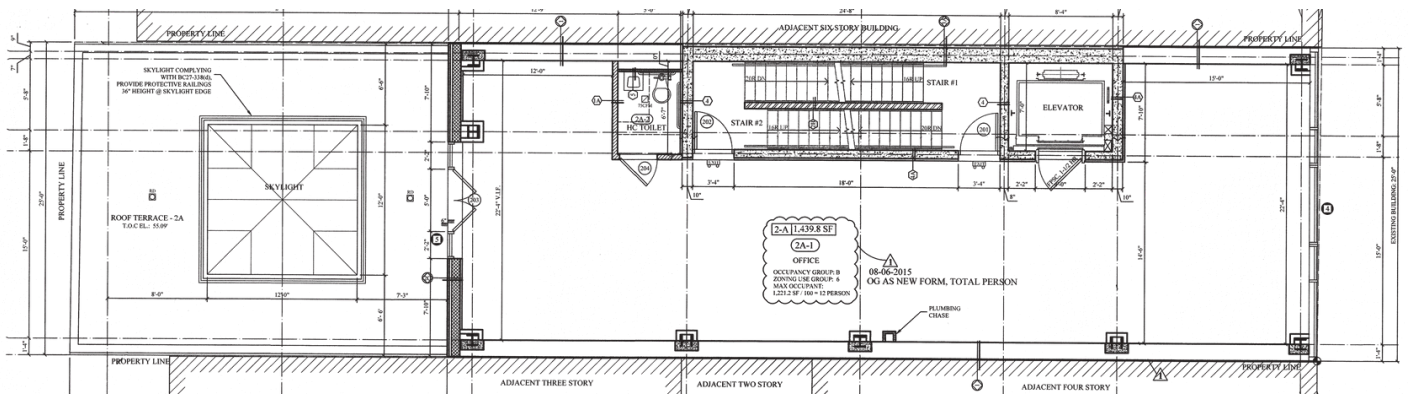


# FLOOR PLAN

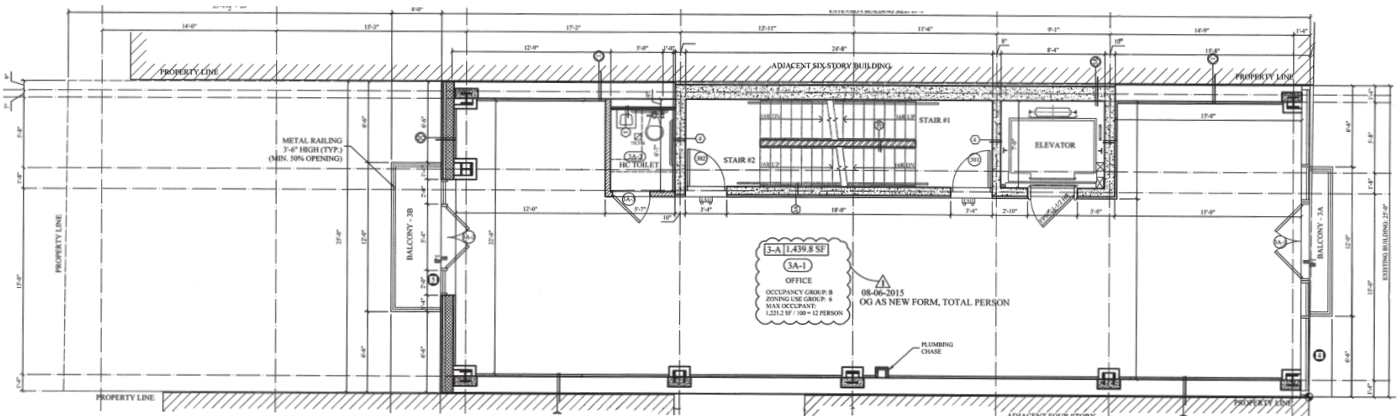
## GROUND FLOOR(2,600 SF)



## SECOND FLOOR(2,300 SF)

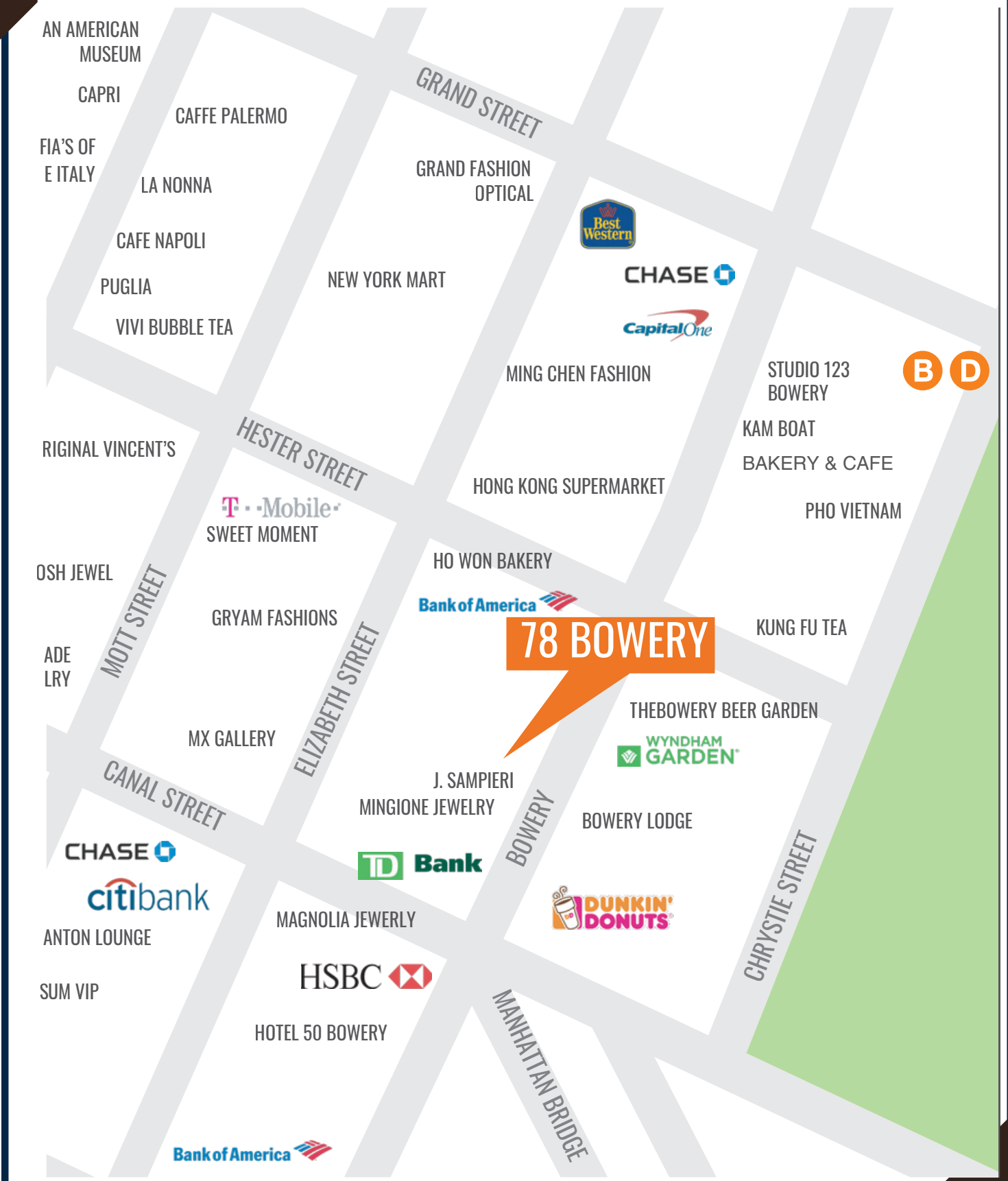


## TYPICAL FLOOR (3 TO 8)(2,000 SF)





# AREA







**Riva Zheng**  
**347.439.9466**  
[riva.zheng@trurealtycorp.com](mailto:riva.zheng@trurealtycorp.com)

**Andy Li**  
**917.681.8683**  
[andylirealty@gmail.com](mailto:andylirealty@gmail.com)