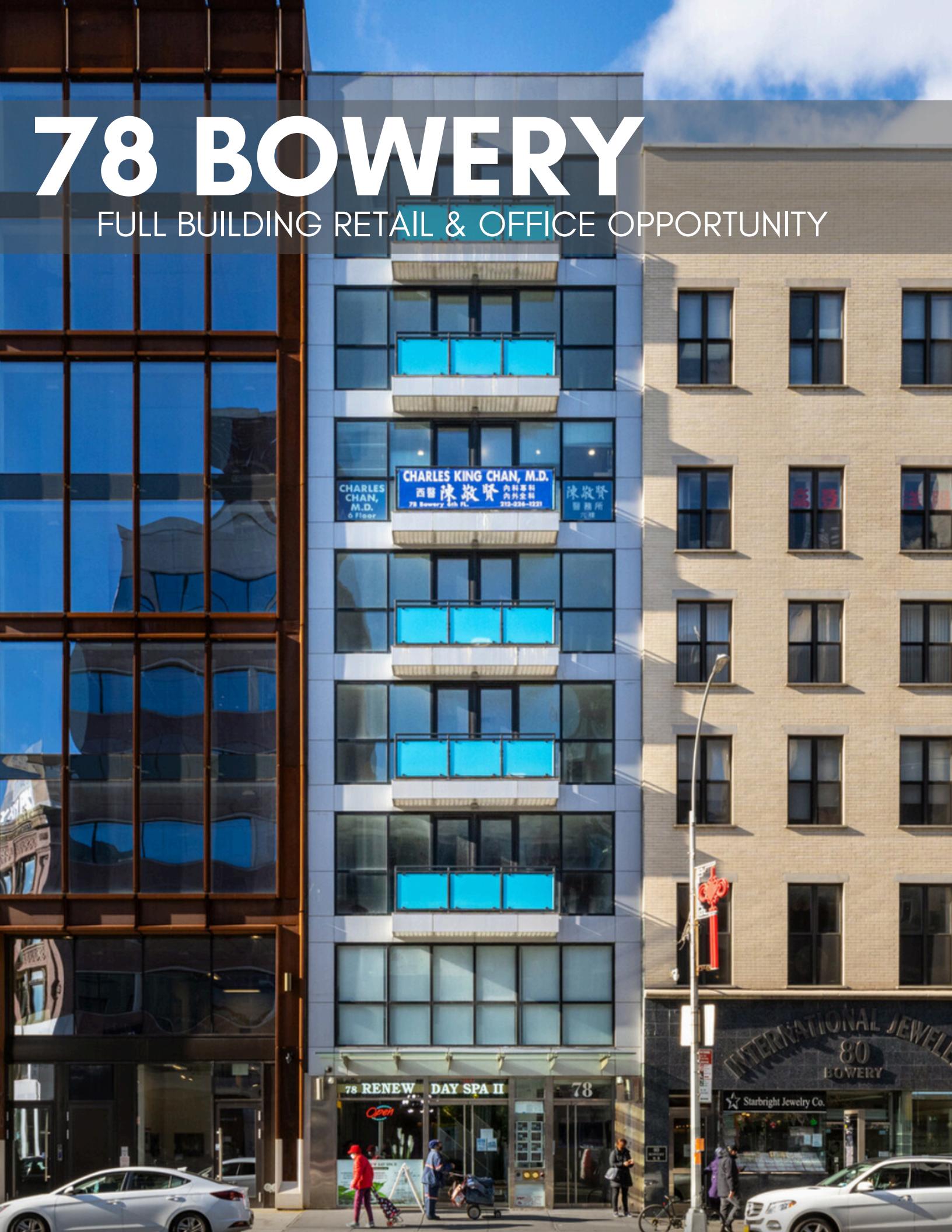


78 BOWERY

FULL BUILDING RETAIL & OFFICE OPPORTUNITY

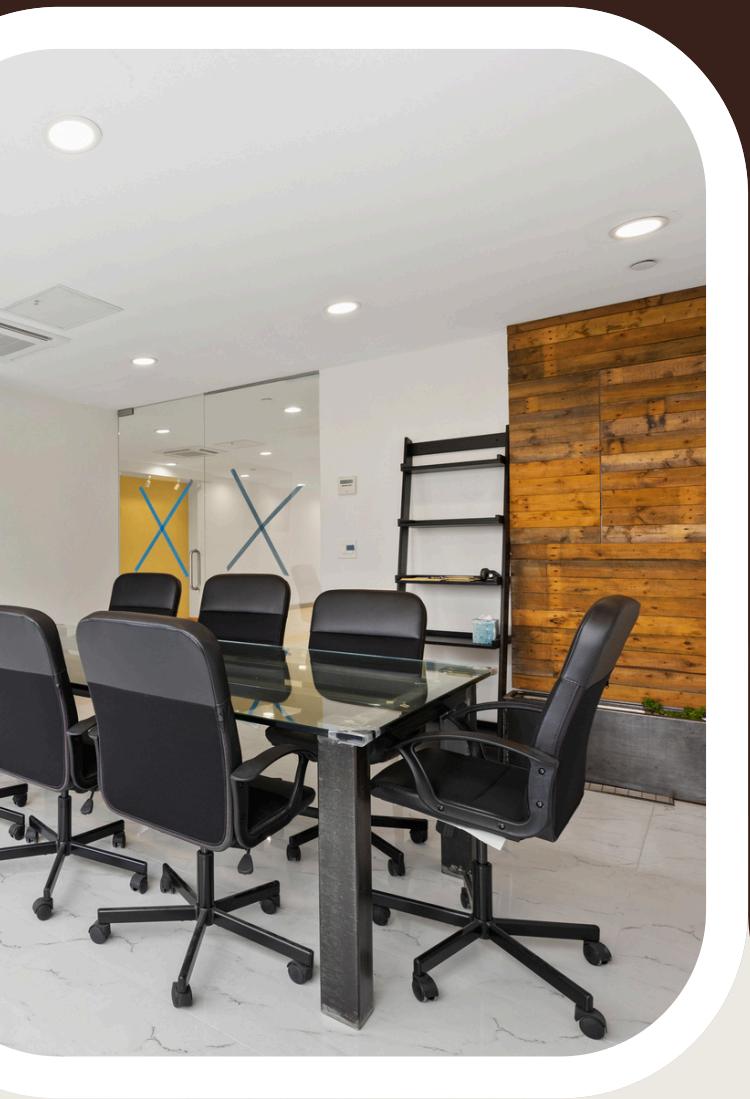


78 RENEW DAY SPA II

OPEN

78

Starbright Jewelry Co.



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
- Balcony



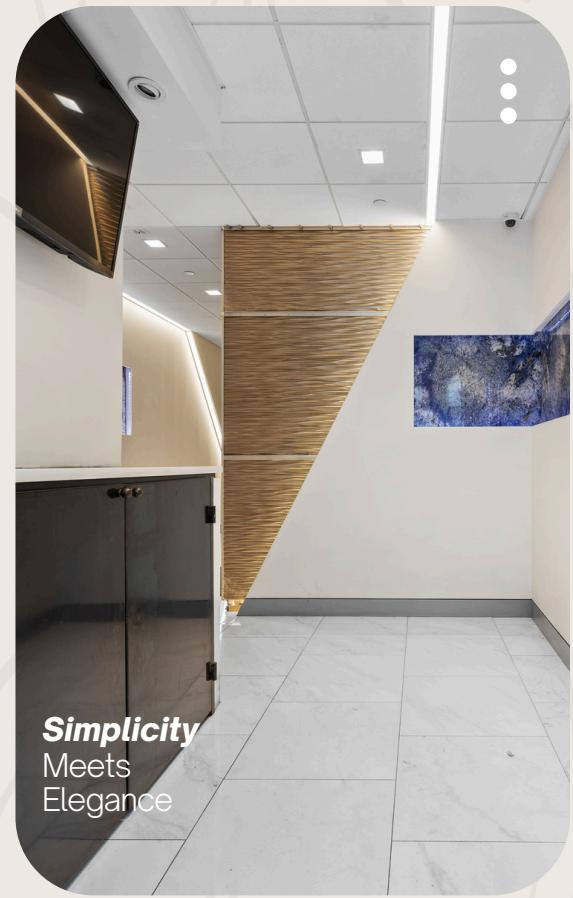
SIZE

- 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



Year Built
New Construction in 2017

Lot Area
Approx. 2,529 SF (25 FT x 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

Ground Floor

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

02

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

9th Floor/Rooftop Terrace

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

04

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 4 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

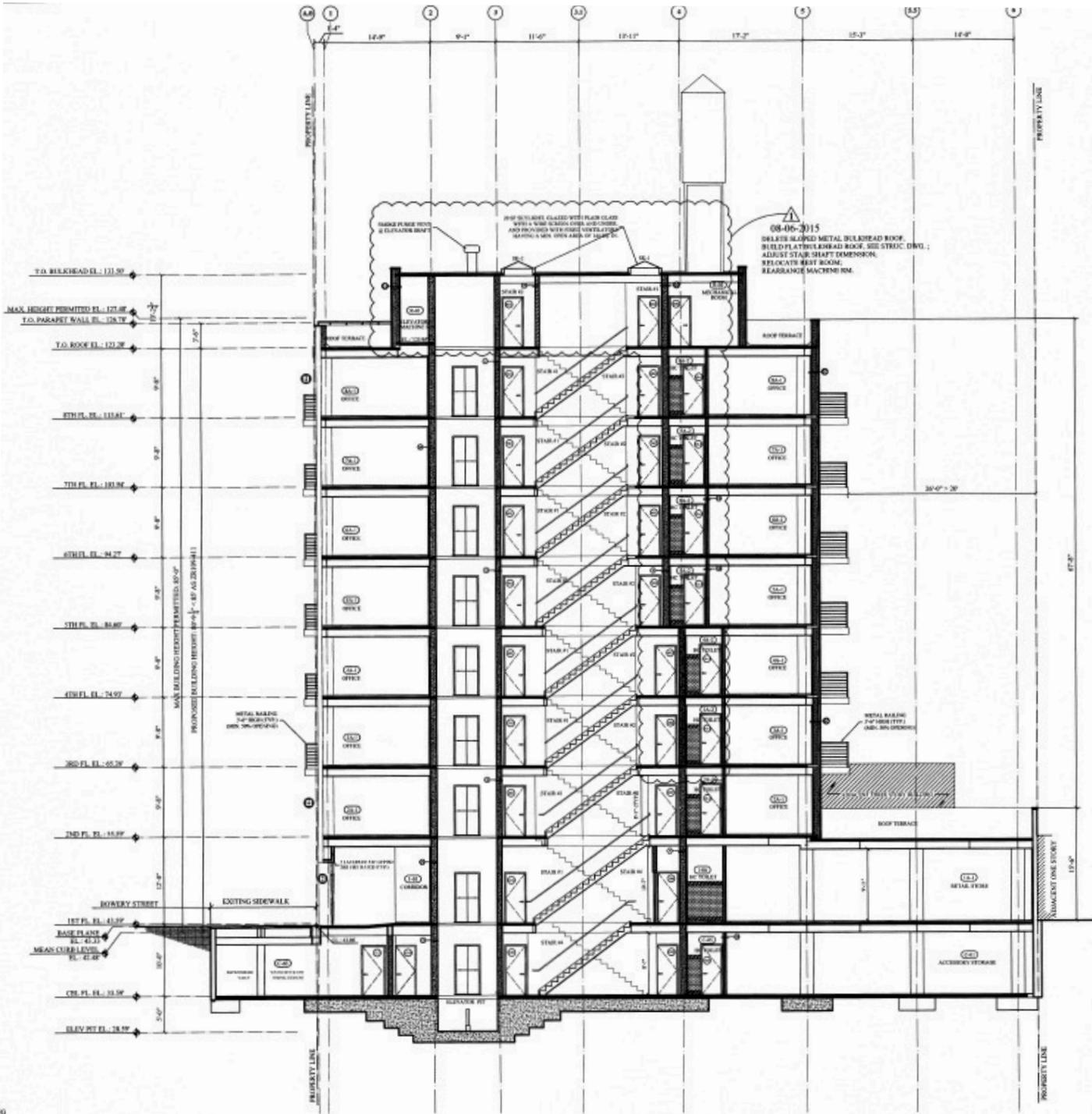
1031 Exchange Buyers

Investors seeking tax-deferred replacement properties

Institutional or Cross-Border Investors

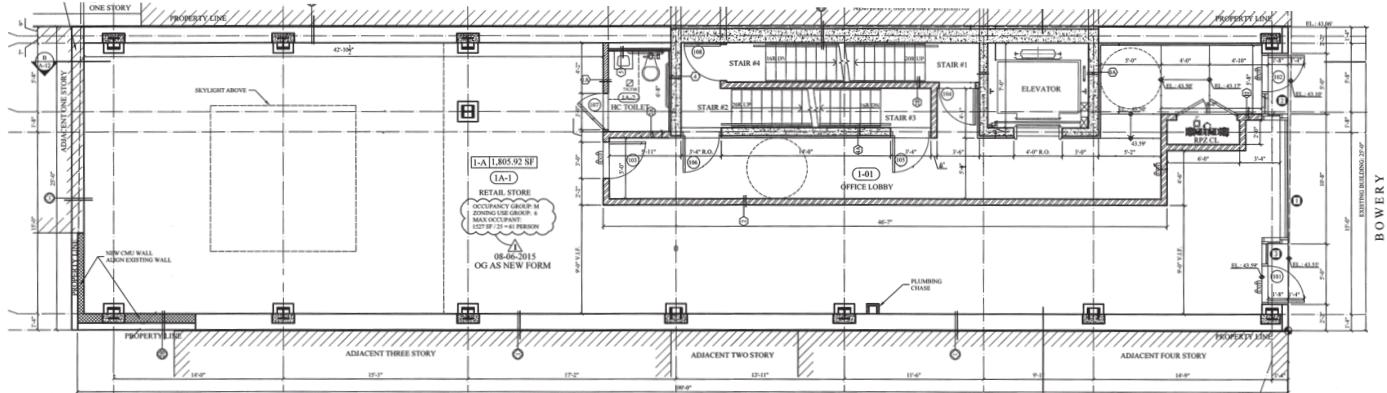
Professional investors targeting commercial assets in Manhattan

ELEVATION PLAN

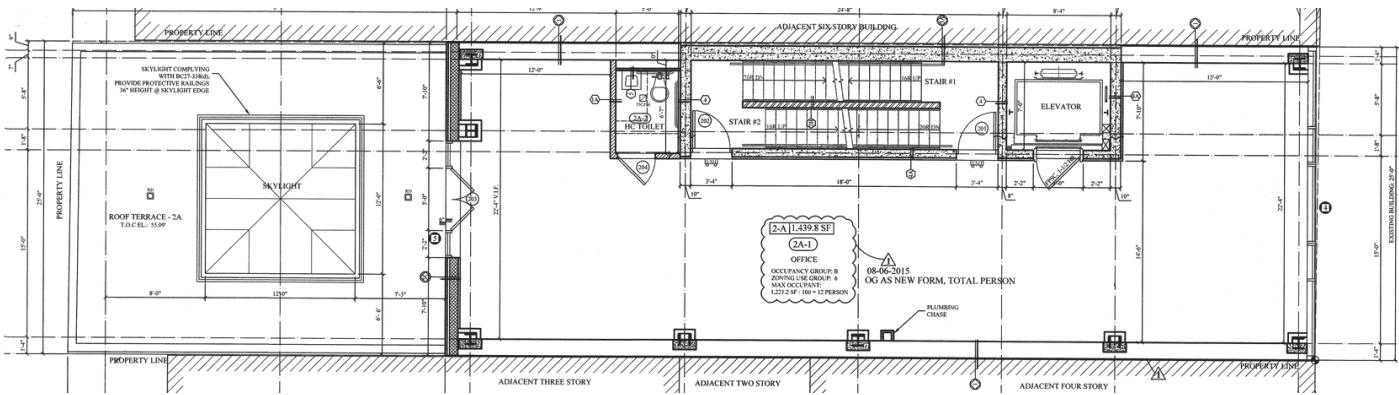


FLOOR PLAN

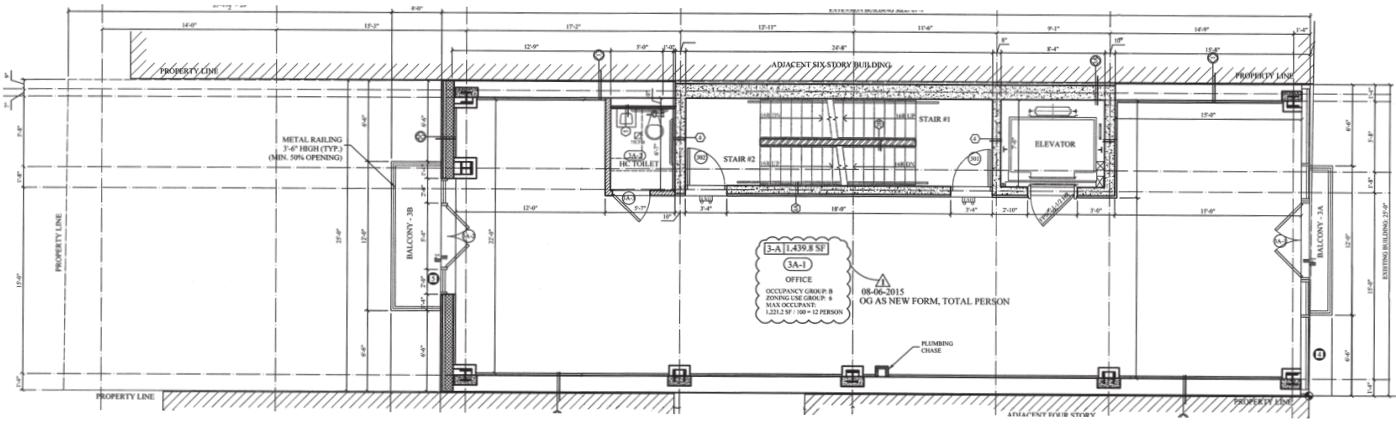
GROUND FLOOR(2,600 SF)



SECOND FLOOR(2,300 SF)



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



AREA





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