



APPROXIMATE SIZE

1ST FLOOR
BASEMENT

LEASABLE SF

1500 SF
1700 SF

FEATURES

54' 0" FRONTAGE
12' 0" CEILING HEIGHT

PROPERTY DESCRIPTION

Newly constructed and exquisitely finished massive art gallery available for lease immediately asking only \$19,995/month! Extremely wide corner frontage- with tremendous signage opportunity - spanning at over 54 FT combined exposures giving outstanding pedestrian street traffic visibility on both Allen Street and Broome street. Despite the new construction, this space still has the remnants of old artistic and historical New York - with exposed iron columns and pipes. Ceiling height is over 12FT high along with mobile track lighting - giving the user the ability to display and feature their masterpieces selectively. There are two bathrooms in the space, one in the basement and one on the ground floor. Both bathrooms have sparkling marble walls and a foundation sink.

Massive and exclusive basement underneath that is perfect for storage and secondary uses. Space also comes with a thermostat controlled HVAC system, and button controlled gate security in the front!

TRANSPORTATION



For more information please contact:

Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate



OXFORD
PROPERTY GROUP

91

ALLEN STREET, NEW YORK, NY FLAGSHIP CORNER RETAIL STORE



For more information please contact:
Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate



OXFORD
PROPERTY GROUP

91

ALLEN STREET, NEW YORK, NY FLAGSHIP CORNER RETAIL STORE



For more information please contact:
Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omissions, changes or withdrawal without notice. All square footage and dimensions are approximate.



**OXFORD
PROPERTY GROUP**

91

ALLEN STREET, NEW YORK, NY
FLAGSHIP CORNER RETAIL STORE



For more information please contact:
Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

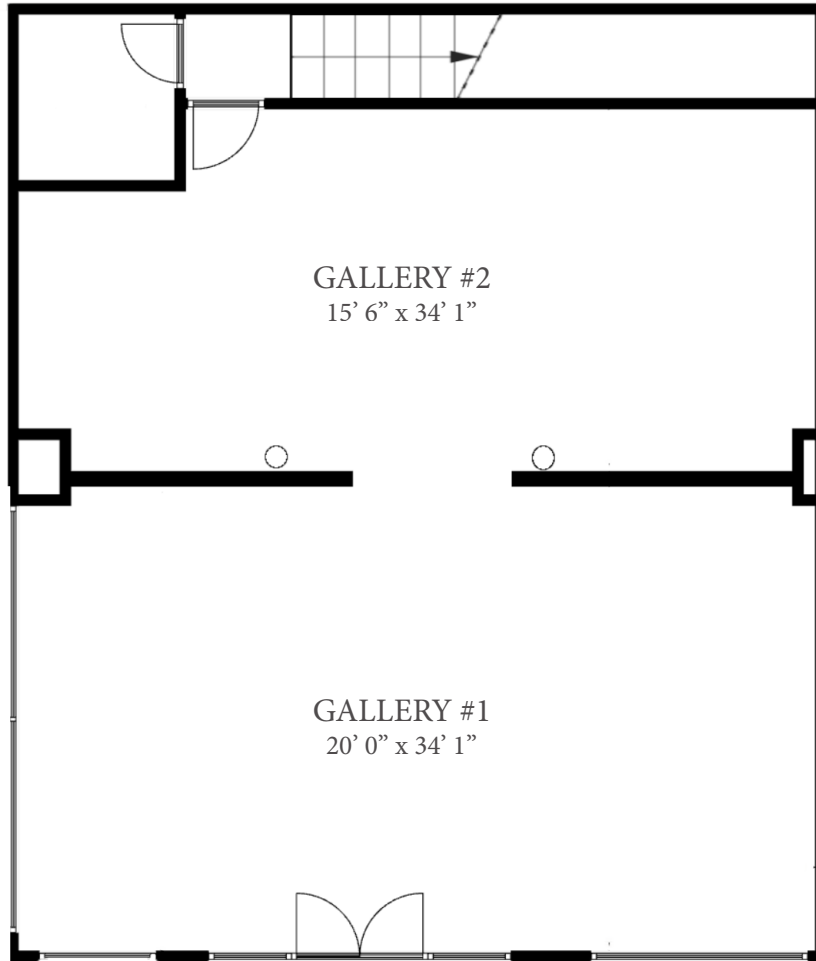
All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate



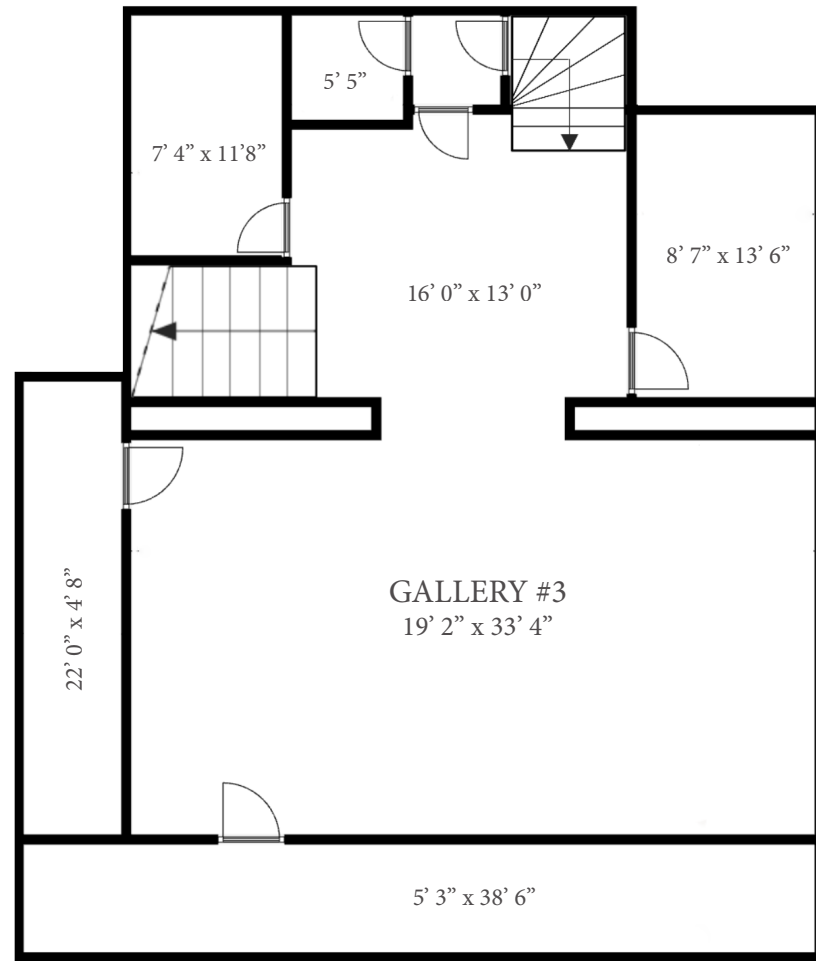
OXFORD
PROPERTY GROUP

91

ALLEN STREET, NEW YORK, NY
FLAGSHIP CORNER RETAIL STORE



1ST FLOOR
1500 SQFT



BASEMENT
1700 SQFT



For more information please contact:
Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

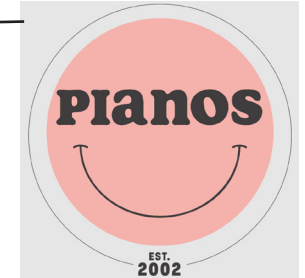
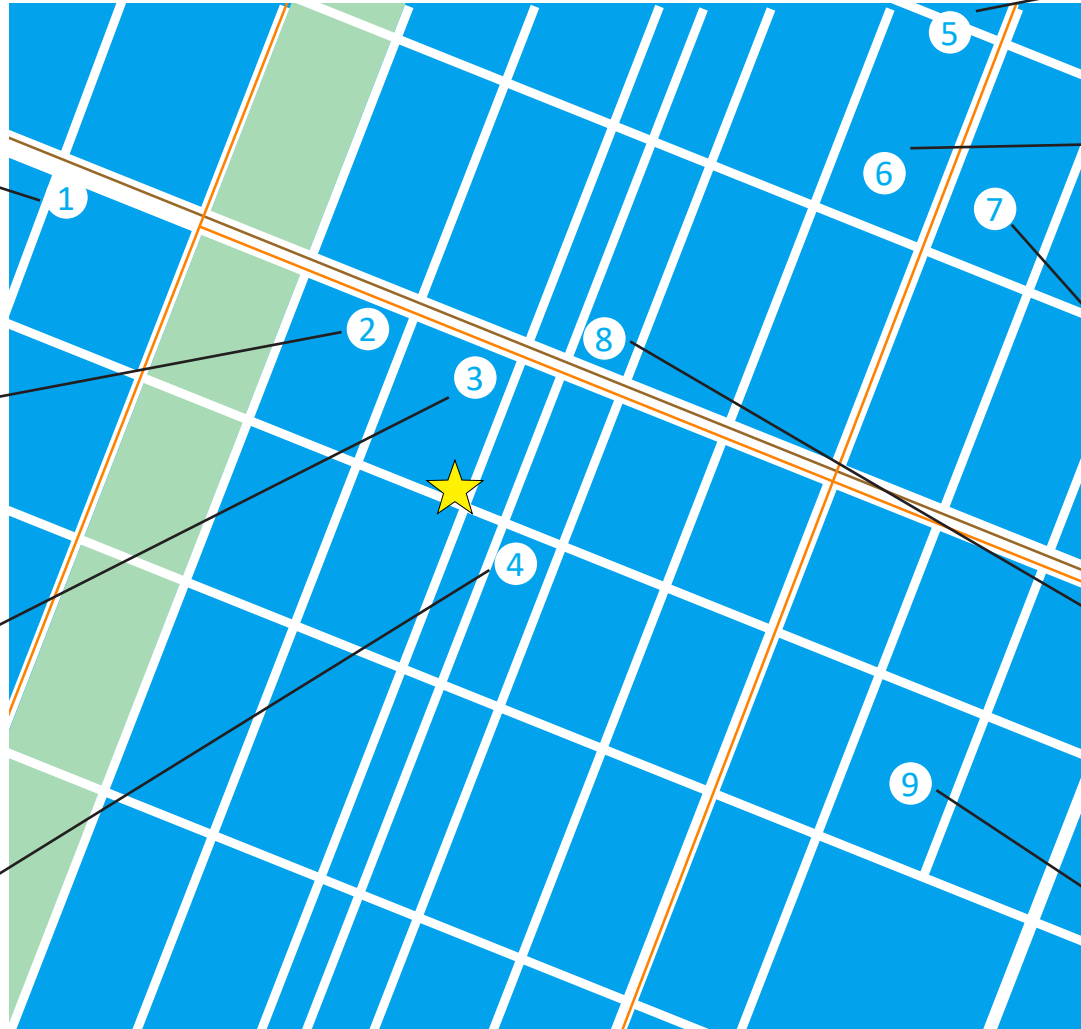
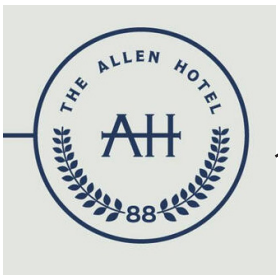
All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate



OXFORD
PROPERTY GROUP

91

ALLEN STREET, NEW YORK, NY
FLAGSHIP CORNER RETAIL STORE



For more information please contact:
Richard Wong
RichardWong@opgny.com
5 W 37th ST, 12th FL, New York, NY
917.518.5118

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate



OXFORD
PROPERTY GROUP