

# DOWNTOWN RETAIL OFFERINGS

NEWMARK

AVAILABLE INDIVIDUALLY  
OR AS A PACKAGE

65 THOMPSON



245 W 14<sup>TH</sup> STREET



134 W 10<sup>TH</sup> STREET /  
11 CHRISTOPHER



## PORTFOLIO SUMMARY

### ALFA RETAIL PORTFOLIO

PROPERTY	65 THOMPSON ST	245 W 14TH STREET	134 W 10TH / 11 CHRISTOPHER	TOTAL
Location	SoHo	Chelsea	Greenwich Village	
Ground Floor SF	1,303	3,964	5,873	11,140
Basement SF	0	354	4,213	4,567
<b>TOTAL SF</b>	<b>1,303</b>	<b>4,318</b>	<b>10,086</b>	<b>15,707</b>
Key Tenants	Art & Autonomy	Ocean Wireless Corp	JECTNY, Perry School	
% Occupied	100.0%	100.0%	100.0%	100.0%
WALT (Existing Tenants)	3.5 Yr. WALT	8.0 Yr. WALT	6.4 Yr. WALT	6.6 Yr. WALT
<b>PRICING GUIDANCE</b>	<b>\$1,400,000</b>	<b>\$3,850,000</b>	<b>\$8,750,000</b>	
\$ / SF (On Grade)	\$1,074	\$971	\$1,490	

## INVESTMENT HIGHLIGHTS

THREE FULLY OCCUPIED RETAIL ASSETS IN PRIME SOHO,  
CHELSEA AND GREENWICH VILLAGE LOCATIONS

100% OCCUPIED WITH 6.6 YEARS WALT REMAINING

15,707 TOTAL SF | 11,140 GROUND FLOOR SF + 4,567 BELOW GRADE SF

POSITIONED IN HIGHLY VISIBLE AND HEAVILY FOOT TRAFFICKED RETAIL CORRIDORS

EACH ASSET LESS THAN A 5-MINUTE WALK FROM  
DIRECT ACCESS TO OVER 9 SUBWAY LINES



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