

126-128

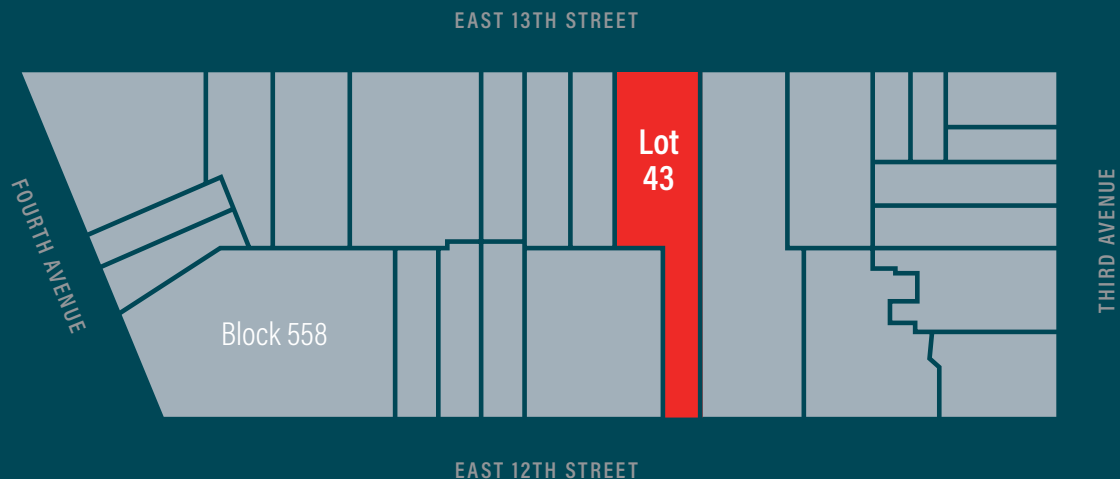
EAST 13 STREET



Property Information

Location	South side of East 13th Street block through to East 12th Street between 3rd and 4th Avenues	
Address	126-128 East 13th Street & 123 East 12th Street, New York, NY 10003	
Block / Lot	558 / 43	
Lot Dimensions (Approx.)	49.8' x 206.5' (Irr.)	(Total Lot Size)
Lot SF (Approx.)	7,168	(Total Lot Size)
Building Size (Approx.)	49.8' x 103.25' (Irr.)	(126-128 East 13th Street)
	19.75' x 103.25'	(123 East 12th Street Ground Floor)
	19.75' x 70'	(123 East 12th Street 2nd-3rd Floors)
Gross SF (Approx.)	13,066	(126-128 East 13th Street)
	5,649	(123 East 12th Street)
	18,715	(Total)
Stories	3	
Zoning	C6-2A/R8-A	(Commercial/Residential Equivalent)
FAR	6.00/6.02	
Historic Designation	A Historic Preservation Deed of Easement was granted to the Trust for Architectural Easements in 2007, and the 13th Street portion of the property was designated an individual New York City landmark in 2017.	
Available Air Rights (Approx.)	*Sold*	
RE Tax Assessment (25/26)	\$2,574,360	(Tax Class 4)
RE Taxes (25/26)	\$277,053	(24/25 Tax Rate: 10.762%)

Tax Map



Executive Summary

JLL has been retained on an exclusive basis to arrange for the sale of 126-128 East 13th Street (and 123 East 12th Street), a distinctive through-the-block property featuring spectacular high-ceilinged open spaces suitable for a wide variety of uses located on the border of the coveted Greenwich Village and East Village neighborhoods.

Situated between Third and Fourth Avenues and immediately adjacent to Union Square to the northwest and NYU's main campus to the southwest, this landmarked structure features a striking neo-Classical façade on East 13th Street with large arched windows, decorative brick and stone detailing, and a prominent cornice. The imposing brick front wall with its distinctive central arch entrance creates a commanding street presence. Currently occupied by a well-known studio and school for modern dance on a lease through February of 2028, the exceptionally versatile zoning allows for a wide variety of uses including food & beverage, entertainment, fitness, creative arts, medical and education.

The Property consists of approximately 18,715 square feet between two separate buildings on the same tax lot. The larger 126-128 East 13th Street (which at one time was the private art studio of legendary artist Frank Stella), consists of approximately 13,000 SF spread across three floors with soaring ceiling heights up to 20 feet on the main level. The adaptable interior space features exposed brick walls, timber beams, and cast-iron columns. The 12th Street side of the property features a separate, 19.75' wide 3-story mixed-use structure at 123 East 12th Street with the ground floor and usable basement leased to Zombie Muay Thai, a prominent martial arts fitness school and facility on a lease through April of 2032. The top two floors are built out as an expansive ~2,433 square foot 3 Bed/2.5 Bath renovated duplex apartment with 14' ceilings, private outdoor space and condominium level finishes currently leased for \$13,500 per month.

Overall, this unique property stands as a distinct visual anchor straddling the crossroads of the Greenwich Village, East Village and Union Square neighborhoods combining an outstanding and vibrant location with versatile space suitable for a wide variety of uses.



126-128
EAST 13 STREET



Interior Photos

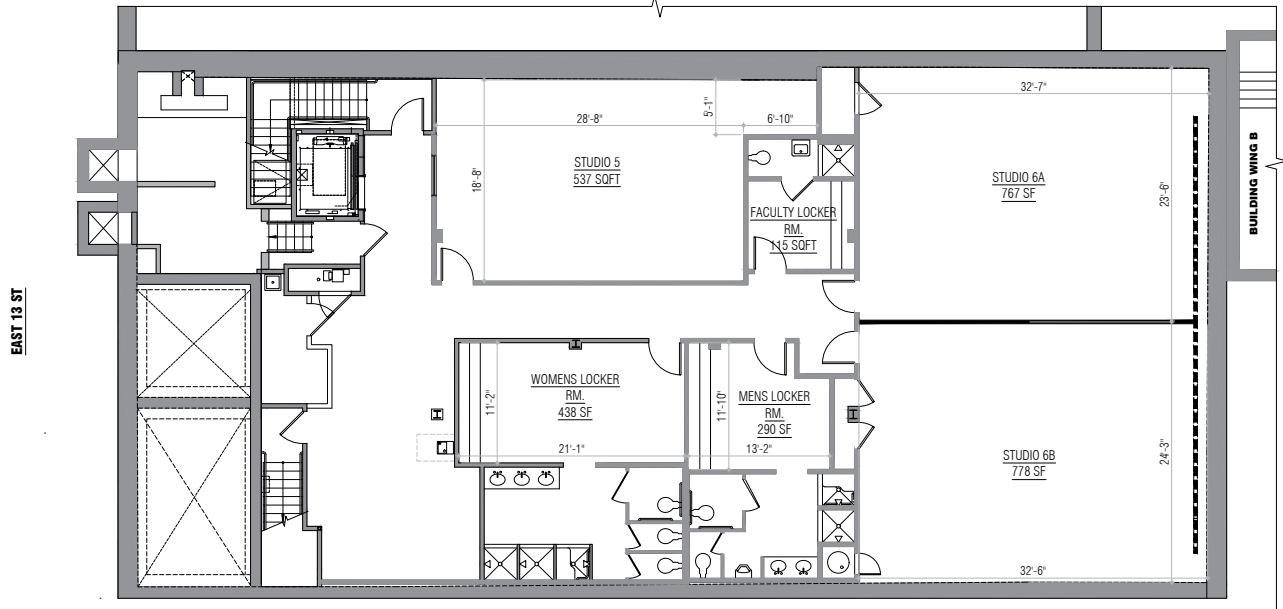


Interior Photos

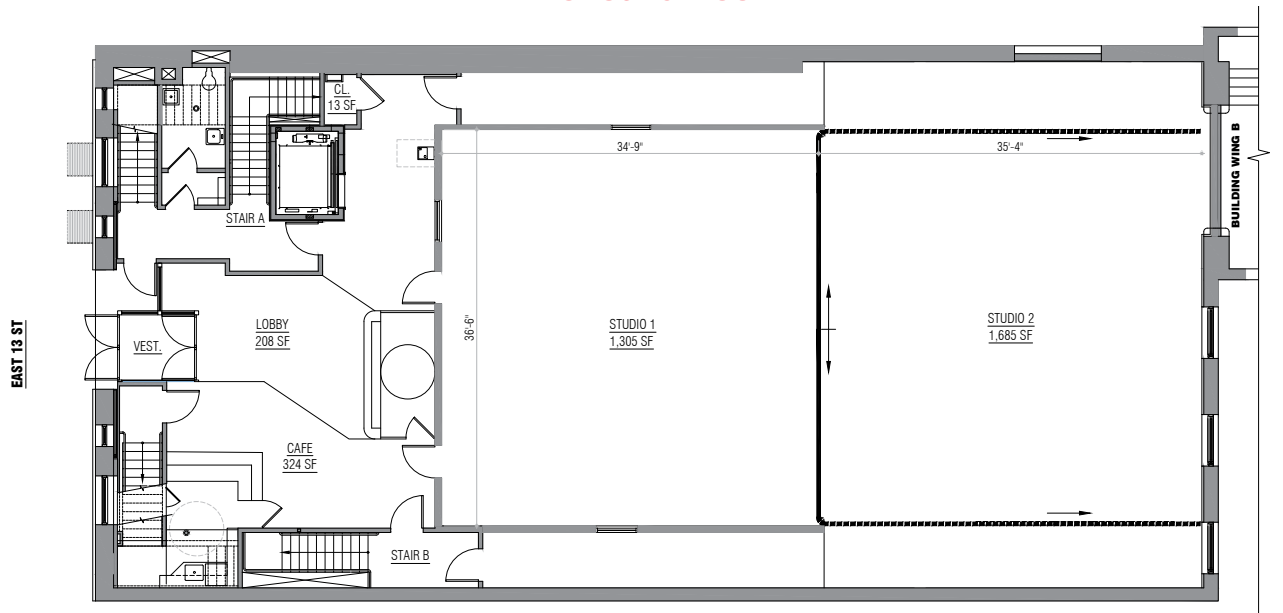


Floor Plans

Cellar Floor

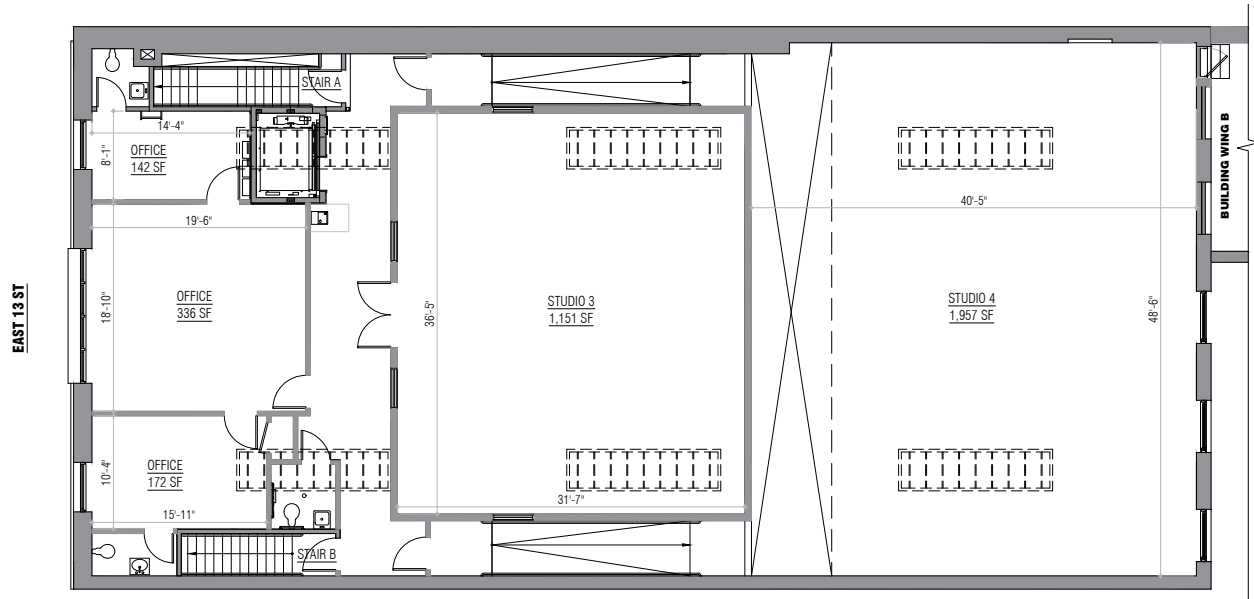


Ground Floor

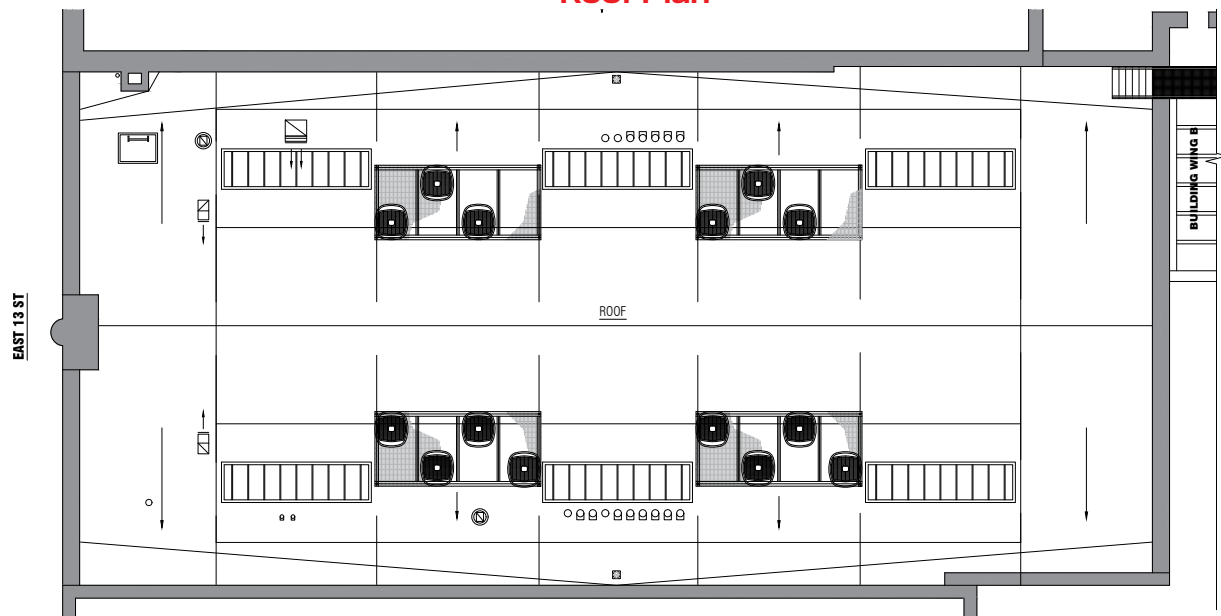


Floor Plans

Second Floor



Roof Plan



Description of Improvements

The subject property is improved with two circa 1904 buildings that do not contain interior access between the two.

126-128 East 13th Street is a two-story attached building containing $\pm 13,066$ gross square feet including a finished legal rental basement. Construction is brick and masonry. The roof is pitched, rolled tar with skylights. The entrance is plate glass; the windows are double hung. Public access is provided by plate glass entry doors. Access between the levels is provided by interior staircases and an elevator.

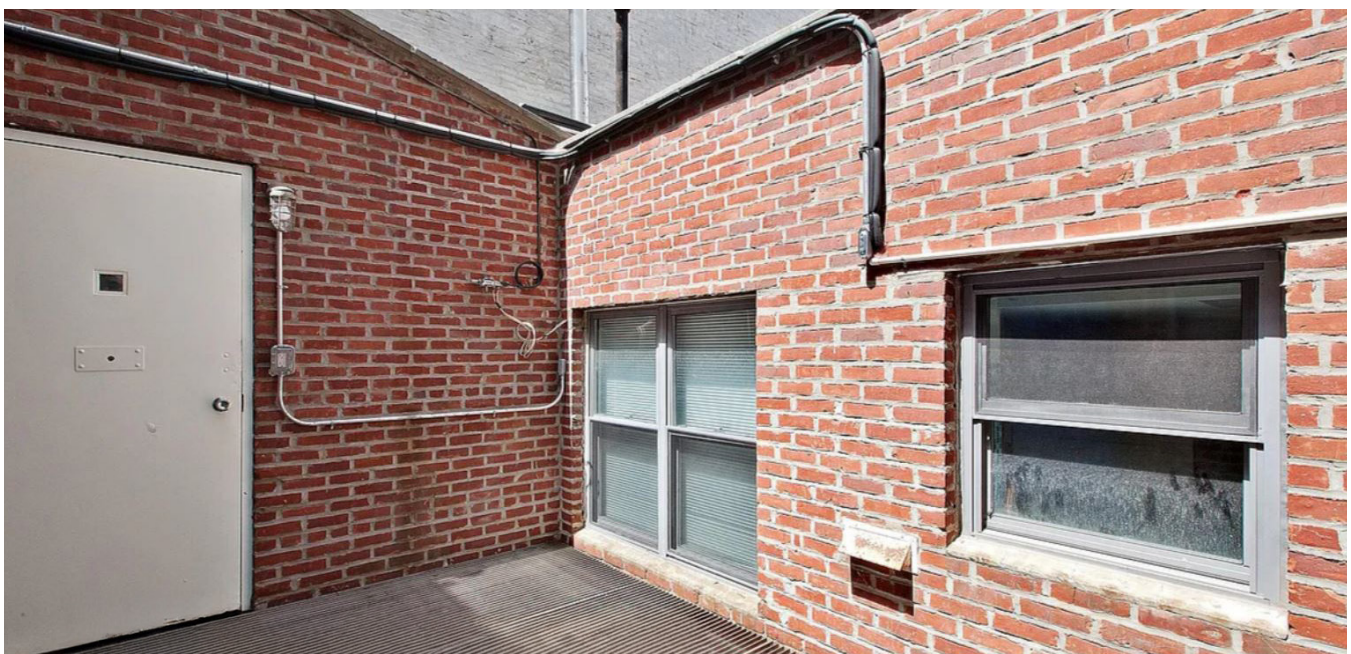
The basement ($\pm 5,128$ sf including mechanical areas) is finished; the layout consists of three dance studios, employee lounge, small store catering to dancewear, two locker rooms with showers, and mechanical rooms. The layout of the first level consists of an entry foyer, reception desk, waiting area, food concession (no cooking on premises), two dance studios and lavatory. The layout of the second level consists of two dance studios, office and lavatory. The interior is finished with plaster walls and ceilings, and a mixture of carpeting, hardwood and ceramic tile flooring.

Heat is provided by a gas-fired forced hot air heating system. Central cooling is provided by roof mounted central air-conditioning systems. Domestic hot water, plumbing and electrical service are standard.

123 East 12th Street is a three-story attached building containing $\pm 5,649$ gross square feet with a full basement with partially unfinished mechanical areas and partially finished legal rental area. Construction is brick and masonry. The roof is flat, rolled tar. Public access to the commercial unit (martial arts studio) is provided by a plate glass entry door located at the center of the building. Public access to the residential unit is provided by a plate glass entry door also located at the front. The first floor windows are plate glass; the upper level windows are double hung. Access between the levels is provided by interior staircases.

The basement is mostly finished; the layout consists of a martial arts studio and lavatory (± 522 sf). The portion of the basement that is not finished consists of a laundry room and mechanical room. The layout of the first floor ($\pm 2,039$ sf) consists of a front reception desk, waiting area, rear open martial arts studio and two lavatories. The 2nd and 3rd floor duplex unit consists of a living room, chef's kitchen, half bath (2nd floor), three bedrooms and two full baths (3rd floor). The interior is finished with sheetrock walls and ceilings, and a mixture of hardwood and ceramic tile flooring.

Heat is provided by two gas fired forced hot air heating systems. Central cooling is provided by two roof mounted central air-conditioning systems. Domestic hot water, plumbing and electric are standard.





FINANCIAL DISTRICT

LOWER EAST SIDE

SOHO

EAST HOUSTON

NOHO

GREENWICH VILLAGE

EAST VILLAGE

126-128
EAST 13 STREET

UNION SQUARE

126-128

EAST 13 STREET

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