

Brown
Harris
Stevens

105 Reade
Street



Tribeca Cast Iron Building

Rarely does a building of this exceptional provenance come to market in New York City. Built in 1860 and designed by James T. Gilbert, this beautiful Italianate cast iron measuring over 50 feet wide is ready to be restored to its former magnificence and beyond. Originally used as a warehouse for Tribeca's chocolatiers, the site itself has an interesting history as the site of a charitable house for women and children built by New York's first freed slave, Pierre Toussaint.

Juxtaposed by its impressive cast iron façade with historic character intact, 105-107 Reade streets interior is just as impressive. With 18,740 sqft above grade, 9,040 sqft below and over 3000 sqft in air rights the building has the ability to be converted to the most spectacular downtown condos, private residence, social club or gallery house. With a C6-3A zoning, Mixed Use and L8 Loft designation the opportunities are boundless. The roof has open sky views of downtown with Woolworth and World trade center to the south, Hudson River to the west and northern city skyline. The retail floor is a dramatic 18 feet in ceiling height with the floors above ranging from 12 to almost 16 feet. Cast iron columns line the center of all the floors with intact old world wood joists, rafters and beams. Large arched windows let in an abundance of light where dramatic open interior spaces can be created. With the ability to add to the roof, pending landmarks approval, even more height could be added



to what could be an unparalleled downtown Penthouse. The basement with 10 foot ceilings and sub-basement with 8 foot ceilings, both with two light and air shafts provide additional design and mechanical placement freedoms not seen in many other buildings. Various architectural plans for the building from renowned Architects like Carlos Zapata, Fogarty & Finger and Valerie Pasqjou are ready for your perusal. The building has in the past received Landmarks approval (now expired) for a modern two story addition. This gem allows you to create what will undoubtedly be a building of significance and beauty.

The building is situated in the middle of the block on a stretch of Reade Street with similar historic Loft and Cast Iron buildings next to Bogardus Plaza and a block from Washington Square Park. The block has recently undergone several residential conversions and is surrounded by stalwart Tribeca restaurants such as The Odeon, Marc Forgione, Serafina, Fonda, Sushi of Gari, Buddha-Bar and many more. Phenomenal shopping, the quickly expanding Tribeca Art district, riverfront amenities and proximity to transportation make this an ideal location for any use you choose.







LOLIVER PEOPLES

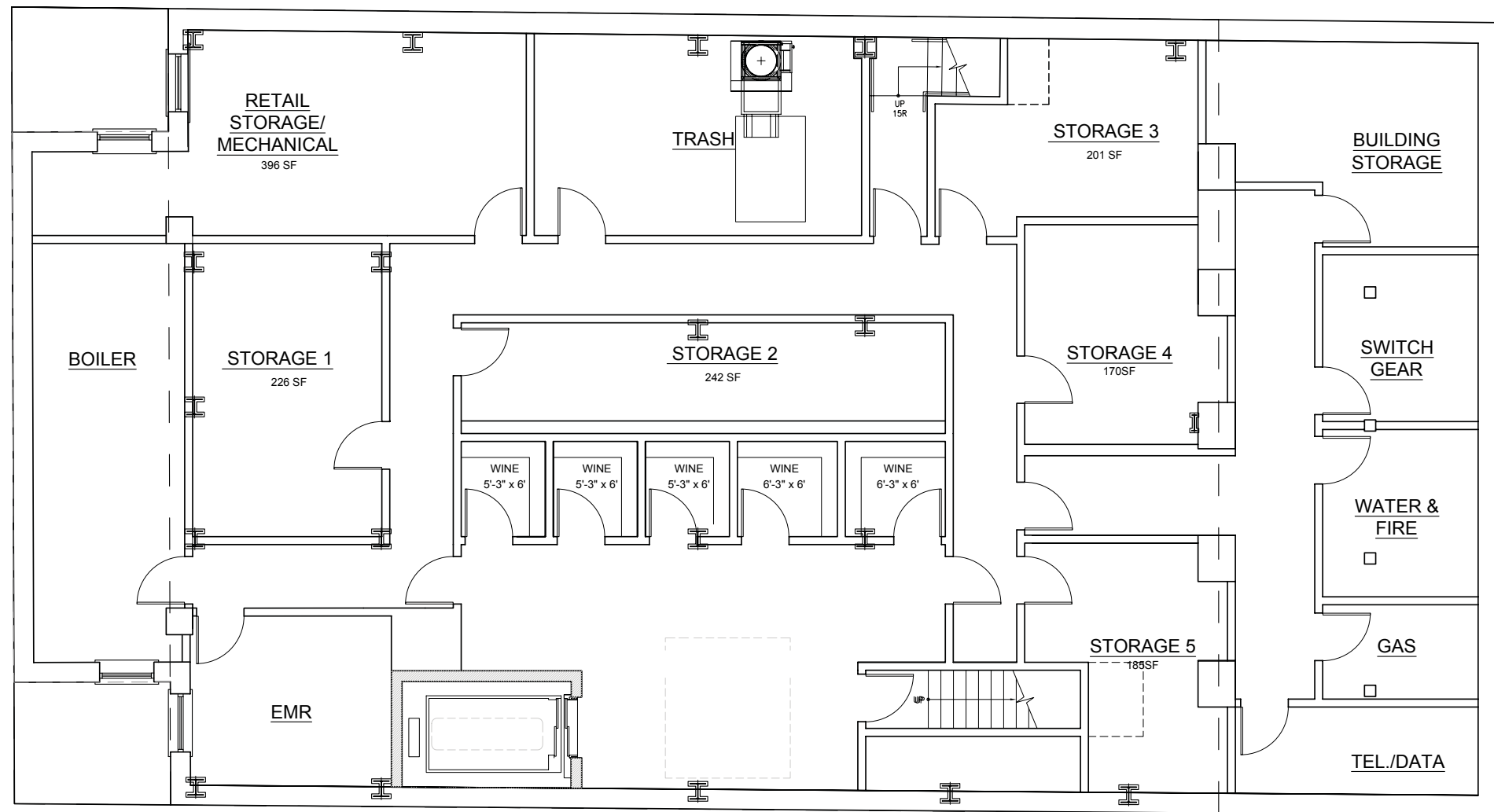




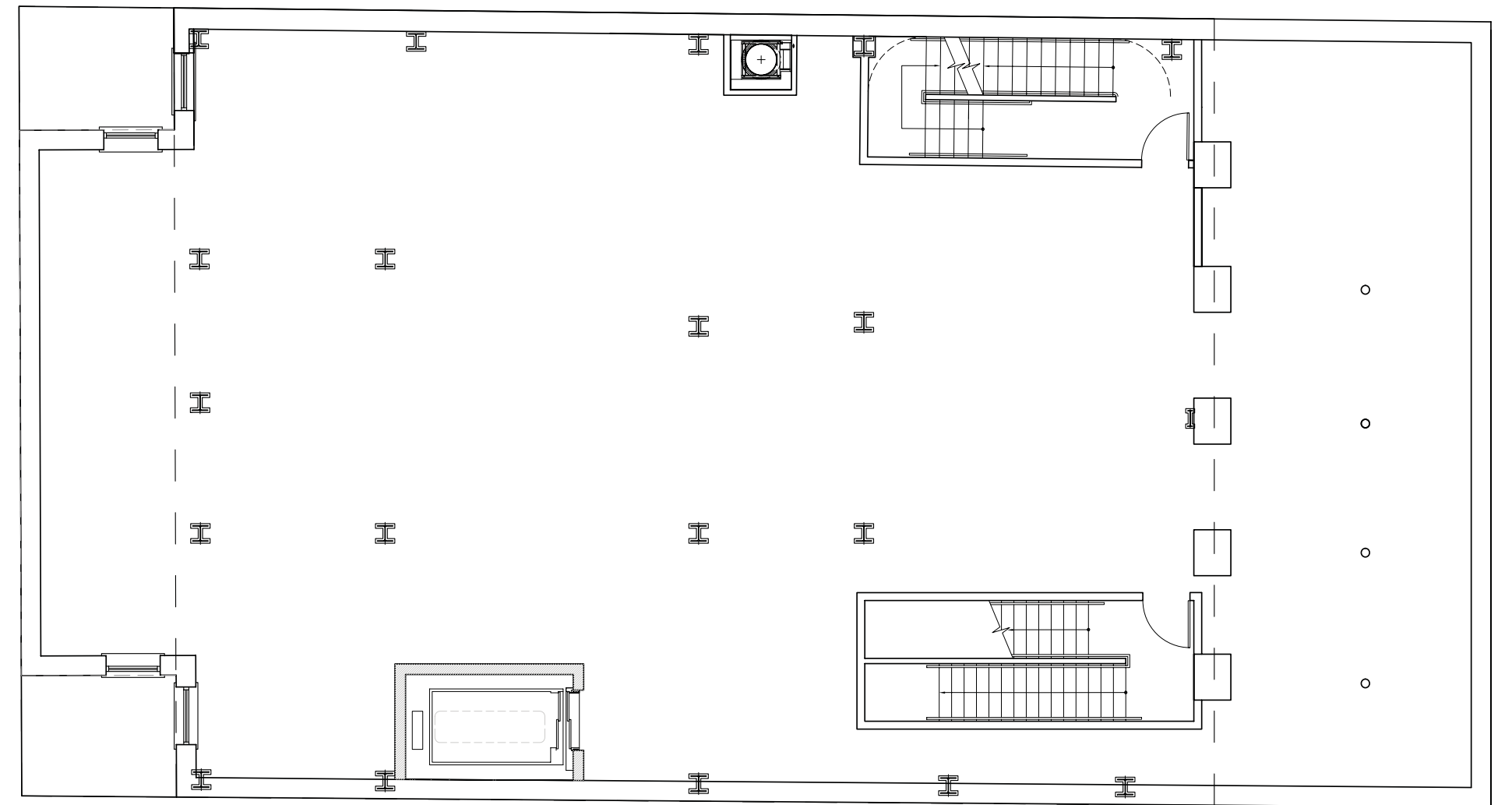
105 Reade Street

Highlights

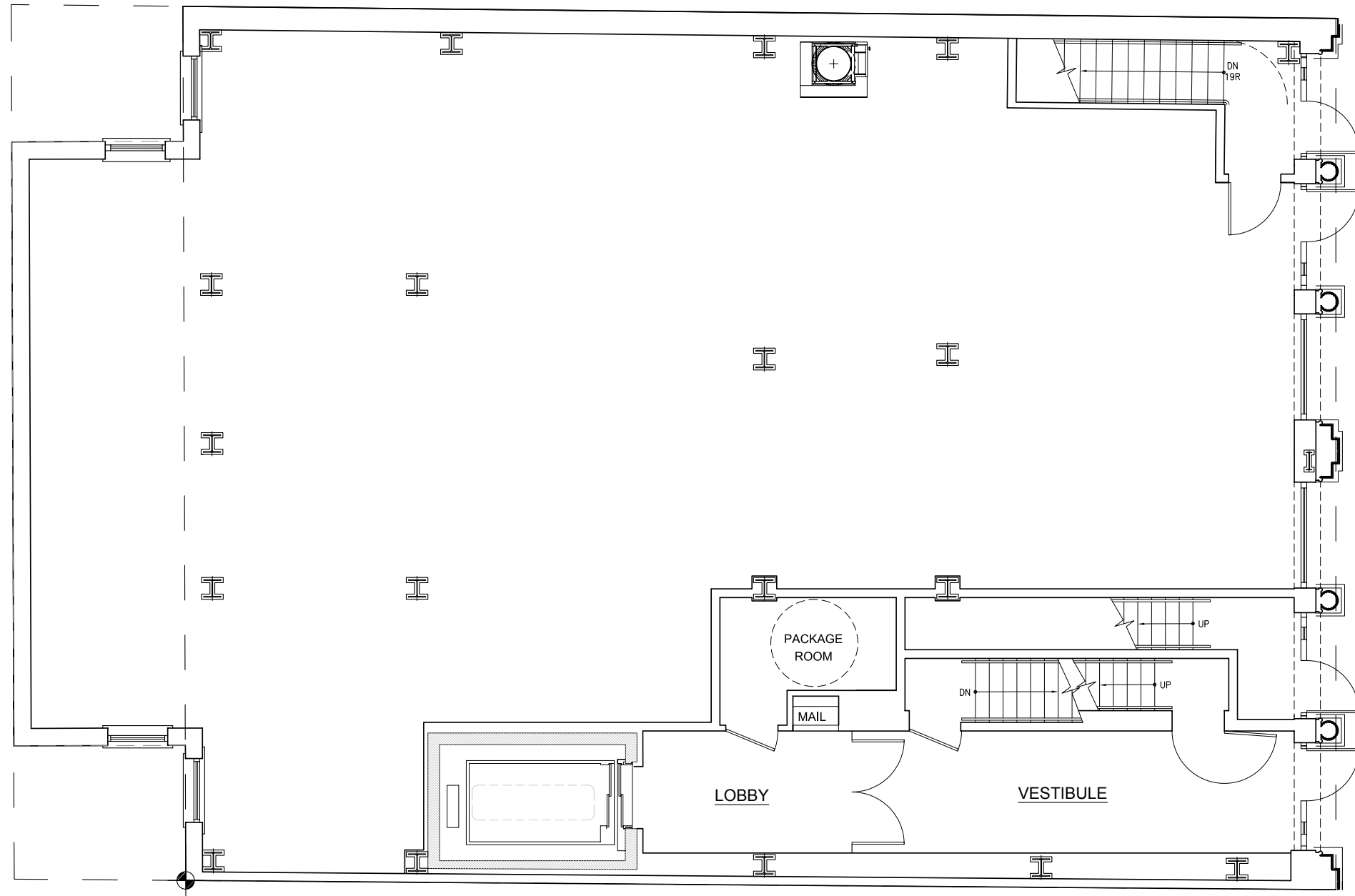
- Delivered Vacant
- Historic Cast Iron built in 1860
- 50 Foot Wide
- Coveted Tribeca location
- 12-18 Foot Ceiling Heights
- 360 Degree Views
- Basement and Subbasement Air and Light Wells
- Sidewalk Lift
- Old World Wood Beams, Joists and Rafters
- Architecturally Significant Details
- World Trade Center and Woolworth views
- Proximity to Transportation
- Air Rights for Upward Expansion
- Contiguous Building Envelope
- Existing Architectural Plans and Engineering Reports
- Cast Iron Columns
- Lot: 50x76 Feet
- Building: 50x66 Feet
- Zoning: C6-3A, L8 Loft, Mixed Use
- Gross above grade: 18,470 sqft
- Basement/Sub Basement Gross: 9,040 sqft
- FAR: 3,000+ sqft



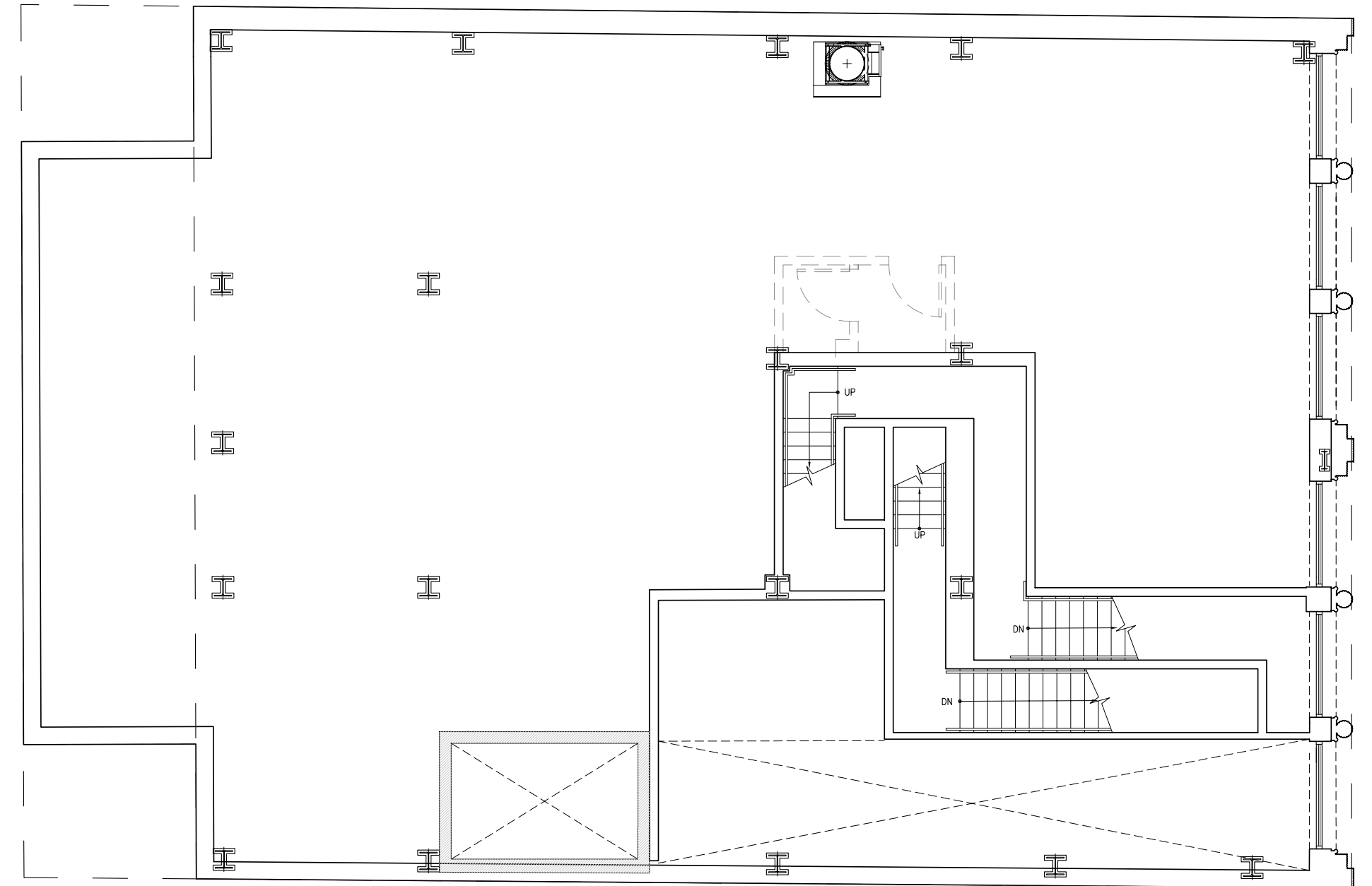
SUBCELLAR



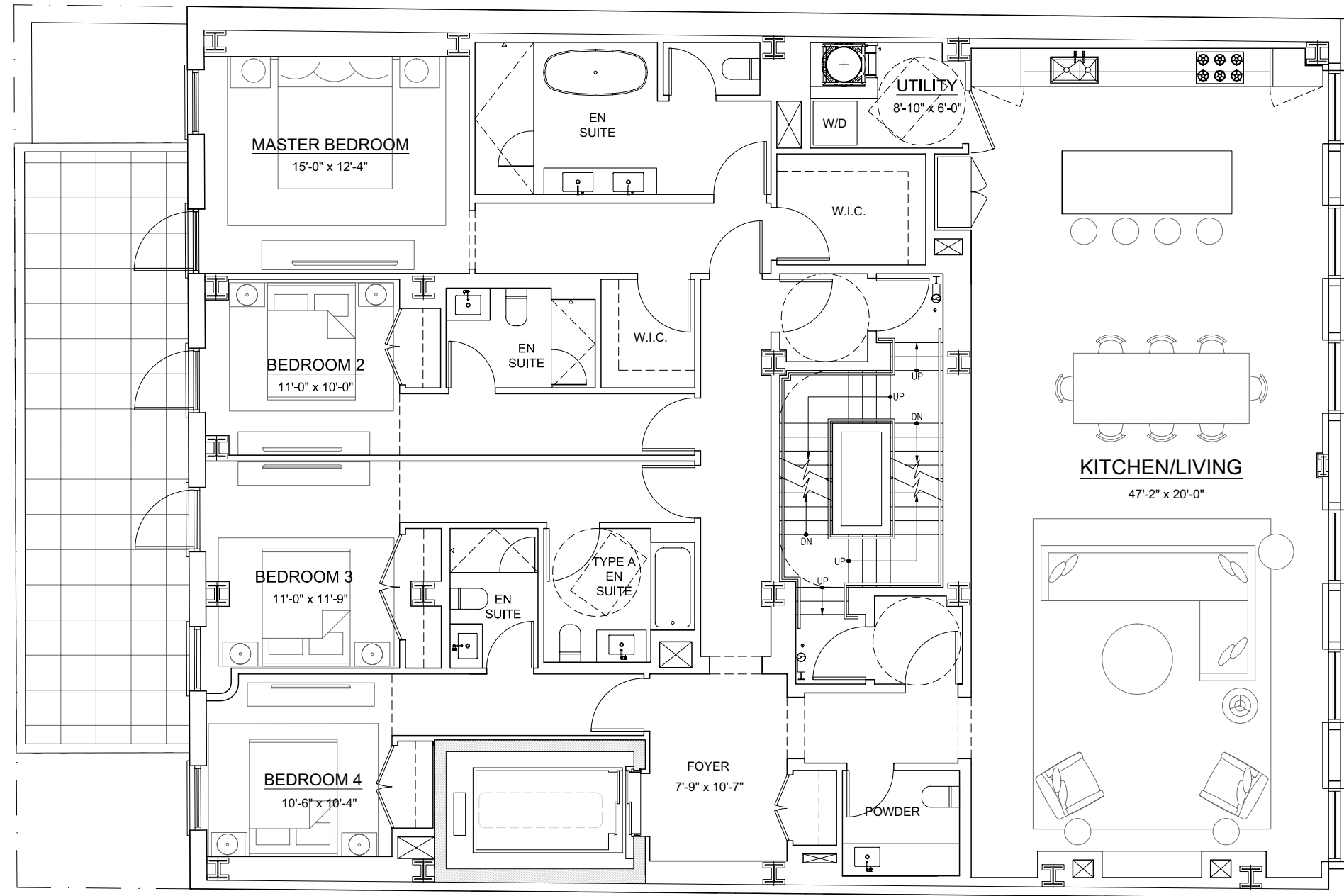
CELLAR



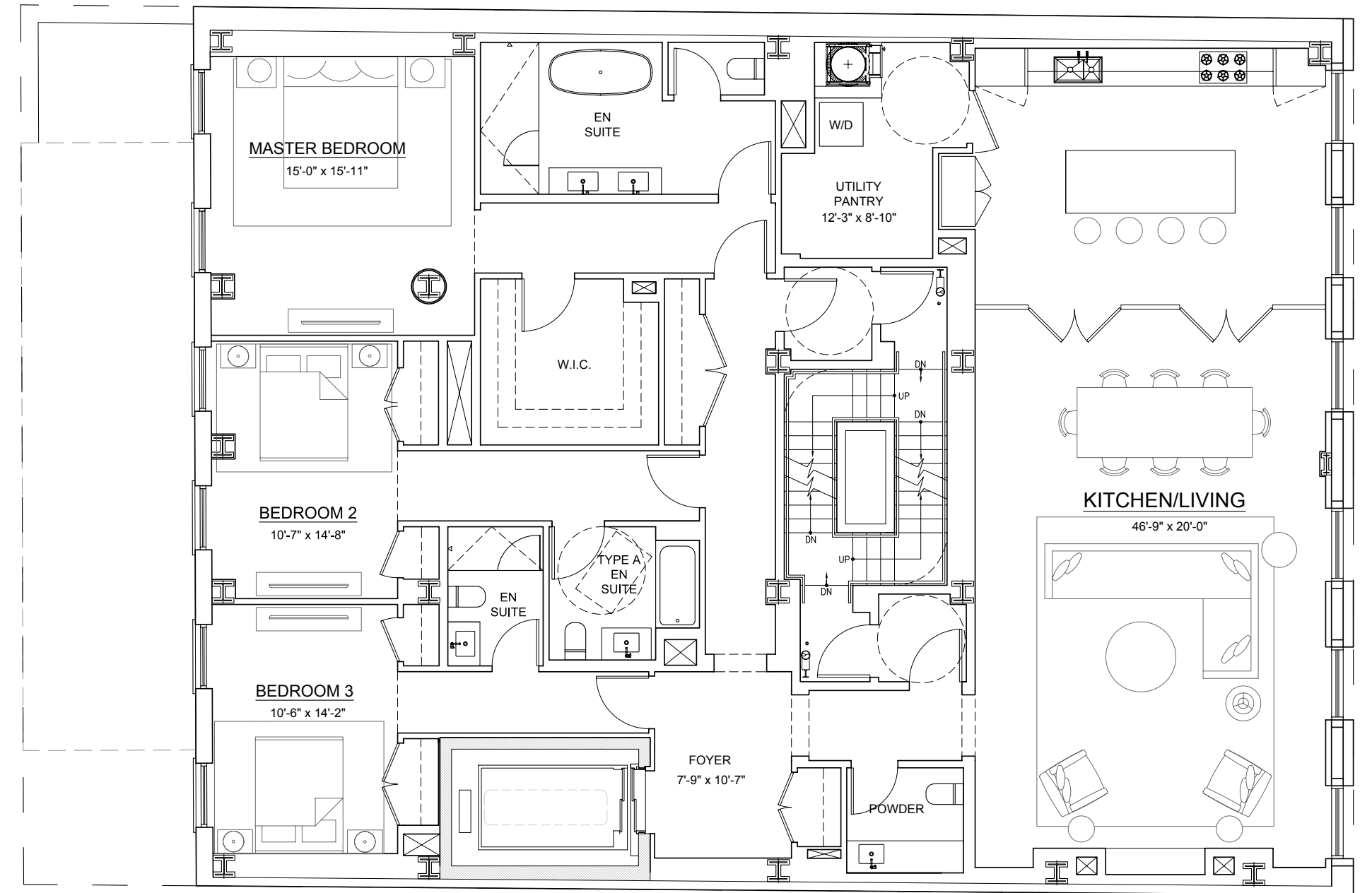
FIRST FLOOR



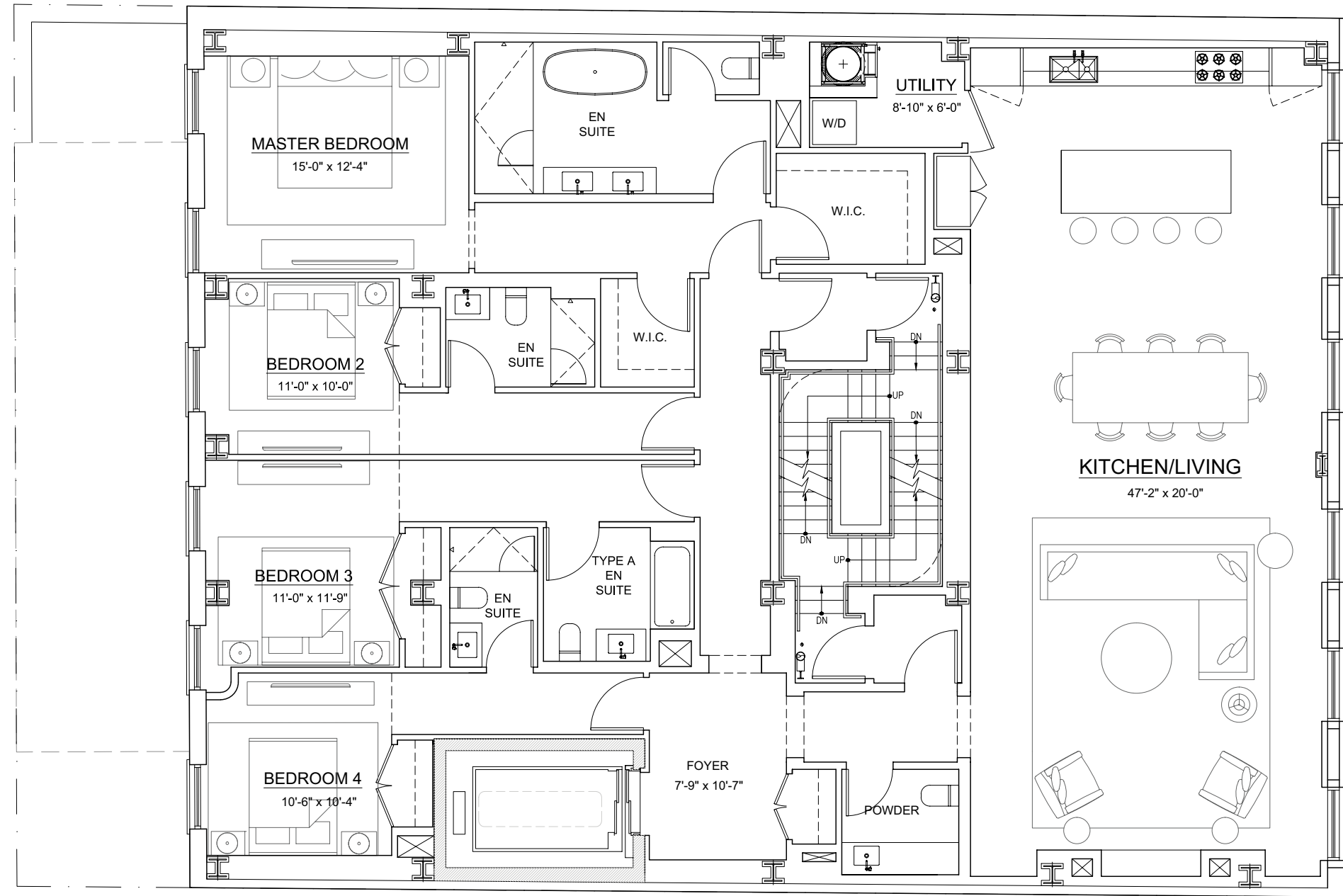
FIRST FLOOR MEZZANINE



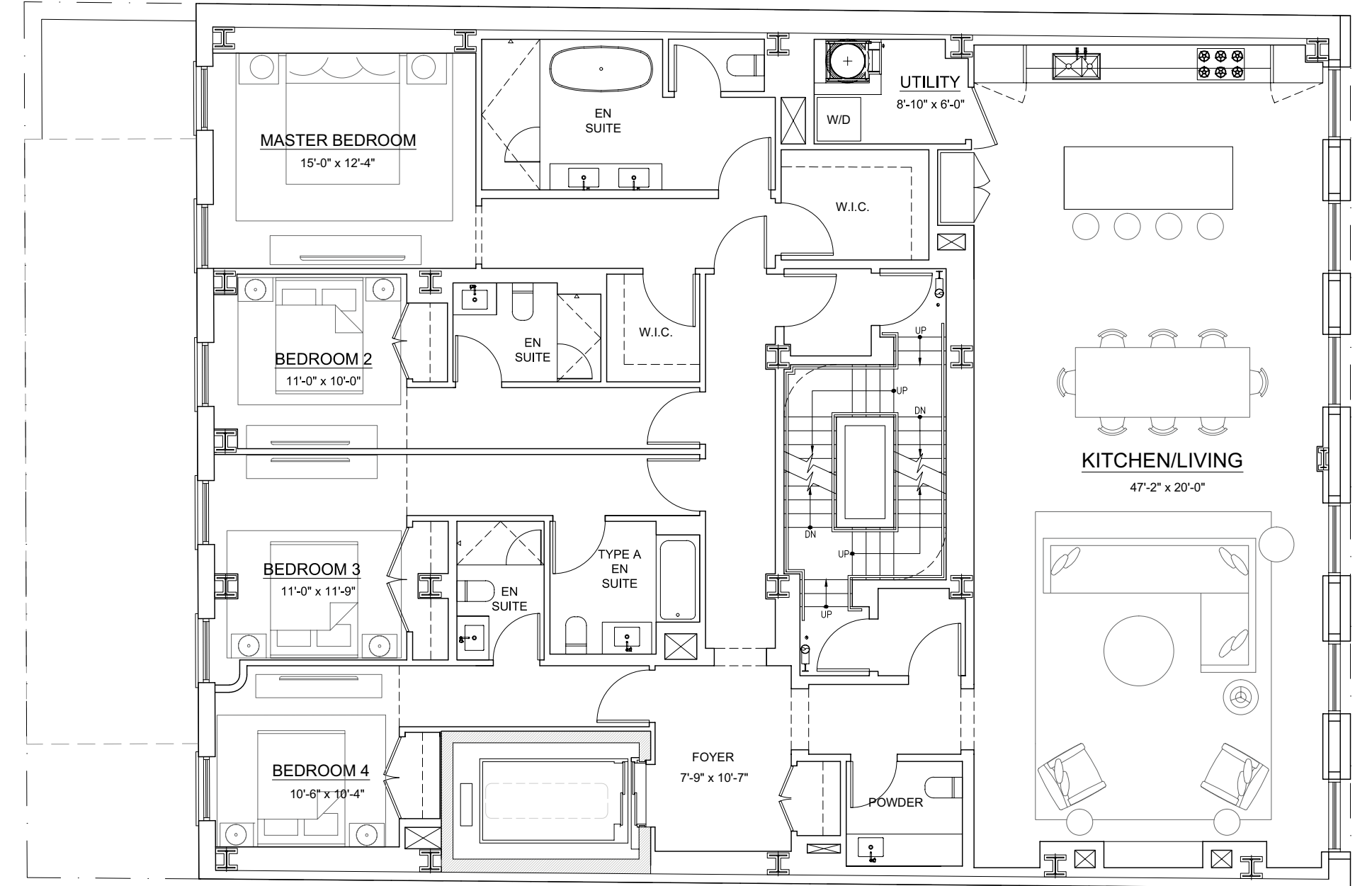
SECOND FLOOR



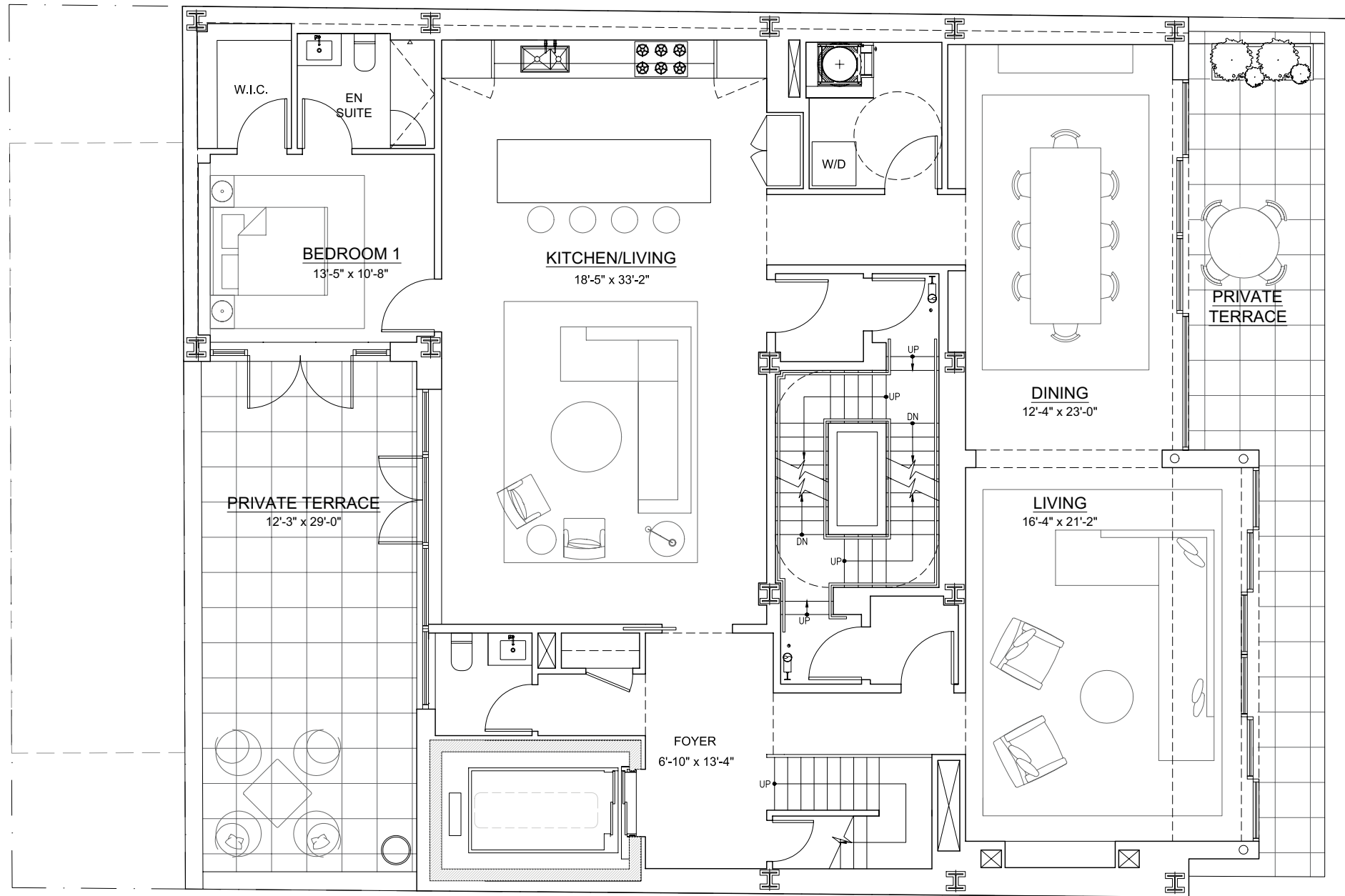
THIRD FLOOR



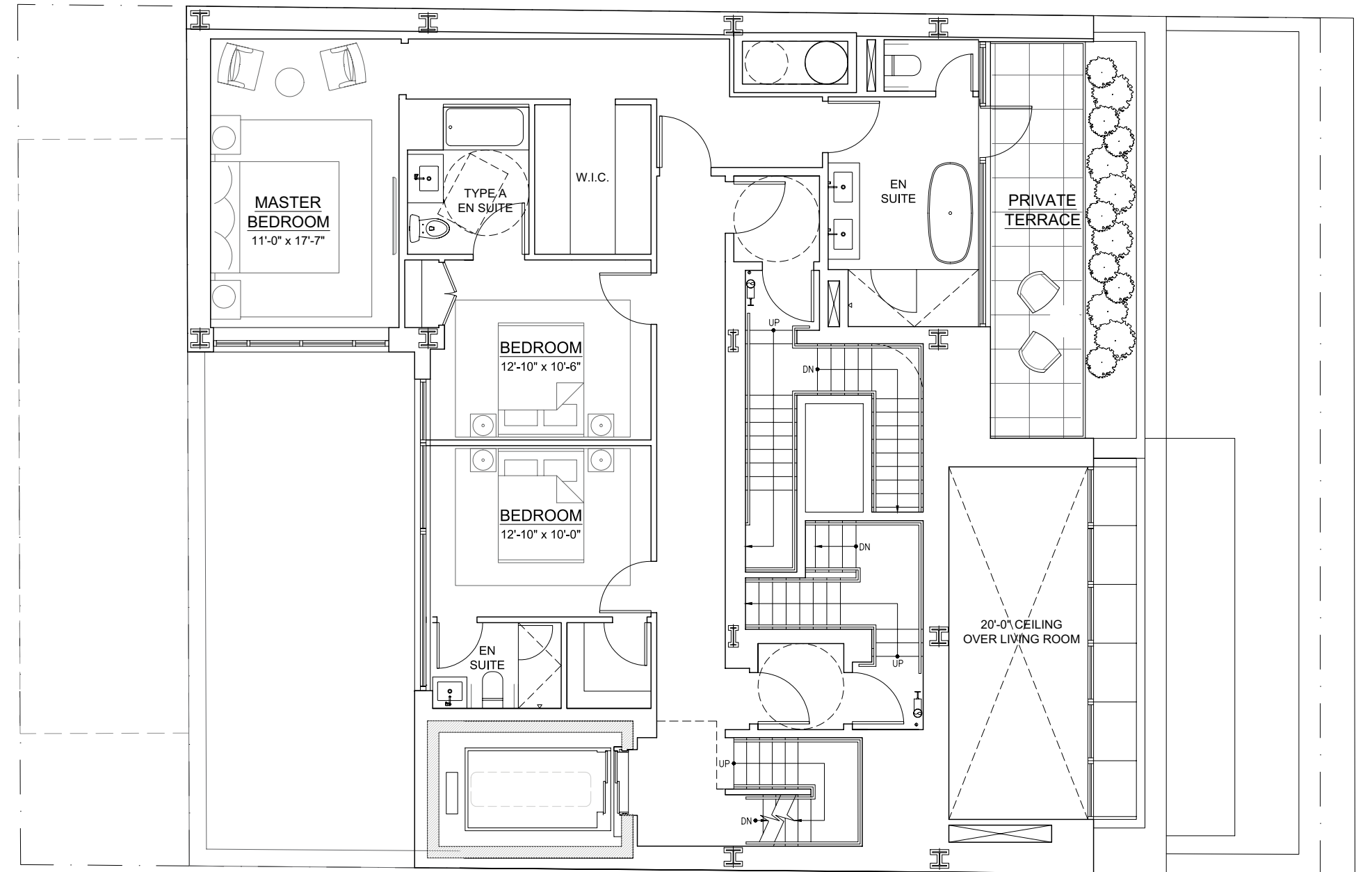
FOURTH FLOOR



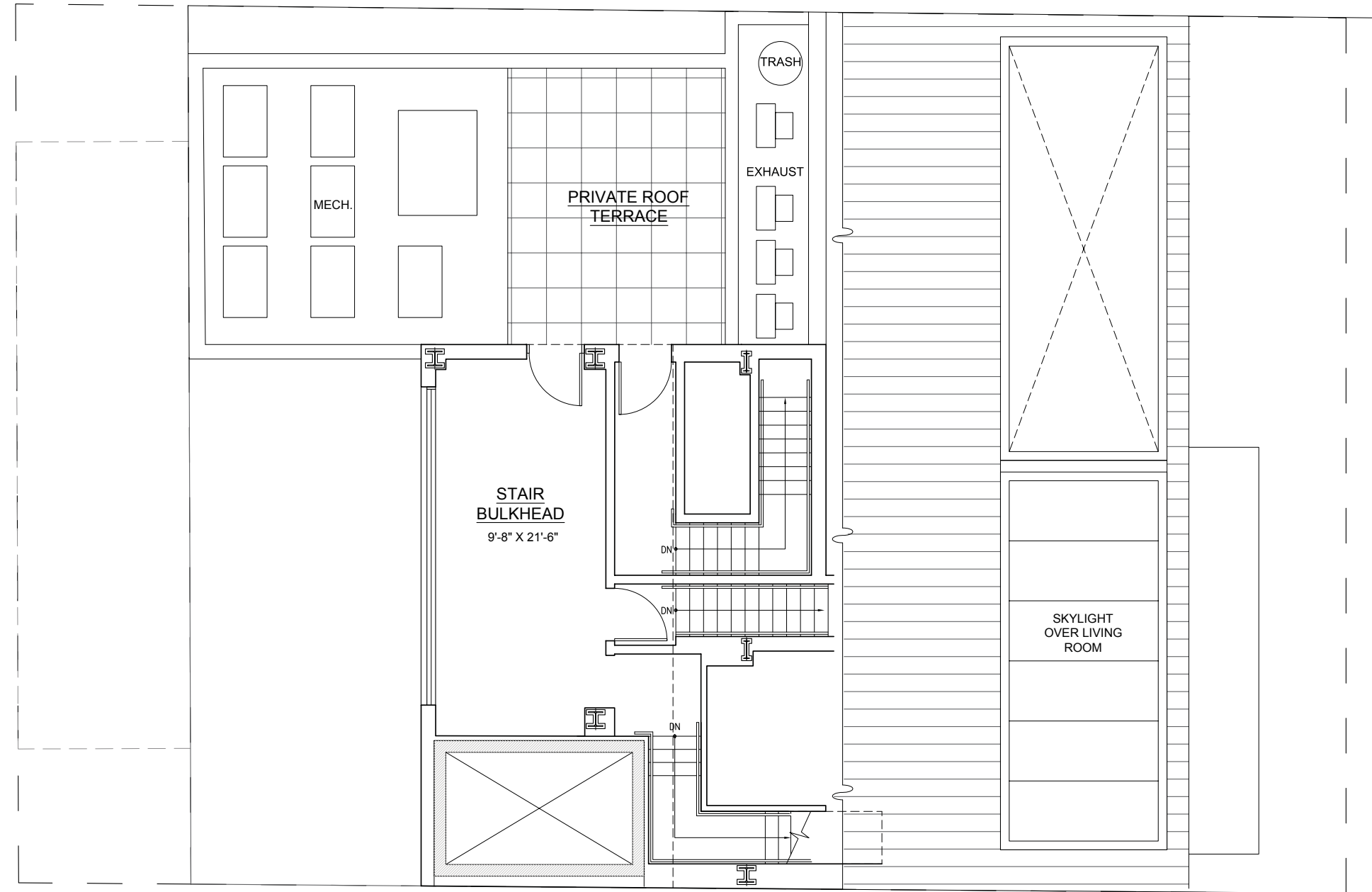
FIFTH FLOOR



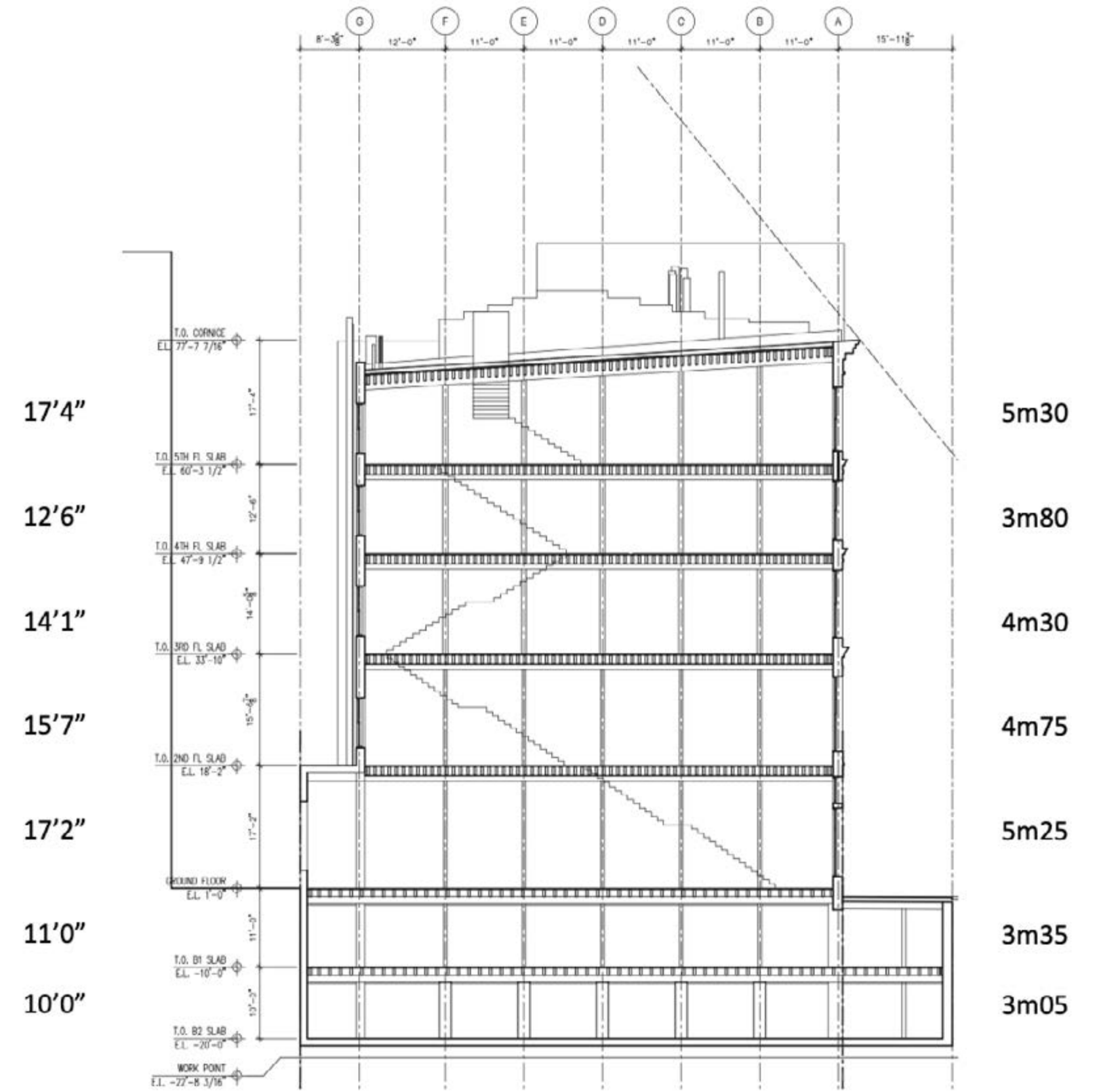
SIXTH FLOOR



SEVENTH FLOOR



PENTHOUSE



EXISTING SECTION





Anna Shagalov
 Licensed Associate
 Real Estate Broker
 anna@bhsusa.com
 917-912-5762



Bo Poulsen
 Licensed Real Estate
 Salesperson
 bo@bhsusa.com
 212-381-6586



BrownHarrisStevens.com

BHS PARTNERING
 WORLDWIDE.

LP LUXURY
 PORTFOLIO
 INTERNATIONAL

Leading REAL ESTATE
 COMPANIES
 OF THE WORLD.

MAYFAIR
 International Realty

Brown Harris Stevens Residential Sales, LLC. All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Broker supports Fair Housing and Equal Housing Opportunities.