



# 138 BOWERY, NEW YORK, NY

An Amazing Retail Space for Lease in the Heart of the Bowery District. Located Directly Across the Street from the New Moxy Hotel.

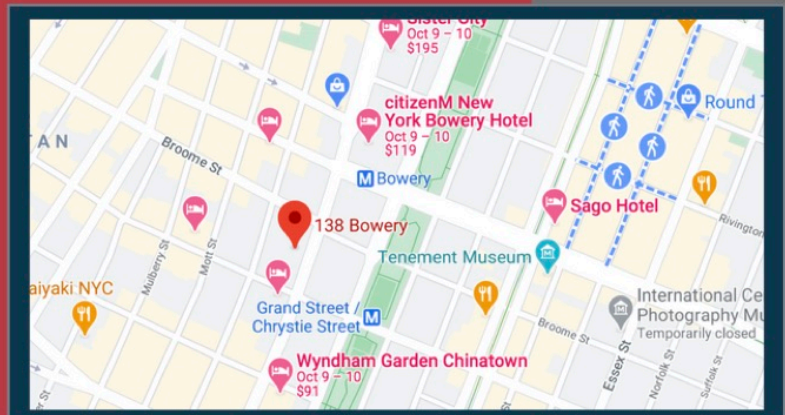
AS EXCLUSIVE AGENT, FRIEDMAN-ROTH RETAIL IS PLEASED TO OFFER:

# 138 Bowery

Bowery District • Manhattan

STRATEGIC LOCATION:  
EXCELLENT MIXTURE OF  
RETAIL, RESIDENTIAL, TOURIST  
TRAFFIC AND LARGE OFFICE  
COMPLEXES

- 12,317 SQUARE FEET AVAILABLE
- PRIME LOCATION IN DOWNTOWN MANHATTAN
- BRAND NEW SPACE, NEVER OCCUPIED
- HUGE GLASS WINDOWS ALLOWING FOR NATURAL LIGHT
- 18' CEILING HEIGHT
- ASKING \$110 SF
- DELIVERED VANILLA BOX
- ACROSS FROM THE MOXY HOTEL



# 138 Bowery

Bowery District • Manhattan

**Prime location in vibrant Downtown Manhattan Bowery district. New space, never occupied. Versatile space has soaring high ceilings, glass frontage, and open layouts. Suitable for various commercial retail, restaurant, or gallery use. Tremendous brand exposure. Will be delivered white box condition.**

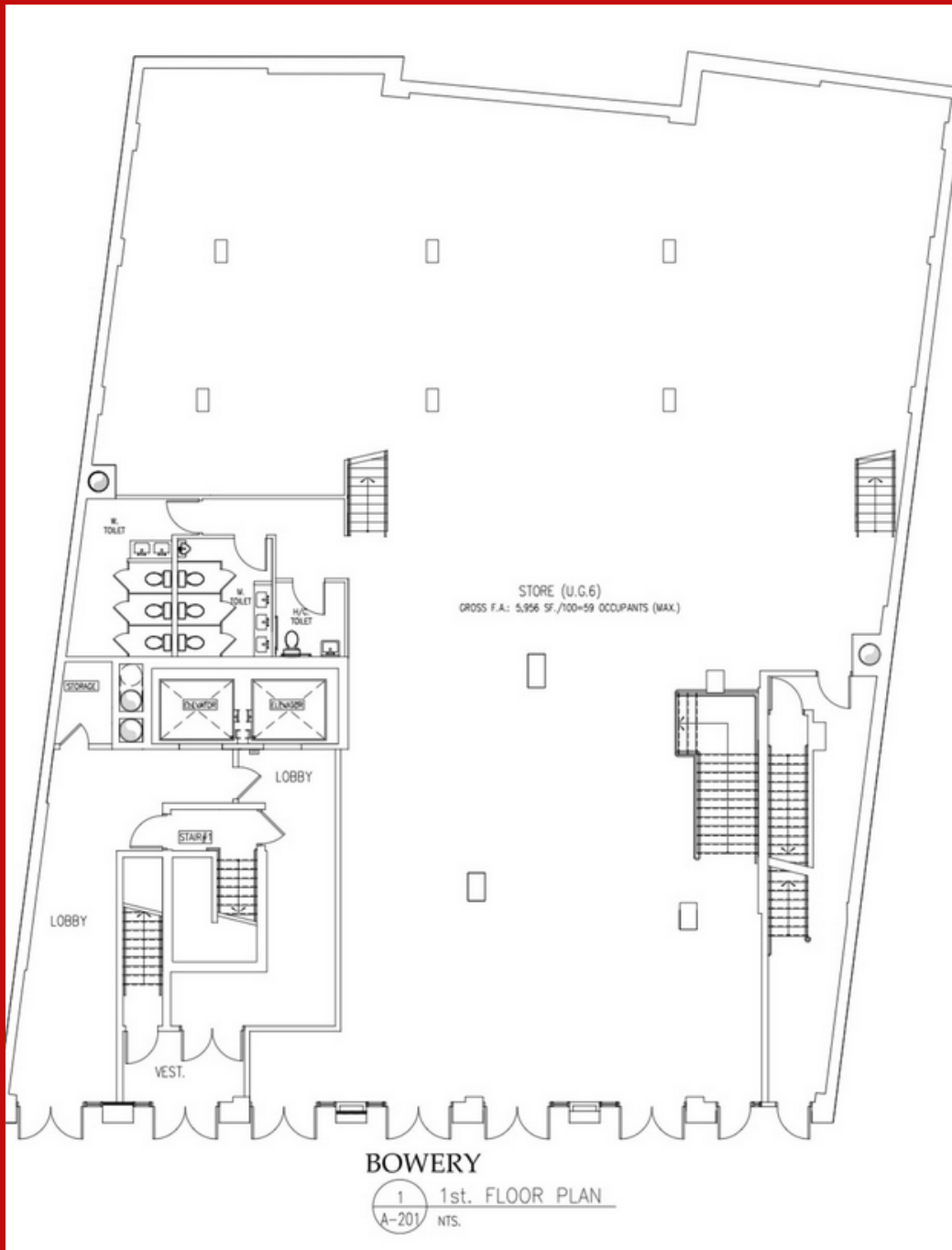


# 138 Bowery

Bowery District • Manhattan

## Floor Plans:

### 1st Floor Plan

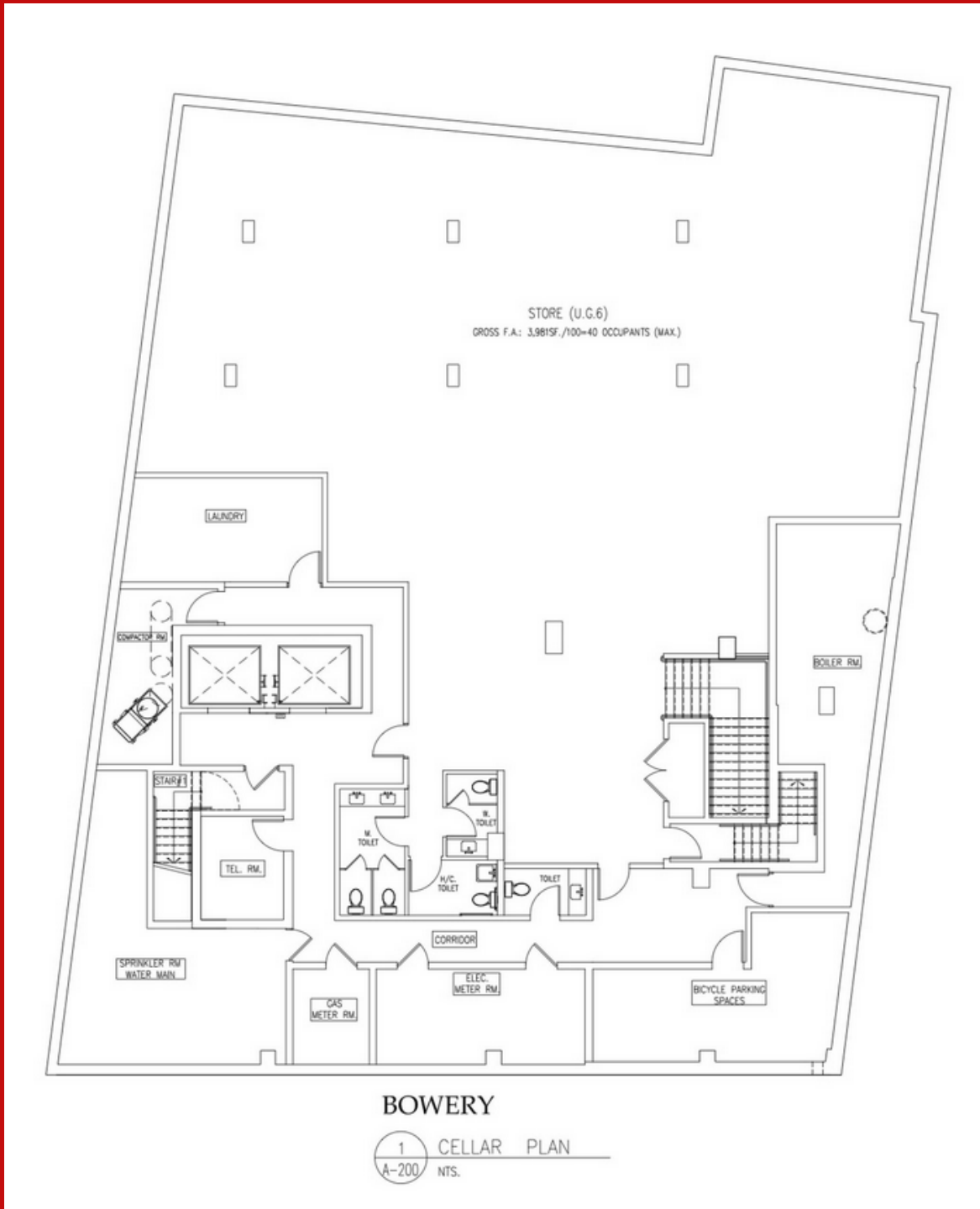


# 138 Bowery

Bowery District • Manhattan

## Floor Plans:

### Basement Floor Plan

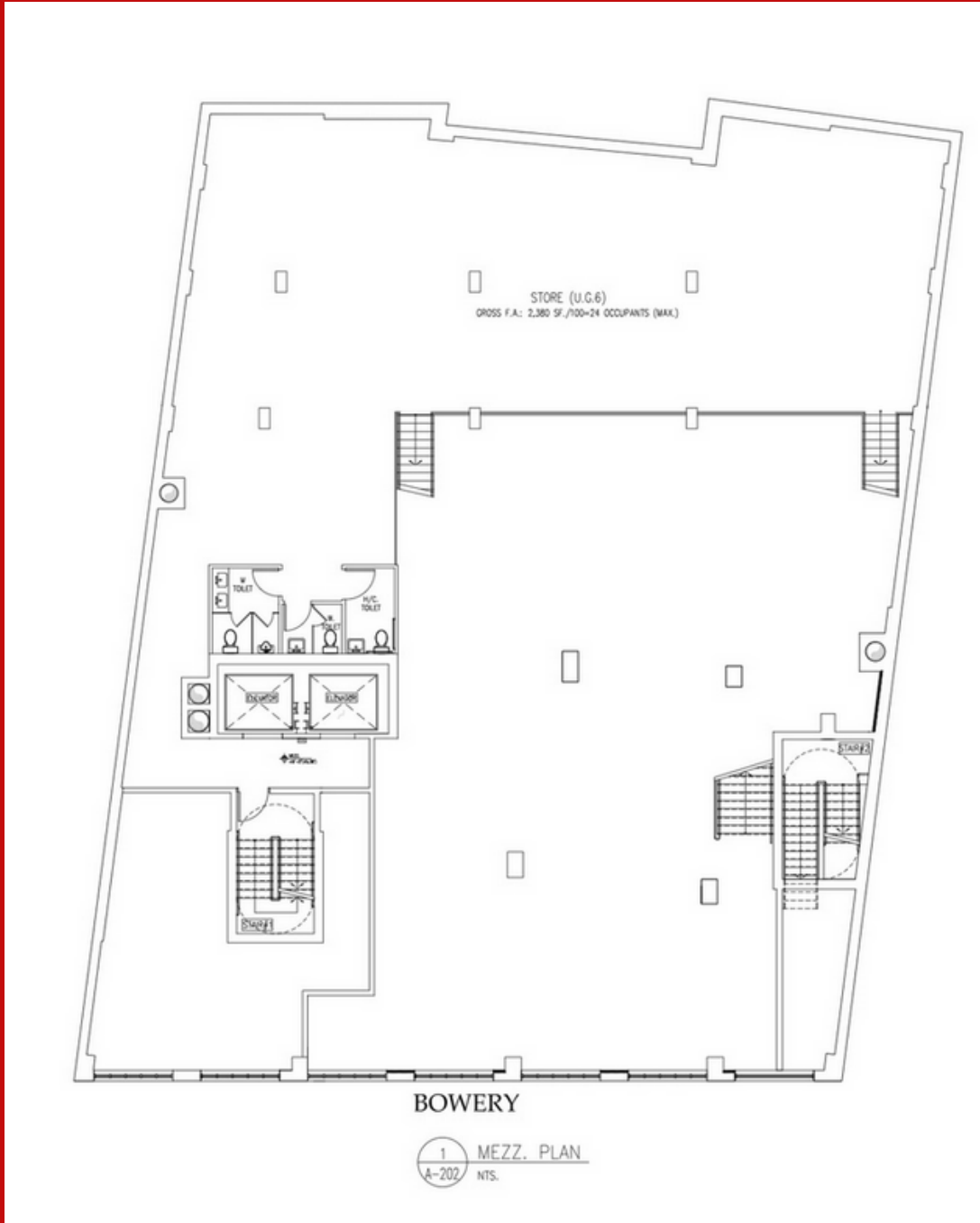


# 138 Bowery

Bowery District • Manhattan

## Floor Plans:

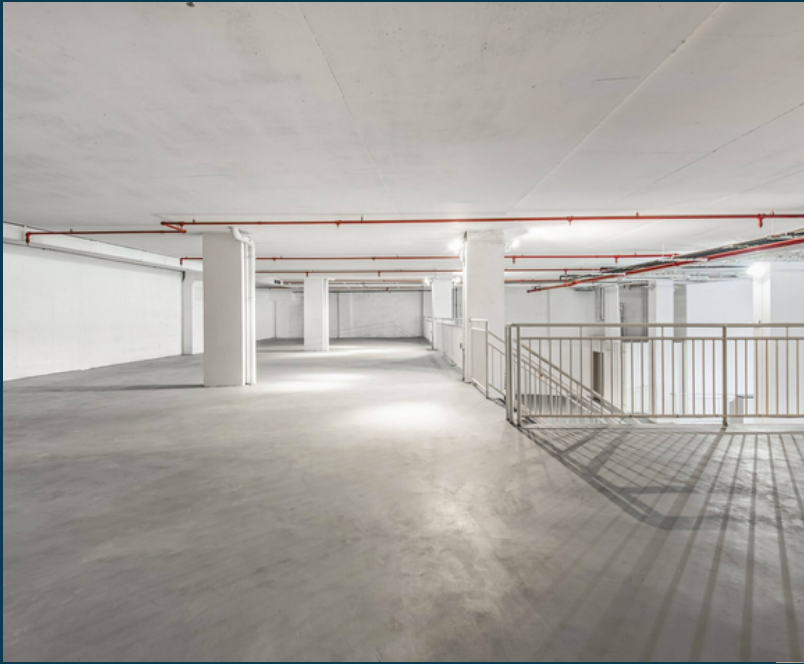
### Mezzanine Floor Plan



# 138 Bowery

Gallery:

Bowery District • Manhattan



# Neighboring Tenants Within .25 Miles of 138 Bowery Include:

Benito One  
Pepe Rosa Social  
Ferrara Bakery & Cafe  
Milk & Cream Cereal Bar  
The Boil  
Nyonya  
Richardson Shop  
Simone Subal Gallery  
Golden Steamer  
Citi Bank  
Chase Bank  
TD Bank  
GoGreen Organic Spa  
Baz Bagel  
Lombardi's

Sweetgreen  
Cha Cha Matcha  
Tropical 128  
Two Hands  
Egg Shop  
Home Sweet Home  
Bang Bang  
New York Mart  
Casa Bella  
Pho Grand  
Spicy Village  
Cutting Edge Z  
La Bella Ferrara  
La Mella  
Rice to Riches



## Richard T. Guarino

*Partner*

646.794.1488 | 646.423.5043

[rguarino@friedmanroth.com](mailto:rguarino@friedmanroth.com)

44 E 32nd St, New York, NY 10016

Richard is the former president of the Bronx-Manhattan Association of Realtors and has brokered over a billion dollars in sales.