

659 BROADWAY

RETAIL COOPERATIVE LEASEHOLD
OFFERING MEMORANDUM



Overview

Marshall Real Estate has been exclusively retained to market the sale of the Retail Cooperative Leasehold (Store Unit 6), located at 659 Broadway in the bustling NoHo Historic District. Located at the base of The Bleecker Court, a distinctive 243-unit residential cooperative building which embodies the architectural charm and cultural richness of one of New York City's most iconic neighborhoods. Originally designed as a commercial structure, the building was converted in the late 20th century, maintaining its industrial aesthetic while adapting to the needs of modern urban living.

The store will be delivered vacant, which lends flexibility to both investors and owner users to reposition the retail to a variety of uses. The property features a long-term leasehold on the Retail Cooperative unit and offers 1,938 square feet on grade, a 872 square foot mezzanine level and a 1,938 square foot cellar. The retail features an all-glass façade, 40 feet of frontage along Broadway, 17'5 ceiling heights on grade and very low operational costs due to the favorable Leasehold structure. The property sits along the western side of Broadway between Bleecker Street and West 3rd Street and has exceptional connectivity and access to a wide range of attractions and amenities. With the New York University campus nearby, it adds a

youthful and dynamic energy to the neighborhood and benefits from several nearby subway lines, including the B, D, F, M, 6 and N,R trains at the Broadway-Lafayette Street and Bleecker Street stations.

Centrally located in the NoHo retail corridor the location benefits from tremendous co-tenancy that includes neighboring retailers Starbucks, Kith, Adidas, Equinox and The Great Jones Distilling Company. The Retail Cooperative Leasehold is being offered unencumbered of debt to qualified investors on an "As Is" basis only.



Investment Highlights

- Prime NoHo retail asset.
- Favorable leasehold structure with low carrying costs.
- Close proximity to NYU adds vibrant student and faculty population.
- All glass façade with 40' of frontage.
- Steps to the B,D,F,M,6,N,R trains.
- Delivered vacant allowing for repositioning by investors and/or owner users.



33 Irving Place
New York, NY 10014

Office: 646.564.3660
Cell: 518.222.7621

info@mrenyc.com
mrenyc.com

