



179 EAST BROADWAY

FORMER GALLERY | OVER 4000 SF | PRIVATE BACKYARD



SCAN HERE



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Location: Directly across from Seward Park. On East Broadway between Rutger St & Jefferson St

Size: Ground Floor: 1894 SF
Lower Level: 2160 SF
Total SF: 4054 SF

Possession: Immediate

Ceiling Heights: 13.5 FT

Private Backyard: 11 FT x 53 FT

Comments:

- White Box Gallery space located on southern end of Seward Park
- Property tax included in monthly rent
- Lease Term: 5-10 years
- High foot traffic area bordering multiple neighborhoods: Dimes Square, Lower East Side, Two Bridges & Chinatown
- Nearby Subway: F Train at East Broadway only 300 ft away

Nearby Subways

F

Rutgers St & Broadway (~0.04 mile)

F J M Z

Essex St & Delancey St (~0.30 mile)

B D

Chrystie St & Grand St (~0.36 mile)

J Z

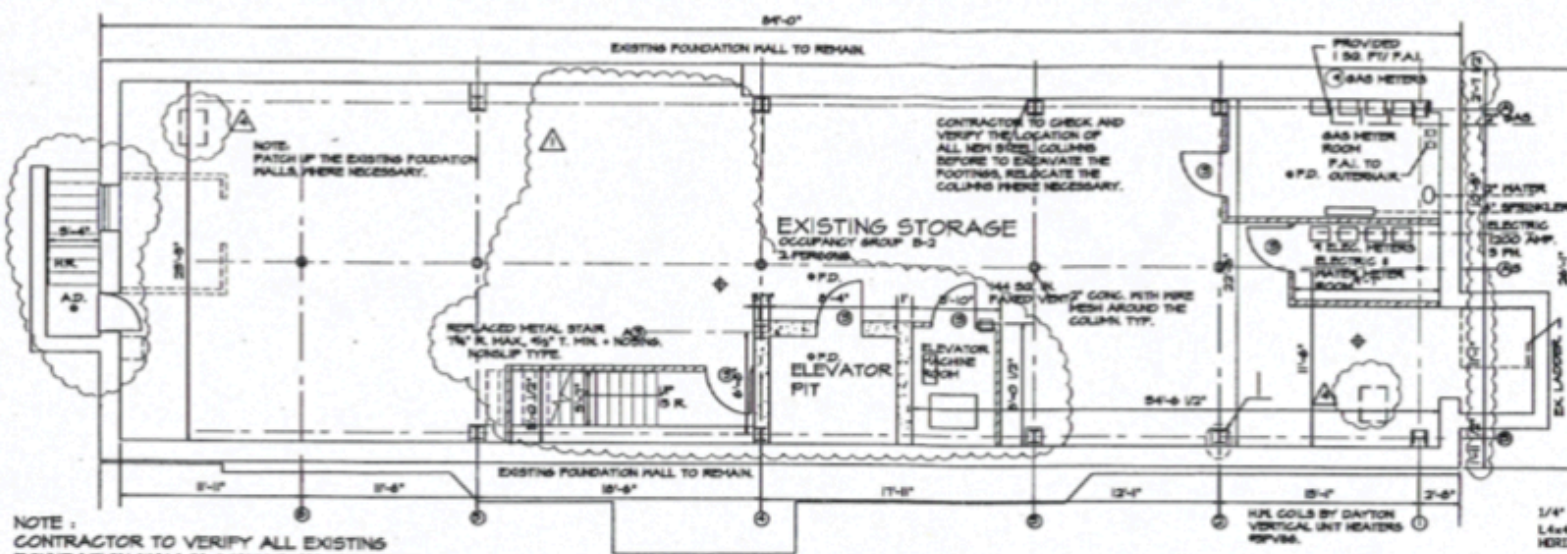
Bowery & Delancey St (~0.47 mile)





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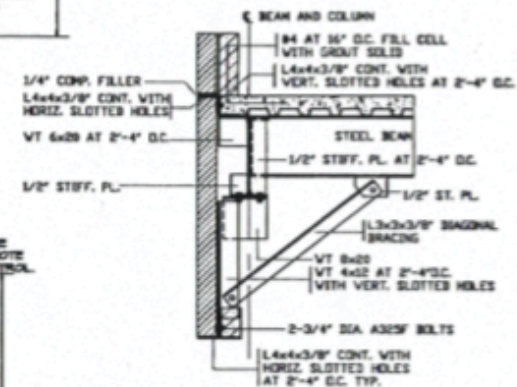
FLOORPLANS:



NOTES:
400 AMP, 3 PH. FOR FIRST FLOOR
100 AMP, 3 PH. FOR APARTMENTS (FIVE RESID.)
150 AMP, 3 PH. FOR APARTMENTS (TWO RESID.) (ONE REAR & 5 PH)
150 AMP, 3 PH. FOR PUBLIC USES.
ELECTRICAL CONTRACTOR TO BE VERIFY THE ACTUAL POWER REQUIREMENT. INCREASE THE POWER WHERE NECESSARY.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED.
- NEW CONCRETE FOOTING OR FOUNDATION
- NEW 4" BRICK ON 8" CONCRETE BLOCK WITH DUR-O-PAL AT 2ND COURSE AND #4 VERT. # 2' C.C.
- NEW METAL STUD # 18" O.C. WITH TWO LAYERS 1/2" P.C. GYP. BOARD ON BOTH SIDES (2 H.L.)
- NEW METAL STUD # 18" O.C. WITH 1/2" GYP. BOARD ON BOTH SIDES (2 H.L.)
- NEW METAL STUD # 18" O.C. WITH 1/2" GYP. BOARD ON BOTH SIDES.
- EXIT LIGHT AND SIGN.
- CARBON MONOXIDE & SMOKE DETECTOR (HARD WIRED)
- EMERGENCY LIGHT

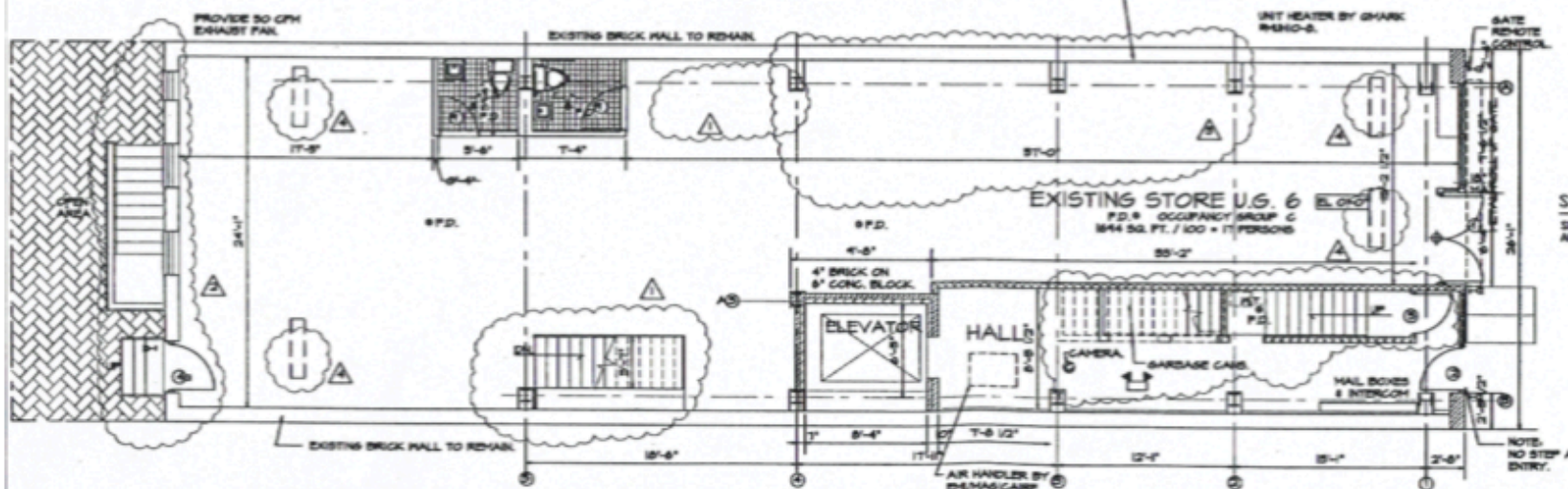


SECTION OF HANGER AT EXTERIOR WALLS

SPRAY FIRE-PROOFING STEEL COLUMNS, BEAMS AND METAL DECK AS NOTED.



DETAIL 1 FIRE PROOF COLUMN IN CELLAR

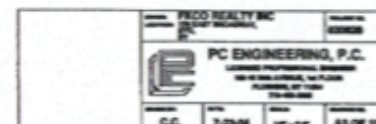


NOTE: CONTRACTOR TO VERIFY ALL EXISTING EXTERIOR WALLS' CONDITIONS, PROVIDE POINTING, PATCH UP AND / OR REPLACE WHERE NECESSARY BEFORE THE WORK TO START. PROVIDED SILICONE PAINT ON ALL EXTERIOR MASONRY WALL AND BATHROOM FACES.

NOTE: ENTIRE BUILDING TO BE SPRINKLERED.

- 5-26-06 REPLACED GAS FIRED SPACE HEATERS W/ H.V. COILS.
- 1-22-06 REMOVE OFFICE PARTITIONS & SINK.
- 12-22-05 REPLACE EXISTING EXTERIOR STAIR IN REAR YARD AND REAR WALL TO REMAIN.
- 2-15-05 CORRECTED COL. A & B LOCATION, CHANGED THE STAIRS FROM CELLAR TO 1ST FL. & UP TO 2ND FL.

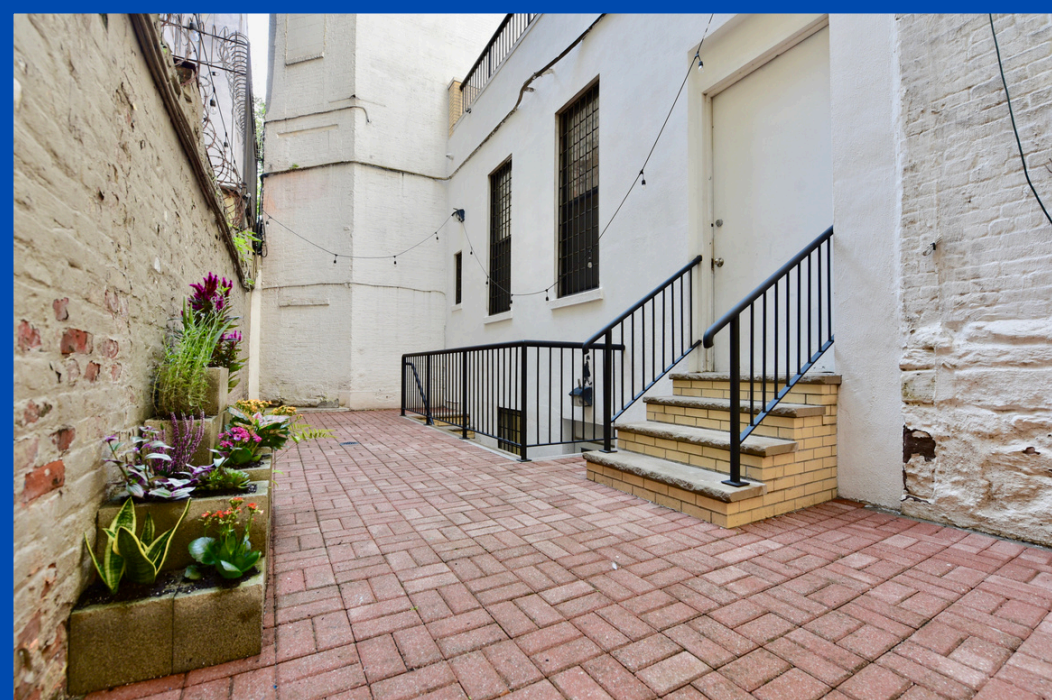
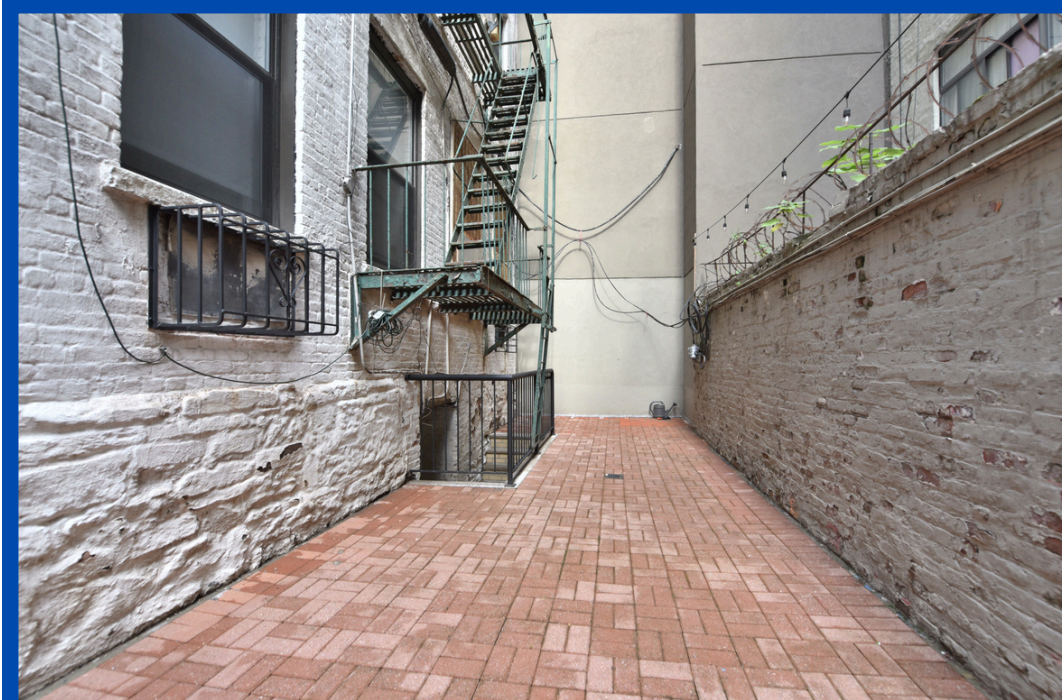
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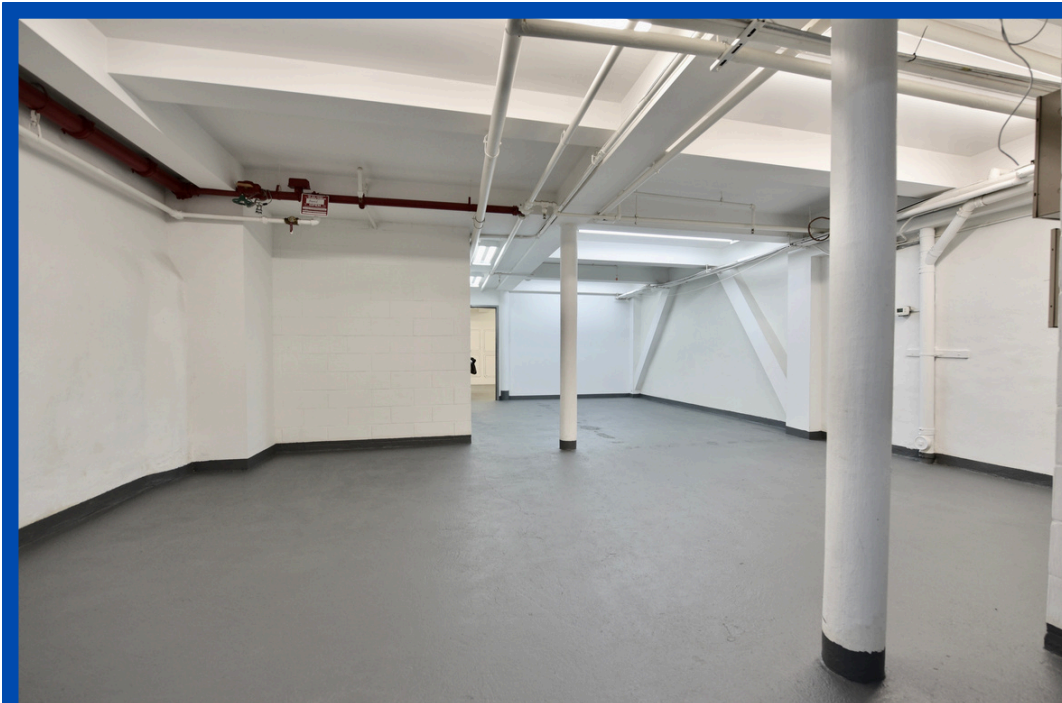
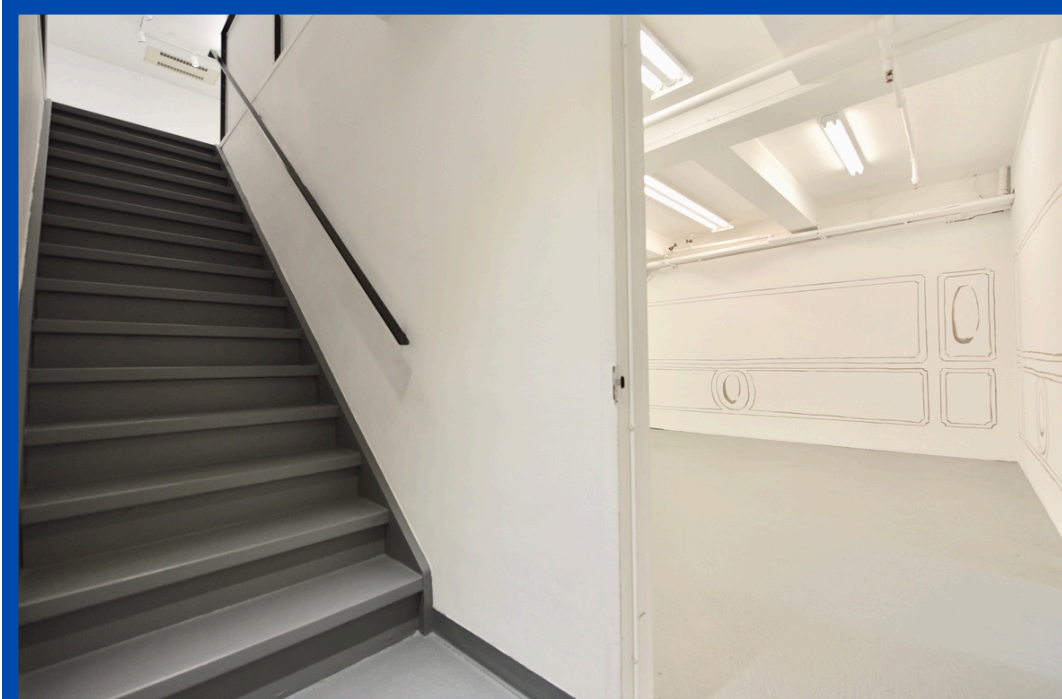
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