

**INCREDIBLE VISIBILITY AT THE EPICENTER OF SOHO, TRIBECA, AND HUDSON SQUARE**



<b>GROUND FLOOR</b>	6,200 SF (Divisible)	<b>CEILING HEIGHTS</b>	15' on Ground
<b>LOWER LEVEL</b>	4,000 SF (Available Separately)		12' on Basement
<b>RENT</b>	UPON REQUEST	<b>FRONTAGE</b>	55'
<b>POSSESSION</b>	FROM JUNE 2010	<b>TERM</b>	NEGOTIABLE

PRIME FEATURES:

Extraordinary visibility at the epicenter of TriBeCa, SoHo and Hudson Square (Varick & Canal intersection)

Vented restaurant allowed

55' of frontage with 15' ceilings on the ground floor

Freight elevator with direct access

Currently divided evenly into two 3,100 sf spaces with separate entrances

Huge windows provide an abundance of natural light

Unimpeded view onto the brand new CaVaLa Park

Car ramp to lower level possible (Auto Showroom or storage use)

Neighboring Tenants: TriBeCa Film Festival, Enrique Norton's One York Residences, Bar Artisinal, Pepolino, Tataki, Canal Room, SoHo Grand Hotel, Thompson Hotel, TriBeCa Grand Hotel, Sheraton Tribeca Hotel (coming soon), Trump SoHo Hotel (coming soon), The James New York Hotel (coming soon)

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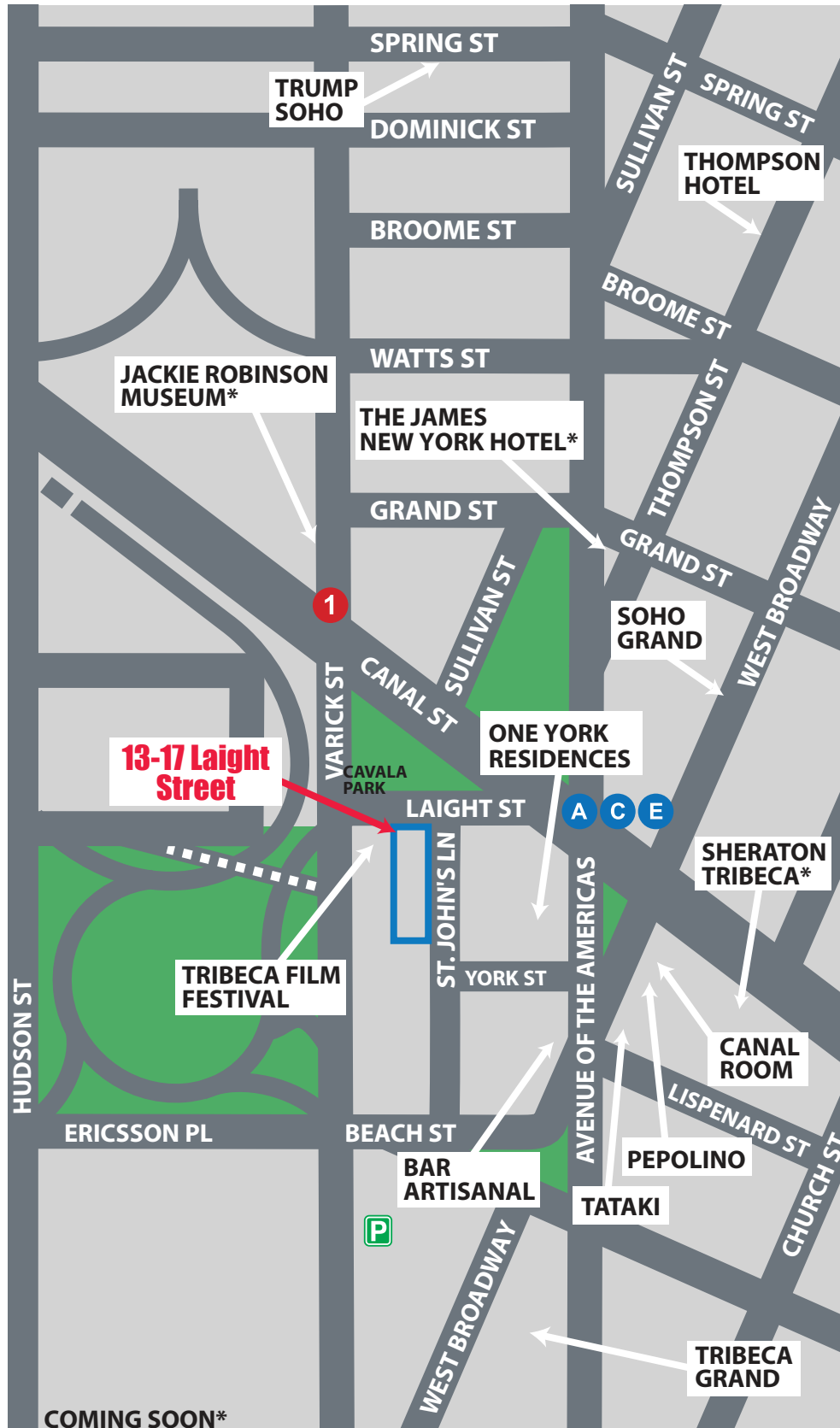
CaVaLa Park



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