

**Retail**

**Space**

- Ground Floor  
4,400 sf
- Mezzanine  
1,000 sf
- Lower Level  
4,400 sf

**Ceiling**

- 18'

**Frontage**

- 40' on Broadway
- 65' on Walker St

**Ceilings**

- 18'

**Rent**

- \$21,500/month

**Assignment Fee**

- \$950,000

**Term**

- 6 Years  
with a 3 yr option

**Possession**

- Arranged

**Neighbors**

- H&M
- Starbucks
- Chase Bank
- Transit

Contact

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As exclusive agent for the Tenant, we are please to offer for assignment or sublet...

# 395 Broadway

Southwest Corner of Broadway & Walker Street

Major SoCal location, intensely trafficked Lower Broadway Corner



- Magnificent former Bank location
- Impressive, highly visible, classic storefront
- Seven days of busy traffic
- Crowded thoroughfare to Lower Manhattan attracts Tourists and TriBeCa residents
- Soaring Ceilings
- Perfect for a bank or any major national retailer
- Possibility of new direct lease for Credit Tenant
- Substantially below market rent easily warrants the assignment fee