

131 WEST 14TH STREET

Ground Floor Commercial Space for Lease · Chelsea / West Village / Meatpacking, Manhattan



Exterior — W 14th Street between 6th & 7th Avenue

2,350 SF Ground Floor + 700 SF Basement · \$85/SF/YR · Available Immediately

Prime position at the convergence of Chelsea, Greenwich Village, West Village, and Meatpacking District. 25 ft of glass frontage. Shell condition. TI available for qualified tenants.

ABOUT THE SPACE

131 West 14th Street offers a rare opportunity to establish a flagship presence in one of Manhattan's most dynamic and high-traffic corridors. The ground floor spans 2,350 SF with an additional 700 SF basement level — a deep, open layout with 25 feet of glass frontage and excellent ceiling height. Currently in shell condition, the space is a blank canvas ready for a tenant's full vision, with existing storefront signage being removed to allow for clean, custom branding.

The building sits at the convergence of Chelsea, Greenwich Village, the West Village, and the Meatpacking District — surrounded by a dense, affluent, health-conscious residential and professional population. Neighboring tenants include Satori Laser, signaling a strong existing wellness corridor. Direct access to the F, M, L, 1, 2, 3, A, C, and E subway lines within two blocks makes this one of the most accessible locations in Lower Manhattan.

This space is ideally suited for wellness, medical aesthetics, or cosmetic dentistry — categories with significant white space in this specific corridor. First-mover advantage is real here.

INTERIOR — CURRENT CONDITION



Shell condition — open layout, concrete floors, exposed sprinkler system, track lighting

BUILD-OUT CONCEPTS



Illustrative medical / dental build-out concept



Illustrative wellness retail concept

LEASE TERMS

Address	131 West 14th Street, New York, NY 10011
Ground Floor	2,350 SF
Basement	700 SF (included)
Frontage	25 ft glass storefront
Condition	Shell — ready for tenant build-out
Asking Rent	\$85/SF/YR
Annual Escalation	3%
Lease Term	10–15 years
TI Allowance	Available for qualified tenants
Availability	Immediately
Subway Access	F, M, L, 1, 2, 3, A, C, E — within 2 blocks

Ideal Use

Wellness, Medical Aesthetics, Cosmetic Dentistry

TAKE A CLOSER LOOK

▶ **Watch the Video Tour**

For inquiries · Selin Camli Anjel · selin@bluenectar.co · 646.593.1466

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