

OFFERING MEMORANDUM

89 BOWERY

New York, NY 10002

**FULL-FLOOR COMMERCIAL
CONDOMINIUM OPPORTUNITIES**

2nd, 3rd & 8th Floors Available

Approx. 2,663 SF per floor | \$2,090,000 per floor

Presented by Fanny Lu | Royalux Realty



Three full-floor opportunities at one Chinatown address



89 Bowery offers owner-users and investors a rare chance to acquire one or more full-floor commercial condominium units along a high-visibility Downtown Manhattan corridor.

AVAILABLE

Floors 2, 3 & 8

SCALE

2,663 SF per floor

POSITIONING

Retail • Office • Medical • Community Facility

Each floor is offered at \$2.09 million

AVAILABLE FLOOR	APPROX. AREA	ASKING PRICE	ASKING \$ / SF
2nd Floor	2,663 SF	\$2,090,000	\$784.83
3rd Floor	2,663 SF	\$2,090,000	\$784.83
8th Floor	2,663 SF	\$2,090,000	\$784.83

MULTI-FLOOR POTENTIAL

Up to 7,989 SF

Aggregate asking price

\$6,270,000

Floors may be evaluated individually or as a multi-floor acquisition, subject to seller approval.

An open canvas supports a broad range of business plans

01

Retail & Showroom

Create a destination retail concept, showroom, service business or customer-facing operation along the Bowery corridor.

02

Professional Office

Configure private offices, conference rooms, collaborative areas and reception around an efficient full-floor plan.

03

Medical & Community

Explore clinical, wellness, educational, nonprofit or community-facility layouts, subject to all required approvals.

All proposed uses and build-outs are subject to independent zoning, code, licensing and professional review.

Strong physical fundamentals simplify the path to occupancy

Each available floor combines an efficient open plan with the infrastructure and natural light expected by modern commercial users.

- Approximately 2,663 SF full-floor layout
- Approximately 12-foot ceiling height
- Floor-to-ceiling window exposure
- Elevator access
- Private restroom facilities
- Central heating and air conditioning



Light, volume and flexibility define the interior



Open floor plates allow purchasers to tailor circulation, partitions and finishes to their operating model.

A rare chance to control a Downtown Manhattan operating base

CONTROL

Own the space your organization occupies and shape the build-out around long-term needs.

FLEXIBILITY

Acquire a single floor or evaluate a multi-floor strategy for growth, separation of functions or phased occupancy.

Why the offering stands out

- Full-floor identity in a modern commercial condominium setting
- Distinct floor choices for immediate needs and future expansion
- Bowery visibility with access to Chinatown, SoHo, Nolita and the Lower East Side
- Flexible shell condition suited to customized professional or customer-facing environments
- No operating-income assumptions are required to understand the owner-user value proposition

Multiple transit options connect the property across Manhattan



DOWNTOWN ACCESS

89 Bowery sits just off Canal Street and near the Manhattan Bridge, placing clients, employees and visitors within reach of several subway corridors.

Canal Street	6 • J • N • Q • R • W • Z
Grand Street	B • D
Bowery	J • Z
Bowery bus service	M103 corridor service

A commercial corridor at the center of several Downtown districts



CHINATOWN CORE

A dense mix of daily services, restaurants, retail, healthcare and community organizations supports year-round activity around the property.

High visibility

Bowery frontage near Canal Street and Manhattan Bridge approaches

Business ecosystem

Banks, food and beverage, supermarkets, professional services and healthcare

District access

Chinatown, SoHo, Nolita and the Lower East Side within the broader trade area

A dense and diverse resident base anchors the trade area

ZIP CODE 10002

76,873

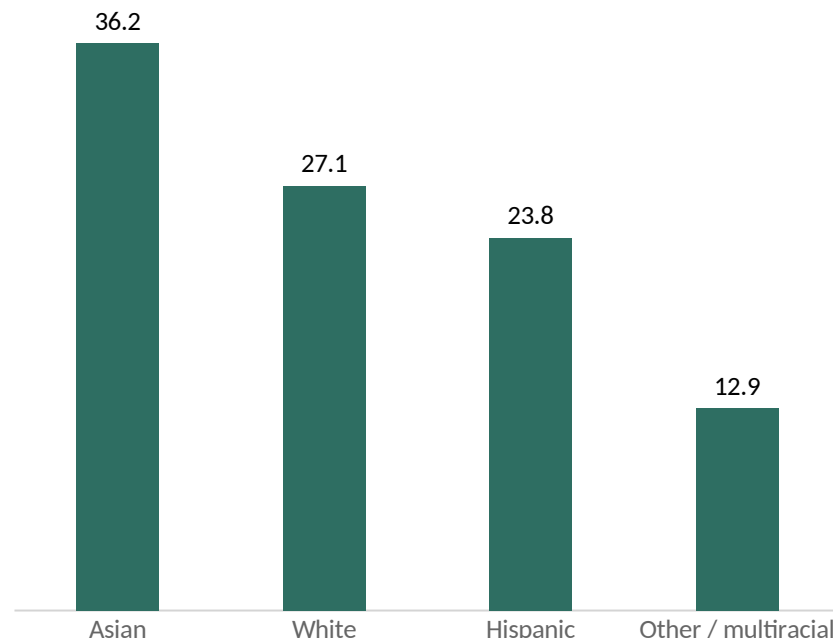
residents

93,486

people per square mile

The 10002 profile provides a consistent, repeatable proxy for the immediate Lower East Side-Chinatown trade area; neighborhood boundaries themselves are not officially fixed.

Population distribution



36.2%

Asian population share

10002 has the largest Asian resident count among Manhattan ZIP codes, reinforcing demand for culturally responsive retail, professional, medical and community services.

Chinatown merchants show strong expansion intent

NYC's Chinatown Commercial District Needs Assessment documents a large, specialized storefront base with strong owner commitment to remain and expand.

1,803

STOREFRONTS

A deep neighborhood business inventory supports frequent, multi-purpose visits.

76%

COMMUNITY-SERVING

Share of businesses reported as specifically serving the Asian American community.

76%

STAY OR EXPAND

Share of surveyed merchants intending to maintain or expand their Chinatown presence.

Implication for 89 Bowery: a flexible full-floor format can serve established local demand while accommodating next-generation retail, healthcare, office and community concepts.