



463

West Street

12th & 13th FLOORS

DENHAM
WOLF
www.denhamwolf.com

FOR LEASE

WEST VILLAGE COMMERCIAL PENTHOUSE

463 West Street | New York, NY 10014 | 12th & 13th Floors



Denham Wolf Real Estate Services, as an exclusive agent, is pleased to present the opportunity to lease penthouse office space with 22,107 RSF and 360° view of Manhattan. It is on the 12th & 13th floors of the residential building in the West Village.

SPACE HIGHLIGHTS

- Full floor penthouse opportunity
- Two private terraces with stunning Hudson River views totaling 3,290 GSF
- Double-height windows provide tremendous light and 360-degree views
- High ceilings in a converted industrial building
- Ideal for creative uses
- Floors can be leased separately
- 13th Floor: 9,018 RSF
- 12th Floor: 13,089 RSF
- **Total: 22,107 RSF**



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TO BOOK A TOUR

Kate Hrobsky

khrobsky@denhamwolf.com

646.814.8856

Christopher D. Turner, MRICS

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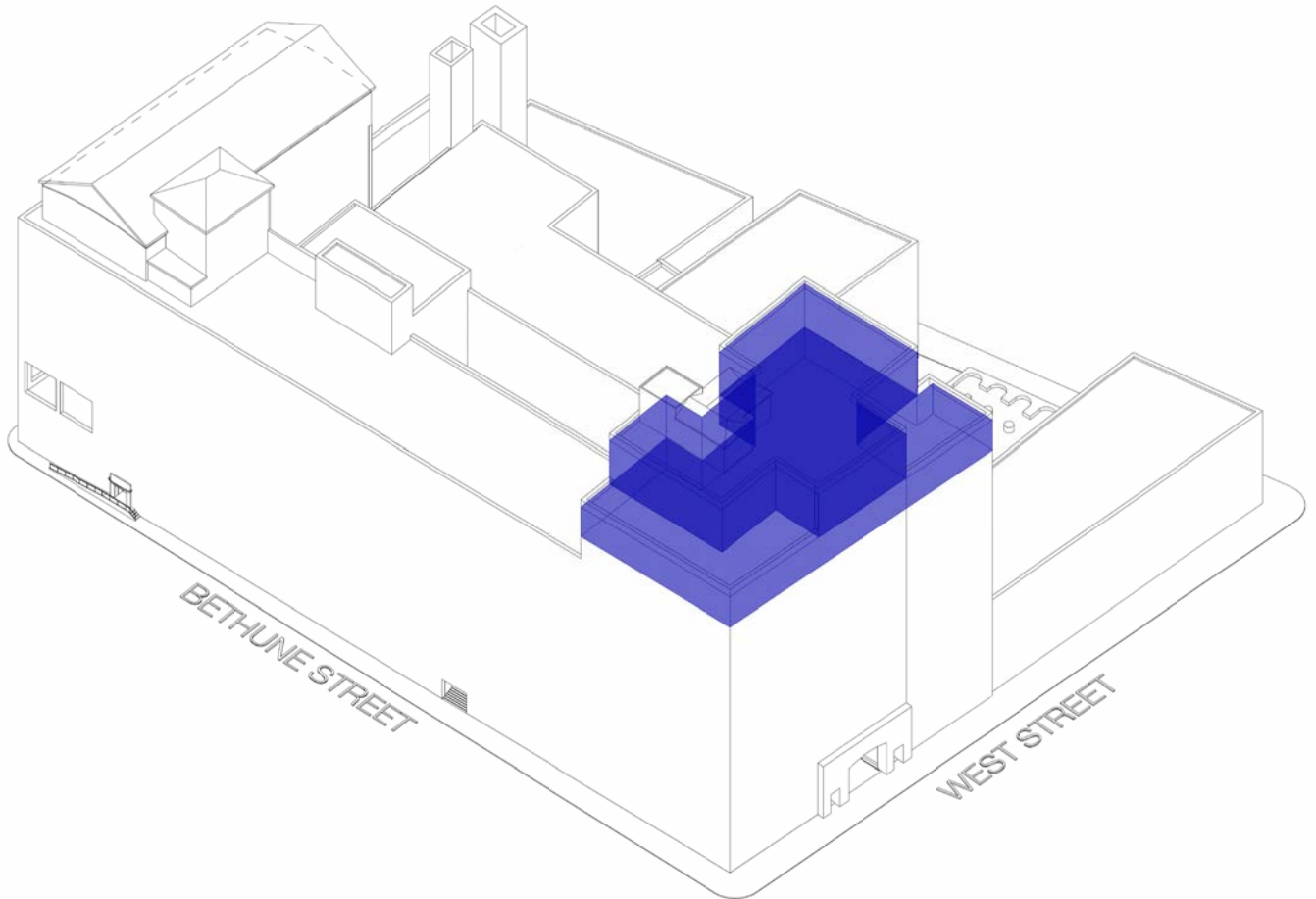
212.629.7013

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12th & 13th Floor | Axonometric

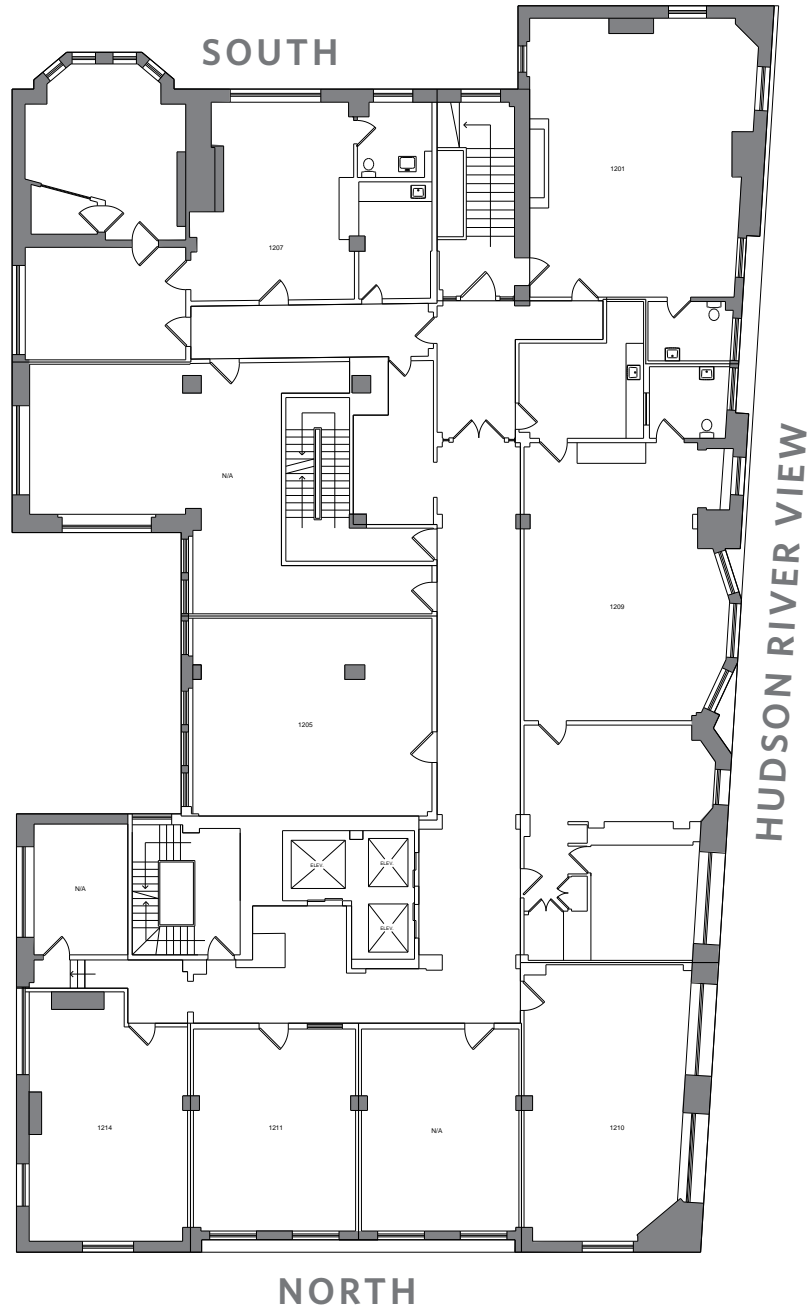


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12th Floor | Floor Plan | 13,089 RSF



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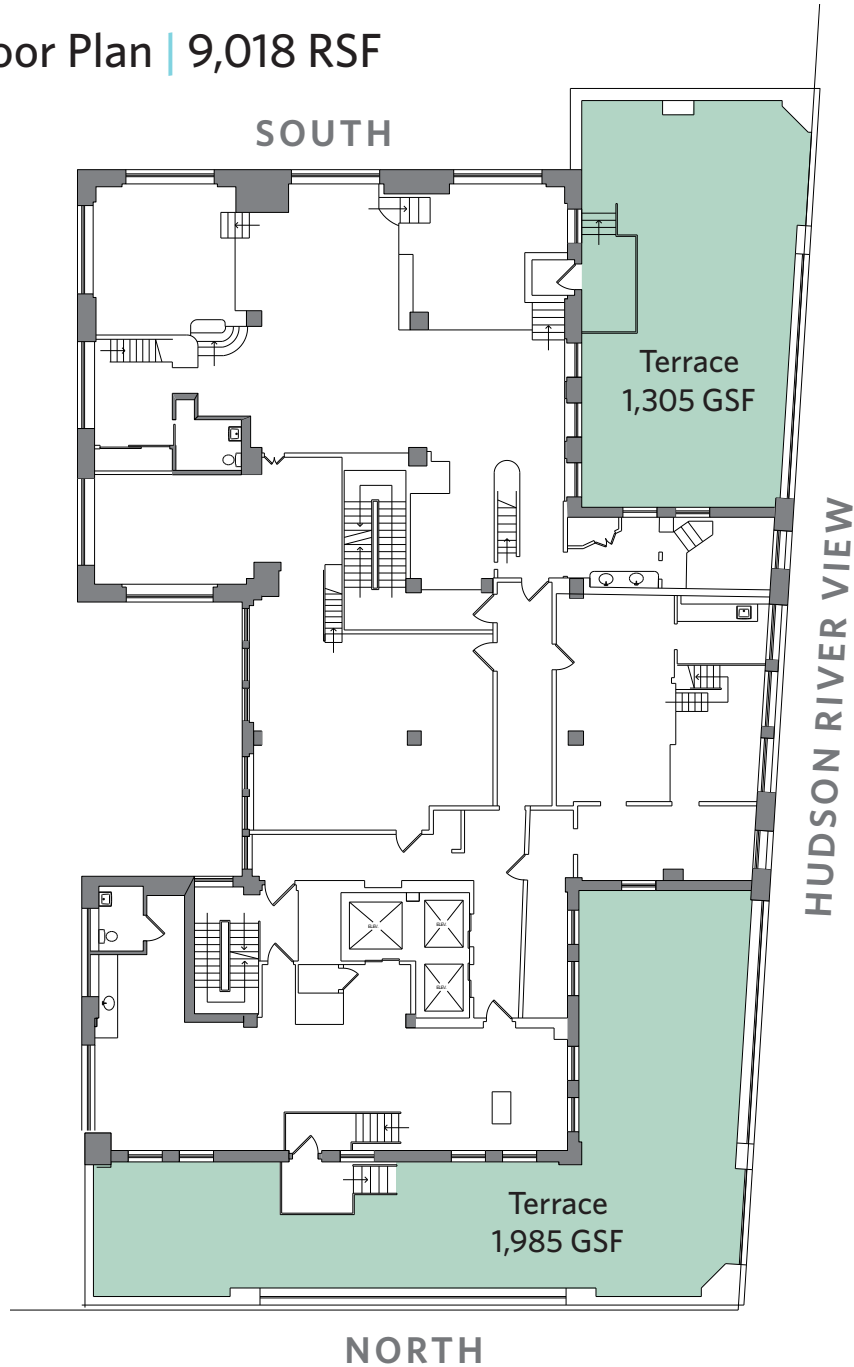
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13th Floor | Floor Plan | 9,018 RSF



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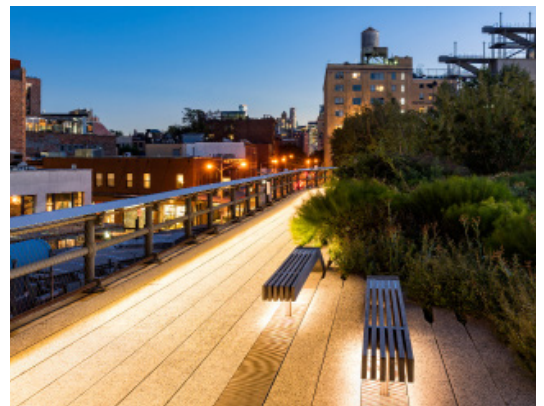
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The West Village | New York



BE PART OF A NYC ART LEGACY

Approximately 22,107 RSF commercial office space, flooded with light and overlooking some of the most quintessentially New York neighborhoods, including the West Village and Meatpacking District. Perched atop the world-renowned, Richard Meiers-designed Westbeth Artists complex, the spaces are dripping with cultural history and charm. As a tenant here you will become submerged within a place of inspiration and artistic vision and enjoy unique, jaw-dropping views. Created to provide affordable housing for artists and their families, Westbeth has long provided opportunities for creative expression and cultural engagement. This rare offering of high-rise space in the heart of the West Village will give you a chance to be part of that legacy.



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Food & Drink

- 01 **Pastis**
52 Gansevoort St
- 02 **Blank Street Coffee**
19 8th Ave
- 03 **11th Street Cafe**
327 W 11th St
- 04 **The Standard**
848 Washington St
- 05 **Katana Kitten**
531 Hudson St
- 06 **Tarven On Jane**
31 8th Ave
- 07 **Employees Only**
510 Hudson St
- 08 **Sevilla**
62 Charles St
- 09 **Don Angie**
103 Greenwich Ave
- 10 **Roey's**
1 Perry St
- 11 **Five Guy's Speakeasy**
296 Bleecker St
- 12 **Coppelia**
207 W 14th St
- 13 **Rosemary's**
18 Greenwich St
- 14 **Tue Thai Food**
3 Greenwich Ave
- 15 **Westville Chelsea**
88th 7 Ave
- 16 **TAO Downtown**
92 9th Ave
- 17 **Jack's Wife Freda**
116 8th Ave

Retailers

- 01 **Chrome Hearts**
755 Washington St
- 02 **D'Agostino**
790 Greenwich St
- 03 **Maje Bleecker**
417 Bleecker St
- 04 **Sandro**
415 Bleecker St
- 05 **Hanro**
806 Washington St
- 06 **Christian Louboutin**
59 Horatio St
- 07 **Parfums de Marly**
805 Washington St
- 08 **Belstaff**
62 Gansevoort St
- 09 **Bally**
58 Gansevoort St
- 10 **AP House**
52 Gansevoort St
- 11 **Hermes**
46 Gansevoort St
- 12 **Intermix**
365 Bleecker St
- 13 **Brunello Cucinelli**
50 Gansevoort St
- 14 **Nordstrom**
13 7th Ave

Amenities

- 01 **Westbeth Gallery**
55 Bethune St
- 02 **White Columns**
91 Horatio St
- 03 **Whitney Museum**
99 Gansevoort St
- 04 **Highline**
812 Washington St
- 05 **Little Island**
Pier 55
- 06 **Smalls Jazz Bar**
183 W 10th St
- 07 **Village Vanguard**
178 7th Ave
- 08 **Equinox Gym**
97 Greenwich Ave
- 09 **Chelsea Market**
75 9th Ave
- 10 **Hudson River Park**
Hudson River Greenway
- 11 **Friends Apartment**
90 Bedford St

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2025 Denham Wolf

THE WESTBETH LEGACY

Since 1970, Westbeth Center for the Arts (“Westbeth”) has provided affordable space to a range of artists, cultural organizations, and commercial tenants in accordance with Westbeth’s mission. The 650,000 SF complex of 10 connected buildings is in Manhattan’s West Village, one of the most desirable neighborhoods in the city both residential and commercial uses.

Situated amongst the tree-lined, cobblestoned street of this high income and walkable neighborhood, the Westbeth campus is home to a vibrant community of artists spanning multiple generations. Created to provide affordable housing for artists and their families, Westbeth has long provided opportunities for creative expression and cultural engagement. As a tenant here you will become submerged within a place of inspiration and artistic vision and enjoy easy access to the longstanding community. A short walk away from the heart of the West Village and the Meatpacking District, the campus provides tenants with unparalleled access to the city’s highest end boutique district.

Campus Highlights

- Walkability to Transit, Parks, and Commercial Hubs, Cultural attractions like Pier 51, Little Island, Whitney Museum, The West Village's Wine and Food Hub
- High Average Household Income
- Unique Creative Community
- Existing On Site Community Gallery
- Individually Landmarked Campus of Historic Significance
- Charming Details Such As Gorgeous Barrel-Vaulted Ceilings
- Floor-to-Ceiling Windows Facing Interior Courtyard