

477 BROADWAY

SOHO | NYC

2ND FLOOR - OFFICE OR RETAIL



LEE &
ASSOCIATES

SPACE HIGHLIGHTS

ENTIRE 2ND FLOOR — 12,250 RSF

CEILING HEIGHT — 14 FEET

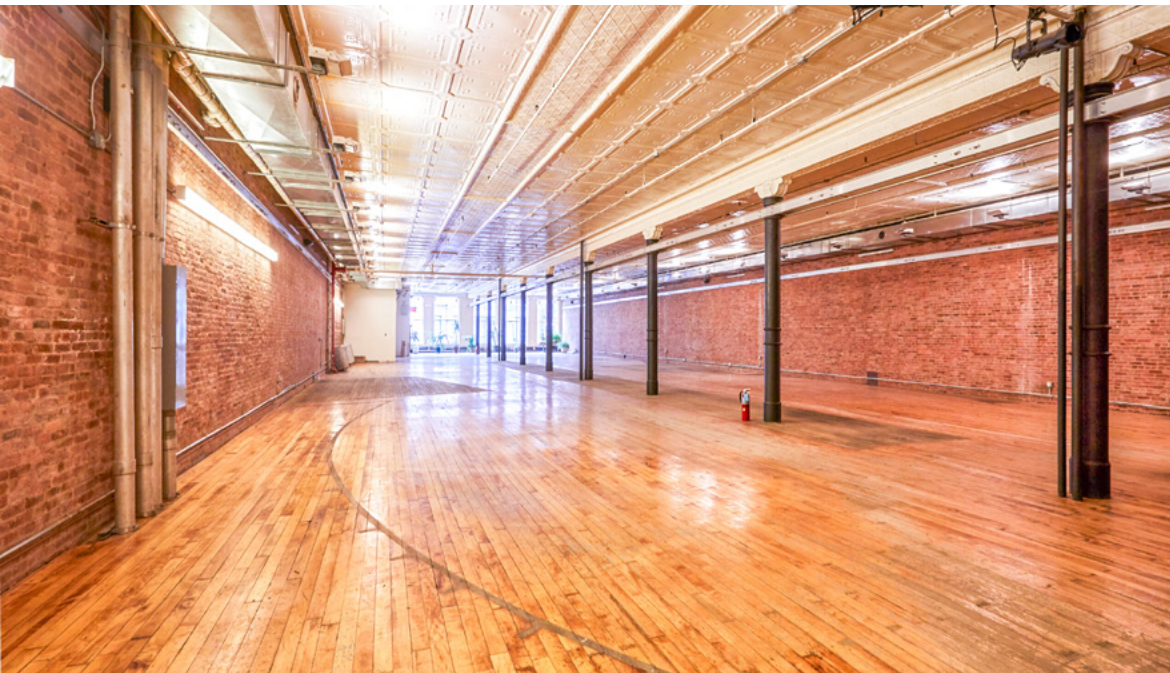
TERM — NEGOTIABLE

- » Full-floor opportunity in the heart of SoHo
- » Original hardwood floors, tin ceilings, and brick throughout
- » Open space with eastern & western exposure
- » Dual entrances on Broadway & Mercer Street with elevator access

LOCATION

- » Prime SoHo location surrounded by world-class retail, dining, and galleries
- » Steps from Broadway-Lafayette, Prince Street, and Canal Street subway lines
- » Situated on one of SoHo's most recognizable corridors
- » Dense mix of creative, fashion, media, and tech tenants nearby
- » Walkable to Nolita, NoLiTa, Hudson Square, and Lower Manhattan





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