

132 WEST BROADWAY

Tribeca | New York



RENDERING

Space Description

Size

Ground Floor	1,250 sf
Second Floor	1,250 sf
Basement	1,000 sf
Total	3,500 sf

The Space Features

Entire building availability in the heart of Tribeca

Two-story building plus basement

15-foot ceiling height and 25 feet of frontage

Venting and rooftop potential

Immediate possession; negotiable term

Ideal for cafe, wine bar, restaurant, retail, showroom, or hospitality concept



Building Potential

A turnkey canvas for a Tribeca hospitality, cafe, wine bar, restaurant or lifestyle flagship concept.

Potential Concept Rendering



Current Condition



LEASE TYPE

Direct Lease

AVAILABILITY

Immediate

POSSESSION

Immediate

TERM

Negotiable

RENT

Upon Request

Positioning

Tribeca benefits from strong residential density, destination dining, boutique retail, hotel demand, and daytime office traffic. 132 West Broadway offers a highly visual multi-level building with rooftop potential and strong street presence.



TRADE AREA DRIVERS

1. Tribeca residential density
2. Lower Manhattan office demand
3. Destination dining corridor
4. Hotel and visitor traffic
5. West Broadway visibility
6. Civic / cultural anchors

RETAIL / LIFESTYLE

1. Boutique retail corridor
2. Hospitality-driven trade area
3. Destination dining cluster
4. Strong residential base

USE POTENTIAL

1. Cafe / bakery
2. Wine bar / lounge
3. Restaurant concept
4. Showroom / flagship retail
5. Lifestyle hospitality concept

TRANSPORTATION

1. Lower Manhattan connectivity
2. Nearby subway access
3. Strong walkability

HAZ ALIESSA

646.520.9664

haz@lee-associates.com

THOMAS KAZAS

412.708.1189

tkazas@lee-associates.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications and withdrawal without notice. Square footage is approximate.

LA LEE &
ASSOCIATES