



CONFIDENTIAL
OFFERING MEMORANDUM

FOR SALE

165 Charles Street

West Village · Manhattan, New York

Retail Condominium For Sale

Executive Summary

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of the ground-floor retail condominium (the "Unit") at 165 Charles Street — a vacant, 1,673 square foot corner space at the base of Richard Meier's landmark glass tower on the Hudson.

The building is among the most recognized pieces of contemporary architecture in Manhattan. Completed as part of Meier's Perry Street and Charles Street trilogy, its full-height curtain wall and plaza give the retail condominium roughly 120 feet of frontage, exposure on three sides, and an address that requires no introduction. With a 2,699 square foot plaza surrounding the unit on three sides, available for use by the commercial owner, the space enjoys outstanding exposure to the significant foot traffic passing the building from neighboring Hudson River Park.

The West Village trade area around it is one of the wealthiest and most tightly held retail corridors in the city. Hudson River Park sits across West Street, the Whitney and Meatpacking are a short walk north, and neighborhood retailers including Aesop, Sant Ambroeus and Bonberi Mart draw steady daytime traffic within a few blocks. The Meier towers, the Superior Ink Condominium and the surrounding townhouse blocks provide a strong year-round residential base within two blocks.

The space is delivered vacant and free of use restrictions, giving investors flexibility to select and structure their own tenancy, while offering users immediate occupancy across retail, showroom, gallery and wellness uses.

ASKING PRICE

\$2,500,000

PRICE / SF

~\$1,500

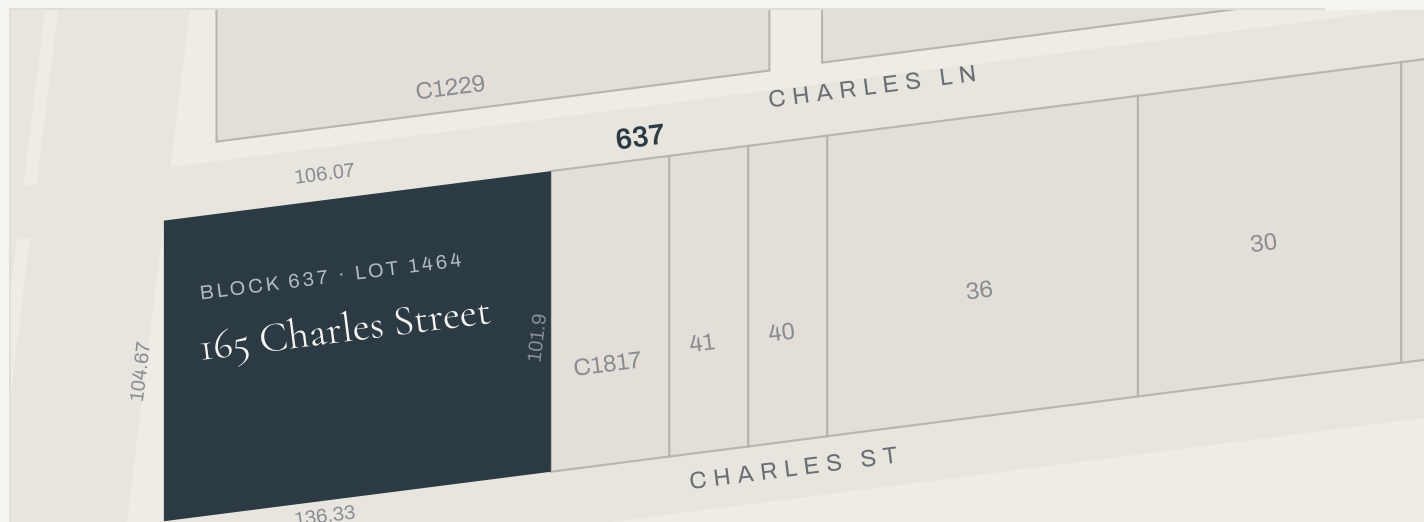
TOTAL SIZE

1,673 SF

OCCUPANCY

Delivered Vacant

TAX MAP · BLOCK 637 · LOT 1464



Property Information



THE PROPERTY

ADDRESS	165 Charles Street
NEIGHBORHOOD	West Village
BLOCK / LOT	637 / 1464
PROPERTY TYPE	Retail Condominium
SQUARE FEET	1,673 SF
PLAZA SQUARE FEET	2,699 SF
FRONTAGE	120'
EXPOSURE	North, west and south
USE GROUP	6
CROSS STREETS	Charles Street, West Street & Charles Lane
ZONING	R6A, C1-7 / R8 equiv., C1-5

THE OFFERING

ASKING PRICE	\$2,500,000
PRICE / SF	~\$1,500
USE RESTRICTIONS	None
VENTING	None
ANNUAL PROPERTY TAXES	\$38,680.96
MONTHLY	\$3,223.41
ANNUAL COMMON CHARGES	\$20,626.92
MONTHLY	\$1,718.91

The Opportunity

01

IRREPLACEABLE WEST VILLAGE LOCATION

Charles Street at West Street, fronting Hudson River Park. The Whitney, the High Line, Little Island and Meatpacking are all a short walk away.

02

DELIVERED VACANT

Investors can implement their own leasing strategy from day one, while users have the flexibility to occupy the space directly.

03

NORTH, WEST AND SOUTH EXPOSURE

North, west and south exposure with roughly 120' of frontage — a light and visibility profile that almost no comparable condo at this price can offer.

04

PRIVATE OUTDOOR SPACE

The portions of the plaza adjacent to the Commercial Unit shall be for the preferential and priority use and benefit of the Owner of the Commercial Unit and those tenants and licensees of the Commercial Unit so authorized in writing by the Commercial Unit Owner.[†]

05

NO USE RESTRICTIONS

The condominium documents leave use open — retail, showroom, gallery, medical, wellness or office all remain on the table.

06

AFFLUENT, CAPTIVE TRADE AREA

One of Manhattan's wealthiest residential pockets, with a median household income of \$176K.

07

OWNER-USER OR INVESTOR

Occupy the space, lease it to a tenant, or hold and resell.

08

GREENWAY TRAFFIC

Direct frontage on the Hudson River Greenway, one of the most heavily travelled pedestrian and cycling corridors in Manhattan.

[†] All Plaza Obligations (including the portions thereof adjacent to the Commercial Unit) will be performed and paid by the Condominium Board as a General Common Expense, which shall be allocated and assessed to all Unit Owners and apportioned among them Pro Rata to their respective Common Interests. The Plaza Obligations shall be performed by the Board in a manner that shall not unnecessarily prevent or unreasonably and materially interrupt or interfere with the operation of the Commercial Unit or the business of the Owner or tenant(s) of the Commercial Unit, or the preferential and priority use of the plaza by the Commercial Unit Owner and such Owner's Permitted Tenants/Occupants/Invitees. However, all Signs, objects, structures, extensions or enclosures erected or installed on, in or under said adjacent portions of the plaza by the Owner or a tenant or licensee of the Commercial Unit shall be Maintained and Repaired by, and at the sole Cost and Expense of, the Commercial Unit Owner (unless so performed by a tenant or licensee of the Commercial Unit). In addition, all Repairs to said adjacent portions of the plaza necessitated by such erections or installations, or the Maintenance, Repair or Alteration thereof, shall be performed by, and at the sole Cost and Expense of, the Commercial Unit Owner (unless so performed by a tenant or licensee of the Commercial Unit).

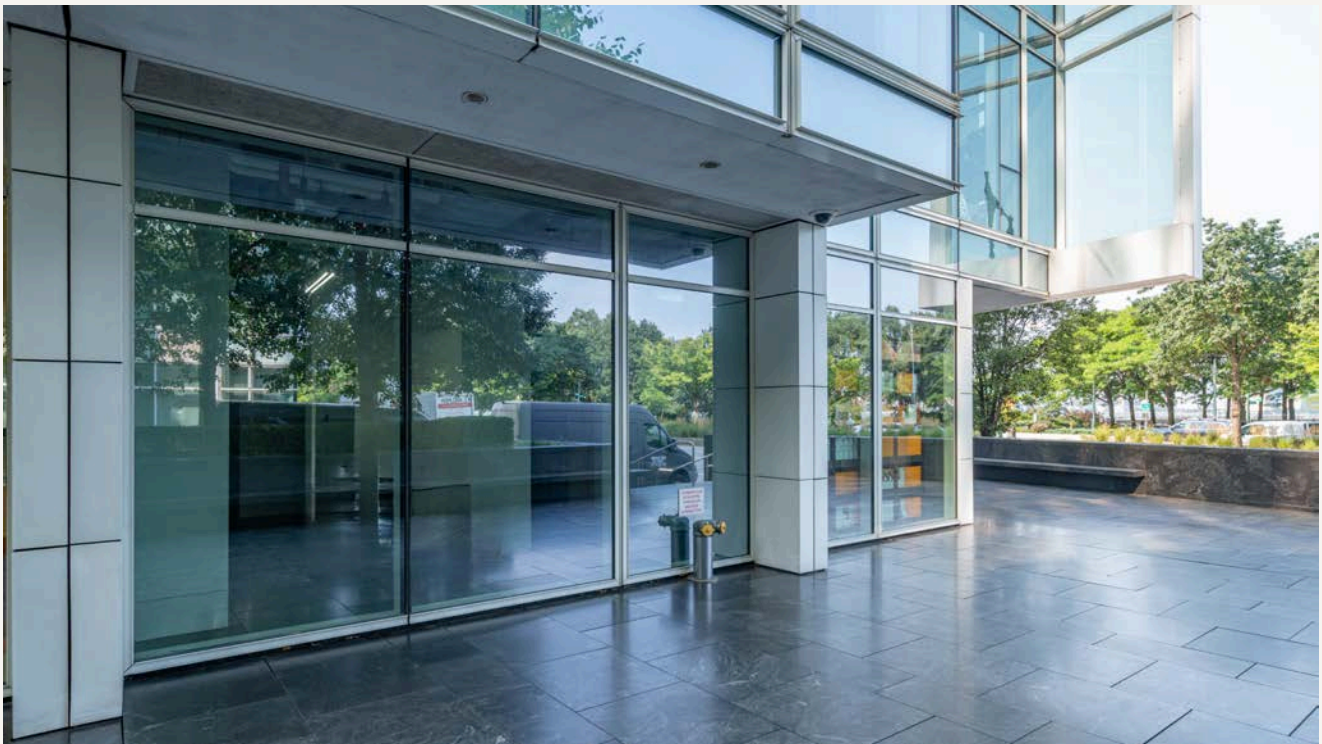


THE BUILDING

165 Charles Street seen from West Street and the Hudson River Greenway.



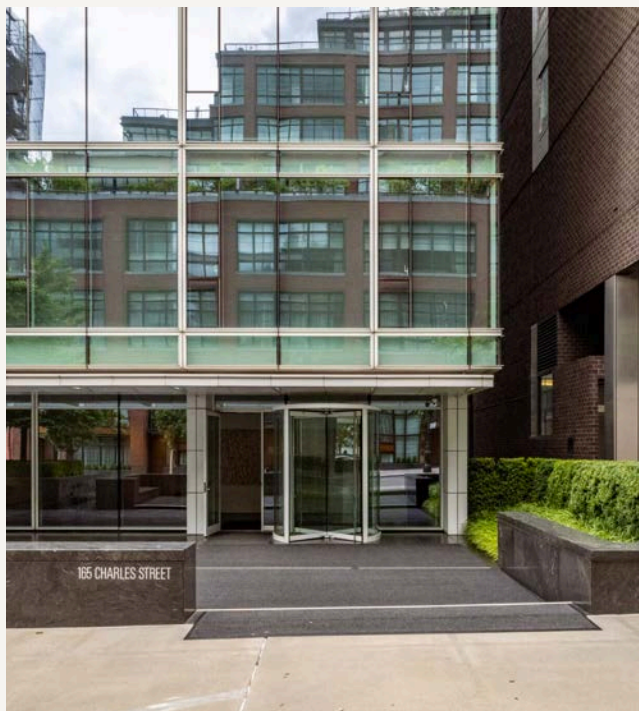
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Entry off the plaza, with clear sightlines from the Hudson River Greenway — roughly 120 feet of frontage wrapping the corner of Charles and West Street.



The plaza along the Charles Street elevation, with the retail glass line to the left of the residential entry.





THE CORRIDOR

Looking east down Charles Street from West Street — the Meier towers, the Superior Ink Condominiums and the townhouse blocks that supply a year-round residential base within two blocks.

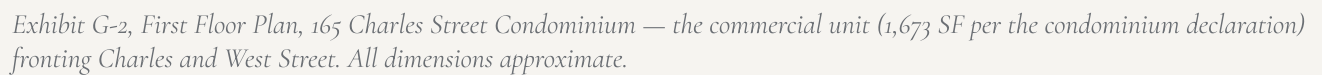


INTERIOR

The space in its most recent fit-out as a wine retailer, looking toward the Charles Street glass line. The shelving shown has since been removed.



The storefront glass line along the plaza, wrapping the corner of Charles and West Street.



Let's discuss 165 Charles Street.

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