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FOR LEASE

# 32 Walker Street / 305 Church Street

TRIBECA  
NEW YORK, NY

## Rare Corner Flagship Opportunity

BRAND NEW CONSTRUCTION WITH DRAMATIC  
CEILING HEIGHTS AND 100FT WRAPAROUND FRONTAGE

**NEWMARK**



# Property Details

## Location

Northeast corner of Walker and Church Street

## Approximate Size

### Space A

Ground Floor	966 SF
Lower Level	489 SF
Total	1,455 SF

### Space B

Ground Floor	1,344 SF
Lower Level	568 SF
Total	1,912 SF

### Space A and B

Total	3,367 SF
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## Possession

Q3 2026 (Pre-leasing now)

## Frontage

Space A	25 FT on Walker Street 50 FT on Church Street
Space B	25 FT on Church Street

## Ceiling Heights

Space A	Ground Floor 16 FT 5 IN
Space B	Ground Floor 14 FT 4 IN Lower Level 8 FT 6 IN

## Site Status

Vacant- New Construction

## Rent

Upon request

## Neighbors

James Cohan Gallery, Two Hands Restaurant and Bar, James Perse, Thom Browne, Aire Ancient Baths, 125 Newbury Gallery, Almine Rech Gallery, Au Cheval, David Zwirner Gallery, Form Atelier, Marian Goodman Gallery, and Timothy Taylor Gallery

## Ideal For

Luxury fashion boutique  
Contemporary art gallery  
Designer showroom  
Specialty and high-end café

## Comments

Spaces A and B can be taken by themselves or combined

Newly constructed seven-story luxury building featuring five full-floor residences

Great Tribeca pocket with top art galleries, fashion brands, restaurants, and nightlife

Located in the heart of the Northeast Tribeca Art and Design District

Walker Street, as it pertains to art and design tenants, is “the red-hot center of the center” according to The New York Times

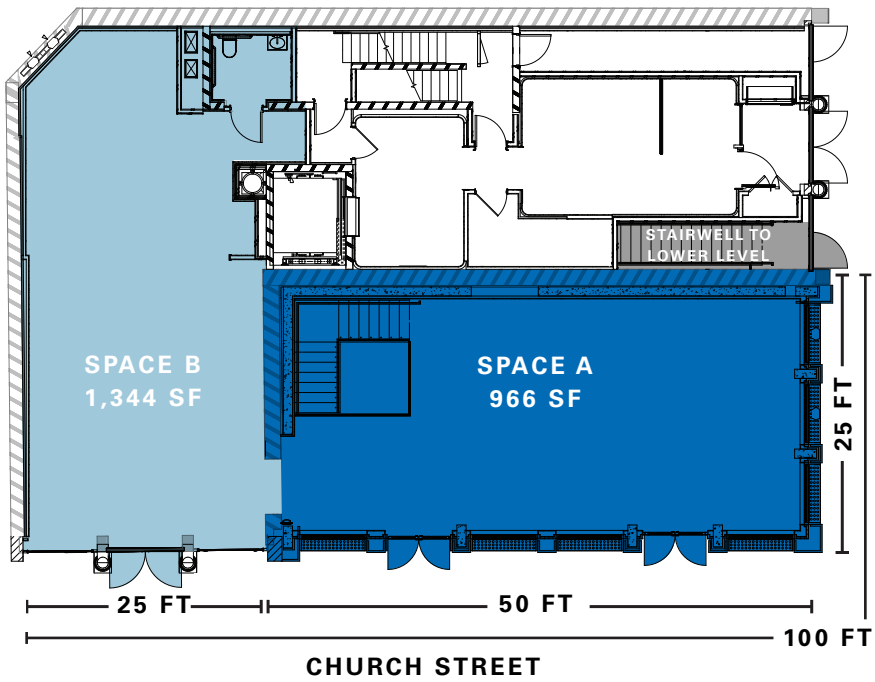
Across the street from the four-star Roxy Hotel

Retail and gallery uses preferred

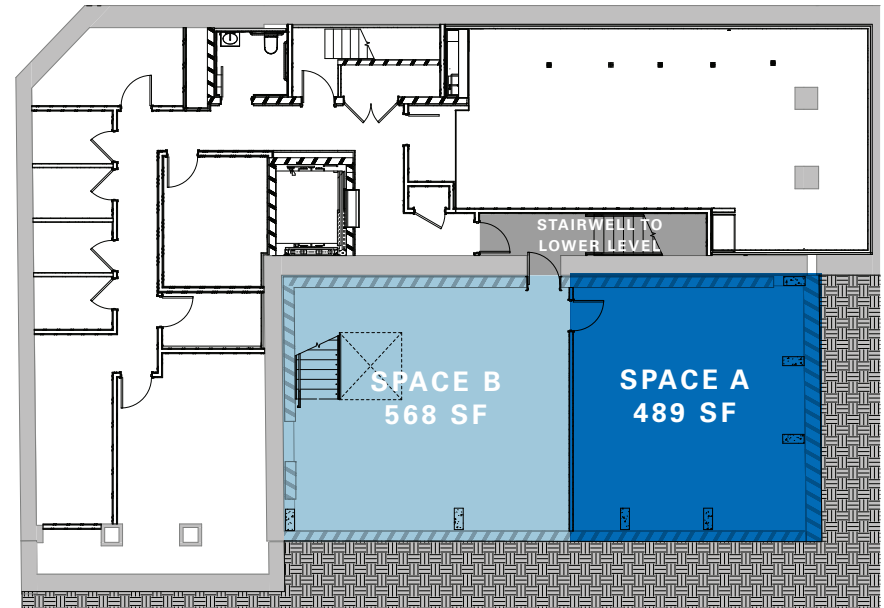
Additional uses considered

# Floor Plans

Ground Floor



Lower Level





Few remaining new-construction corner retail opportunities in Tribeca offer this combination of architectural presence, ceiling volume, and gallery-adjacent positioning

**Flagship Opportunity**

Exceptional corner retail at Walker Street and Church Street in Northeast Tribeca

Directly across from The Roxy Hotel in a concentrated art and design corridor

Spaces may be leased individually or combined for a 3,367 SF flagship

Pre-leasing now for Q3 2026 delivery

**Physical Attributes**

100 FT wraparound frontage

16 FT 5 IN ceiling heights

Brand-new construction

**Location Advantages**

Directly across from The Roxy Hotel

Located in Tribeca's core art corridor

Surrounded by gallery and luxury retail tenancy

# Neighborhood Momentum

Tribeca continues to see meaningful reinvestment and luxury residential growth nearby:

## 32 Sixth Avenue

\$100MM capital investment and 1.2M SF repositioning for office and commercial use, including 18,000+ SF of retail activation

## 250 Church Street

202,000 SF active redevelopment with further residential activity

## 14 White Street

30,000+ SF new boutique residential condominium completing 2026

## 323 Church Street aka 31-33 Lispenard

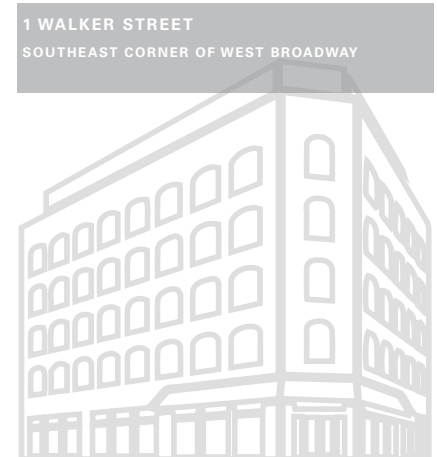
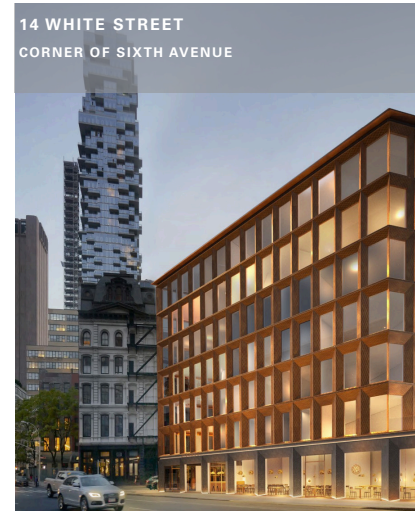
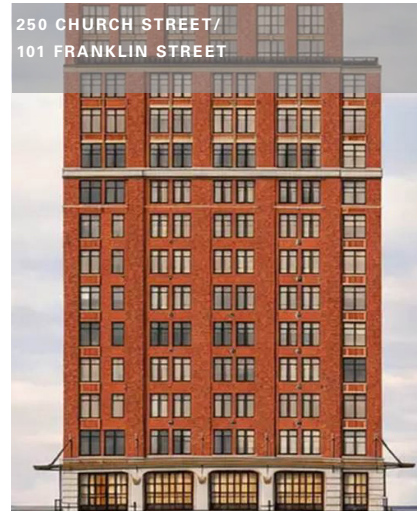
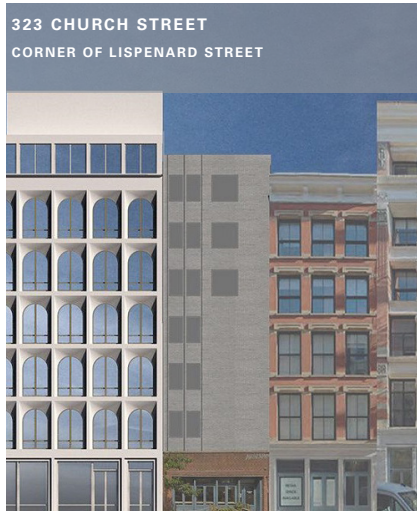
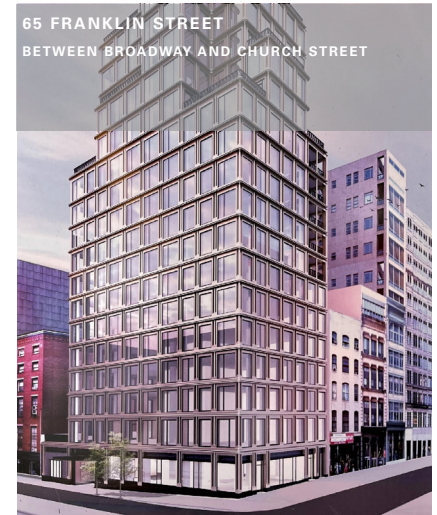
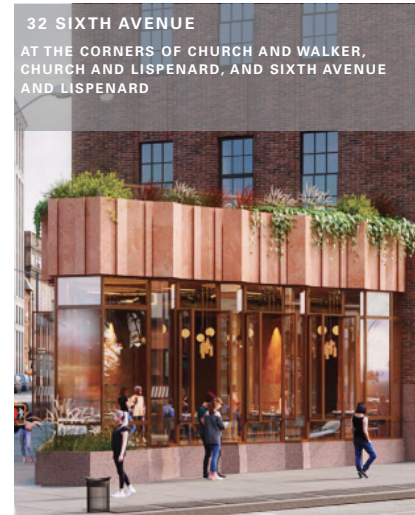
20,000+ SF new residential development in pipeline

## 1 Walker Street

35,000+ SF ultra high-end residential condominiums, anticipated 2028

## 65 Franklin Street

214,000+ SF high-end residential luxury tower



32 WALKER STREET / 305 CHURCH STREET



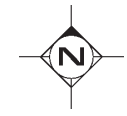
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NEW DEVELOPMENTS	
<span style="color: blue;">■</span>	<b>32 SIXTH AVENUE</b> 1.2M SF
<span style="color: blue;">■</span>	<b>250 CHURCH STREET</b> 202,000 SF
<span style="color: teal;">■</span>	<b>14 WHITE STREET</b> 30,000+ SF
<span style="color: orange;">■</span>	<b>323 CHURCH STREET</b> <b>AKA 31-33 LISPENARD</b> 20,000+ SF
<span style="color: blue;">■</span>	<b>1 WALKER STREET</b> 35,000+ SF
<span style="color: blue;">■</span>	<b>65 FRANKLIN STREET</b> 214,000 SF



⊕ COMING SOON

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