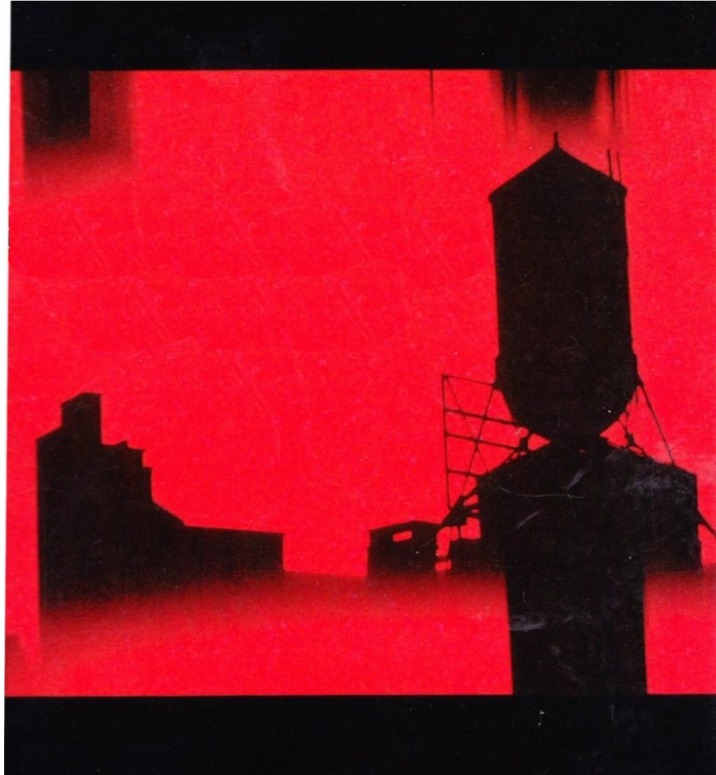


## 435 Broome Street A Classic Landmark



Located at the cross-roads of SoHo, spectacular 435 Broome Street is available for the discerning individual or corporation seeking to establish a unique identity.

This landmarked, 5 story, cast iron loft building has been in the Rosenstein family since 1967 and can be delivered vacant.

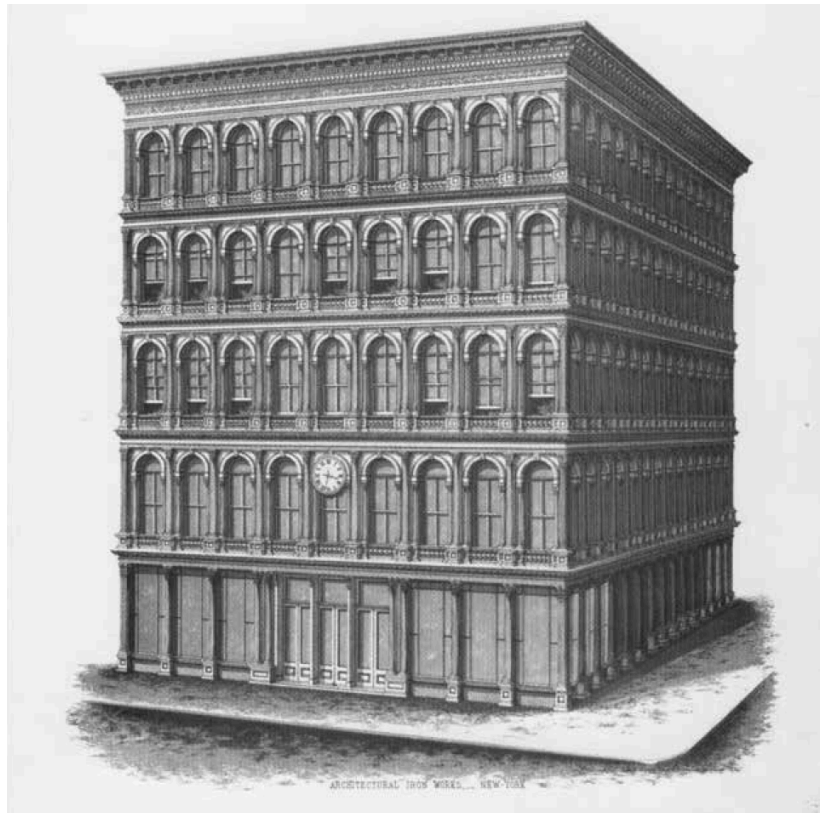
The elevator property has been lovingly maintained and upgraded and is ready for immediate occupancy. It is ideal for corporate use with a Pied-à-Terre or as a family mansion with options for ground floor retail and/or office space on the lower floors and residential in the upper lofts. The fourth floor has a condo quality residence. There are 1700 sq. feet of development rights available for a roof penthouse. There are two basements, the first with ten foot ceilings can be altered to add an additional 2000 sq. ft for expanded retail use.

## Location

Broome Street is one of New York's oldest cross-town streets. Within short walking distance are Nolita, Tribeca, NoHo, Chinatown, The Village the L.E.S. and the new and ever expanding tech hub in Hudson Square.

## Architectural History

435 Broome was constructed in 1873 at the height of the cast iron building boom that lasted from the 1850s into the 1880s. The original developer, Catherine Wilkins, was one of the first women in the real estate business in Manhattan. She engaged William Appleton Potter, a prominent architect of that time, to design something original. Potter had recently completed the library at Princeton. His commissions dot the North-East.



*The Haughwout Building*

Unlike its palatial neighbor, The Haughwout Building that employs classical Greek and Roman architectural forms, Potter's Victorian-Gothic-Moderne literally and figuratively broke the mold.



Broome Street Gothic

Cast iron facades took typical forms, pretending to be classical stone buildings. Potter's No. 435 Broome Street would step far out of that box. He included fanciful elements, such as the unusual capitals atop the attenuated columns upholding curlicue brackets.

He pulled out the stops at the top-most level. Here Potter ornamented the openings with grand Gothic arches and topped it all with a decorative frieze and parapet. There he added touches of another up-to-the-minute style, the Aesthetic Movement, with delightful, spindly cast iron sunflowers-one of its major motifs. Within the triangular pediment is the date 1873.

The most distinguishing aspect of this inspired commission of the Industrial Revolution are the pilasters whose geometric shape and pure cubic form is certainly among the first, if not the first Modernistic architectural expression in New York. There is nothing comparable in SoHo, NoHo or Tribeca.



Over its first 100 years, the property passed from owner to owner but none more distinctive than William Waldorf Astor, scion of John Jacob Astor, New York's original real estate magnate. With to his vast holdings, Astor IV was dubbed the "richest man in America". He and his cousin were the developers of the Waldorf-Astoria.



*John Jacob Astor IV*

Over the past 55 years, under ownership of the Rosenstein family the building was the initial workplace for Brighton-Best Socket Screw Mfg. Since the mid-1970s the property has been an incubator for art, culture and fashion related businesses and enterprises including Foundation World Inc. and The Puffin Room.

**\$18,900,000**