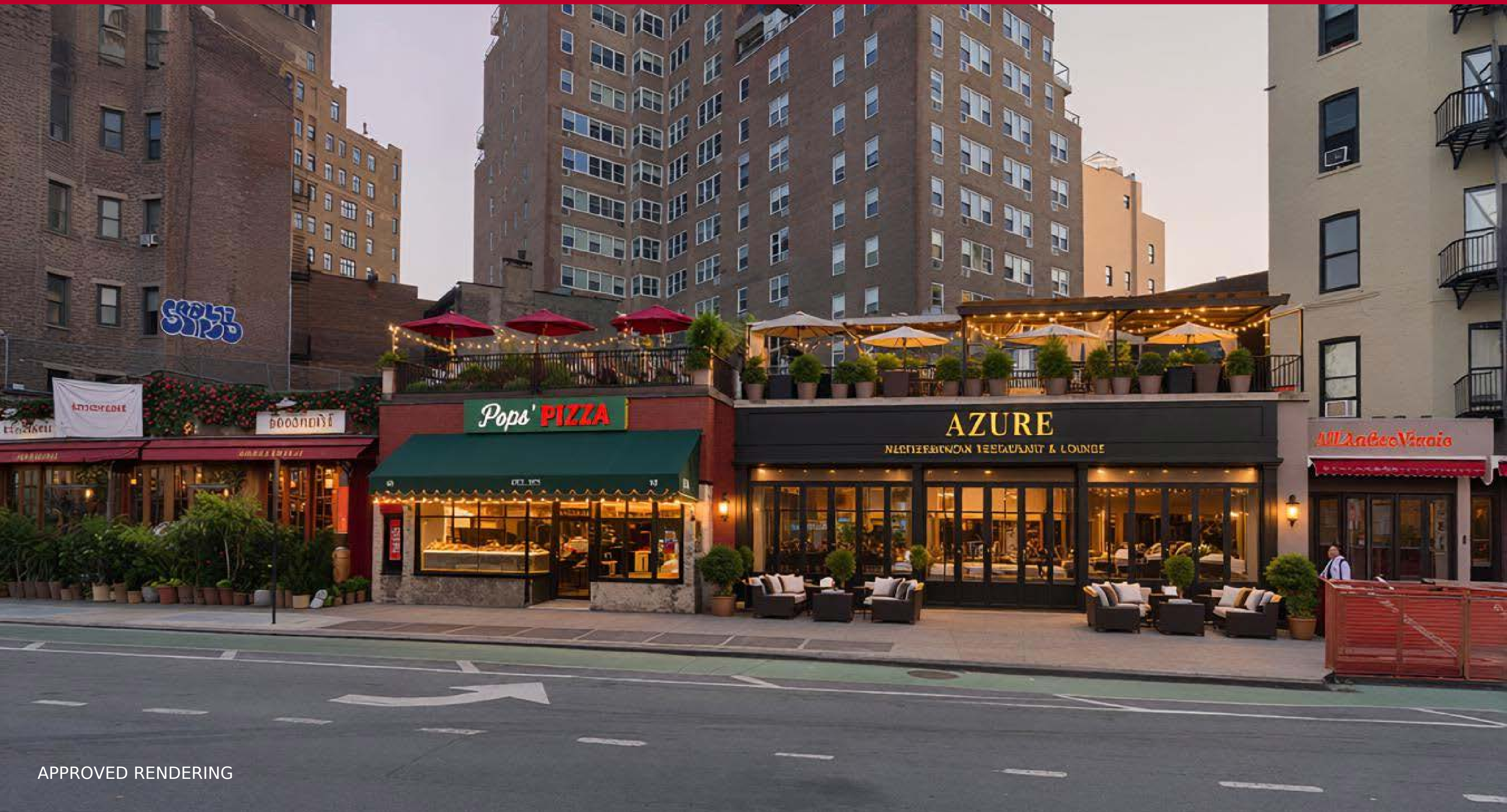


# 91-95 7TH AVENUE SOUTH

Greenwich Village | New York





## Space Description

Space today: the left side is the smaller space; the larger space is to the right. Both spaces may be combined.

### Space Breakdown

SMALLER SPACE (LEFT)

800 SF

SMALLER PATIO

600 SF

LARGER SPACE (RIGHT)

2,700 SF

BASEMENT

500 SF

PATIO

1,100 SF

ROOFTOP

Each Space

### The Space Features

- Prime Greenwich Village leasing opportunity
- Two distinct spaces with rooftop potential
- Approved plans for activation and repositioning
- Exceptional frontage and neighborhood visibility
- Ideal for restaurant, hospitality, retail, or experiential concepts
- Both spaces may be combined for a larger concept

### Use & Neighbors

- Restaurant / hospitality concept
- Rooftop dining or lounge potential
- Retail or experiential use
- Surrounded by Bar Pisellino, Arthur's Tavern, Boucherie, Via Carota, and L'Accolade
- Positioned along Seventh Avenue South

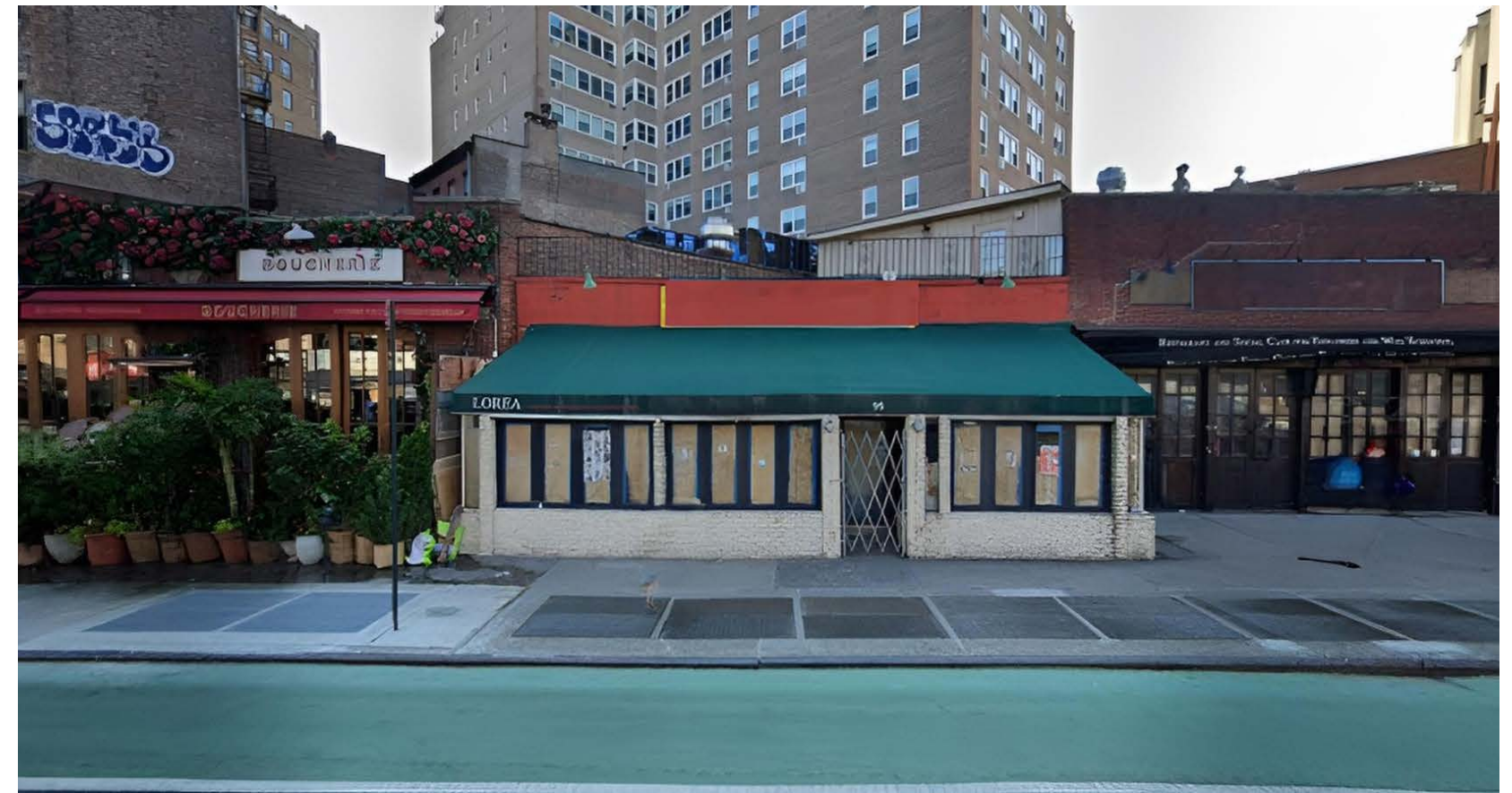
# Building Potential

A Greenwich Village repositioning opportunity with approved plans, two distinct spaces, and rooftop potential.

## Approved Plans Rendering



## Space Today



### TYPE

Direct Lease

### SPACES

2 Distinct

### ROOFTOPS

Included

### CONFIGURATION

May Be Combined

### RENT

Upon Request

## Positioning

Positioned along Seventh Avenue South in the heart of Greenwich Village, the property is surrounded by destination operators including Bar Pisellino, Arthur's Tavern, Boucherie, Via Carota, and L'Accolade. The approved plans unlock a compelling opportunity for restaurant, retail, hospitality, or experiential use.



## TRADE AREA DRIVERS

1. Greenwich Village residential density
2. Prime Seventh Avenue South frontage
3. Destination dining corridor
4. Daytime and evening foot traffic
5. Approved rooftop activation potential
6. Strong neighborhood visibility

## RETAIL / LIFESTYLE

1. Surrounded by notable hospitality operators
2. Boutique Greenwich Village setting
3. Strong residential and visitor mix
4. Restaurant and bar corridor

## USE POTENTIAL

1. Restaurant concept
2. Rooftop dining / lounge
3. Wine bar or cocktail bar
4. Retail / experiential concept
5. Multi-concept hospitality opportunity

## TRANSPORTATION

1. Christopher Street access
2. West 4th / Washington Square connectivity
3. Strong walkability and neighborhood access

### 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.