

# 8 Harrison Street

TRIBECA | Retail / Fully-Built Spa Space For Lease



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## PROPERTY OVERVIEW

### APPROXIMATE SIZE:

1,791 SF Ground / 1,300 SF Basement

### LOCATION:

North side of Harrison between Greenwich and Hudson

### FRONTAGE:

15 ft

### CEILING HEIGHT:

12 ft on Ground / 8.5 ft in Basement

### FOR MORE INFORMATION:

**Demetri Ganiaris**

GANIARIS REALTY GROUP

+1 (917) 658 2563 | [dganiaris@ganiarisrealty.com](mailto:dganiaris@ganiarisrealty.com)

### PRICE:

\$395,000 Key Money plus monthly rent (please inquire)

### TERM:

10-year lease to be arranged with competitive rent

### POSSESSION:

Arranged

### APPROVED USES:

All retail uses but space is fully built-out spa, perfect for medical office



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All information is from sources deemed reliable. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, changes or withdrawal without notice. All square footage and dimensions are approximate.



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8 Harrison is located in the heart of Tribeca and faces the picturesque Staple Street. The building faces south and enjoys sunshine year round and has two means of egress. The space has been beautifully built-out and is currently a fully-equipped spa.

The ground floor has high ceilings, a large reception area, a mani-pedi area with plumbing hook-ups, three facial rooms, four massage rooms that can be combined to create two couple's rooms (two rooms have showers), two waiting areas, and a bathroom.

The basement has a large lounge area, a sauna, two showers, a large changing room, bathroom, office, kitchen, laundry room and plenty of storage.

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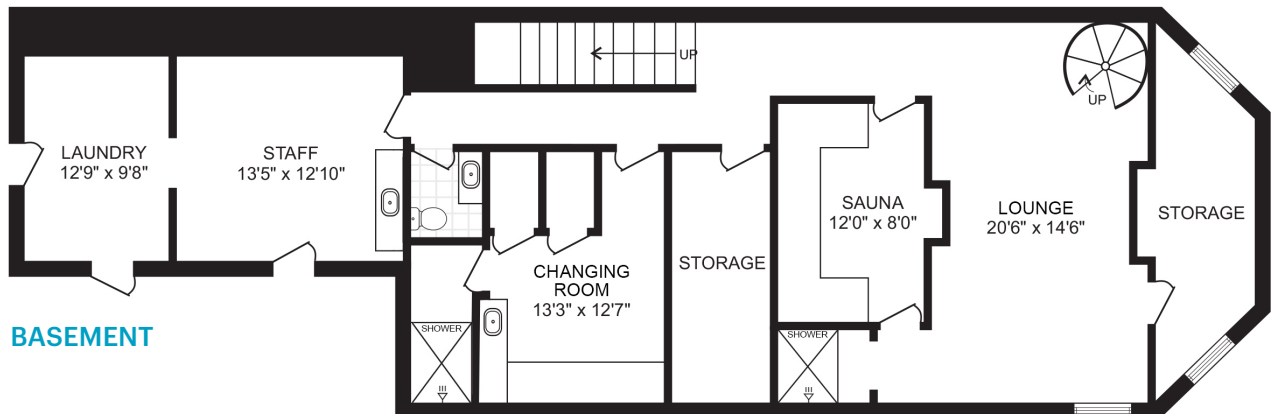
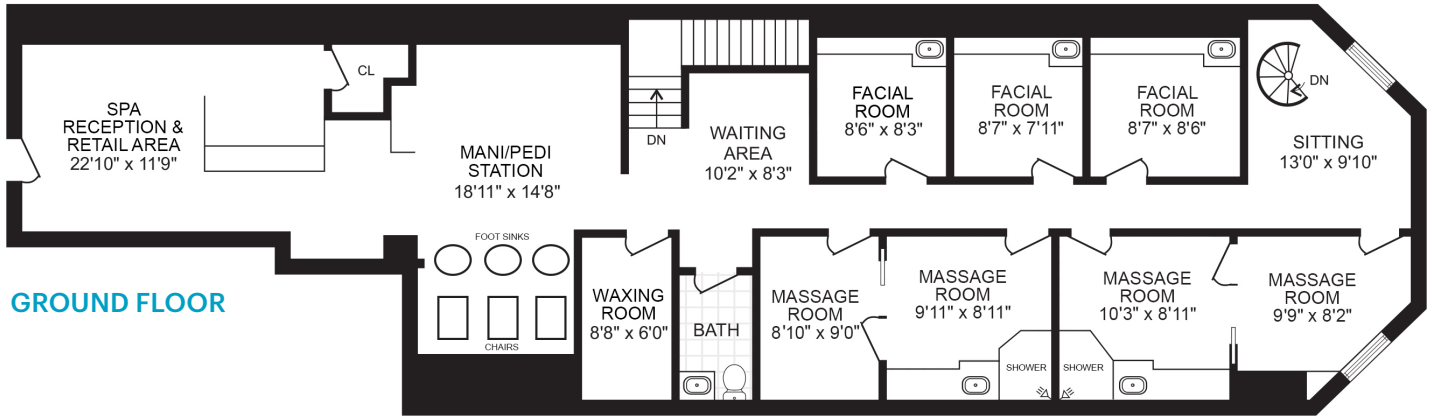


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## FLOOR PLANS



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## AREA NEIGHBORS



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## NEIGHBORHOOD RETAIL



● RESTAURANTS

● RETAIL

● SCHOOLS

### Numbered Restaurants

- 1 The Hideaway
- 2 Scalini Fedeli
- 3 Laughing Man Coffee

### Numbered Retail

- 1 Joseph Carini Carpets
- 2 Cynthia Rowley
- 3 Luminaire Lighting
- 4 180 The Store
- 5 Lovely Bridal Shop
- 6 Nili Lotan

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