

# 11 Harrison Street

TRIBECA | Retail Showroom or Gallery Space



## PROPERTY OVERVIEW

### APPROXIMATE SIZE:

1,600 SF on Ground Floor

1,200 SF on Lower Level (sellable)

### LOCATION:

South side of Harrison Street between Greenwich and Hudson

### FRONTAGE:

20 FT

### CEILING HEIGHT:

12 FT

### CONDITION:

Showroom-ready; excellent condition

### RENT:

Please inquire

### TERM:

Flexible

### POSSESSION:

Arranged

### APPROVED USES:

Retail, showroom, and non-food uses



FOR MORE INFORMATION:

**Demetri Ganiaris**

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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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## DESCRIPTION

This is a turnkey, showroom-quality space with high ceilings, excellent frontage, and a finished lower level. The ground floor has a 400 square foot entry area that leads into a large open room with skylights and windows, so there is good natural light. The ground level also has an interior entrance, a storage closet, and a half bath. Interior stairs connect the ground floor to a legal lower level space, with rear windows, a kitchenette, storage or office space, and a full bathroom. The entire space has central HVAC.

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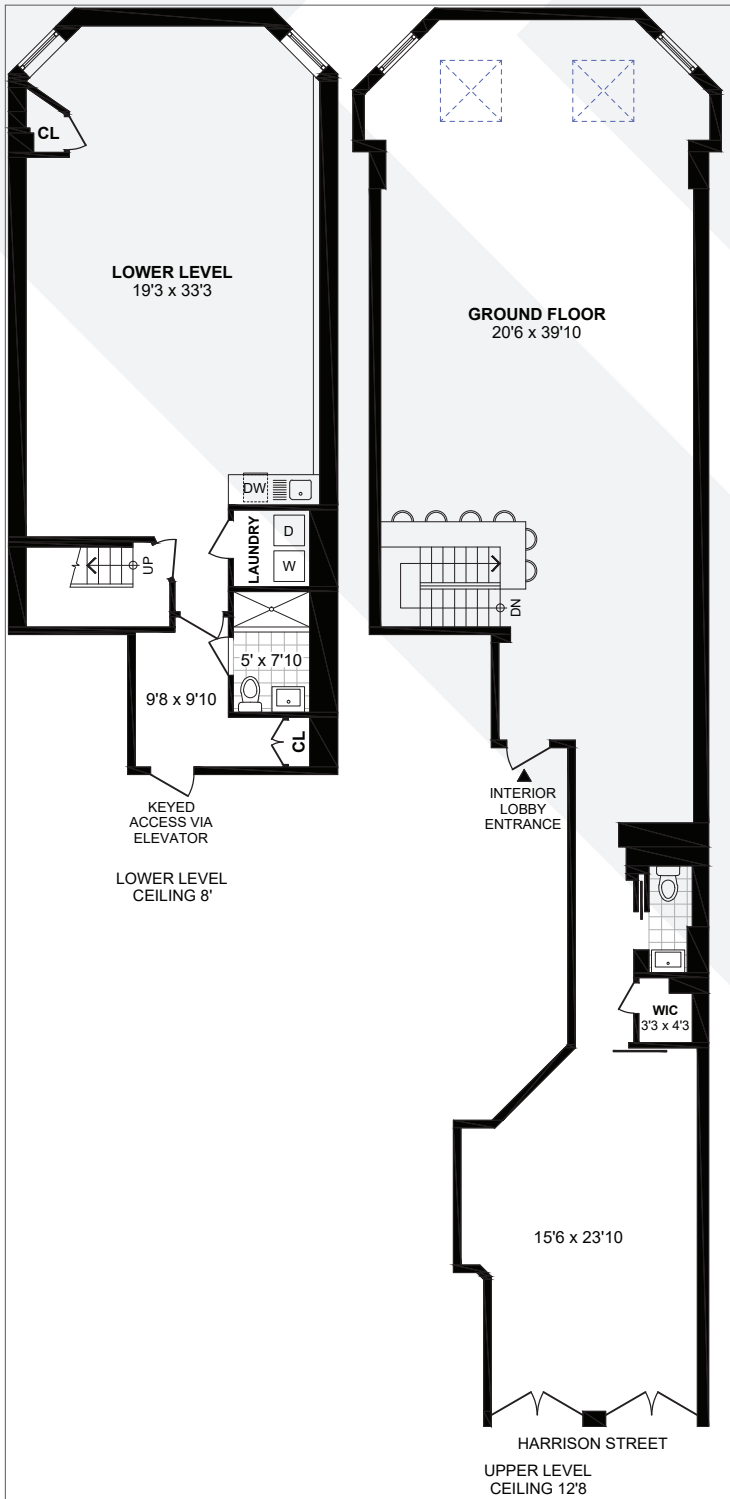


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## LOCATION

11 Harrison Street is situated on a cobblestone street in the heart of historic Tribeca, one building away from photogenic Staple Street, which has been featured in tv, film and ads. The space has great exposure with glass doors and windows along the front of the space.

Tribeca is turning back to its roots of being a destination for makers and designers. Neighbors on Harrison include: Jenni Kayne, Alton Lane and Lola Jewelry, as well as Puffy's Tavern, Terroir Tribeca, and Jungsik's featuring New Korean cuisine. Within two blocks are Nili Lotan, Cynthia Rowley, The Westside, The Armoury, TRNK NYC, and Joseph Carini Carpets. All of this in a neighborhood filled with fantastic food and drink options, including American Cut, Locande Verde, The Odeon, Bubby's, Frenchette, Grand Daisy Bakery, Laughing Man, Sarabeth's, Van Leeuwen Ice Cream, and many more.

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