

46 WALKER

Between Broadway
& Church

	Size	Ceiling Ht	Frontage:	14'
Ground Level:	2,400 SF Approx.	14' 6"	Term:	Negotiable
Lower Level:	2,400 SF Approx.	10' 10"	Possession:	Immediate
Mezzanine:	200 SF Approx.	7' 3"	Asking Rent:	Please Inquire

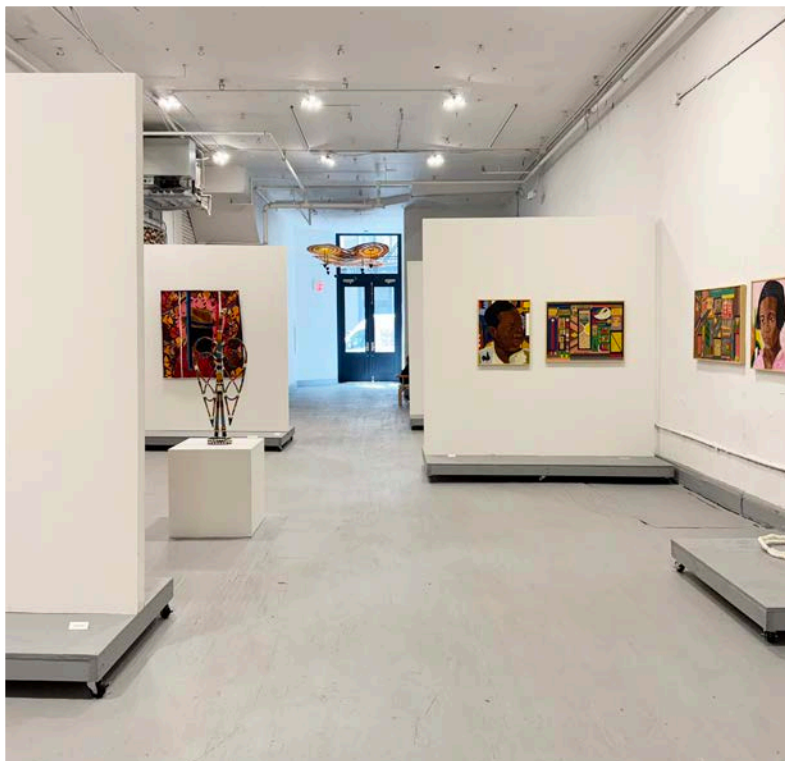




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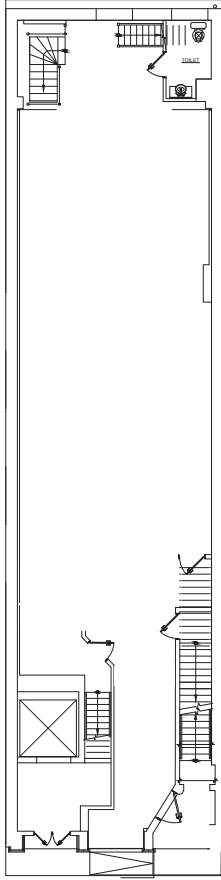
Notes:

- Perfectly situated on Tribeca's central gallery block
- Rear mezzanine in place, can be removed or expanded
- Potential for windows in the rear of the space
- Ideally scaled for art/design gallery
- Ground level is one large column free space with soaring ceilings
- Freight elevator from residential entrance to basement
- Newly installed façade, with wide, double door entrance
- Lower level office/storage with permitted occupancy of 50 people
- All uses considered, gas service to the space and venting possible
- Restrooms on both levels

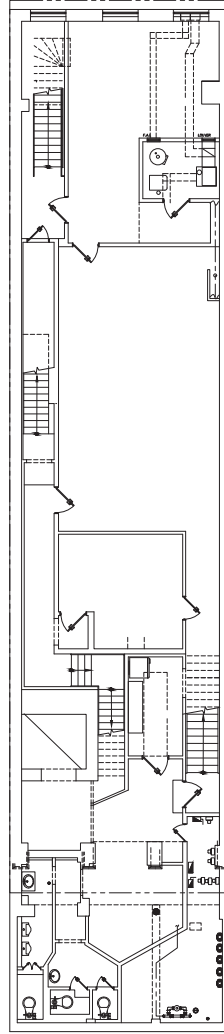


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Ground Level



Lower Level



Neighbors:

- Bortolami
- James Cohan
- Stillfried Design
- Chapter NY
- The Opening
- Yu Alexander
- David Lewis
- Mendes Wood DM
- Trans-LUXE Lighting
- Kaufmann Repetto
- David Zwirner
- Freight & Volume

Please
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