

# Le Gallerie

132 WEST 14th STREET

Art and Office













# UNIQUE FULL BUILDING OPPORTUNITY

## AVAILABILITY

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FLOORS TWO—SEVEN	( Each Divisible to 4,372 and 3,987 SF)	8,305 SF
GROUND FLOOR	(Divisible to 3,502 and 2,695 SF)	6,197 SF
LOWER LEVEL	(Divisible to 4,098 and 2,082 SF)	6,401 SF
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TOTAL		62,428 SF

- 75-feet of frontage on 14th Street offering unparalleled branding and signage possibilities on one of Manhattan's busiest east/west corridors.
- Prime Greenwich Village, centrally located between three dynamic neighborhoods—Chelsea, Union Square and the Meatpacking District.
- Surrounded by a wide array of restaurants, retail, cultural and entertainment amenities, including the High Line, Union Square Park and Whitney Museum.
- Excellent access to public transportation. Five minute or less walk to: 1,2,3 trains at 7th Avenue; F,M,L and Path trains at 6th Avenue and 14th Street; A,C,E,B,D,F,M trains at Union Square





## LUXURY ART, OFFICE, & RETAIL AMENITIES

- Lobby Gallery featuring top street artists
- New High Speed Elevator
- 5000 SF landscaped roof with amazing views
- Large oversized windows with southern exposure
- Amazing natural light on every floor
- Architecturally significant facade
- 24/7 building access
- New efficient building core
- New high end security and building management systems
- New high-speed internet and redundancy
- New HVAC system with air purification
- Walking to several trains / subways(1,2,3 A,C,E,B,D,F,M,L)
- Several Citibike docking stations nearby
- Fully redeveloped KPG Signature series building



# 5,000 SF ROOFTOP WITH AMAZING VIEWS



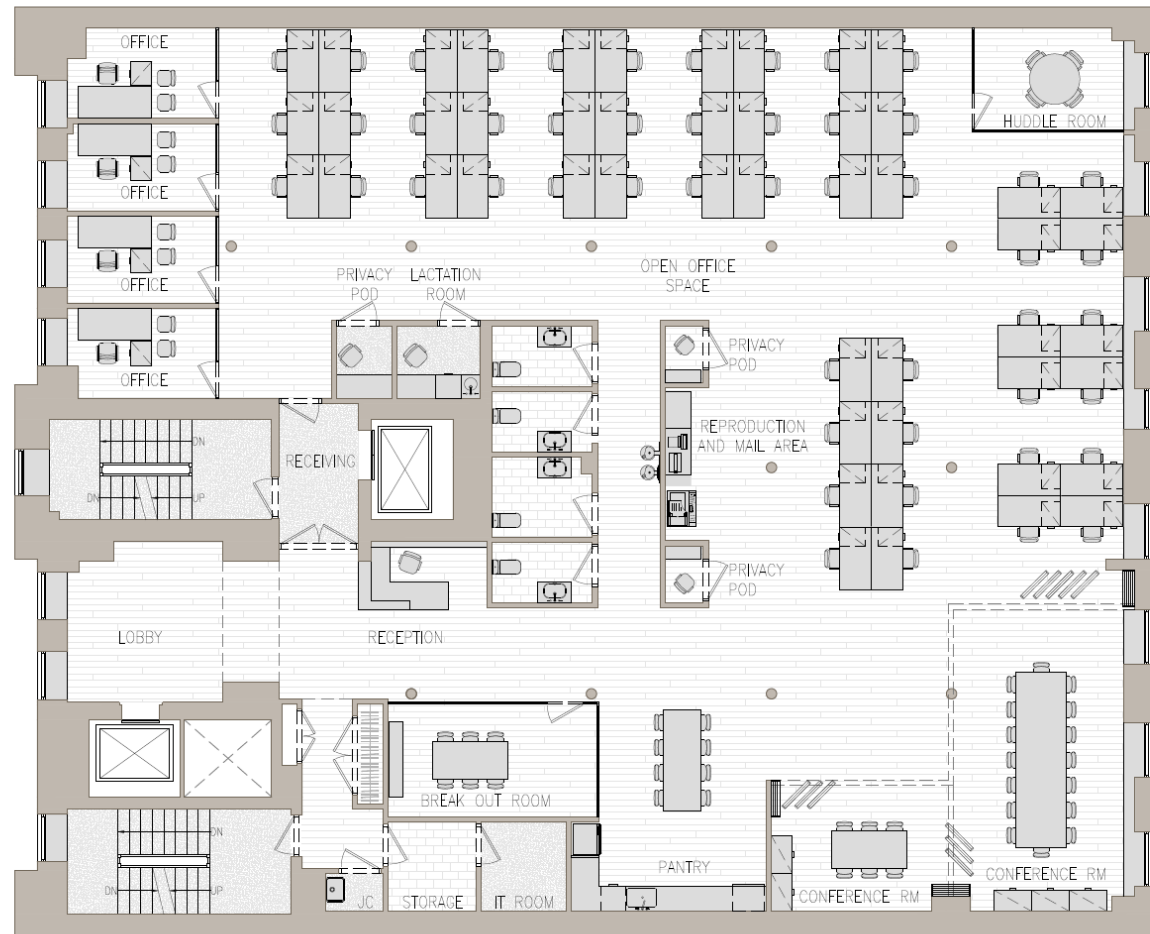
# TYPICAL PRE-BUILT FULL FLOOR (8,305 SF)

## PERSONNEL

Offices - 4 seats  
 Benching - 50 seats  
 Collaborative - 8 seats  
 Reception - 1 - 2 seats

## SUPPORT

1 Conference Room - 16 people  
 1 Conference Room - 6 people  
 1 Break Out Room - 6 people  
 1 Huddle Room - 4 people  
 3 Privacy Pods  
 1 Lactation Room  
 1 Bistro/Pantry  
 4 Bathrooms  
 Storage  
 IT Room



\* Dotted lines denote retractable walls



# EXAMPLE PRE-BUILT DIVIDED FLOOR (4,372 SF & 3,987 SF)

## 4,372 SF OFFICE

### PERSONNEL

Offices - 4 seats  
Benching - 24 seats  
Collaborative - 8 seats  
Reception - 1 seat

### SUPPORT

Divisible Conference Room—14 seats  
2 Restrooms  
Bistro / Pantry  
Break Out Area

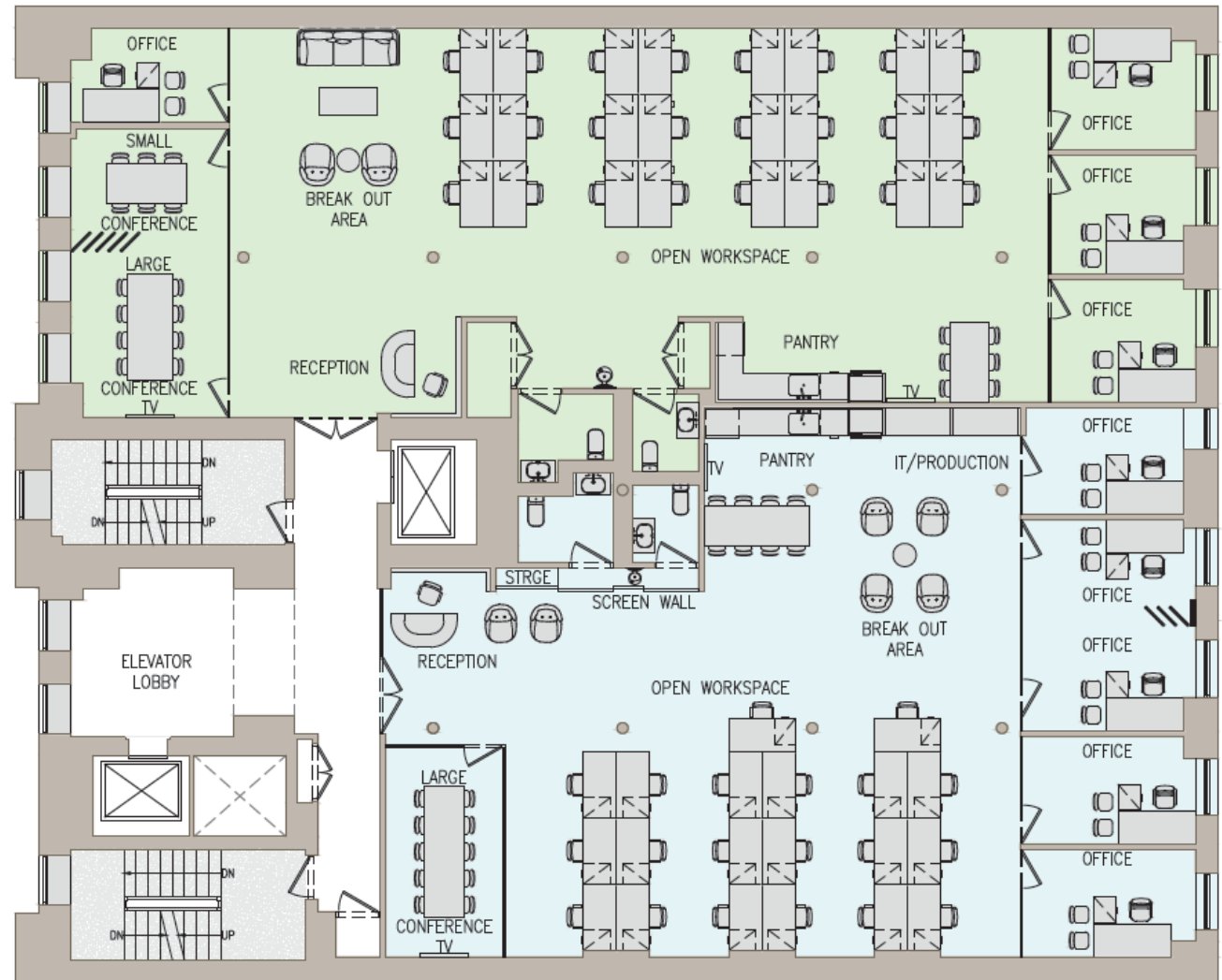
## 3,987 SF OFFICE

### PERSONNEL

Offices - 5 seats (with divisible option)  
Benching - 20 seats  
Collaborative - 4 seats  
Reception - 1 seat

### SUPPORT

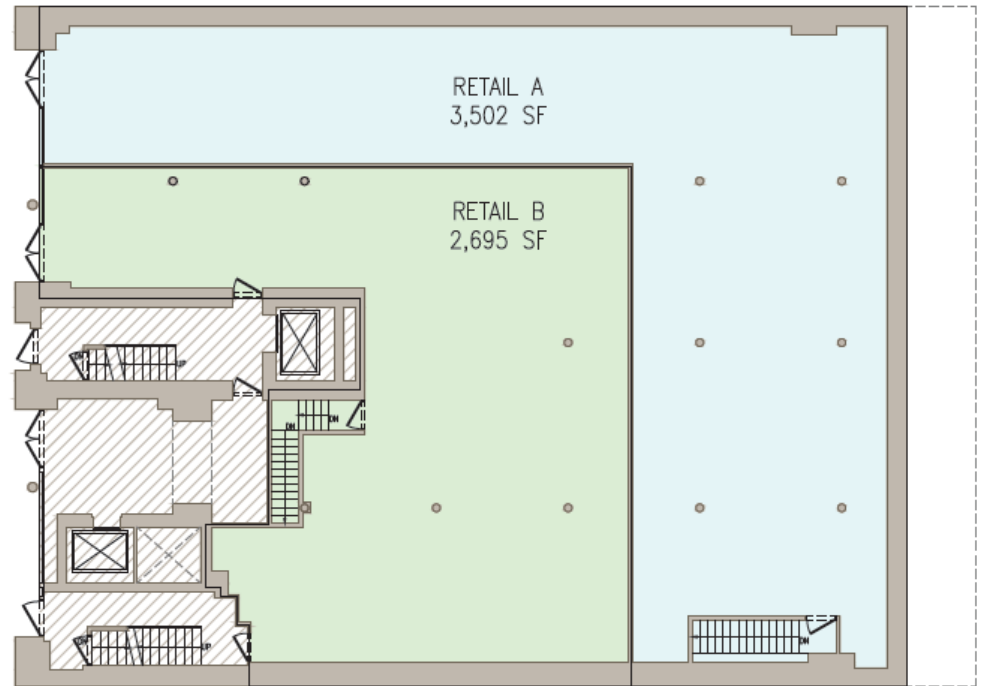
Large Conference Room - 10+ seats  
2 Restrooms  
Bistro / Pantry  
Break Out Area



## GROUND LEVEL

6,197 SF

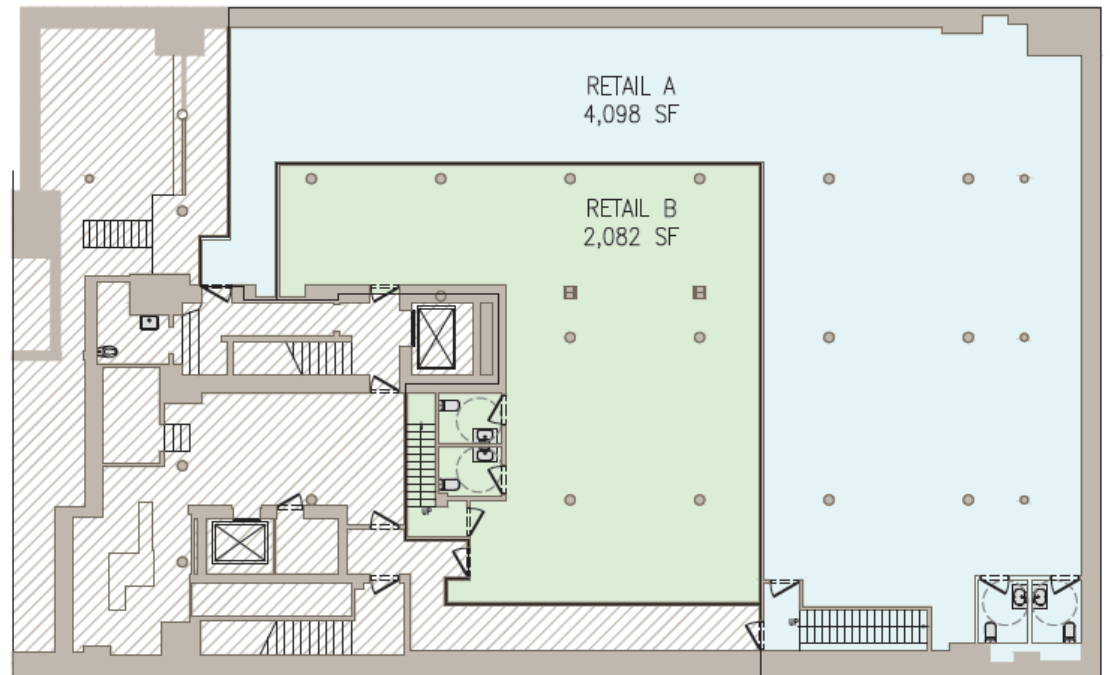
(Divisible to 3,502 and  
2,695 SF)



## LOWER LEVEL

6,401 SF

(Divisible to 4,098 and  
2,082 SF)





## RESTAURANTS

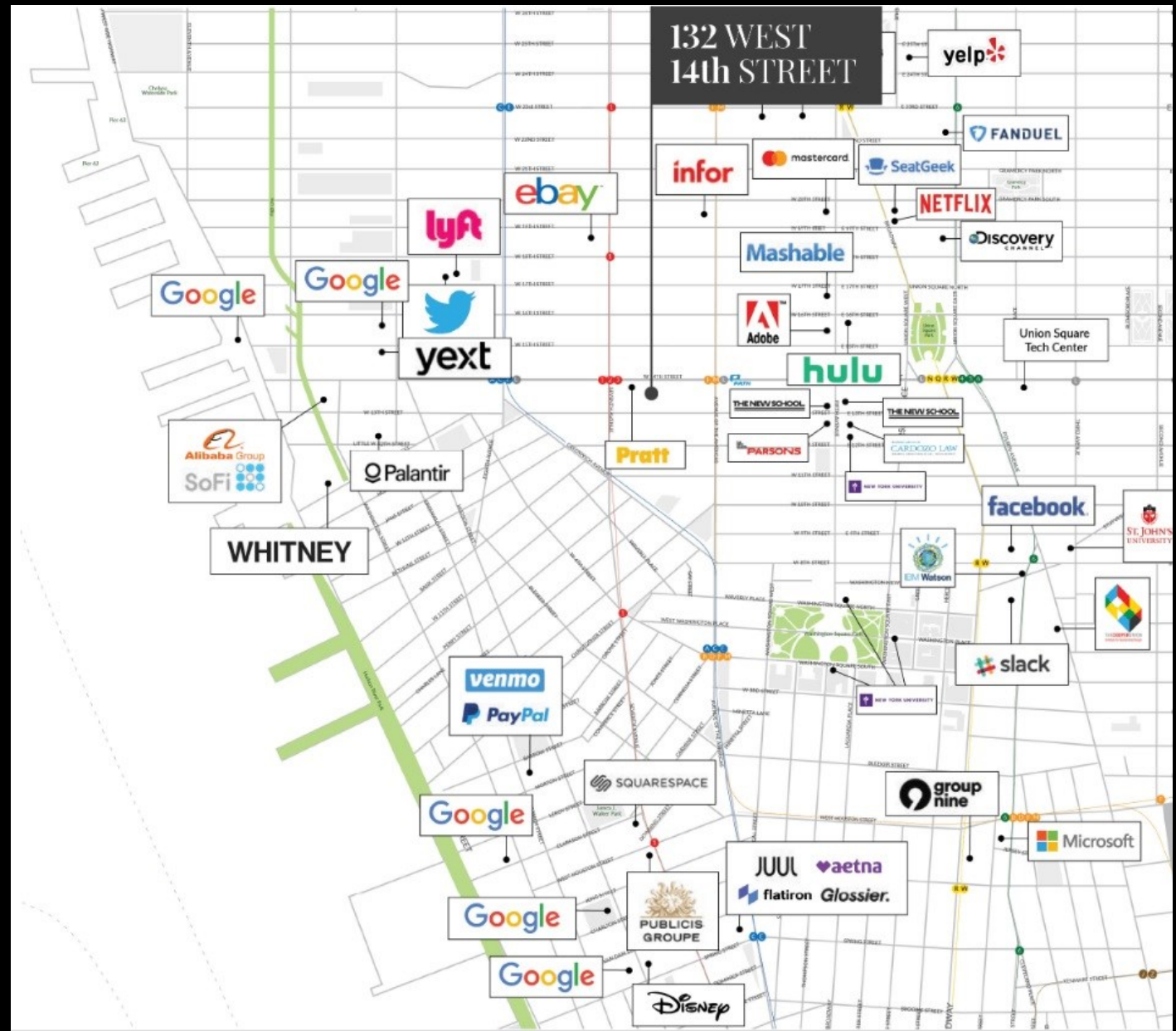
Chama Mama  
Coppelia  
Flex Mussels  
La Nacional  
Alice  
Auntie Guan's Kitchen  
Sotto 13  
The Crooked Knife  
Da Andrea  
Five Guys

## HOTELS

Walker Hotel  
Washington Square Hotel  
The Marlton

## SHOPPING

Apple Store  
Levi's Store  
Patagonia  
Chelsea Market  
Westside Market





# Le Galerie

132 WEST 14th STREET

