



SOHO/BOWERY CREATIVE

195  
BOWERY

@ Spring Street, Soho, New York





# 195 BOWERY

## AVAILABLE FOR SALE OR LEASE

**2nd Floor:** 3,246 RSF

**Asking Price:** \$3,300,000

**Term:** Up to 10 years

**Possession:** Immediate

### Space Features:

- No other small units for sale in Soho/Nolita
- Loft-like space with attractive exposed brick, large windows looking west over Soho and down Spring Street flood the space with air and natural light
- The plug-and-play space features a creative existing installation, a large skylight in the back and two private bathrooms
- Direct elevator access into the floor
- Can accommodate up to four windowed offices, a conference room, a reception area, kitchenette and two open area for desks
- Original hardwood flooring with high ceilings creates a loft-like and spacious feeling

### Building Features:

- Located in Soho near Supreme, the CitizenM Hotel, Ian Schrager's PUBLIC Hotel, the Bowery Hotel, the upcoming Moxy Hotel, the New Museum, and hundreds of restaurants
- Steps from Little Italy, Whole Foods, The Butcher's Daughter, Jack's Wife Freda, Café Integral, Pasquale Jones and Cha Cha Matcha
- The building has video security, a key locked elevator, a part-time super and a bicycle rack
- Close proximity to the 4,5, 6, R, W, F, M & Z trains





Plug-and-Play Existing Creative Installation



Quintessential Soho office with exposed brick, high ceilings and wood floors





Two bathrooms, elevator opens to the space and a rear skylight







Adjacent to CitizenM Hotel's immaculately designed lobby and restaurant





Steps from The New Museum of Contemporary Art





Ian Schrage's PUBLIC Hotel



EXCEPT DELIVERIES  
THIS BLOCK

THE BUTCHER'S DAUGHTER

19

THE BUTCHER'S DAUGHTER

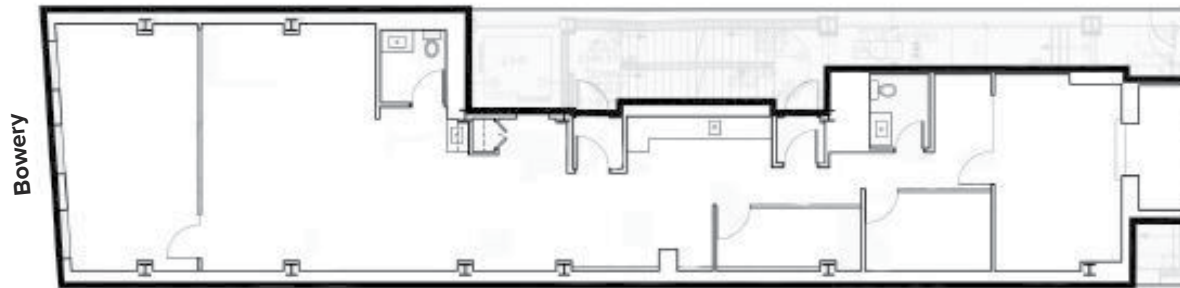




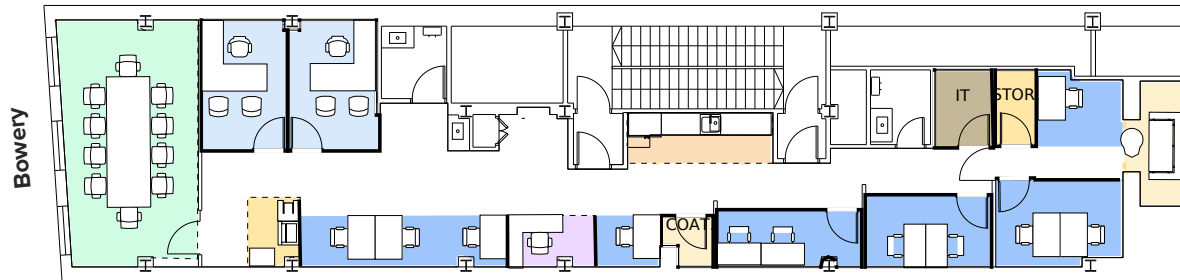
**SOHO/BOWERY CREATIVE OFFICE**

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**2nd Floor**  
3,246 RSF



**Test Fit - 2nd Floor**  
3,246 RSF



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