

mona

EXCLUSIVE RETAIL LEASING AGENT

163

DUANE STREET

NORTHEAST CORNER OF DUANE  
& HUDSON STREETS

TRIBECA, MANHATTAN





# FRONTAGE ON HUDSON & DUANE STREETS

# 163

DUANE STREET  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS



**HUDSON STREET FRONTAGE**



**DUANE STREET FRONTAGE**  
Hudson Street Division Entrance

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# HIGHLIGHTS

# 163

**DUANE STREET**  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS

- Distinctive corner retail space in the affluent Tribeca neighborhood, directly across the street from Duane Park and steps from Citigroup's headquarters.
- Open to all non-vented uses and logical division scenarios.
- Lower Level is selling space.
- Entrances on both Hudson Street and Duane Street (Whalebone Building).



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# SELLING LOWER LEVEL A

# 163

DUANE STREET  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS



SPACE A LOWER LEVEL



SPACE A LOWER LEVEL

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# SELLING LOWER LEVEL B LIFT IN PLACE

# 163

DUANE STREET  
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**FORMERLY USED AS BOTH A KITCHEN AND AS AN EVENT SPACE**

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# UNDIVIDED FLOOR PLANS

# 163

**DUANE STREET**  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS

## GROUND FLOOR

4,007 SF

## LOWER LEVEL

3,697 SF

## FRONTAGE

53FT on Hudson Street  
58FT on Duane Street

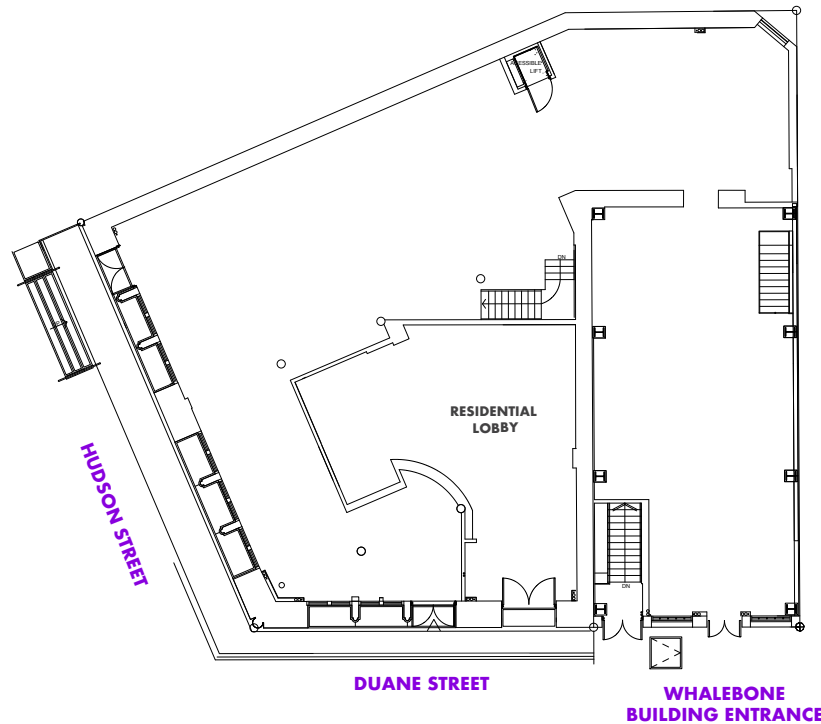
## CEILING HEIGHT

Ground:  
Up to 13FT 7IN

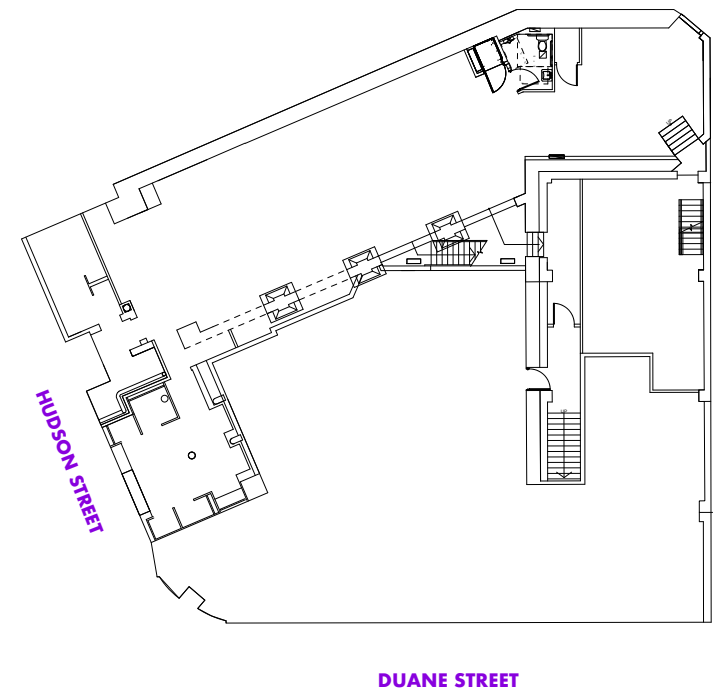
Lower Level:  
Up to 9FT 3IN

## POSSESSION

Immediate



**GROUND FLOOR**



**LOWER LEVEL**

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# DIVISION FLOOR PLANS

# 163

DUANE STREET  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS

## SPACE A

Ground Floor: 1,984 sf

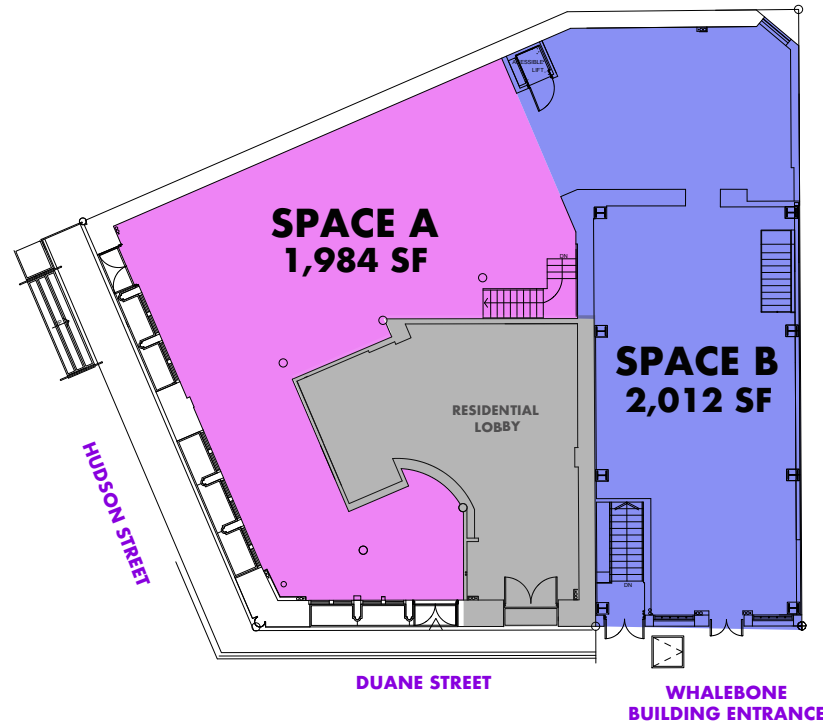
## SPACE B

Ground Floor: 2,012 sf

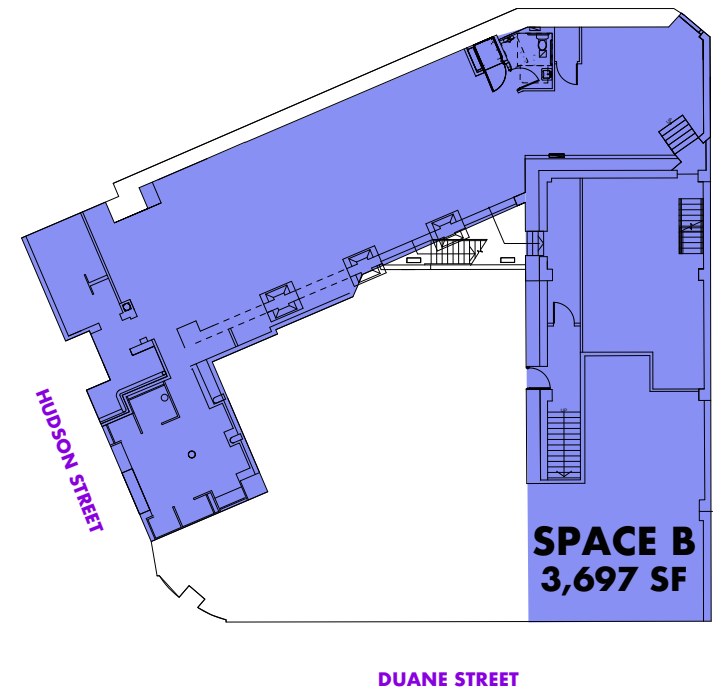
Lower Level: 3,697 sf

## POSSESSION

Immediate



**GROUND FLOOR**



**SPACE B**

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# MAP

# 163

**DUANE STREET**  
NORTHEAST CORNER OF DUANE  
& HUDSON STREETS

## NEARBY PUBLIC TRANSIT



## SELECT NEARBY RETAIL TENANTS

Locanda Verde  
Bubby's  
The Odeon  
Mr. Chow  
Sarabeth's  
Laughing Man Café  
Marky's Caviar  
Lovely Bride  
The Armoury  
Nili Lotan Men's  
Heyday  
Glowbar  
Skin Laundry  
Jacadi  
Nili Lotan  
Roller Rabbit  
Clic  
Frank Darling



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