

EST. 1845

# 163 DUANE STREET

LANDMARK LOCATION

NEW YORK



## HISTORIC TRIBECA WEST

### MOST COVETED RETAIL CORNER IN TRIBECA

Previously home to the world renowned French restaurant, Bouley, 163 Duane Street is located right in the heart of Tribeca's West Historic District with the neighborhood's best parks, shopping, restaurants, and all major transportation.



### HIGHLIGHTS & FEATURES

This impressive and architecturally distinguished space has been freshly white boxed for a new tenant's convenience. Ground level features 14ft ceiling heights, skylights, and a large perimeter of windows allowing for an abundance of natural light. The space also includes a Black Iron (Type 1) Cooking System and ADA lift to the ground level.



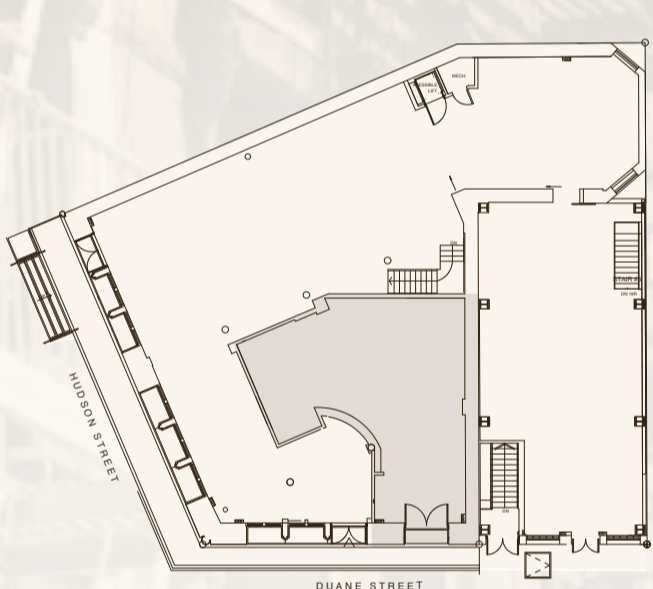
## AVAILABILITY

**8063 SF TOTAL**

### GROUND FLOOR

**4091 SF**

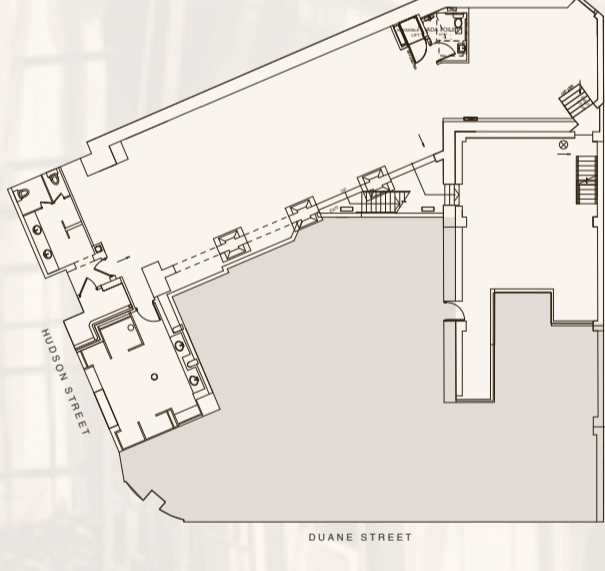
Current configuration offers a potential user a tremendous amount of flexibility in how they can use the space.



### LOWER LEVEL

**3972 SF**

Fully usable "lower level" can be utilized for private parties or as a wine cellar and comes complete with restrooms.



### ICONIC LOCATION

163 Duane benefits from nearly 120' of wrap around frontage on the NE corner of Duane and Hudson Streets, providing ideal visibility.

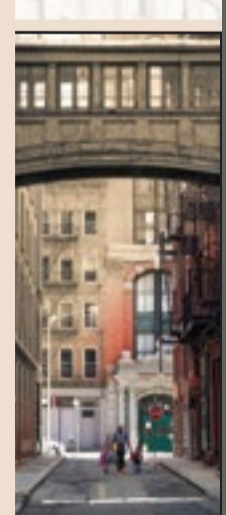


## THE TRIANGLE BELOW CANAL

Home to the annual Tribeca Film Festival and approximately 17,000 residents, Tribeca is one of Manhattans most talked about neighborhoods.

From the cobblestone streets, world-famous restaurants, prime shopping and historic warehouses that have been converted to multimillion-dollar lofts...

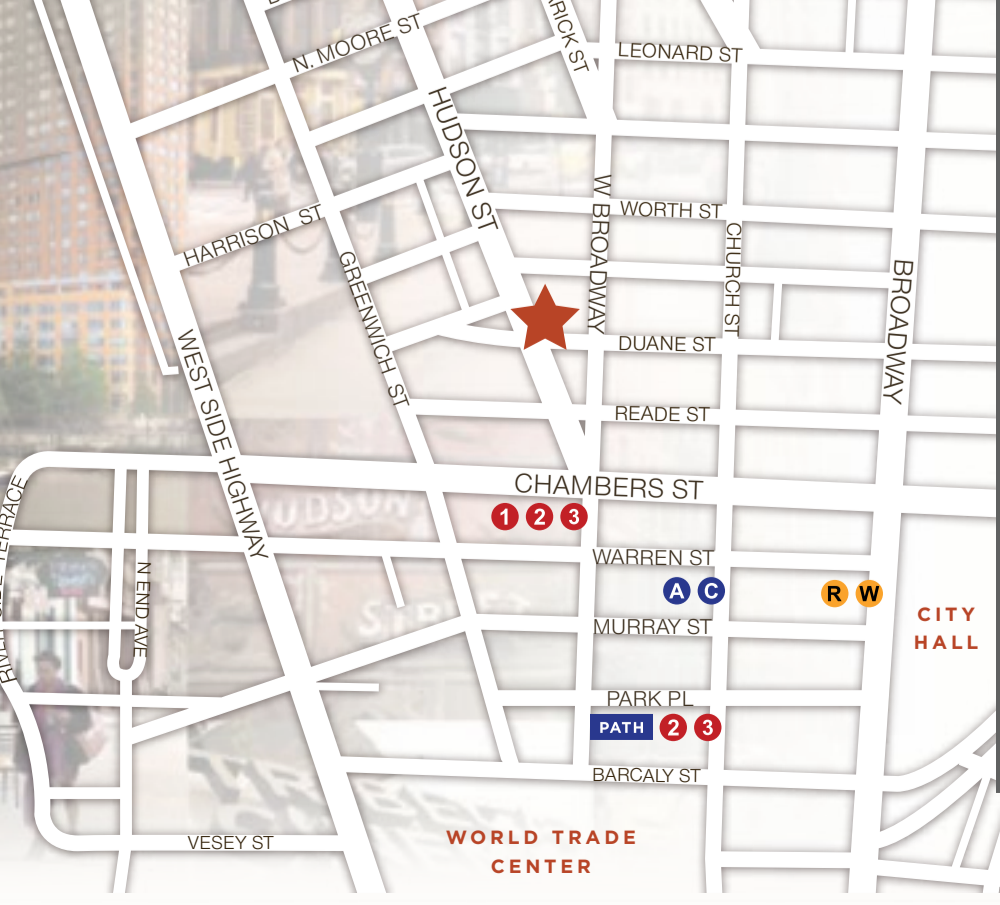
Tribeca is the ultimate NYC destination.



### IN THE NEIGHBORHOOD

Fulton Street Transit Center contains 12 different subway lines & access to the PATH train. By the end of 2019, Lower Manhattan is expected to see an additional 5,200 new housing units and 3,900 hotel rooms as tourism is expected to reach nearly 15 million annual visitors.

CLICK TO VIEW IN Google Maps



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