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ICONIC BUILDING LOCATED ON DUANE PARK NEW YORK, NY 10013-3308 TRIBECA SUBMARKET

HISTORIC TRIBECA BUILDING WITH 7,750 SQ. FT AIR RIGHTS: (4 ADDITIONAL FLOORS)

PRICE: 12M + 3%

This 'award winning' two-story iconic building located on Duane Park was gut renovated in 1993. Currently configured as a single tenant 6,600 sq./ft. above grade commercial space. Space features 20' ceiling height on the ground floor, 14' ceiling height on the upper floor, 2 kitchenettes, 3 baths, interior terrace, conference rooms, and a full basement.

Already approved by the Landmarks Preservation Commission - development would include the addition of 4 floors. Utilization of the 4 additional floors would create 7,750 sq./ft. of prime residential space. This prestigious location in the heart of Tribeca is just a few minutes' walk from the river and all Downtown has to offer.

BUILDING HAS ALREADY BEEN LANDMARKED APPROVED FOR DEVELOPMENT.

- ❖ Building width - 25 ft
- Building depth - 128 ft
- Site area - 3,196 sq ft
- Total existing Commercial 6,600 sq ft
- Approx unused air rights - 7,750 sq ft

LOI / POF NEEDED FOR MORE INFORMATION. BUILDING CAN BE DELIVERED VACANT.

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