

GROUND FLOOR RETAIL FOR LEASE

GREENWICH VILLAGE / UNION SQUARE

99 UNIVERSITY PLACE

Southeast corner of East 12th Street · New York, NY 10003

\$205

PER SF ASKING

Negotiable



FRONTAGE

**Wraparound
65' + 34'**

Two streets of glass

GROUND FLOOR
2,709 SF

BASEMENT
1,400 SF

TOTAL
4,109 SF

POSSESSION
Immediate

TERM
Negotiable

THE SPACE

- Corner ground floor with big wraparound frontage on University Place and East 12th Street
- Can be vented** — built for F&B and other vented uses
- Gas line in place (BTU count TBD)
- HVAC in good working order
- 1,400 SF basement for prep, storage and back of house
- Two blocks from Union Square; landmark 1900 corner building, 10 stories of office tenants above
- Ideal for restaurant, café, fast casual, bakery, grocer, fitness and wellness
- Ground floor plan overleaf — see page 2**

LOCATION



14 ST-UNION SQ **4 5 6 L N Q R W**

Two blocks north. 8 St-NYU (N/R/W) and PATH at 14 St-Sixth Ave within a ten minute walk.

CREDIT AND NATIONAL TENANTS WITHIN TWO BLOCKS

Trader Joe's
Whole Foods Market
Nordstrom Rack
Barnes & Noble
Best Buy
Sephora
Ulta Beauty
Lululemon
Nike
Warby Parker
DSW
Petco
Michaels
CVS
Duane Reade
Vitamin Shoppe
Chase
Citibank
Bank of America
Starbucks

THE TRADE AREA

99
WALK SCORE

8 lines
AT UNION SQUARE

100
TRANSIT SCORE

4 days
GREENMARKET / WEEK

Union Square is one of the busiest transit hubs in New York City, at the center of the NYU campus and the Village office market.

99 UNIVERSITY PLACE

Southeast corner of East 12th Street · New York, NY 10003

14'-15'

CEILING HEIGHTS

GROUND FLOOR
2,709 SF

BASEMENT
1,400 SF

FRONTAGE
65' + 34'

VENTING
Can be vented

