BRIDGE

FOR LEASE | SEAPORT RETAIL

85 South Street

Retail for lease in the South Street Seaport.

5,000 SF AT GRADE | 5,000 SF LOWER LEVEL | 35.5 FT FRONTAGE



Space Overview

85 South Street offers a street-level storefront in the South Street Seaport with an equal-sized lower level below: 5,000 SF at grade and 5,000 SF beneath, 10,000 SF in total.

The ground floor puts a tenant's selling space on South Street, a short walk from Pier 17 and the Seaport's cobblestone blocks. The lower level matches it square foot for square foot, with room for back of house, storage, prep, or a second layer of selling space.

The space sits in an eight-story building dating to 1902, on the block between John and Fletcher Streets, with the East River waterfront across South Street.

Suited to flagship retail, food and beverage, fitness, or experiential concepts.

10,000
SF across two levels

1:1
lower level to ground floor

1902
eight-story building



Ground floor	5,000 SF
Lower level	5,000 SF
Total	10,000 SF
Frontage	35.5 ft
Asking rent	Upon request

The traffic is here

Twenty restaurants, cafes and bars, plus Pier 17 and 250 Water Street, within a few blocks.

DESTINATIONS

- A **Pier 17** Meow Wolf, The Rooftop, Gitano
- B **250 Water St** Chelsea Piers Fitness

FOOD AND BEVERAGE

1. Cool Sips
2. Mister Dips
3. Cobble Fish
4. Lithos
5. Cork
6. Funny Face Bakery
7. Dunkin'
8. Lawn Club
9. Industry Kitchen
10. Starbucks
11. Coffee Project NY
12. Kinship Coffee
13. Osteria del Porto
14. Il Brigante
15. Westville
16. The Paris Cafe
17. Chipotle
18. Melt Shop
19. Van Leeuwen
20. Felice

Source: NYC health department inspection records, active 2025-2026; PLUTO.



Big names are moving in

Some of downtown's largest new leases have landed within a few minutes' walk of the space.

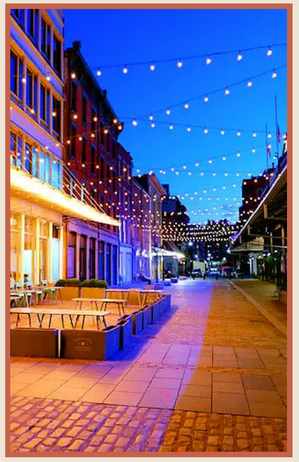
Meow Wolf Immersive art venue, 20-year lease at Pier 17	75,000 SF
Chelsea Piers Fitness Five floors at 250 Water Street	76,000 SF
Gitano NYC Restaurant and lounge at Pier 17	13,605 SF
The Rooftop at Pier 17 Open-air concert venue, 60+ shows a season	3,500 guests

10.3M

unique visitors to Lower Manhattan in 2025, per the Downtown Alliance









BRIDGE

CONTACT

Retail For Lease

Tours, floor plans and availability through Bridge Advisory Group.

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All information is from sources deemed reliable but is not guaranteed. Square footages are approximate. Subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice. Neighborhood tenant figures are from public reporting.