

**RETAIL SPACE**

# 475 BROADWAY

New York, NY  
SoHo, Manhattan

**7,900 SF**  
For Lease



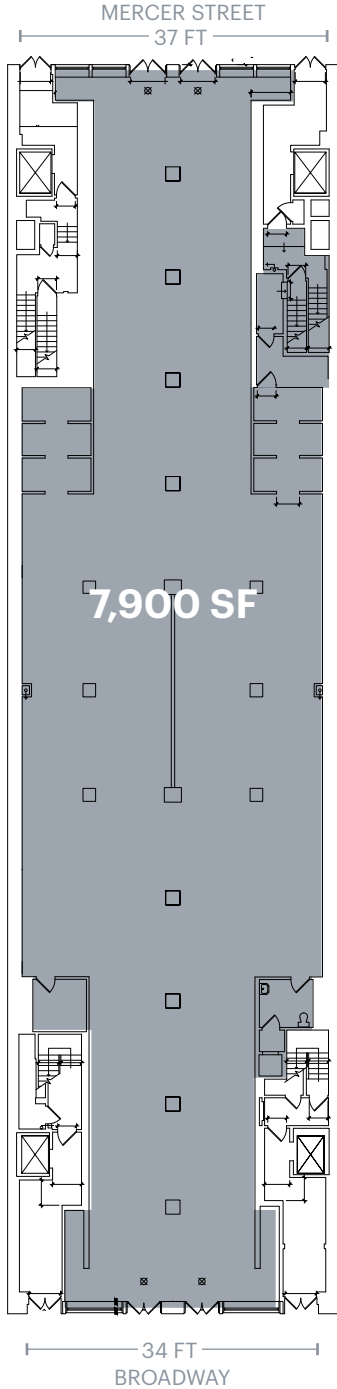
ARTIST RENDERING

West block between Broome and Grand Streets

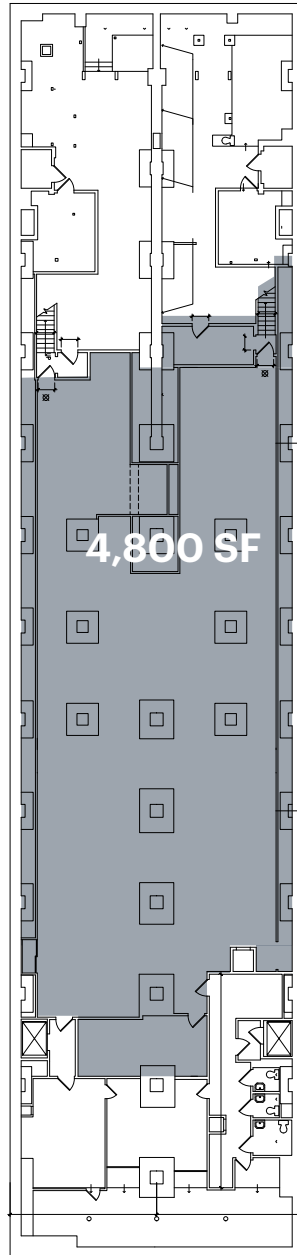
**RIPCO**  
REAL ESTATE

# FLOOR PLANS

## GROUND FLOOR



## BASEMENT



### Size

Ground Floor - 7,900 SF  
Basement - 4,800 SF

### Asking Rent

Upon Request

### Possession

May 2020

### Frontage

34 FT on Broadway  
37 FT on Mercer Street

### Neighbors

Bloomingdale's, Bose, Dolby Laboratories, J.Crew Men's, Madewell, Rituals, Think Coffee (coming soon) and Topshop

### Comments

Retail flagship opportunity in the dynamic SoHo district

Flag, banner and blade signage available

Dual entrances on Broadway and Mercer Street

---

### Transportation

2017 Ridership Report

#### Canal Street

J N Q R W Z 6

Annual	16,285,516
Weekday	47,601
Weekend	76,893

**BROADWAY EXTERIOR**



ARTIST RENDERING

# AREA MAP



## CONTACT EXCLUSIVE AGENTS

**BETH ROSEN**

brosen@ripcony.com

**EMILY SIMMONDS**

esimmonds@ripcony.com

**212.750.6565**

**RIPCO**  
REAL ESTATE

150 East 58th Street  
15th Floor  
New York, NY 10155  
212.750.6565

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.