

Commercial CO-OP for Sale or Lease

Perfect for User or Investor

West Soho



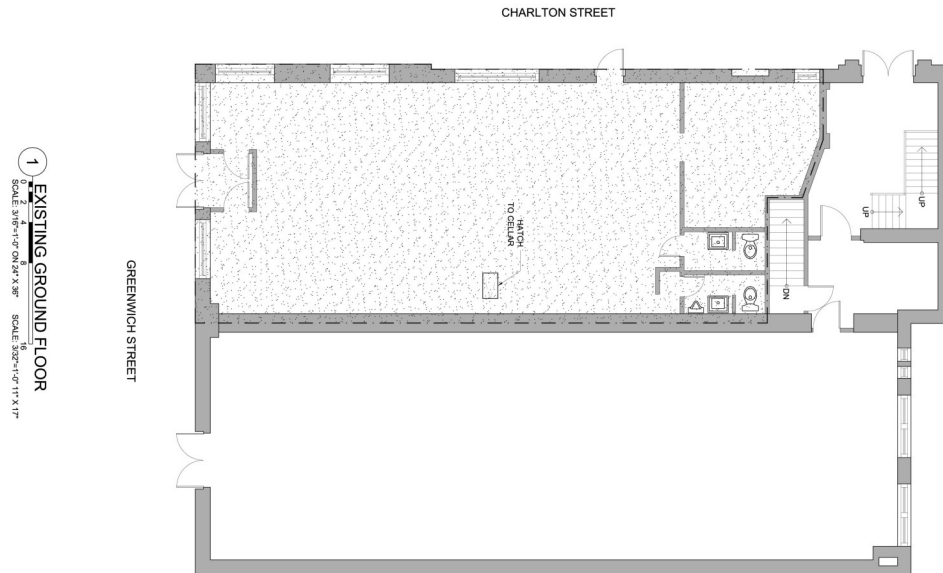
549 Greenwich Street
Ground Level 1,450 SF (approx.)

Package Price: \$2,800,000
*For Purchase MT: \$2,023 (includes RE tax)
Lease/Rent: \$18,000 per month
*For lease key money required: \$300,000
Frontage: Approximately 70 ft
Ceiling Heights: 14'

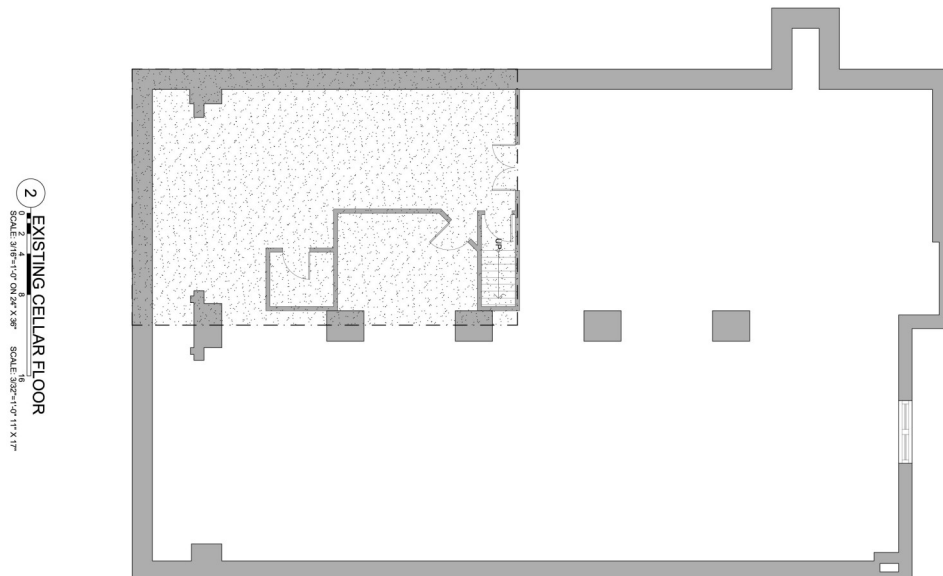
- Located in Hudson Square Re-zoning district
- Cooking Stack in place
- Fully equipped restaurant
- Out door seating license
- Current Liquor license, 4 AM

Jamison Weiner x12
The Manhattes Group LLC 54 Thompson Street New York, NY 10012
212-334-4666
jweiner@manhattes.com
www.Manhattes.com

Existing Ground Floor Plan



Existing Cellar Floor Plan



Interior



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PJ Charlton Inventory

Dining Room

Bar Area
5 Tap Beer System
3 Station Soda System (2 guns, 1 Tower)
Fully equipped Art Deco Designer bar (25 feet)
Mahogany Back bar 3 door refrigerator
3 inch cement slab floor behind bar with floor drain
4 door reach in beer cooler
3 bay sink w/electric glass washer
3 s/s ice chests
Espresso Machine
Granite center floor display table
2 32" flat screen TV's
60 wooden leather padded chairs
25 tables
1 Back up Emergency overhead natural gas space heater
4 four folding Mahogany French doors installed recently (\$50,000)
Mitsubishi 42,000 BTU A/C unit (3.5 Ton)
Split System 60,000 A/C unit (5 Ton)

Kitchen

2 six burner Garland Stoves with ovens
1 Char broiler
1 two bay fryolater
1 six foot work station with butcher block work area on top
1 low boy freezer
Heavy duty exhaust hood and motor
Fully working fire suppression system to meet or exceed code
1 microwave oven
Assorted Kitchen Aid and Cuisinart machines

Basement

1 Kold Draft 400 pound Ice Machine
1 single door freezer
1 original wood lined walk in box
1 stainless steel & aluminum walk in box
Office (see amended inventory of office equipment)
Storage space

Outside Sidewalk

Outside flood lights covering entire perimeter of restaurant sidewalk
15 tables for outdoor café
33 High Polished aluminum chairs made in Italy wind resistant chairs
Sidewalk Café Umbrellas (10)
8 potted trees
2 in the sidewalk trees recently planted by DOT and Parks Dept.
Sidewalk vault for deliveries
Elevator use for large deliveries

Permits Licenses and Authority

New York State Liquor License (32 years continuous)
New York City Sidewalk Café License
New York City Dept. of Health and Hygiene Restaurant Permit
New York City Fire Dept. Permit for A/C compressors
New York City Fire Dept. Permit for Hood and Range Equipment
New York City Fire Dept. Permit for compressed gas storage for soda guns
New York State Dept. Of Taxation and Finance Certificate of Authority

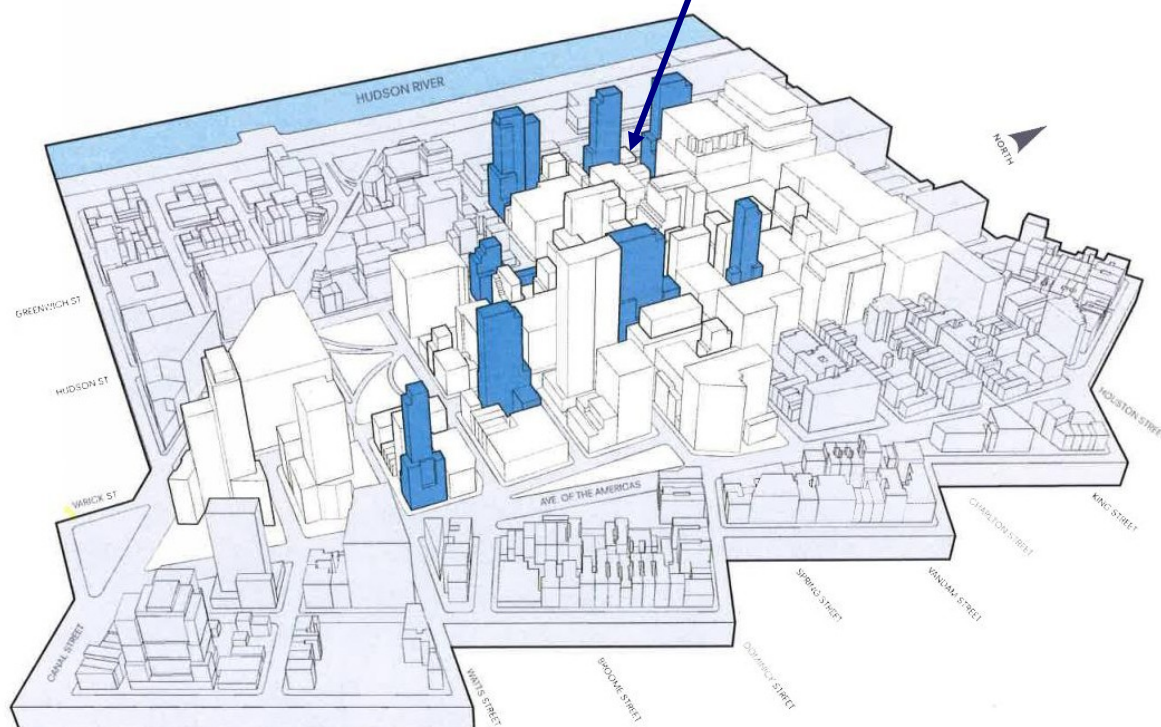


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PROPOSED REZONING // WIDE STREETS



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AN EVOLVING NEIGHBORHOOD // TODAY HUDSON SQUARE IS HOME TO SOME OF THE CITY'S MOST CREATIVE COMPANIES

HUDSON SQUARE COMPANIES:

- MEDIA
- NOT-FOR-PROFITS
- ARCHITECTS
- GRAPHIC ARTISTS
- PUBLISHING
- TECHNOLOGY



REZONING GOALS

- **INCREASE THE AREA'S SPECIAL APPEAL TO THE CREATIVE COMPANIES SO IMPORTANT TO THE CITY'S ECONOMIC FUTURE**
- **PROTECT NEIGHBORHOOD CHARACTER**
- **ENHANCE NEIGHBORHOOD VIBRANCY**
- **ATTRACT QUALITY NEIGHBORHOOD RETAIL**

AN EVOLVING ECONOMIC ENGINE // TECH AND CREATIVE INDUSTRIES ARE RESPONSIBLE FOR MUCH OF THE RECENT ECONOMIC GROWTH IN NEW YORK CITY

**CITY-WIDE, THE IT SECTOR SAW JOB GROWTH OF 28.7% BETWEEN 2007 AND 2012
MEDIA, IT, AND TECH COMPANIES GREW FROM A COMBINED FOOTPRINT OF 3.8 MILLION SQUARE FEET IN 2010 TO 6 MILLION SQUARE FEET IN 2011**

**TODAY, HUDSON SQUARE IS HOME TO 1,000 COMPANIES
AND OVER 35,000 JOBS**



NYU-POLY INCUBATOR @ 137 VARICK STREET

549 Greenwich

DEVELOPMENT OPTIONS // NO EXISTING HEIGHT LIMIT; 320' HEIGHT LIMIT PROPOSED

