

**Prime Retail Corner For Lease**  
**2,300 Square Feet at Houston & Bowery**  
**Across from Whole Foods**

110 Feet of Frontage



*S/W corner across from NYC's largest Whole Foods and new 750 unit Avalon Bay development*

<b>SIZE:</b>	2,300 sqft ground, Full basement
<b>RENT:</b>	\$460,000 per annum, (\$200 p/sqft)
<b>FRONTAGE:</b>	40 feet on Bowery, 70 feet on Houston
<b>POSSESSION:</b>	Immediate
<b>NEIGHBORS:</b>	Whole Foods, John Varvatos, Chase Bank, New Museum for Contemporary Art, Feature Gallery, Bowery & Vine
<b>NOTES:</b>	Space has 16 ft ceilings
<b>TRANSPORTATION:</b>	Subway Lines: 6, F, V, B, D, N, R, W

*For additional information contact Exclusive Brokers:*

**Location:**

This retail space is in the center of six dynamic downtown neighborhoods: Nolita (North of Little Italy), the East Village, SoHo (South of Houston Street), NoHo (North of Houston Street), Greenwich Village, and the Lower East Side. The trade area has demographics that have grown much faster than any other part of the city over the past 10 years. Several new luxury condo's and rentals have brought an eclectic array of professionals from all trades. A transformation in the retail landscape will be anchored by a 66,000 square foot Whole Foods.

Two way traffic on both Houston and Bowery provide for excellent visibility, and high automotive traffic. The space is also two blocks from the subway lines that serve both the East and West Sides of Manhattan. Houston is one of the most heavily trafficked streets through the City, with a large part of the traffic coming from the outer boroughs. The new tenant will also benefit from the public transportation, and pedestrian foot traffic.

This space will also benefit from the Chrystie Place Development that is almost close to completion. Upon completion, the project will feature over 700 luxury rental apartments, 135,000 square feet of retail, and a 35,000 sqf YMCA recreation center. Along with the numerous residential construction and conversion on the Bowery, the area is now one of the most sought after neighborhoods in Manhattan, and it all comes together on the corner of Houston and Bowery...

The groundbreaking of The New Museum of Contemporary Art, on the Bowery, is another sign of the significant change the neighborhood has undergone, and is a testament to its



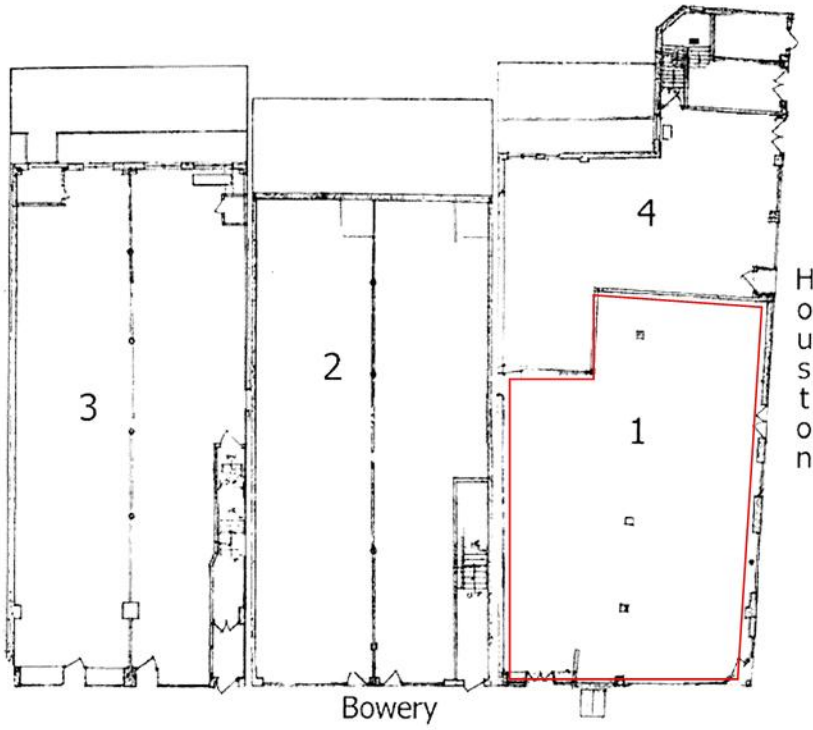
reinvention. A neighborhood once littered with vagrants, is now an incredibly vibrant area full of young, successful professionals.

The new facility will be a landmark, and a premiere cultural destination, as well as the first new art museum ever constructed from the ground-up, below 14th Street. The 60,000 square foot seven story building, will have a library, study hall, 188 person theater, café and 3 full floors of column free exhibition space.



The Manhattes Group LLC

Bowery  
Houston



# The Bowery's Rebirth

**T**he transformation of the Bowery, a once-forsaken stretch of flophouses, dive bars, and kitchen supply stores on Manhattan's Lower East Side, has reached full throttle. The clothing boutique Blue & Cream recently moved in and John Varvatos and Rogan are coming soon. Chef Daniel Boulud is opening an upscale burger joint. Following the success of the year-old Bowery Hotel, the Carlos Zapata-designed Cooper Square Hotel debuts later this year.

The area is becoming something of a destination for celebrity architects, with buildings by Thom Mayne, Herzog & de Meuron, and Bernard Tschumi. The jewel of the Bowery—imperfections aside—is SANA's New Museum of Contemporary Art, whose opening this fall served as a magnet for art galleries, which began popping up here several years ago but are now coming in waves. Recent arrivals include Salon 94, Luxe, Lehmann Maupin, Feature, and DCKT Contemporary, a transplant from Chelsea, where spiraling rents are forcing some galleries to look elsewhere.

"In the short time I've been on the Lower East Side, the number of galleries has practically doubled," says Amy Smith-Stewart, a former curator at P.S.1 Contemporary Art Center in Long Island City who opened her space last summer. "In Chelsea there's such an oversaturation, it can feel like work. Here there's great diversity in the neighborhood and in the galleries. People feel they can talk to the owners—it's more intimate."



## ON AND OFF THE BOWERY

### ART GALLERIES

- 1 Rivington Arms 4 E. 2nd St.; 646-654-3213; rivingtonarms.com
- 2 Feature 276 Bowery; 212-675-7772; featureinc.com
- 3 New Museum of Contemporary Art 235 Bowery; 212-219-1222; newmuseum.org
- 4 DCKT Contemporary 195 Bowery; 212-741-9955; dcktcontemporary.com
- 5 Thierry Goldberg Projects 5 Rivington St.; 212-967-2260; thierrygoldberg.com
- 6 Eleven Rivington 11 Rivington St.; 212-982-1930; elevenrivington.com
- 7 Salon 94 Freemans 1 Freeman Alley; 212-529-7400; salon94.com
- 8 Lehmann Maupin 201 Chrystie St.; 212-254-0054; lehmannmaupin.com
- 9 Sunday 237 Eldridge St.; 212-253-0700; sundaynyc.com
- 10 Luxe Gallery 53 Stanton St.; 212-582-4425; luxegallery.net
- 11 Smith-Stewart 53 Stanton St.; 212-477-2821; smith-stewart.com
- 12 Museum 52 95 Rivington St.; 212-228-3090; museum52.com
- 13 Participant Inc 253 E. Houston St.; 212-254-4334; participantinc.org

### NEW HOTELS AND RESTAURANTS

- 1 Cooper Square Hotel 25 Cooper Square (opening in July)
- 2 Bowery Hotel 335 Bowery; 212-505-9100; theboweryhotel.com
- 3 250 Bowery The city's first green hotel (opening late 2008)
- 4 Hotel on Rivington 107 Rivington St.; 212-475-2600; hotelonrivington.com
- 5 Gemma at the Bowery Hotel 335 Bowery; 212-505-9100
- 6 AvroKO's unnamed restaurant at 310 Bowery (opening late 2008)
- 7 Daniel Boulud's new brasserie at 299 Bowery (opening this summer)

● Art Gallery ● Hotel ● Restaurant

