



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

508-510 WEST 25TH STREET

FOR LEASE OR SALE

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TABLE OF CONTENTS

4 – 5

EXECUTIVE SUMMARY
PROPERTY SUMMARY

6 – 8

FLOOR PLANS
PHOTOS

9

NEIGHBORHOOD MAP

10

CONFIDENTIAL OFFERING

EXECUTIVE SUMMARY

Lee & Associates NYC is pleased to present exclusively for lease or sale the retail space located at 508-510 West 25th Street (the “Property”). Situated directly below the High Line, the Property is located at the epicenter of one of New York City’s most prominent submarkets in terms of culture and nightlife: West Chelsea. Known for its art galleries, trendy restaurants, and stunning waterfront views, West Chelsea is a popular destination for both tourists and locals alike. The submarket has become a hub for live, work and leisure destinations and is an all-encompassing neighborhood providing residents access to every aspect of life.

The Property spans approximately 7,940 square feet between the two lots and is currently built out as gallery space. Delivered vacant, tenants, an owner-user, or investor will be able to utilize the space immediately to create an iconic location that allows for a multitude of potential uses.



PROPERTY SUMMARY

ADDRESS	504-510 WEST 25TH STREET
LOCATION	Midblock frontage on West 25th Street between 10th Avenue and 11th Avenue
BLOCK / LOT	969 - 40, 969 - 42
GROSS SQ. FT.	7,940
FLOORS	Ground
TAX CLASS	4
REAL ESTATE TAXES	\$263, 537

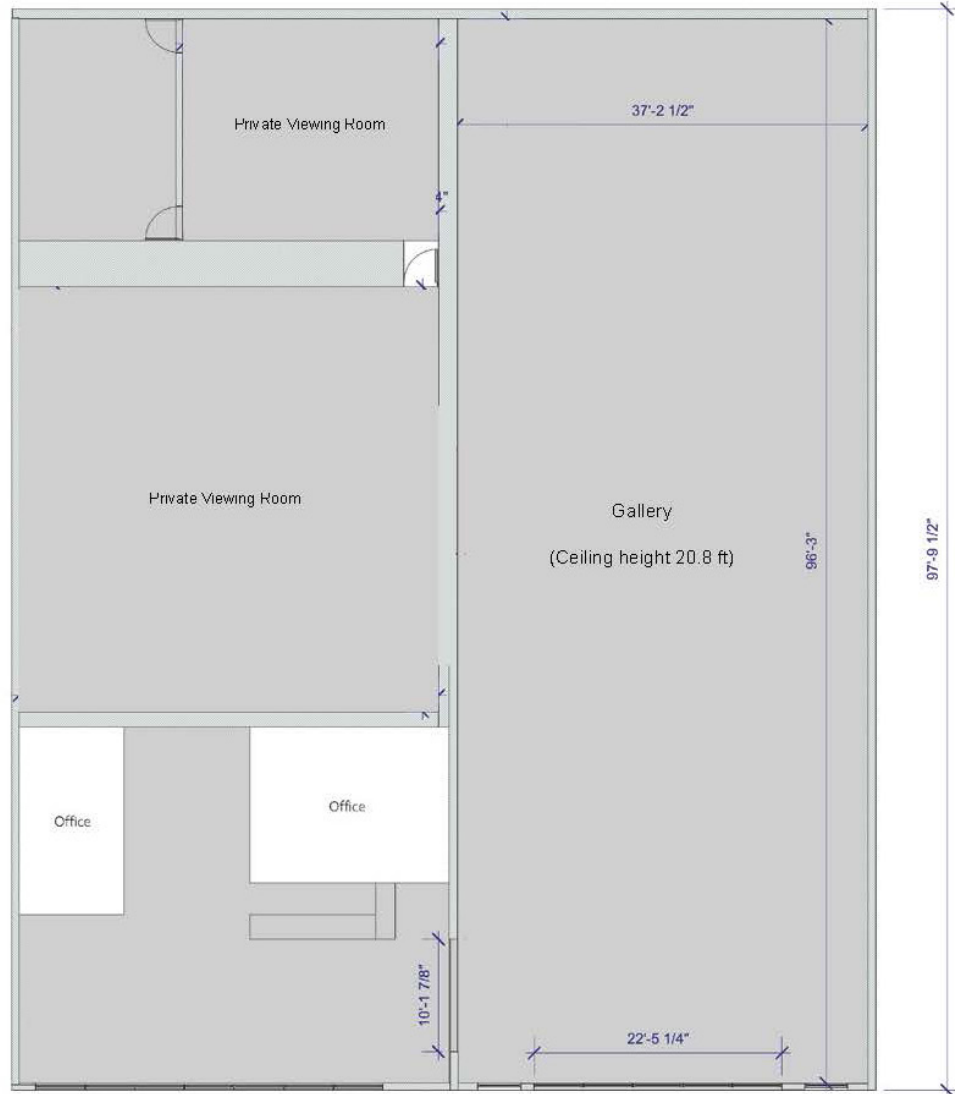


DEAL HIGHLIGHTS

- Located directly under the High Line, one of New York City's most popular attractions to locals and tourists alike
- Delivered vacant, allowing for immediate possession for tenants, users, or investors

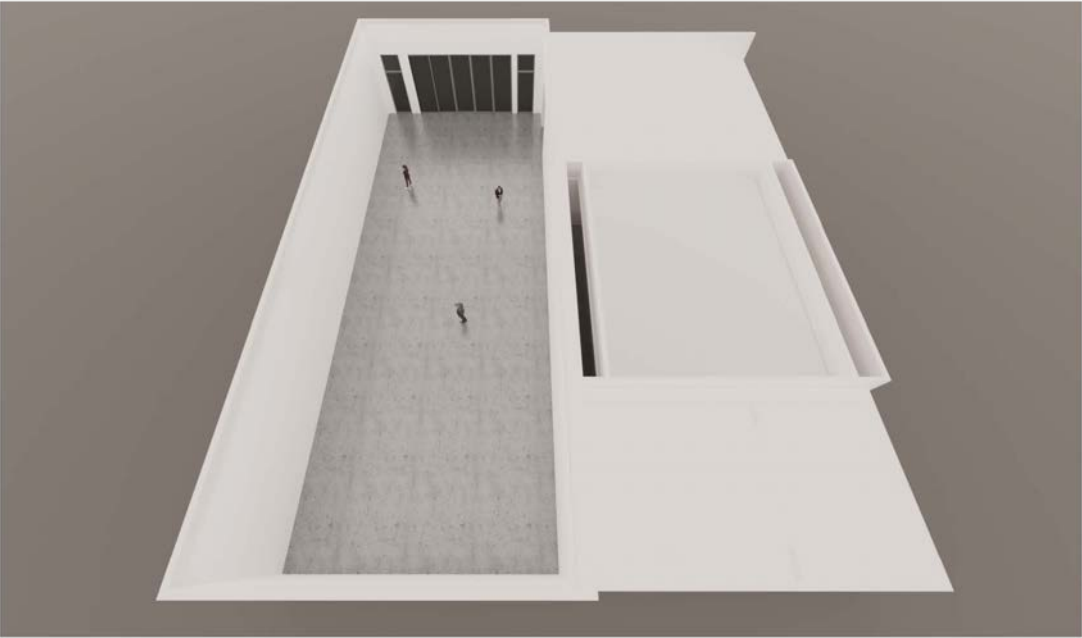
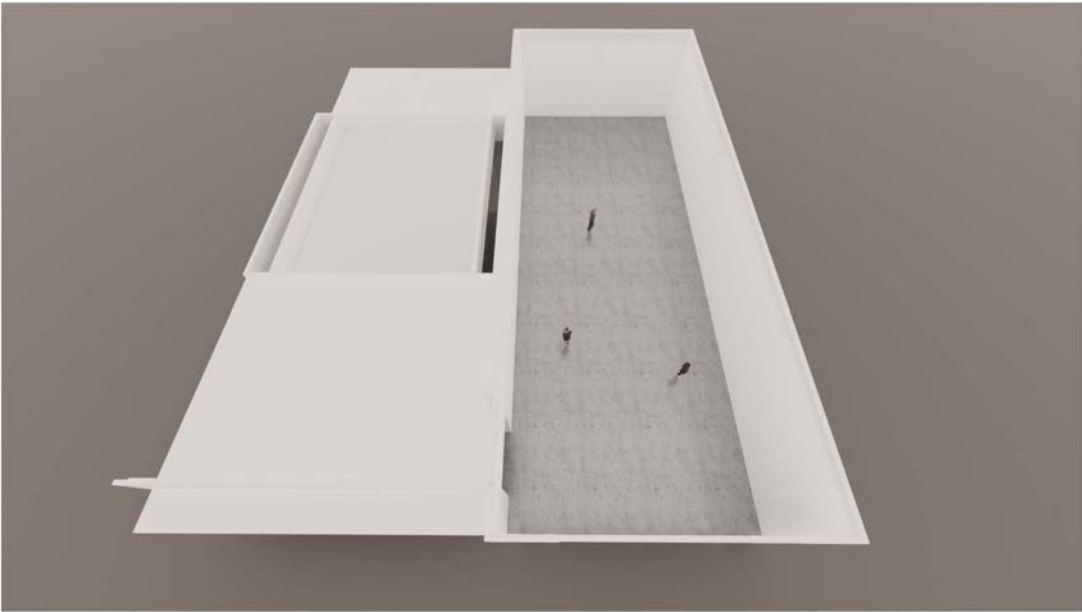
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

AERIAL



PHOTOS



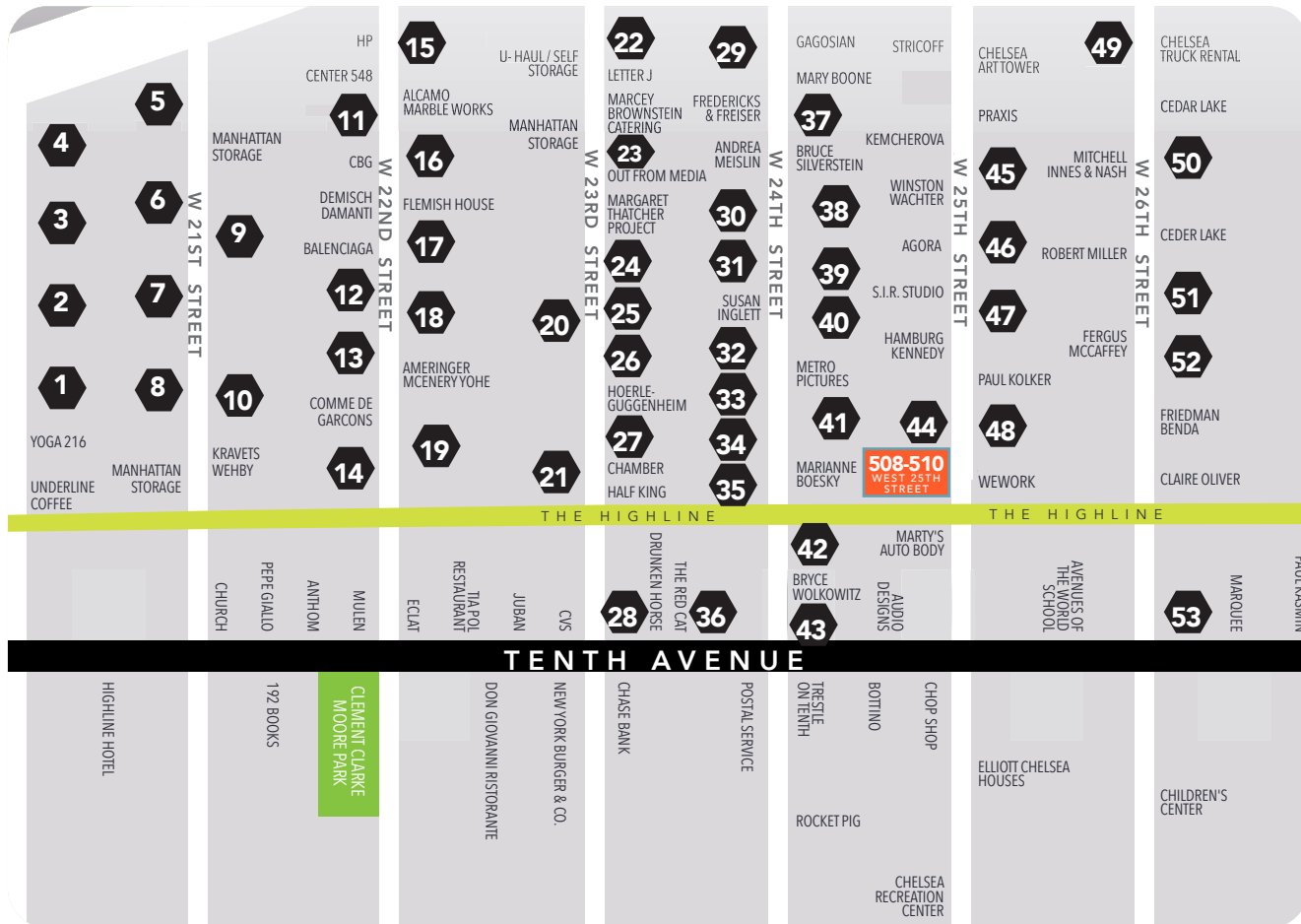
* Photos and Floor Plans credited to HS2 Architecture and Pace Gallery



NEIGHBORHOOD MAP

GALLERIES IN THE AREA

- | | | | | |
|----------------------------|----------------------------------|-----------------------------------|-------------------------------|--------------------------------|
| 1. JACK SHAIMAN GALLERY | 12. SIKKEMA JENKINS & CO GALLERY | 24. ASYA GEISBERG GALLERY | 34. GALLERY RICHARD | 45. BERTRAND DELACROIX GALLERY |
| 2. KIM FOSTER GALLERY | 13, 14. MATTHEW MARKS GALLERY | 25. HIXENBAUGH ACIENT ART GALLERY | 35. GALLERY CASSINA | 46. DOUSAN GALLERY |
| 3. DAVID ZWIRNER GALLERY | 15. SILAS SEANDAL GALLERY | 26. ANNA ZORINA GALLERY | 36. TAGLIATELA GALLERIES | 47. NANCY MARGOLIS GALLERY |
| 4. ELIZABETH DEE GALLERY | 16. ANDREW KREPS GALLERY | 27. DANZIGER GALLERY | 37. 535 GALLERY | 48. ASIAN ART PIERS |
| 5. SKARSTEDT GALLERY | 17. KLEIN SUN GALLERY | 28. JIM KEMPNER ART GALLERY | 38. LUHRING AUGUSTINE GALLERY | 49. STEVEN HALLEN GALLERY |
| 6. PAULA COOPER GALLERY | 18. YANCEY RICHARDSON GALLERY | 29. ANDREA ROSEN GALLERY | 39. ANDREA ROSEN GALLERY | 50. JAMES COHAN GALLERY |
| 7. GLADSTONE GALLERY | 19. DENISE COREY GALLERY | 30. UNIX GALLERY | 40. MATTHEW MARKS GALLERY | 51. GEORGE BILLIS GALLERY |
| 8. GAGOSIAN GALLERY | 20. VISIO DELL' ARTE | 31. JACK SHERMAN GALLERY | 41. GLADSTONE GALLERY | 52. ANA CRISTEA GALLERY |
| 9. PAULA COOPER GALLERY II | 21. THE CURATOR GALLERY | 32. MIKE WEISS | 42. 303 GALLERY | 53. 287 GALLERY |
| 10. TANYA BONAKDAR GALLERY | 22. JONATHAN LEVINE GALLERY | 33. GALLERY C24 | 43. YOSI GALLERY | |
| 11. ZACH FEUER GALLERY | 23. DE BUCK GALLERY | | 44. LENNON WEINBERG GALLERY | |



NEARBY TRANSPORTATION



at 14th Street & Eighth Avenue



at 23rd Street



at 28th Street

CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Lee & Associates (“Broker”) solely for the use of prospective purchasers of the mixed-use building located at 508-510 West 25th Street New York, NY 10001 (“The Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.

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