

ONE SQ SOHO

Premier SoHo Retail Availability
along Avenue of the Americas at
the corner of Spring Street



Gensler

CBRE

SPACE OVERVIEW

SAVED THE BEST FOR LAST



Join Trader Joe's, Aveda, CVS, and Torch + Crown at SoHo's largest retail block on Spring Street.

Last available retail opportunity at the base of SoHo's newest and preeminent Class A office building.

+ PROMINENT CORNER

on Avenue of the Americas, SoHo's busiest northbound thoroughfare, and Spring Street, SoHo's most renowned cross-neighborhood thoroughfare. Positioned on the north corner of a northbound avenue, maximizing vehicular visibility.

+ IMPRESSIVE PHYSICAL SPACE

22 foot high ceilings and 95 feet of contiguous double-height glass frontage along Avenue of the Americas.

+ TRANSPORTATION

directly in front of the C/E Spring Street subway station, with 3.6M annual riders.



ONE S
SOHO Q

LEASED
TO BE CVS

Northwest Corner of Spring Street and Avenue of the Americas

LEASED
TRADER JOE'S & AVEDA

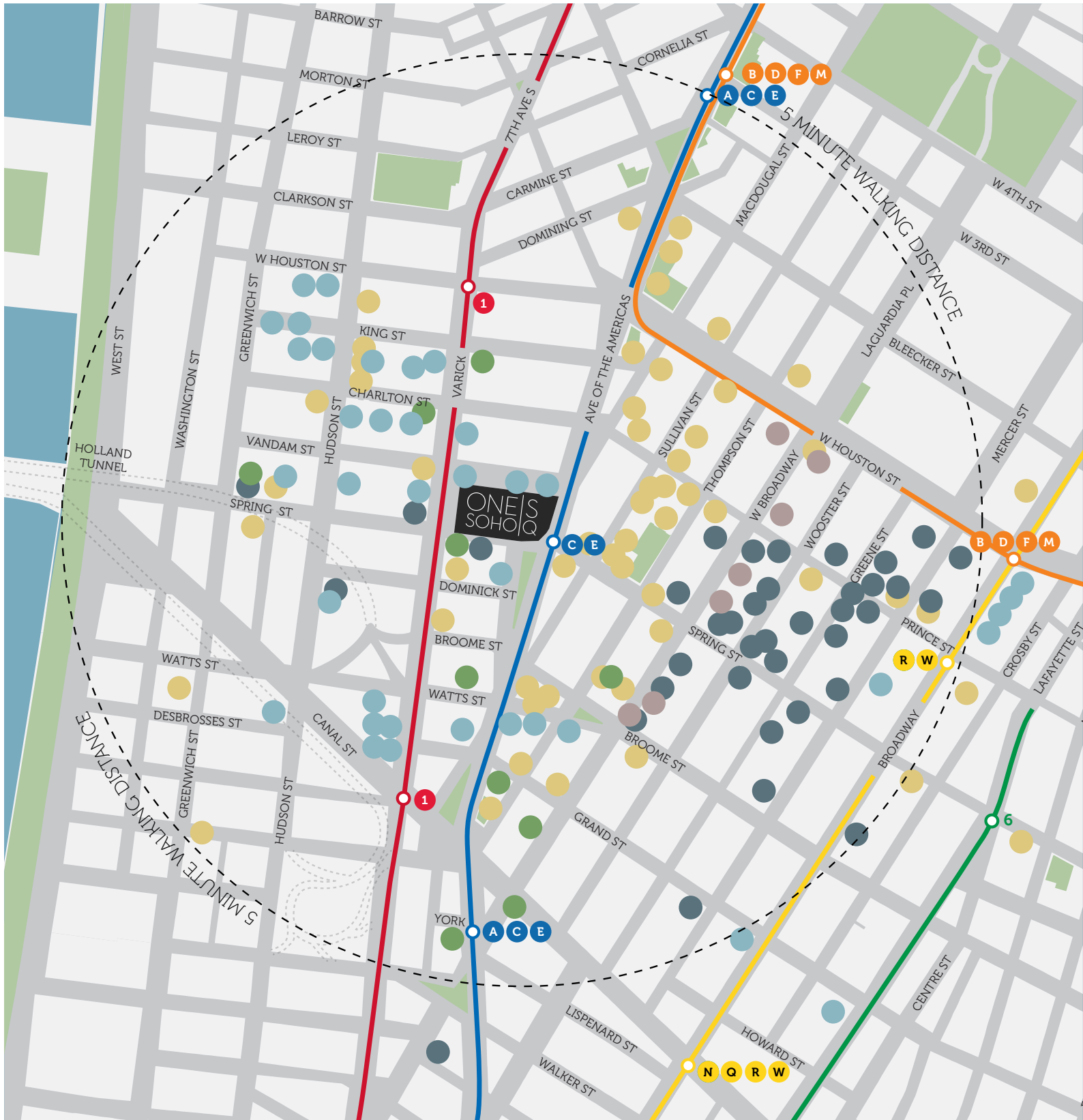
Spring Street between Avenue of the Americas and Varick Street

LEASED
TO BE TORCH & CROWN

Artist renderings by Neoscape

Vandam Street between Avenue of the Americas and Varick Street

AREA MAP



TRAVEL TIMES

- Penn Station: 8 minutes
- Port Authority: 10 minutes
- Grand Central: 10 minutes
- Rockefeller Center: 9 minutes
- World Trade Center: 8 minutes

LOCAL NEIGHBORS

- Corporate Neighbors
- Hotels
- Retail
- Attractions
- Restaurants

SUBWAYS

- B D F M 6
- A C E 1
- N Q R W



TOURISM

- Located in SoHo, one of the world's premier shopping destinations.
- There are 1,117+ hotel rooms in the immediate vicinity.



CONNECTIVITY

- Entrance to the C/E subway line is directly in front of the premises on the Spring Street and Vandam Street corners, creating strong and constant pedestrian traffic directly in front of the premises with 3.6 million annual riders.
- One SoHo Square is within walking distance to 16 subway lines and the Christopher Street PATH station.



OFFICE

- The retail is at the base of a newly renovated Class A office building, totaling 800,000 square feet.
- Inherent demand from new One Soho Square office tenants: MAC, Aetna, Flatiron Health, Glossier, Warby Parker, and more.
- The immediate area comprises of 85,000+ office workers and 24 million+ square feet of office space.
- The site is surrounded by global headquarters for media and tech giants such as CBS, Edelman, Havas, Saatchi & Saatchi, Scholastic, Thrillist, Viacom and ZocDoc.
- Hudson Square office workers account for \$310 million in annual retail spending in the district.



REVITALIZATION

- The Hudson Square BID is investing \$27 million to turn Spring Street west of Avenue of the Americas into the neighborhood's central shopping corridor. This revitalization includes a complete renovation of SoHo Square Park, increased trees and lighting, expansion of sidewalks and addition of seating areas.



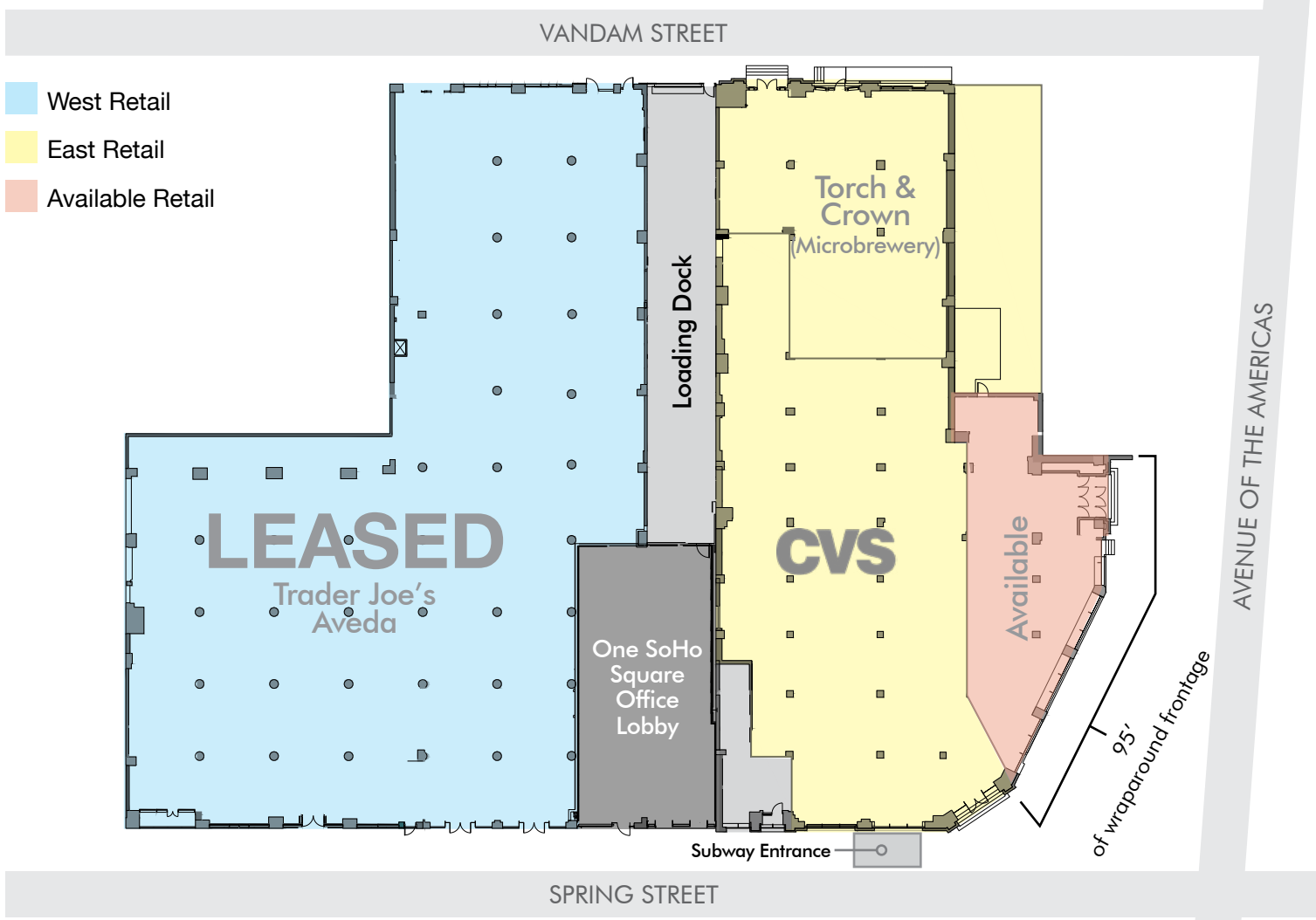
RESIDENTIAL

- The current residential population is 36,000+ (within a .5 mile radius of the site).
- The rezoning initiative for Hudson Square has set the stage for a surge of residential developments that could add up to 10,000 new residents - nearly 3x the current level.

BUILDING PLAN



Artist rendering by Neoscape





Gensler

AVAILABLE EAST RETAIL

Ground Floor
3,352 SF*

Ceiling Heights
22 Feet

Comments

- All uses considered
- Landlord installing brand-new retail façade
- Mezzanine and lower level are selling and can be leased separately from the ground floor
- Mezzanine overlooks the ground floor retail but is not directly above, preserving ceiling heights
- Up to 6,500 SF in the sub-lower level can be made available

Lower Level
6,600 SF*

Frontage
95 Feet on
Sixth Avenue

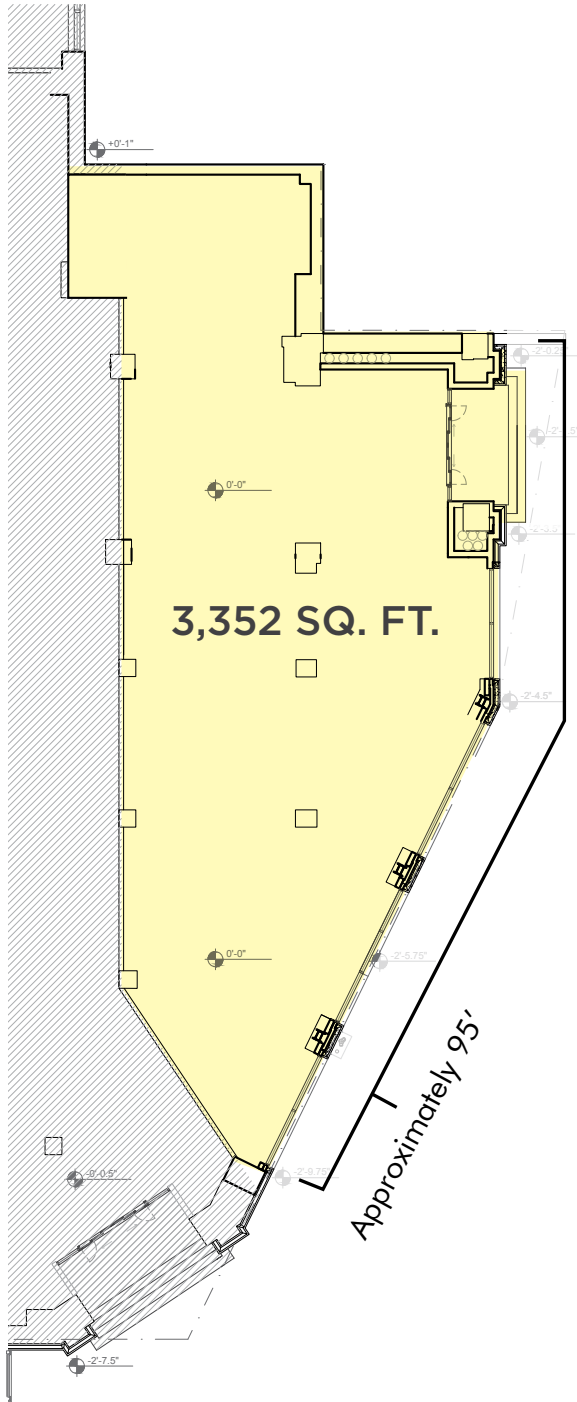
Mezzanine
Up to 12,000 SF*

Possession
Immediate

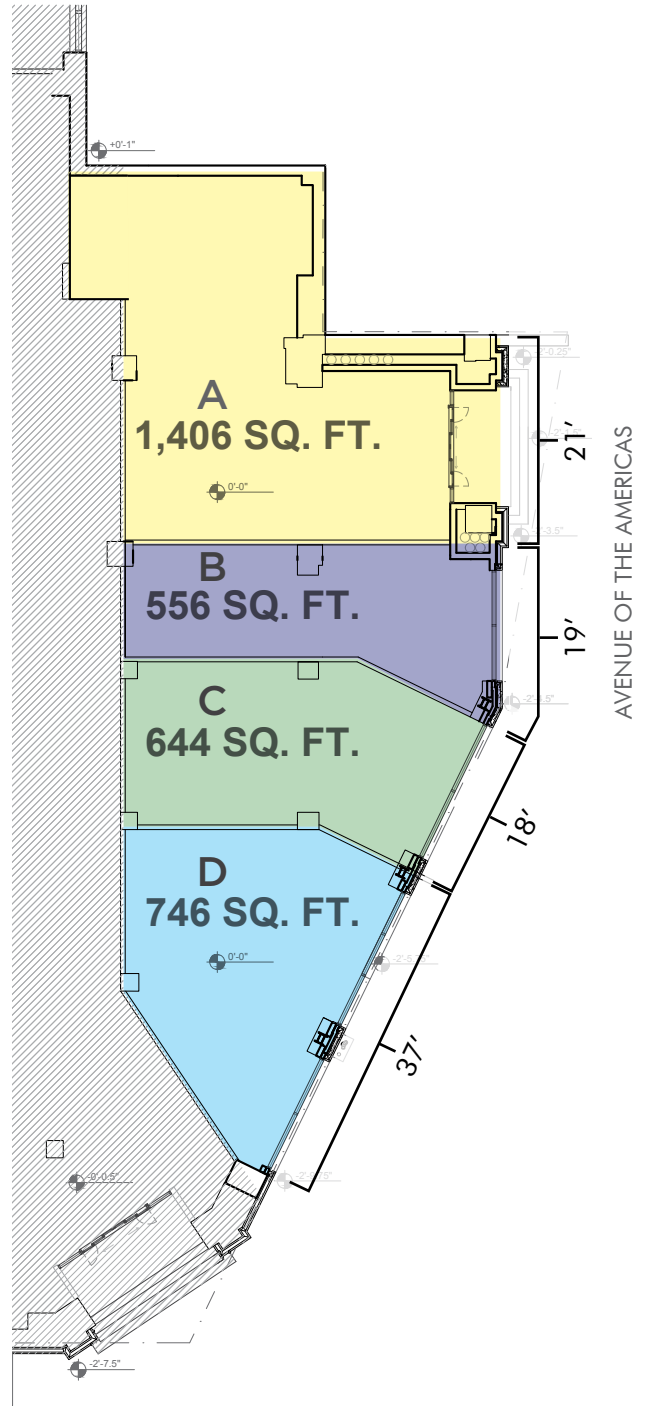
Term
Long term

*Multiple division scenarios considered

Single Tenant Division



Multi-Tenant Division



SPRING STREET

ONE SQ SOHO

Premier SoHo Retail Availability
along Avenue of the Americas at
the corner of Spring Street



David LaPierre
212.984.6590
david.lapierre@cbre.com

Kristen Crossman
212.984.6686
kristen.crossman@cbre.com