

# 68 Thomas Street

West Broadway & Church Street

## FOR SALE OR FOR LEASE Ground Floor & Lower Level



Reception



Rear Open Area - Inward

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### FOR SALE OR FOR LEASE

**FLOOR: - Ground 1883 ft net**

**- Lower Level 1849 ft. net**

**PRICE: - For Lease - \$20,000 mth**

**- For Sale \$4.0 m**

**POSSESSION: January 1, 2024**

**TERM: Lease Term Negotiable**

**COMMON CHARGE: \$7,284 per year**

**TAXES: \$35,128.56 per year**

The commercial condominium is comprised of the ground floor 1883 ft. and Lower Level 1849 ft. at this unique and rare boutique condominium building.

Currently use is a Pilates Center. Current C of O is gallery and studio use. Ideal for Wellness, Yoga, Pilates, Physical Therapy, Medical Office, Architecture & Design Center, or Executive / Family office.

It located on the south side of Thomas Street between West Broadway and Church Street in Tribeca. The ground floor features 15 foot ceiling heights and the lower level has 8-10 foot ceiling heights.

Located on a premier and discreet block in the heart of Tribeca. The surrounding blocks are home to a variety of world-class cultural, dining, nightlife and exclusive luxury residential developments. 68 Thomas is also steps away to the Financial District and World Trade Center office market and walking distance to Battery Park City, Brookfield Place office and retail complex, Hudson River Greenway, riverfront parks, recreation areas and Soho.



Front Open Area



Rear Open Area - Outward

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Lower Floor Open Area



Rest Room



Lower Floor Lounge



Entrance Front

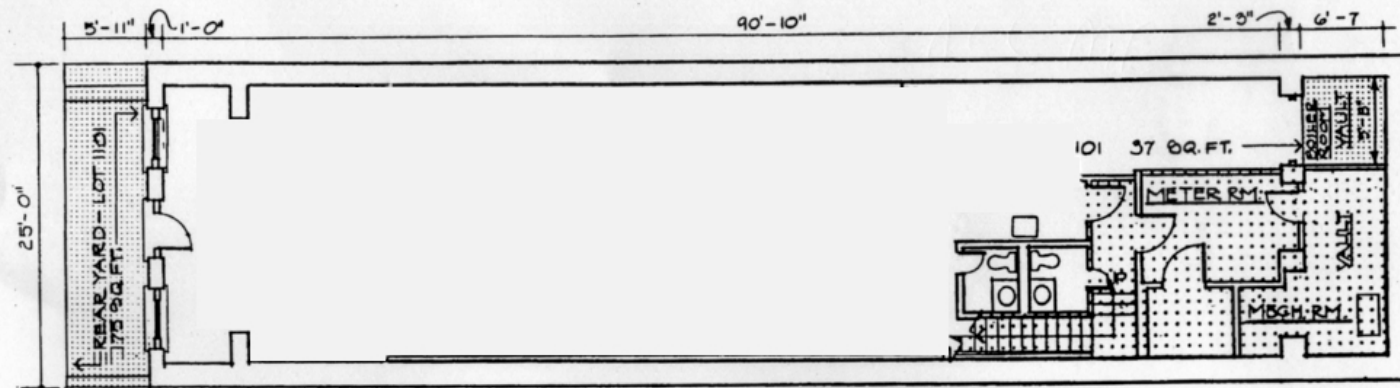
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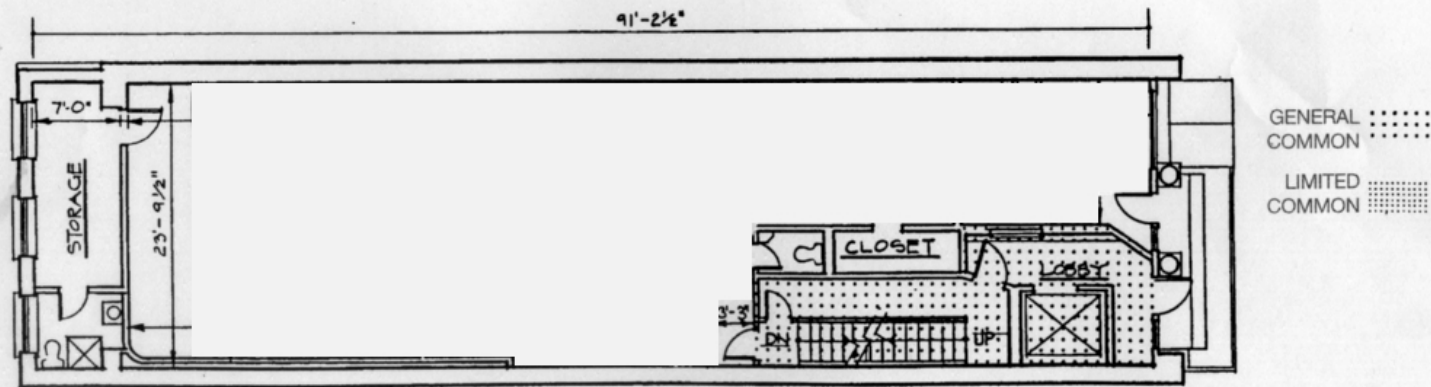
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## FLOOR PLANS

### CELLAR PLAN



### FIRST FLOOR



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