# 109 SPRING STREET
SOHO, NY

TROPHY SOHO LOFT MIXED-USE BUILDING
FLAGSHIP RETAIL POTENTIAL
2B TAX-CLASS DESIGNATION

OFFERS DUE: THURSDAY, JUNE 25TH @ 4PM

## FOR SALE

Ariel GREA Partner

# 109 SPRING STREET
SOHO, NY

### Generational Soho Offering
On the market for the first time in 40 years.

### World-Class, Flagship Retail Potential
All retail leases expiring in January 2027 presents immediate flagship location with strategic frontage on both Spring & Mercer Streets.

### Tremendous Retail Synergy
Highly trafficked location surrounded by blue-chip luxury brands.

### Substantial Residential Upside
Nine units (4 free-market, 5 rent-stabilized) currently operating well below Soho market rates.

### Valuable 2B Tax Designation
Tax assessment increases capped at 8% annually and 30% over five years.

### Additional Signage Income
Reliable, passive revenue via a 15-year signage lease on its prominent eastern façade.

### Abundant Mass Transit
Steps from A, C, E, N, R, W, B, D, F, M, and 6 subway lines.

# A QUINTESSENTIAL SOHO LOFT BUILDING WITH FLAGSHIP RETAIL POTENTIAL

ARIEL PROPERTY ADVISORS PRESENTS **109-111 SPRING STREET,** A TROPHY RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY IN THE HEART OF SOHO.

Available for the first time in 40 years, this 5-story plus cellar, L-shaped, cast-iron loft building features 50′ of frontage on Spring Street and 25′ of frontage on Mercer Street.

**With the ground floor & cellar commercial space slated to be vacant in early 2027, 109-11 Spring Street is a generational opportunity for luxury brands or institutional investors seeking flagship retail in the heart of SoHo.**

In total, the building spans 30,717 total SF, which is comprised of 25,250 SF above-grade and 5,464 SF below grade. Above the retail space, there are 9 residential units from the 2nd through 5th floors.

Notably, the building also enjoys 2B tax-class status and signage income.

## Retail vacant by February 1, 2027

**+/- 4,703**
On-Grade Retail SF

**+/- 9,271**
Gross Retail SF

**75 FT**
Combined Retail Frontage

**2B**
Tax Class

**+/- 20,547 SF**
Residential Component

## Pricing Guidance Upon Request

## OFFERS DUE: THURSDAY, JUNE 25TH @ 4PM


5th Floor
**2 RESIDENTIAL UNITS**
**4,190 SF**

4th Floor
**2 RESIDENTIAL UNITS**
**3,950 SF**

3rd Floor
**3 RESIDENTIAL UNITS**
**3,990 SF**

2nd Floor
**2 RESIDENTIAL UNITS**
**5,092 SF**

1st Floor + Cellar
**TOTAL RETAIL SPACE**
**9,270 SF GROSS**

**25,250 SF**
Above-grade Gross SF

**30,714 SF**
Total Building Gross SF

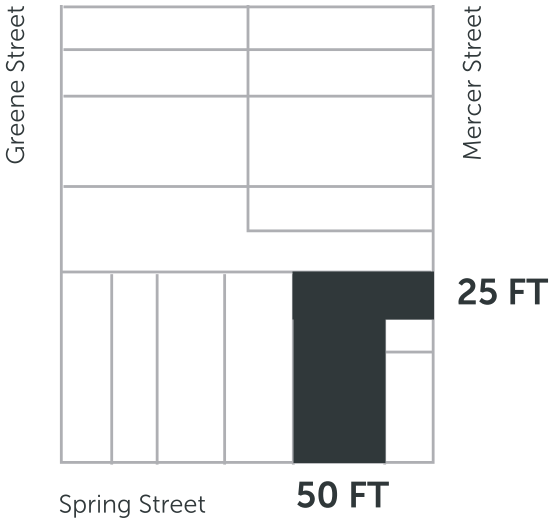
**Retail Vacant by February 1, 2027**

| | |
|---|---|
| **Property Information** | |
| Property Address | 109 Spring Street, New York, NY 10012 |
| Block / Lot | 499 / 37 |
| Lot Dimensions | 50' x 100' (Irregular) |
| Lot Sq. Ft. | 5,624 |
| **Building Information** | |
| Property Type | Mixed-Use Elevator |
| Building Dimensions | 50' x 100' (Irregular) |
| Stories | 6 + Cellar |
| **Unit Mix** | |
| Residential Units | 9 |
| Commercial Units | 1 (Landlord Can Subdivide) |
| Total Units | 10 |
| **Zoning Information** | |
| Zoning | M1-5 / R7X (MIH) |
| FAR | 6.00 |
| Buildable Sq. Ft. | 33,744 |
| Air Rights Sq. Ft. | 3,030 |
| **Real Estate Taxes** | |
| Tax Class | 2B |
| Assessment (26/27) | $6,449,850 |
| Real Estate Taxes (26/27) | $802,297 |

## Pricing Guidance Upon Request

## OFFERS DUE: THURSDAY, JUNE 25TH @ 4PM

# TAX MAP



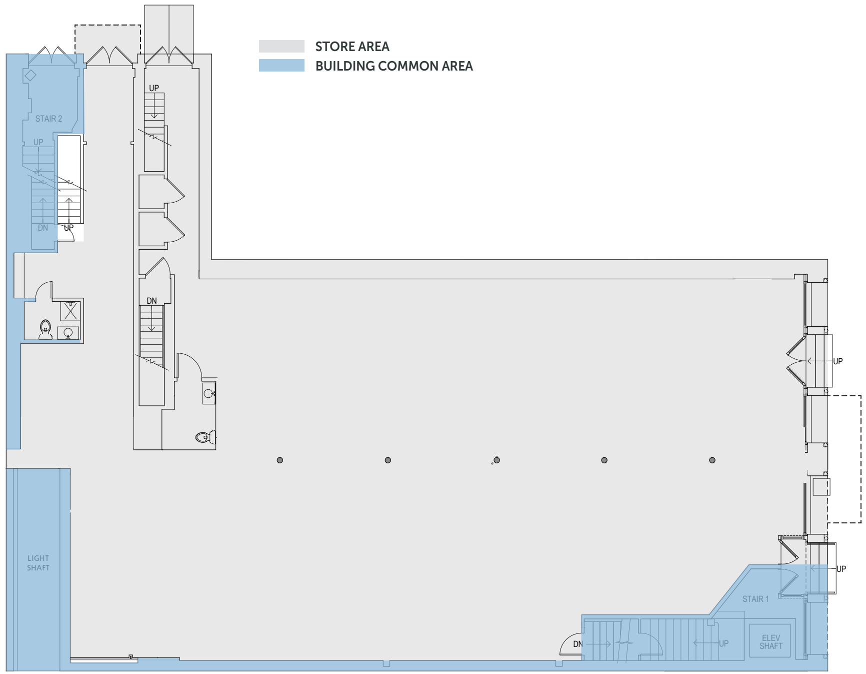

**499**
BLOCK

**37**
LOT

# RETAIL FLOOR PLAN

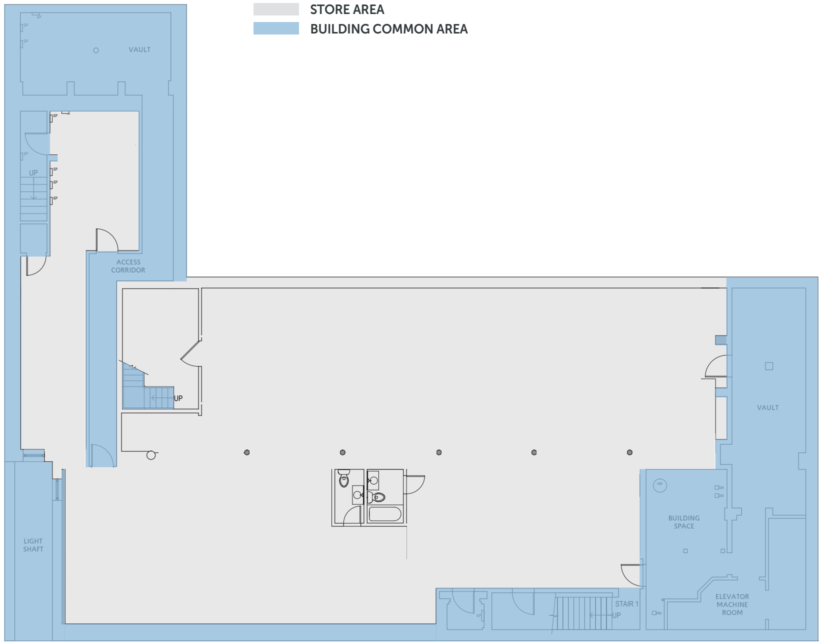
## TOTAL RENTABLE AREA: 9,271 SF

109 SPRING STREET
SOHO, NY




### GROUND FLOOR

**Retail**
Rentable Area: **4,703 SF**
Unit Status: **Commercial**
Lease Expiration **January 2027**
**Retail vacant by February 1, 2027**

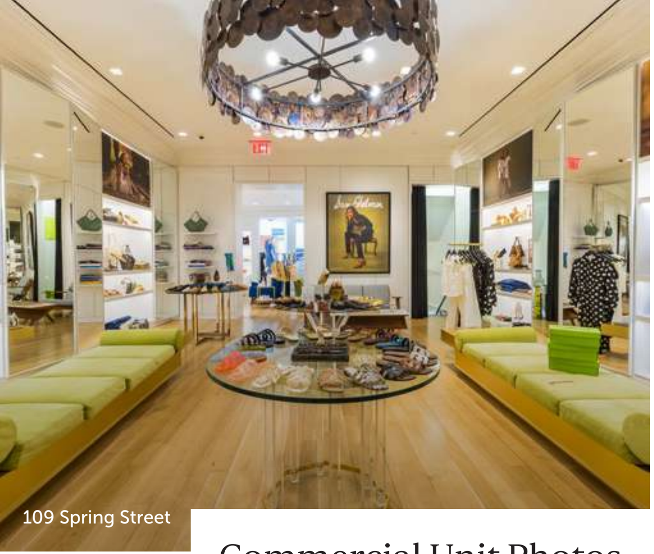


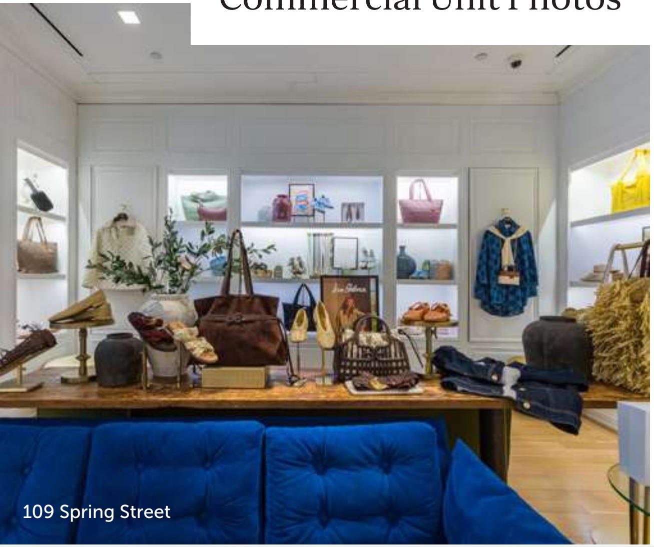

### CELLAR

Rentable Area: **4,568 SF**
Unit Status: **Commercial**
Lease Expiration: **January 2027**
**Retail vacant by February 1, 2027**

*Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change. All prospective buyers should consult with independent architects and consultants to independently verify.*

# Commercial Unit Photos


109 Spring Street


109 Spring Street


109 Spring Street


109 Spring Street


111 Spring Street


107 Mercer Street


107 Mercer Street


111 Spring Street


107 Mercer Street

# RETAIL MAP

## High-Profile Entrants & Expansions

### Major Recent Flagships

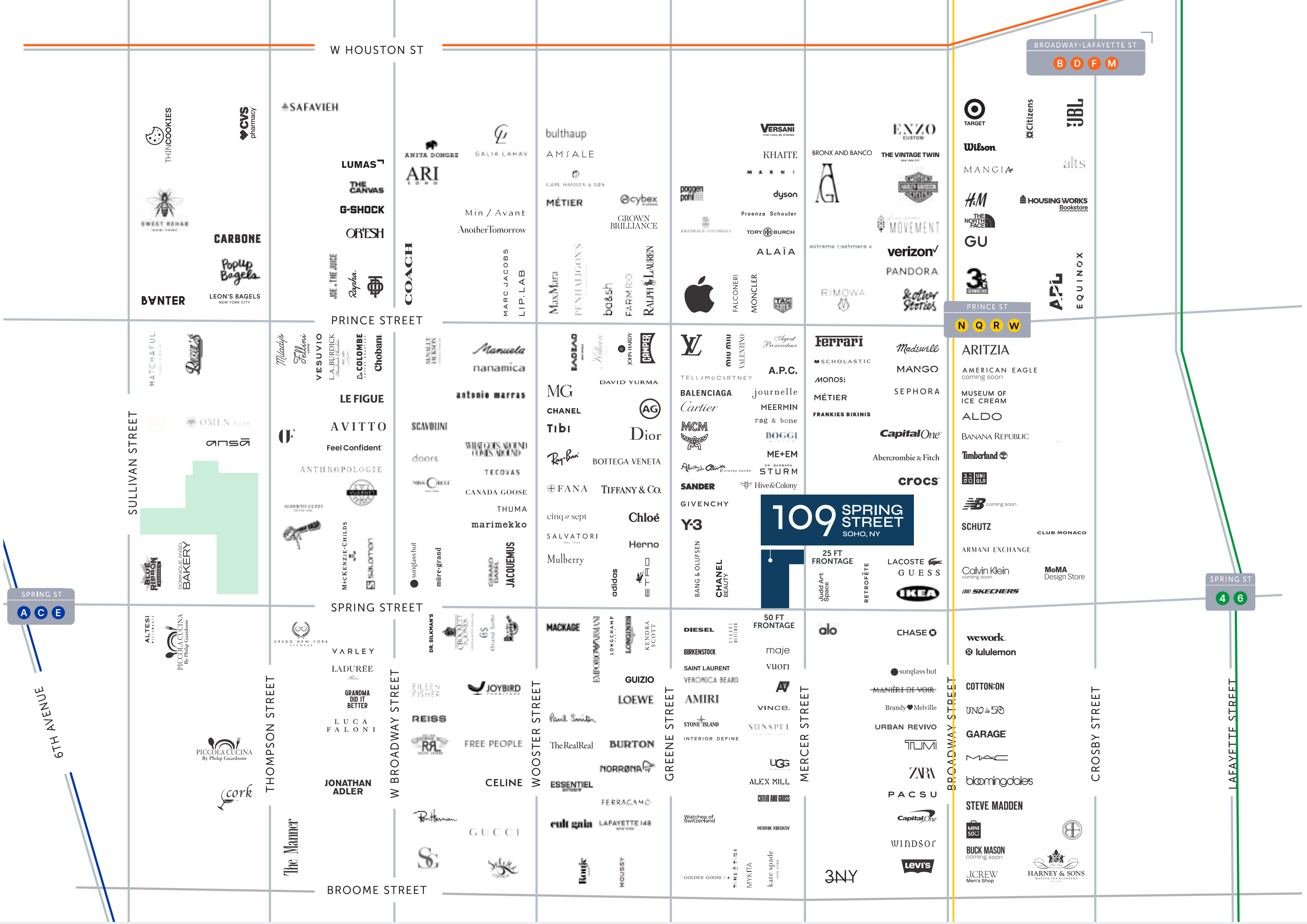
- Lululemon @ 524 Broadway
- Abercrombie & Fitch @ 520 Broadway

### Luxury & Boutique Arrivals

- Extreme Cashmere (Mercer St.)
- Antonio Marras (Wooster St.)
- Grown Brilliance (Greene St.), which notably features a signature 1,500 diamond chandelier.

### Strategic Property Acquisitions

Signaling long-term market confidence, major entities are securing flagship sites through strategic acquisitions, including IKEA (529 Broadway), Aflalo (65-67 Greene Street) and Frasers Group (29 Greene Street).



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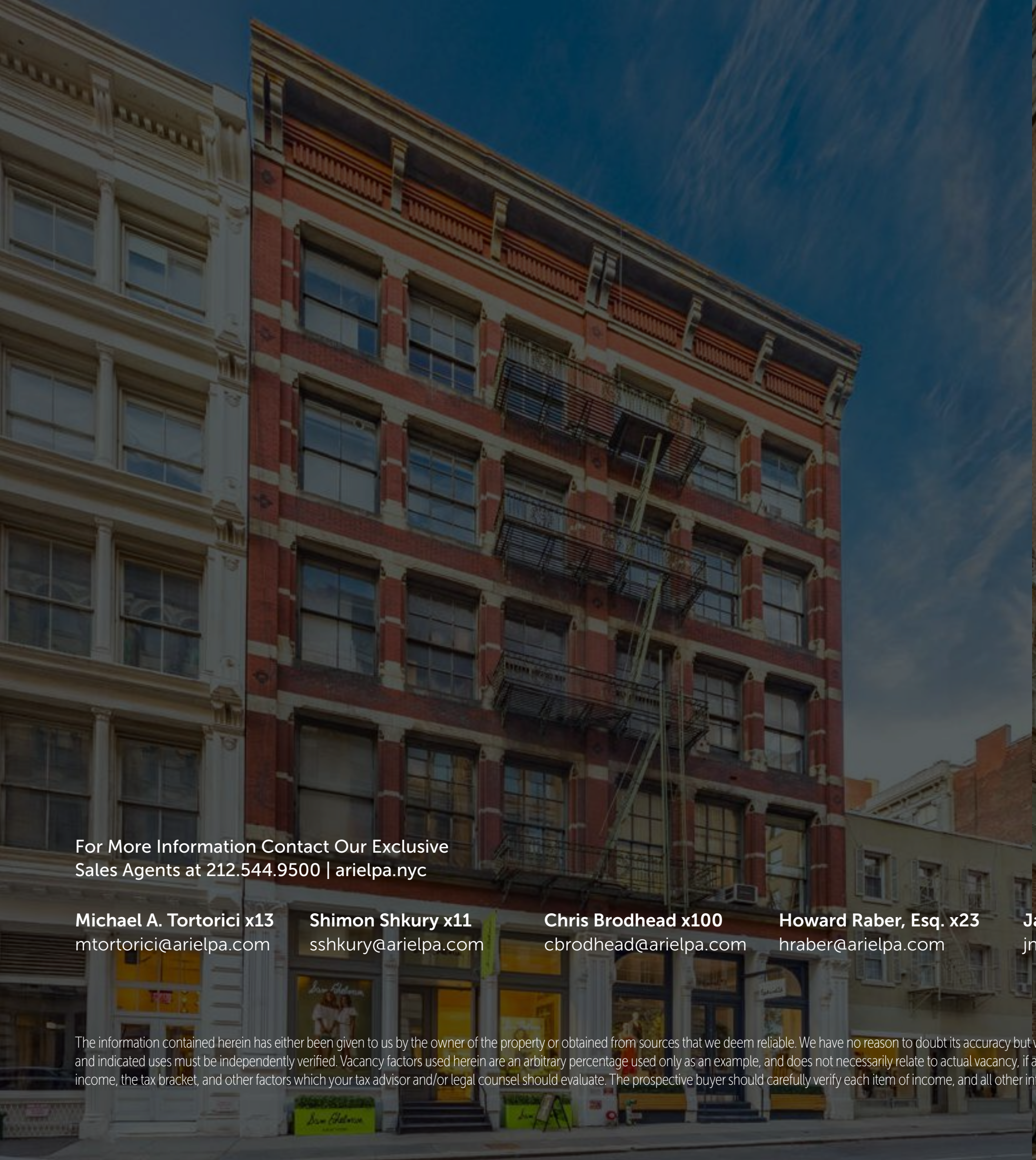
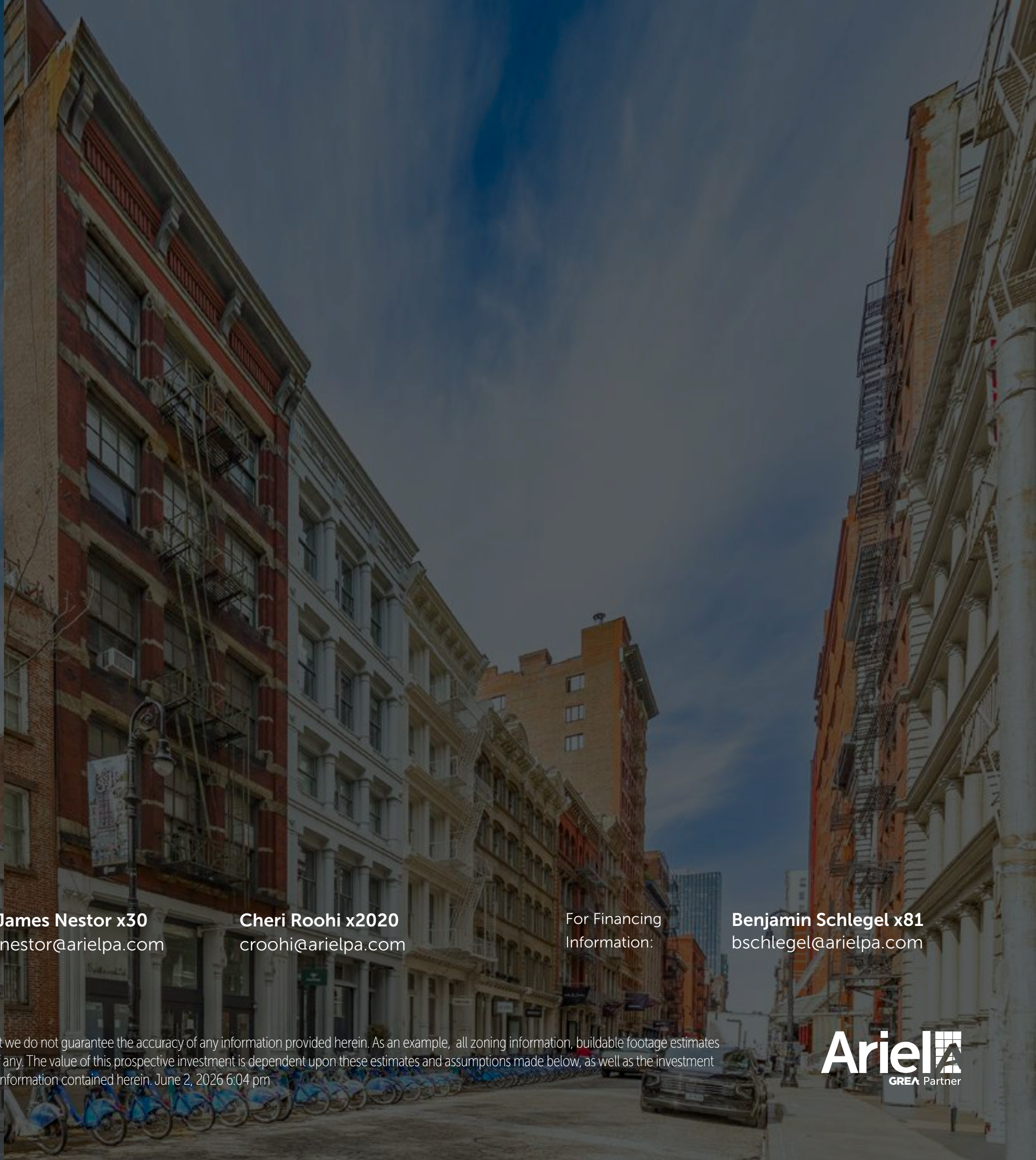

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