



135 WEST 14TH STREET

New York, NY 10011

| The Opportunity

135 West 14th Street
New York, NY 10011

**North Side of West 14th Street
Between Sixth and Seventh Avenues**
Location

**Ground Floor
Retail Condominium**
Asset Type

18' x 100'
Retail Size

±2,460 SF
Gross SF

C of O Use Group 6
Zoning



*Photo Showing Previous Occupant

| 135 West 14th Street - Ground Floor

Investment Highlights

Prime West Chelsea Location

135 West 14th Street is situated at the intersection of the West Village, Chelsea, and Union Square, surrounded by some of Manhattan's most desirable residential, retail, dining, and entertainment destinations.

Modern Construction & Turnkey Condition

135 West 14th Street features a modern retail space and a sellable basement level with a restroom, delivered vacant and ready for immediate occupancy

Strong Retail Visibility

The property benefits from prominent frontage along West 14th Street, providing excellent visibility and exposure to pedestrian and vehicular traffic along one of Downtown Manhattan's most active retail corridors.

Vacant Retail Condominium

The retail condominium is being offered vacant, providing an incoming owner with immediate possession and the flexibility to occupy, reposition, or lease the space to a future retail or commercial user.

Owner-User Opportunity

The vacant delivery creates an opportunity for an owner-user to establish a presence in one of Manhattan's most established neighborhoods.

Transportation Access

135 West 14th Street is conveniently located near multiple subway lines, providing direct access to neighborhoods throughout Manhattan and the surrounding boroughs



Chelsea Market



Union Square



West Village

Property Building Information

Property Information

Address:	135 West 14th Street
Location:	North side of West 14th Street Between Sixth and Seventh Avenues
Block:	790
Lot:	16

Retail Unit Information

Retail Size:	18' x 100'
Gross Square Footage:	2,460
Ground Floor GSF:	1,634
Below Grade GSF:	826
Total Units:	1
Zoning:	C6-2A
C of O Use Group:	6
Assessment (26/27):	\$371,969
Tax Rate:	12.439%
Taxes (26/27):	\$46,269

| Income, Expenses, & NOI

\$2,350,000
Asking Price

135 West 14th Street - Ground Floor

Unit	NSF	Market Rent		
		Rent	Rent/SF	Annual Rent
Commercial	2,214	\$17,000	\$92	\$204,000
TOTAL:	2,214	\$17,000	\$92	\$204,000

Revenue	135 West 14th Street
Potential Gross Income:	\$204,000
Vacancy & Credit Loss (3.00%):	\$6,120
Effective Gross Income:	\$197,880

Expenses (Estimated)	MERIS Metrics	Projected-1	\$/SF
Real Estate Taxes (26/27)	Full Taxes	\$46,269	\$18.81
Insurance	\$2.03/GSF	\$5,000	\$2.03
Common Charges		\$2,774	\$1.13
Miscellaneous	\$725/Month	\$8,700	\$3.54
Total Expenses:		\$64,444	\$26.20

Exp. Ratio: 32.57%

Tax Ratio: 23.38%

Effective Gross Income:	\$197,880
Less Expenses:	\$64,444
Net Operating Income:	\$133,436

| Neighborhood Overview



Chelsea, Manhattan

Historical Overview

As one of Manhattan's wealthiest neighborhoods, Chelsea has a fascinating past, dynamic present and exciting future. It has been a magnet for talent over the years, from striving artists and street buskers, to the world's most accomplished academics and modern mavens. Many people define the boundaries of Chelsea differently, but it's generally considered to be defined by 14th and 30th Streets to the south and north, Sixth Avenue to the east, and the Hudson River as the western boundary. Nearby neighborhoods include Meatpacking District and Greenwich Village to the south, Midtown West & Hudson Yards to the north and Flatiron & Union Square to the east.

The name Chelsea has its roots in the estate and Georgian-style house built in 1750 by retired British major Thomas Clarke, who inherited the property from Jacob Somerinderyck's farm. Clarke named the house Chelsea, "after the home he inherited from Sir Thomas More." Clarke passed the estate to his daughter Charity, who added land to the south of his estate in 1811, extending it up to the present-day 19th Street. Despite his opposition to the Commissioner's Plan of 1811, which included a new Ninth Avenue running through the middle of Clarke's estate, Moore started the development of Chelsea with help from James N. Wells, who divided the land into lots along the current-day Ninth Avenue and sold them to wealthy New Yorkers. Moore is widely credited with writing "A Visit From St. Nicholas" and was one of the authors of "The First Greek and Hebrew Lexicon Printed in the U.S.". In 1827, he donated the land of the apple orchard he had owned to the Episcopal Diocesan Seminary of New York, which built a brownstone Gothic-style campus with trees shading it from south to north.

| Neighborhood Overview

Landmarks & Points of Interest

The High Line: A unique elevated park offering lush greenery, public art, and breathtaking views of the city.

Chelsea Market: A vibrant food hall and shopping destination, home to artisanal vendors, unique eateries, and boutique shops.

Clement Clarke Moore Park: A charming neighborhood green space featuring a playground, shaded seating areas, and a seasonal reading of “A Visit from St. Nicholas,” honoring its namesake’s literary legacy.

Points of Interest and Amenities

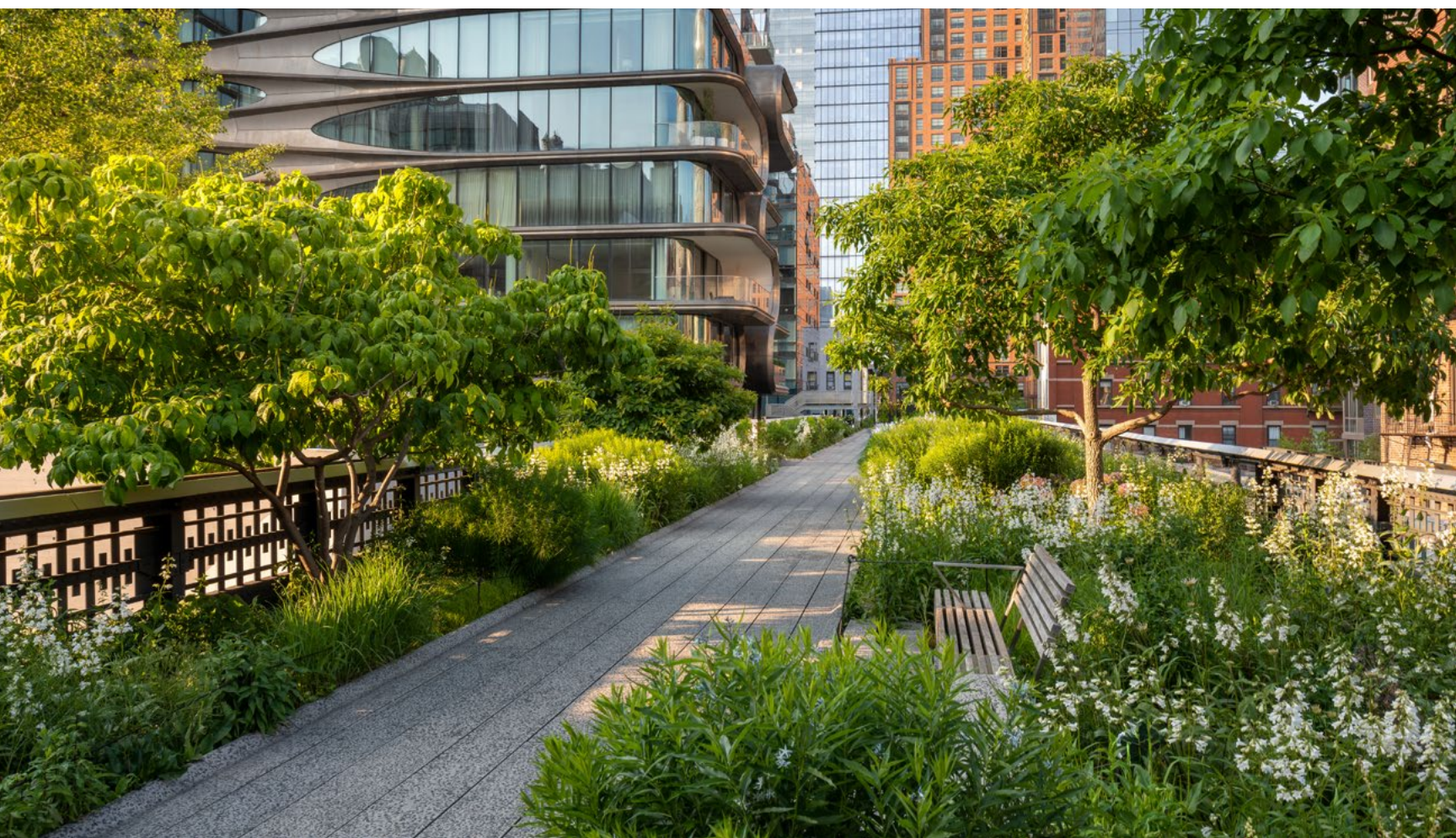
Chelsea Piers: Where contemporary architecture meets historic buildings, offering a window into the area’s dynamic evolution.

West Side Highway: A scenic waterfront providing recreational spaces with stunning city views.

Soulcycle: A hidden historic gem, revealing the neighborhood’s deep-rooted history.

Residential Market Overview

The development of 135 West 14th Street was completed in 2021, with the average residential unit selling for \$5,820,615/per unit or \$2,505/SF



| Neighborhood Overview

Retail Market Overview

Chelsea's retail scene is a dynamic blend of high-end fashion boutiques, contemporary art galleries, and unique design shops. The neighborhood is also renowned for its eclectic dining options, ranging from Michelin-starred restaurants to cozy cafés and bustling food markets.

Popular Restaurants and Bars

- **Cookshop:** A beloved farm-to-table restaurant offering seasonal American cuisine, known for its vibrant brunch scene, outdoor seating, and locally sourced ingredients.
- **Cafe Chelsea:** A chic French bistro blending classic Parisian elegance with a lively bar atmosphere, perfect for intimate dining and artistic conversations.

How Chelsea Stands Out In NYC

Chelsea stands out in New York State for its world-class art galleries, historic-meets-modern architecture, and the iconic High Line park. Its vibrant dining scene, anchored by Chelsea Market, and dynamic nightlife make it a cultural hotspot. A blend of creativity, luxury, and innovation, Chelsea remains one of Manhattan's most sought-after neighborhoods.



Surrounding Area Map

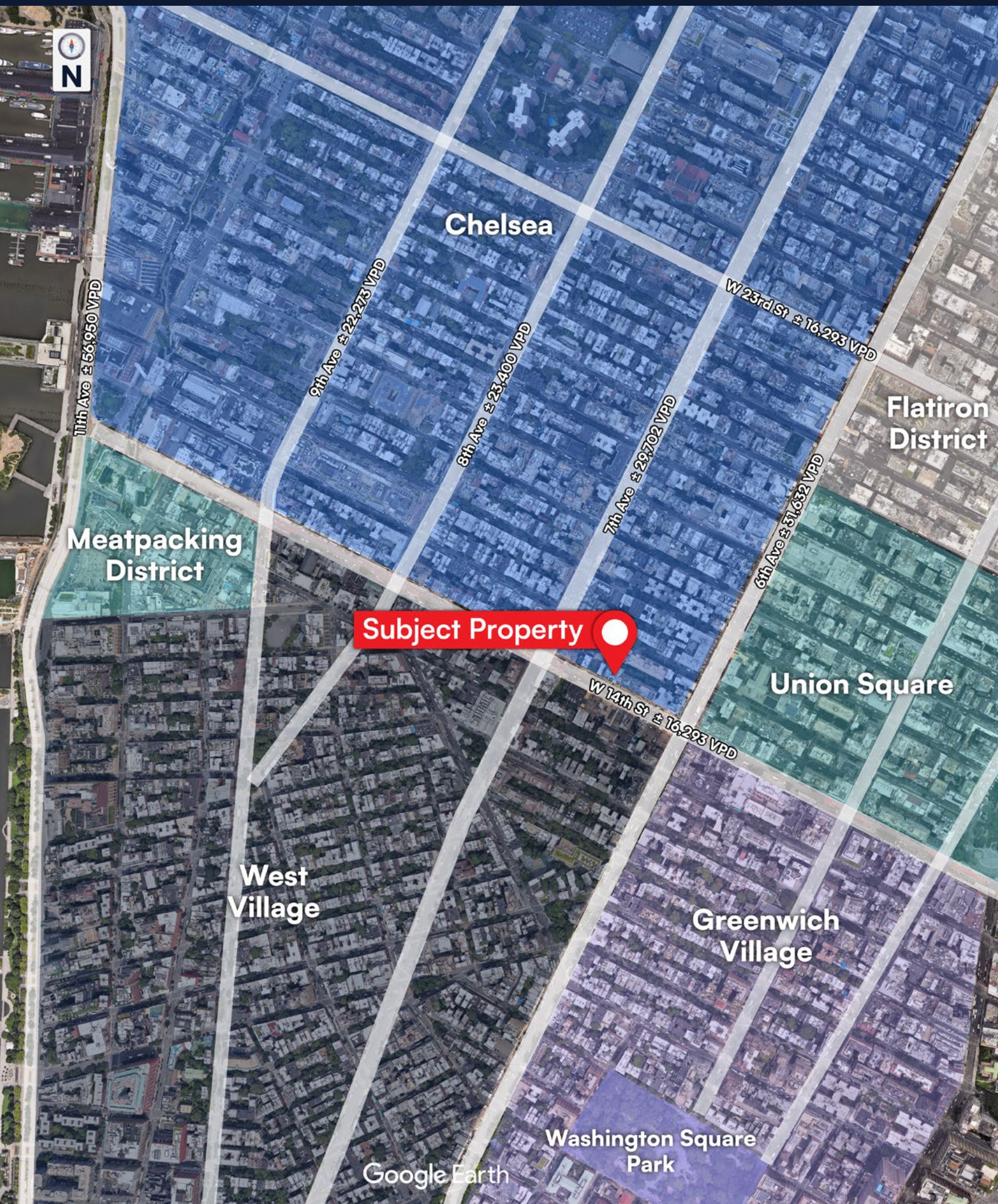


Photo and Tax Map



*Photo Showing Previous Occupant



Interior Photos:



*Photo Showing Previous Occupant



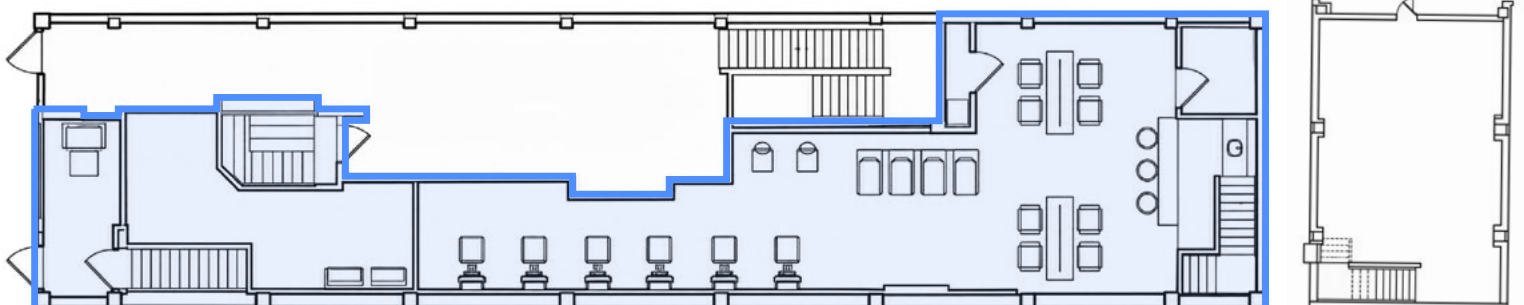
*Photo Showing Previous Occupant

Floor Plans:

135 West 14th Street

First Floor

Basement



CO Number: 103540553F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Manhattan		Block Number: 00790	Certificate Type: Final
Address: 135 WEST 14 STREET		Lot Number(s): 16	Effective Date: 11/08/2010
Building Identification Number (BIN): 1014522		Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.			
B. Construction classification: 2		(Prior to 1968 Code)	
Building Occupancy Group classification: RES		(Prior to 1968 Code)	
Multiple Dwelling Law Classification: HAEA			
No. of stories: 11	Height in feet: 120	No. of dwelling units: 9	
C. Fire Protection Equipment: None associated with this filing.			
D. Type and number of open spaces: None associated with this filing.			
E. This Certificate is issued with the following legal limitations: None			
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

CO Number: 103540553F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	RES		2B	BOILER ROOM
CEL		OG	COM RES		2B	STORAGE
001	10	120	COM		6C	STORE
002	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
003	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
004	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
005	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
006	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
007	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
008	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
009	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
010	40		RES	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT
PEN	40		RES	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT

Borough Commissioner

Commissioner

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CO Number: 103540553F

END OF SECTION

Borough Commissioner

Commissioner

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Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **135 West 14th Street, New York, NY 10011 Retail Condominium** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Retail Condominium Investment Opportunity | Offering Memorandum



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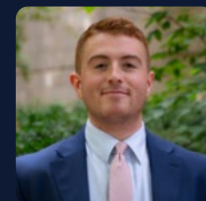
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