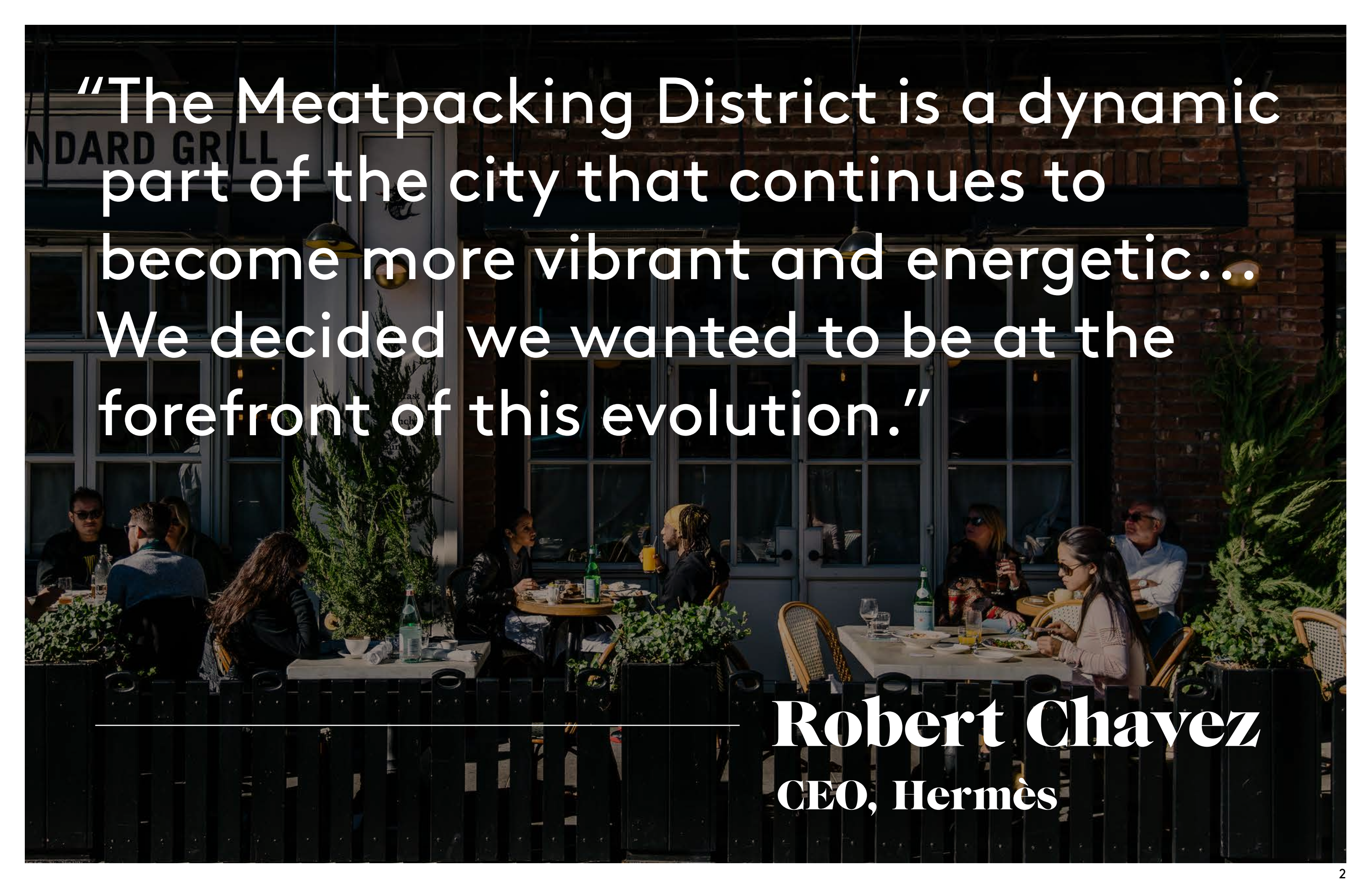


Gansevørt Row

THE MEATPACKING DISTRICT, NEW YORK CITY





“The Meatpacking District is a dynamic part of the city that continues to become more vibrant and energetic... We decided we wanted to be at the forefront of this evolution.”

Robert Chavez
CEO, Hermès



Introducing Gansevoort Row

And so the story begins with an elevated railway and blood-splattered cobblestone streets. Or rather, with the day the railway stopped and the meat markets were replaced with nightclubs. From former warehouses, the sound of dance music blared.

Then came the urban renewal, in fits and starts. Sometimes the story got ahead of itself, as stories will do. But gradually, little by little, something came to life. Something fantastic. A kind of character, a kind of charm, that began taking shape before the word “experiential” had entered the lexicon. But the truth is, if you had to design an experiential neighborhood from scratch, you’d be hard-pressed to do better than this one.

And you can now be part of its incredible history, through a rare and exciting opportunity to be part of the redevelopment and rebirth of an entire block of prime real estate in the city's most dynamic neighborhood.



1884

to 1983

GANSEVOORT MARKET
PRODUCES THE NATION'S
THIRD-LARGEST VOLUME
OF MEATS.

1984

PHOTOGRAPHER
JEFF COWEN CALLS
THE NEIGHBORHOOD
"A HAVEN FOR THE
LARGEST TRANSVESTITE
SUBCULTURE ON THE
EAST COAST."



1985

FLORENT, A FRENCH
RESTAURANT OWNED
BY FLORENT MORELLET,
OPENS ON GANSEVOORT
STREET AND IMMEDIATELY
BECOMES A DOWNTOWN
SENSATION.



1997

CHELSEA MARKET OPENS,
EQUAL PARTS FOOD HALL,
SHOPPING DESTINATION,
OFFICE BUILDING AND
TELEVISION PRODUCTION
FACILITY.

1998

MAZDACK RASSI
OPENS MILK
STUDIOS, AN
80,000SF PHOTO
STUDIO AND GALLERY
THAT IS, ON ANY
GIVEN DAY, GRACED
BY A WHO'S WHO OF
THE FASHION AND
ART WORLDS.



1999

KEITH MCNALLY'S
PASTIS, CALLED
"THE HEART AND
SOUL OF THE
POST-MILLENNIAL
MEATPACKING
DISTRICT" BY EATER,
OPENS ON THE
CORNER OF LITTLE
WEST 12TH AND
NINTH AVENUE.



2003

THE NEW YORK
CITY LANDMARKS
PRESERVATION
COMMISSION (LPC)
ESTABLISHES THE
GANSEVOORT MARKET
HISTORIC DISTRICT.



2009

THE HIGH LINE, A 1.45-MILE-
LONG NEW YORK CITY LINEAR
PARK BUILT ON AN ELEVATED
SECTION OF A DISUSED NEW
YORK CENTRAL RAILROAD
LINE, OPENS TO THE PUBLIC
AND FURTHER REVITALIZES
THE NEIGHBORHOOD.



2009

THE STANDARD HIGH LINE OPENS, CALLED "SLEEK AND GRITTY AT THE SAME TIME," BY THE ARCHITECTURAL RECORD.



2010

TECH GIANT GOOGLE BUYS THE FORMER PORT AUTHORITY BUILDING AT 111 EIGHTH AVENUE FOR \$1.9 BILLION, THE BIGGEST REAL ESTATE PURCHASE OF THE YEAR, MAKING THE MEATPACKING DISTRICT A NEW TECH CORRIDOR.



2014

DESIGNS ARE UNVEILED FOR BARRY DILLER AND DIANE VON FURSTENBERG'S \$130 MILLION "CULTURE PARK" AT PIER 55, DESIGNED BY THOMAS HEATHERWICK.



2015

THE RENZO PIANO-DESIGNED WHITNEY MUSEUM OPENS ON GANSEVOORT STREET, AND IS CALLED "A GLITTERY EMBLEM OF NEW URBAN CAPITAL," BY THE NEW YORK TIMES.



5,000,000 +

SQUARE FEET
OF OFFICE SPACE

7,600,000

ANNUAL VISITORS TO THE HIGH LINE

1,024

HOTEL ROOMS

267,000

DISTINCT WIFI USERS

7,000,000

ANNUAL VISITORS TO THE CHELSEA MARKET

2,700

DAILY VISITORS
TO THE WHITNEY

\$1,200,000

AVERAGE HOUSEHOLD
NET WORTH

580,000 +

SQUARE FEET OF NEW OFFICE SPACE
UNDER DEVELOPMENT



- GANSEVOORT ROW
- NEIGHBORHOOD ANCHOR
- FOOD & DRINK
- SHOPS & ENTERTAINMENTS
- HOTELS
- NEW OFFICE CONSTRUCTION
- PARKS
- STREET
- HIGHLINE ENTRANCE
- CITI BIKE
- SUBWAY STATION

THE MEATPACKING DISTRICT: NEIGHBORHOOD



40 Tenth Ave.

**50,000SF RETAIL SPACE
150,000SF OFFICE SPACE**

KNOWN AS THE SOLAR CARVE, THIS BUILDING WAS DESIGNED BY JEANNE GANG'S STUDIO GANG ARCHITECTS AND FEATURES A GLASS FAÇADE WITH CHISELED EDGES TO PROVIDE LIGHT AND AIR TO THE NEIGHBORING HIGH LINE, PLUS SOARING CEILINGS AND UNPARALLELED VIEWS OF THE HUDSON RIVER.



61 Ninth Ave.

**20,000SF RETAIL SPACE
130,000SF OFFICE SPACE**

THIS NEW BOUTIQUE OFFICE BUILDING, DESIGNED BY RAFAEL VIÑOLY, SITS ON THE PROMINENT CORNER OF NINTH AVENUE AND WEST 15TH STREET. IT WILL BOAST THE LARGEST STARBUCKS IN THE WORLD (20,000SF), FEATURING A ROASTERY AND TASTING ROOM FOR ITS RESERVE COFFEE BRAND.

THE MEATPACKING DISTRICT: ON THE HORIZON



860 Washington St.

15,000SF RETAIL SPACE
100,000SF OFFICE SPACE

TENANTS OF THIS NEW 10-STORY COMMERCIAL DEVELOPMENT INCLUDE TESLA, WHOSE STUNNING SHOWROOM IS ON THE CORNER OF WASHINGTON AND WEST 13TH, AND DELOS, ALIBABA AND BAKER BROTHERS, WHO WILL HAVE OFFICES THERE.

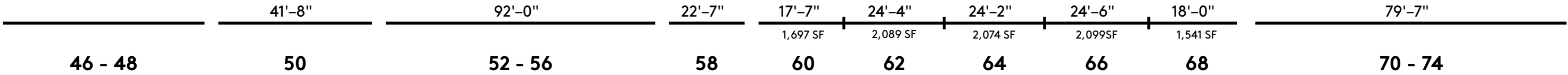


413 W 14th St.

50,000SF RETAIL SPACE
200,000SF OFFICE SPACE

THIS CETRA RUDDY-DESIGNED PROJECT CONSISTS OF A BUILDING ON WEST 15TH STREET AND TWO LANDMARKED WAREHOUSES ON WEST 14TH. ARGO INSURANCE HAS PRE-LEASED THE ENTIRE OFFICE SPACE IN THE 14TH STREET BUILDING.

THE MEATPACKING DISTRICT: ON THE HORIZON



Ground:	2,537 SF
Second:	1,366 SF
Cellar Level:	1,846 SF
Total	5,749 SF

Plus 386 SF outdoor terrace on Second floor



Ground:	2,211 SF
Second:	5,171 SF
Lower Level:	1,218 SF
Total	8,600 SF

Plus 2,543 SF outdoor terrace on Second floor

Ground:	9,500 SF
Second:	6,753 SF
Third:	6,998 SF
Fourth:	6,856 SF
Fifth:	6,847 SF
Lower Level:	5,459 SF
Total	42,413 SF

Suggested Ground Floor divisions shown
Plus 3,199 SF outdoor terrace on Second floor

Ground:	4,084 SF
Second:	5,017 SF
Third:	5,019 SF
Fourth:	5,014 SF
Fifth:	5,010 SF
Sixth:	5,062 SF
Cellar Level:	3,511 SF
Total	32,717 SF

Ground Floor divisible up to three spaces
Plus 5,996 SF outdoor terrace on Sixth floor

Ceiling Heights

Ground:	14'-4"
Second:	12'-8"
Lower Level:	12'-7"

Ceiling Heights

Ground:	13'-5"
Second:	(varies) 11'-1" - 11'-7"
Lower Level:	12'-0"

Ceiling Heights

Ground:	15'-7½"
Second:	11'-9"
Third:	11'-1"
Fourth:	11'-1"
Fifth:	11'-1"
Lower Level:	10'-8"

Ceiling Heights

Ground:	16'-1"
Second:	11'-9"
Third:	12'-7"
Fourth:	12'-5"
Fifth:	14'-1"
Sixth:	13'-10"
Cellar:	10'-2"



WWD MAGAZINE RECENTLY TOUTED THE THREE-LEVEL, 10,000SF HERMES STORE, SLATED TO OPEN IN SPRING 2019. PER THE ARTICLE, "THE HERMÈS GANSEVOORT STREET UNIT WILL CARRY ALL CATEGORIES AND REPRESENT A NEW RETAIL CONCEPT, WITH NEW TECHNOLOGY FEATURES AND A CASUAL VIBE THAT MATCHES THE NEIGHBORHOOD'S YOUNGER, TECH-OBSESSED RESIDENTS."



KEITH MCNALLY'S ICONIC BRASSERIE AND CELEBRITY MAGNET, PASTIS, WHICH SHUTTERED TO MUCH DISAPPOINTMENT IN 2014, WILL HAVE A MOMENTOUS RETURN TO THE MEATPACKING DISTRICT, THE VERY NEIGHBORHOOD IT HELPED DEFINE. THE NEW PASTIS WILL BE TWICE THE SIZE OF THE ORIGINAL AND WILL OPEN FOR BUSINESS IN MID 2019.

GANSEVOORT ROW: HERMÈS & PASTIS

50

**GANSEVOORT
STREET**



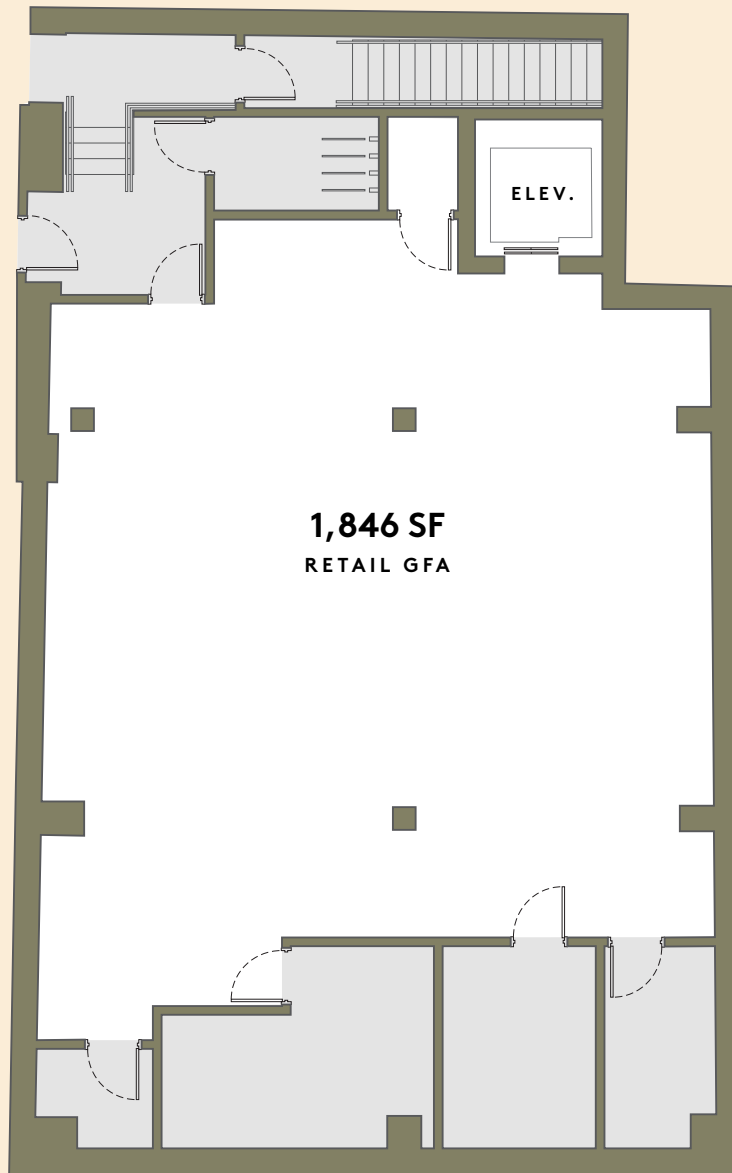
50

**GANSEVOORT
STREET**



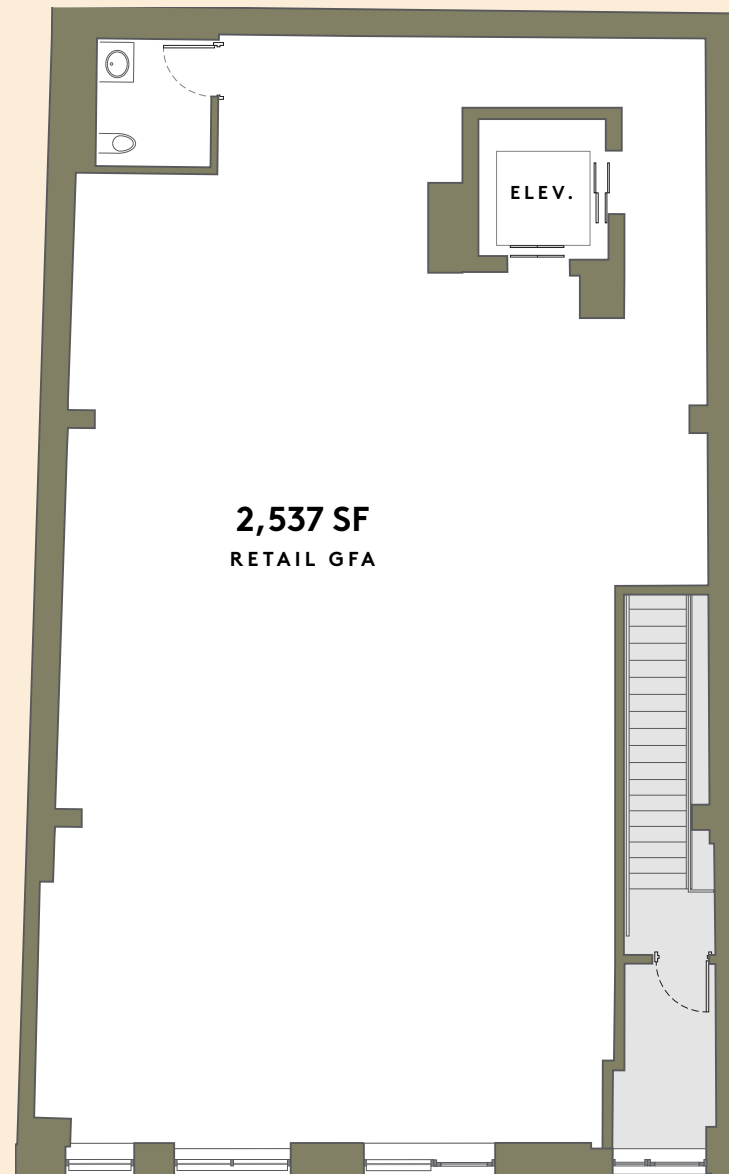
50
GANSEVOORT
STREET

5,749 sf + **386 sf**
TOTAL GROSS FLOOR AREA + TERRACE



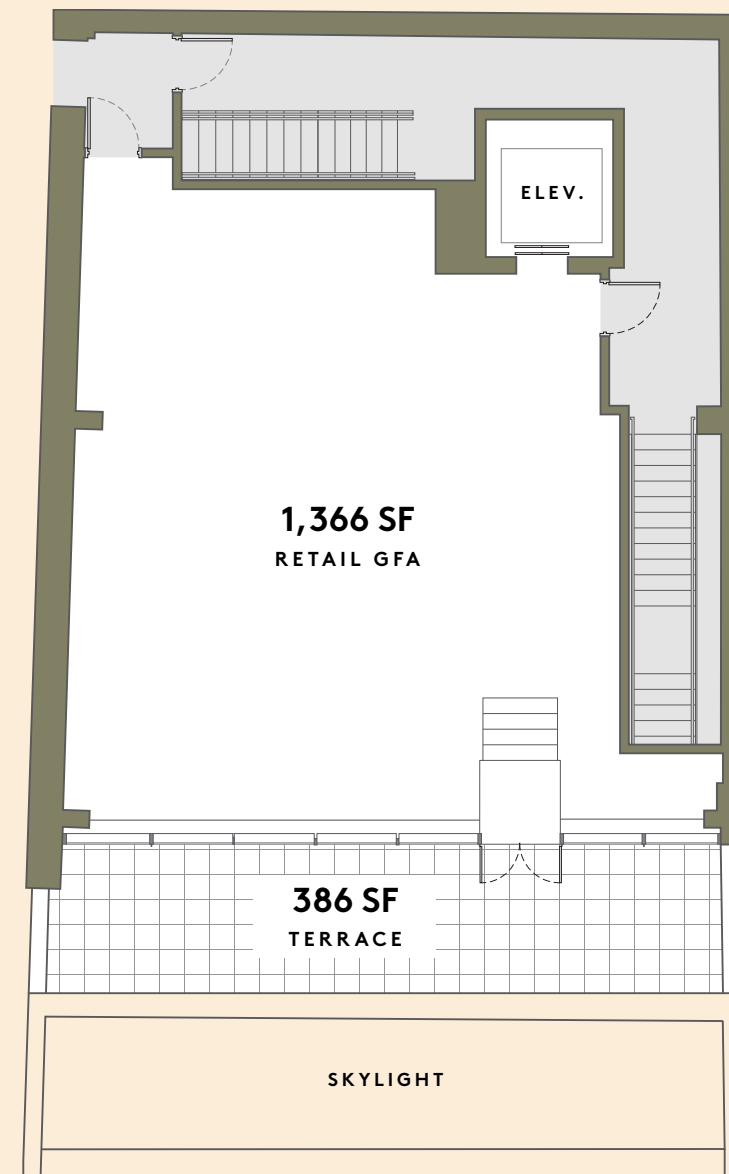
Lower Level

12'-7"
CEILING



Ground Floor

14'-4" **41'-8"**
CEILING FRONTAGE



Second Floor

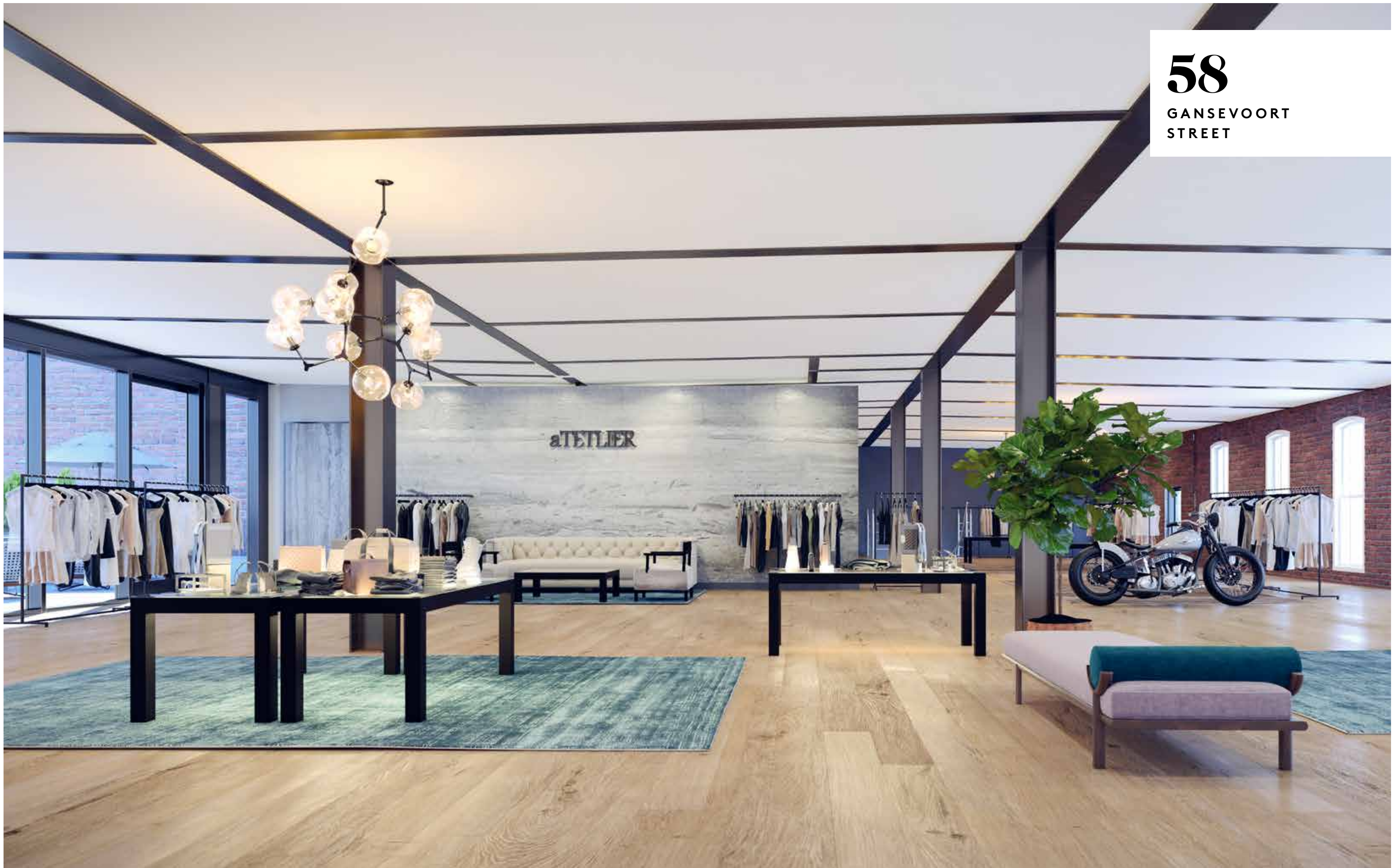
12'-8"
CEILING

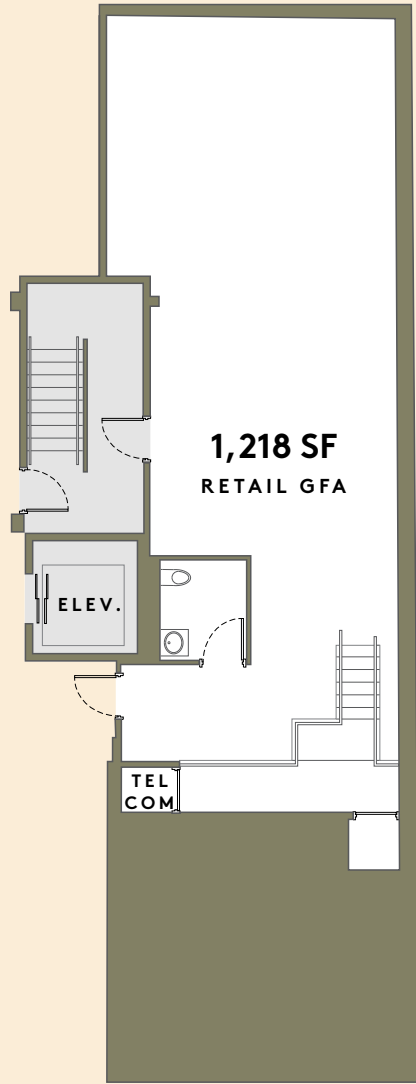


58
GANSEVOORT
STREET

58

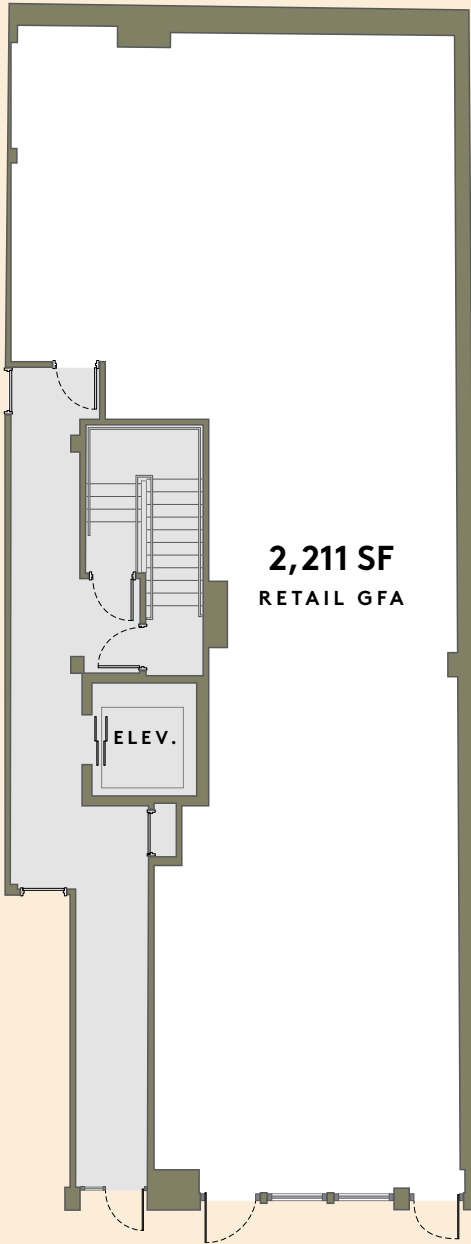
GANSEVOORT
STREET





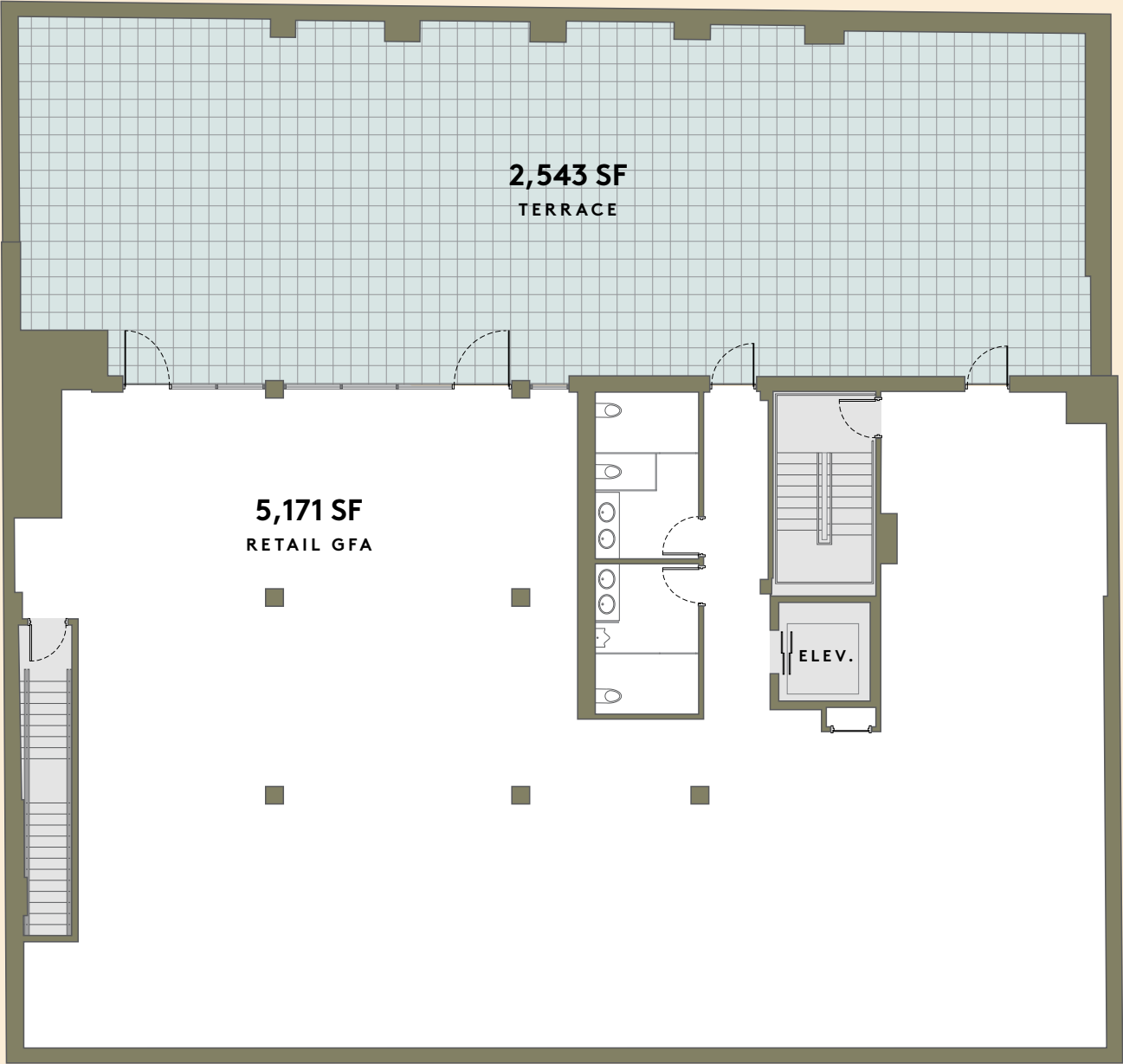
Lower Level

12'-0"
CEILING



Ground Floor

13'-5" 22'-7"
CEILING FRONTAGE



Second Floor

11'-1" - 11'-7" (varies)
CEILING

58

**GANSEVOORT
STREET**

8,600 sf **2,543 sf**
TOTAL GROSS + TERRACE
FLOOR AREA

60 - 68

GANSEVOORT
STREET



60

GANSEVOORT
STREET



62

GANSEVOORT
STREET





64
GANSEVOORT
STREET



68
GANSEVOORT
STREET

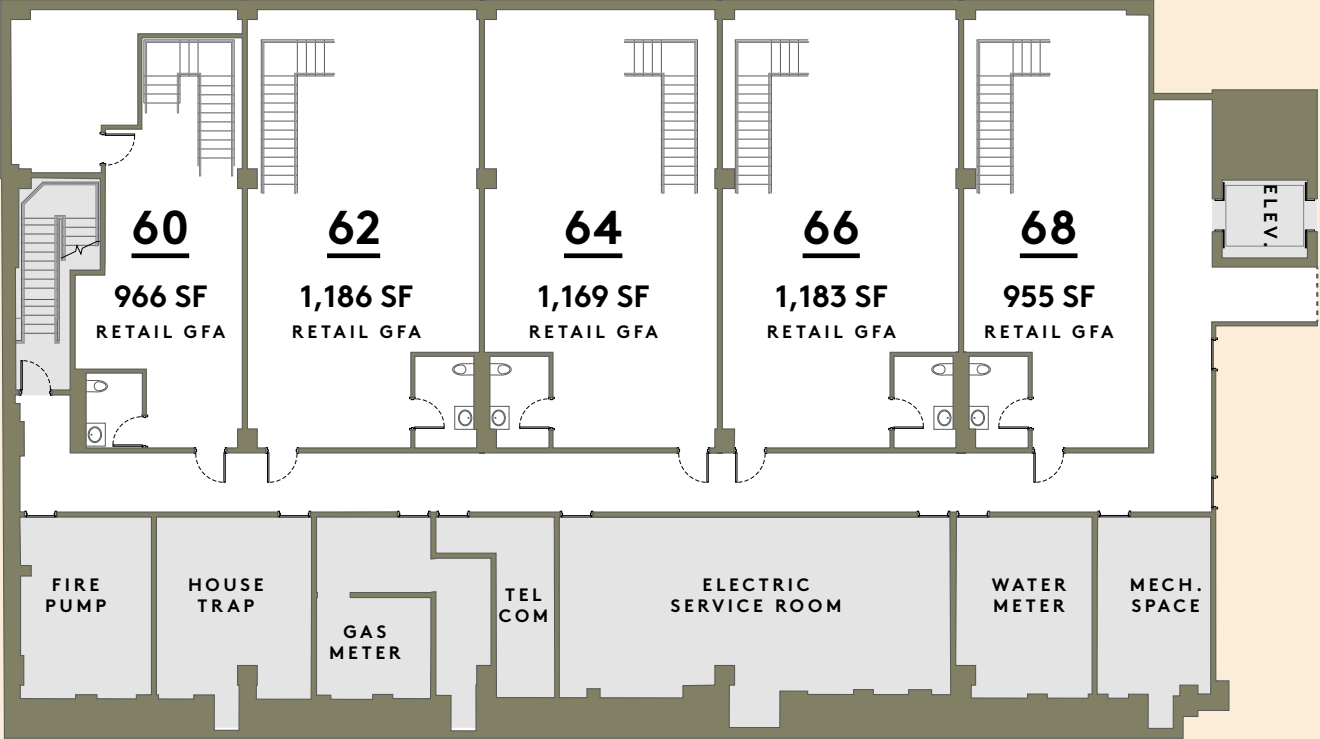
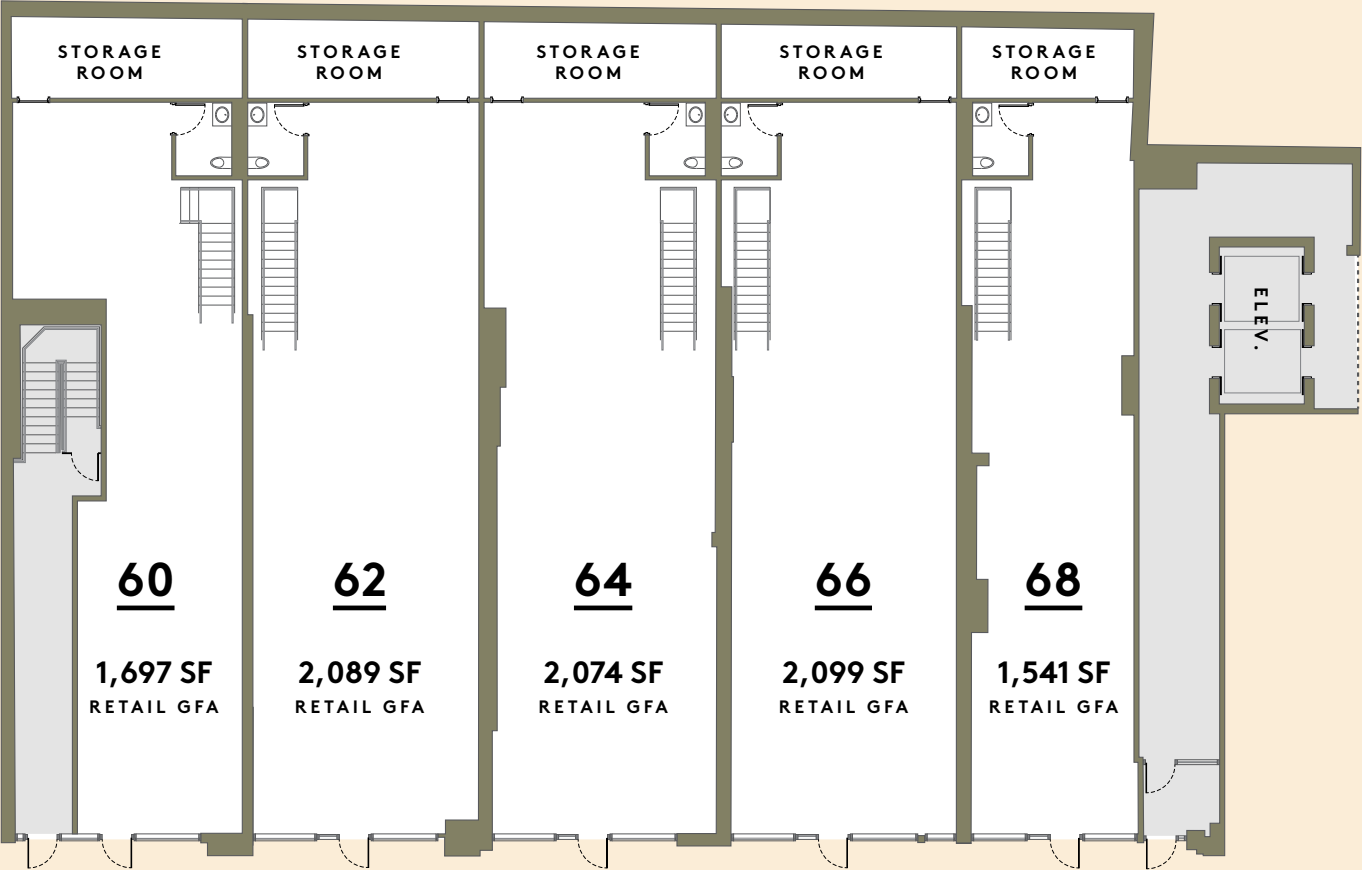


60 - 68

GANSEVOORT
STREET

42,413 sf 3,199 sf

TOTAL GROSS + TERRACE
FLOOR AREA



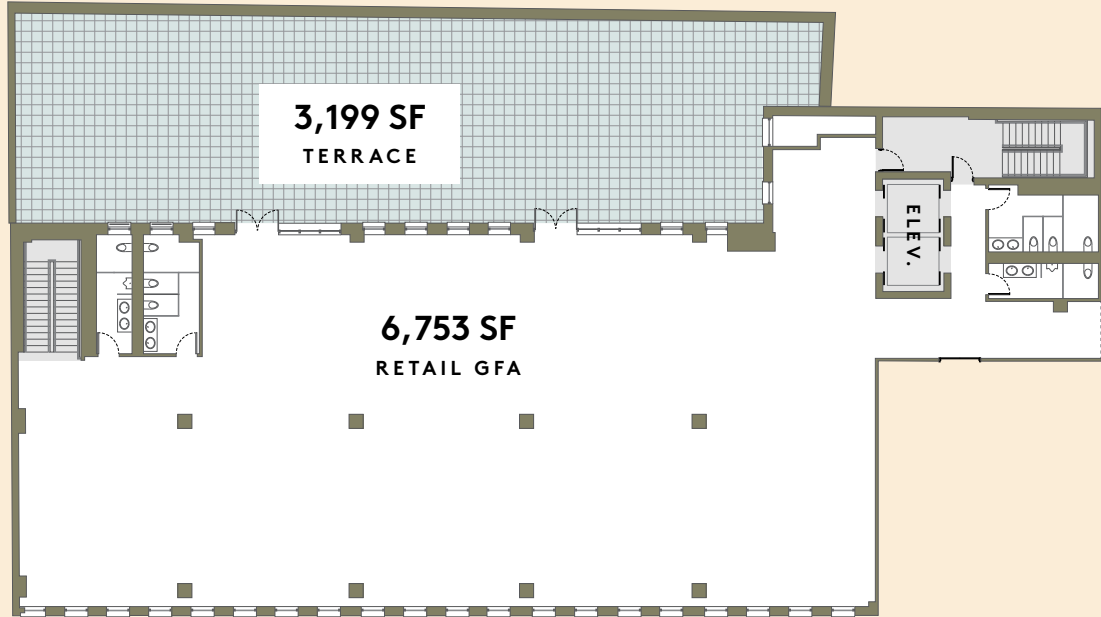
Ground Floor

15'-7½"
CEILING

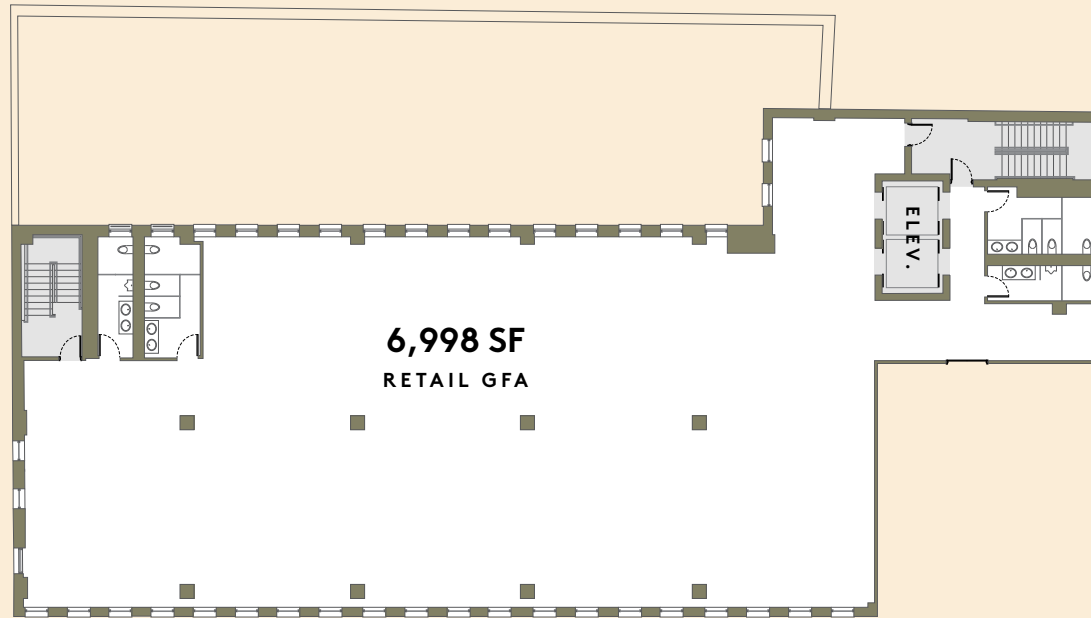
17'-7" 24'-4" 24'-2" 24'-6" 18'-0"
#60 FRONTAGE #62 FRONTAGE #64 FRONTAGE #66 FRONTAGE #68 FRONTAGE

Lower Level

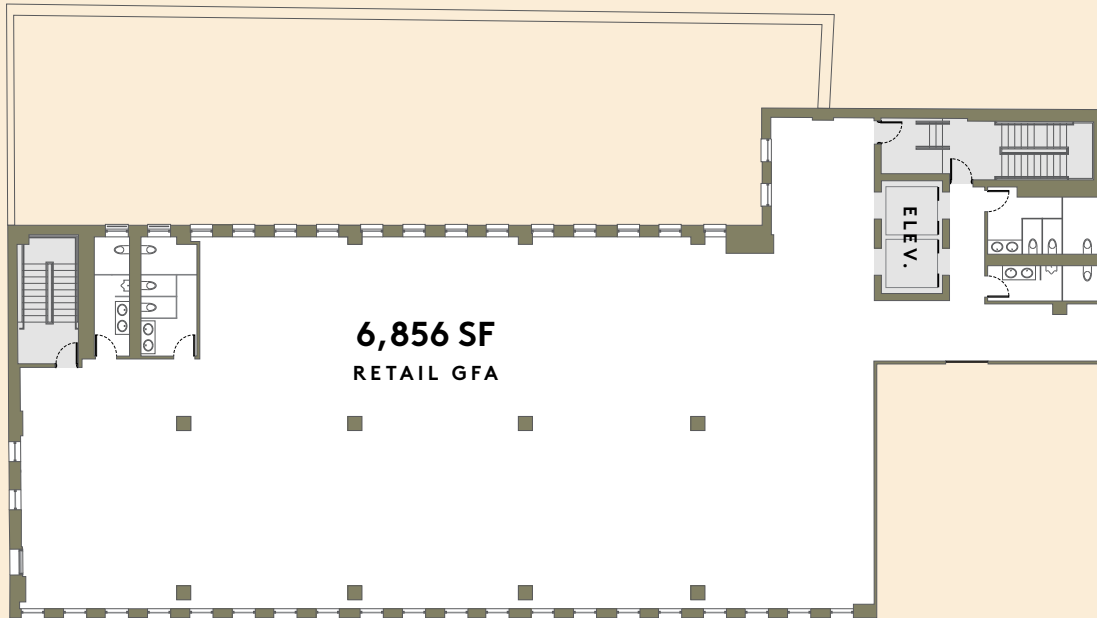
10'-8"
CEILING



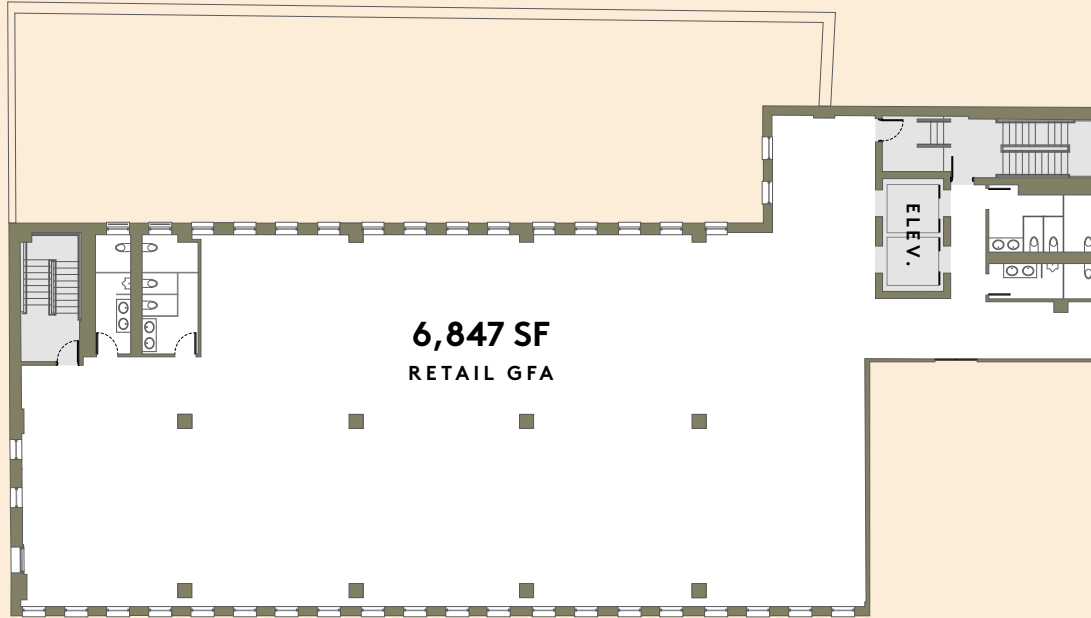
Second Floor 11'-9"
CEILING



Third Floor 11'-1"
CEILING



Fourth Floor 11'-1"
CEILING



Fifth Floor 11'-1"
CEILING

60 - 68
GANSEVOORT
STREET

42,413 sf **3,199 sf**
TOTAL GROSS + TERRACE
FLOOR AREA

70 - 74

**GANSEVOORT
STREET**



70 - 74

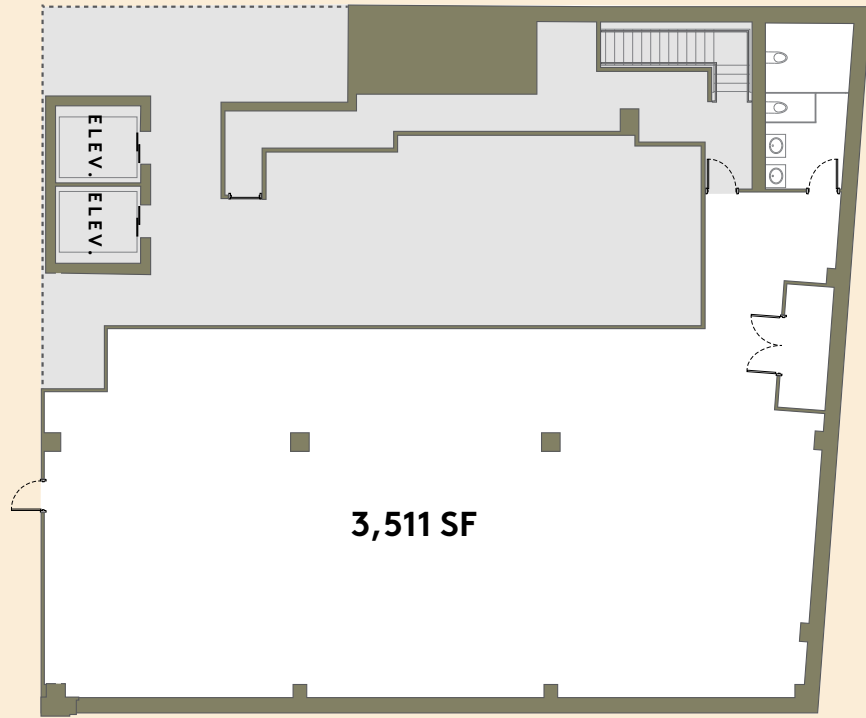
**GANSEVOORT
STREET**



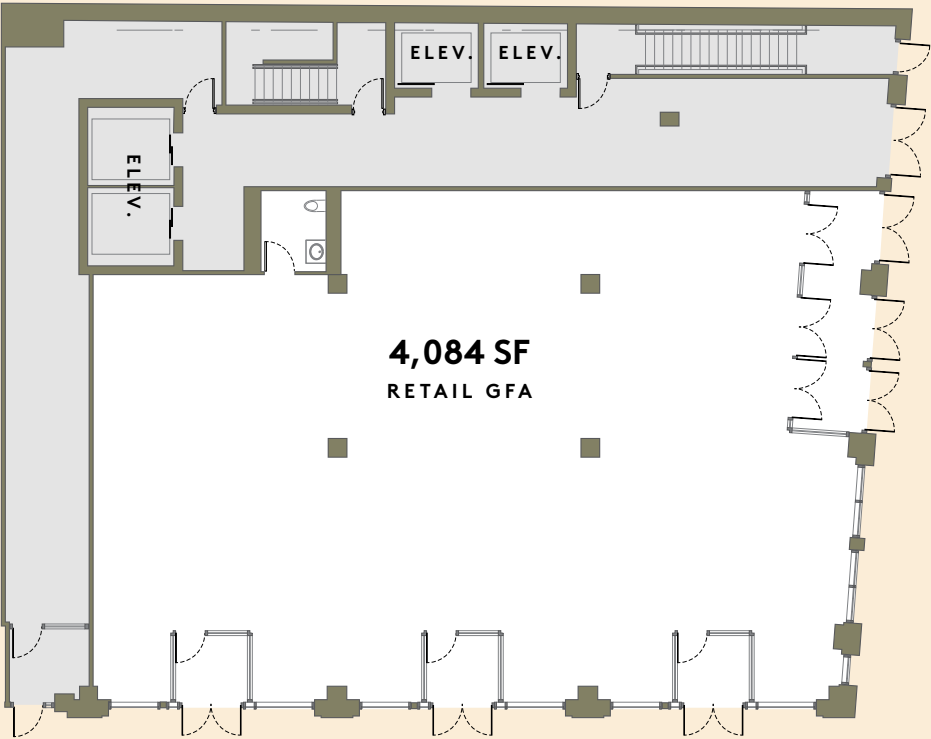
70 - 74

**GANSEVOORT
STREET**





Cellar 10'-2"
CEILING



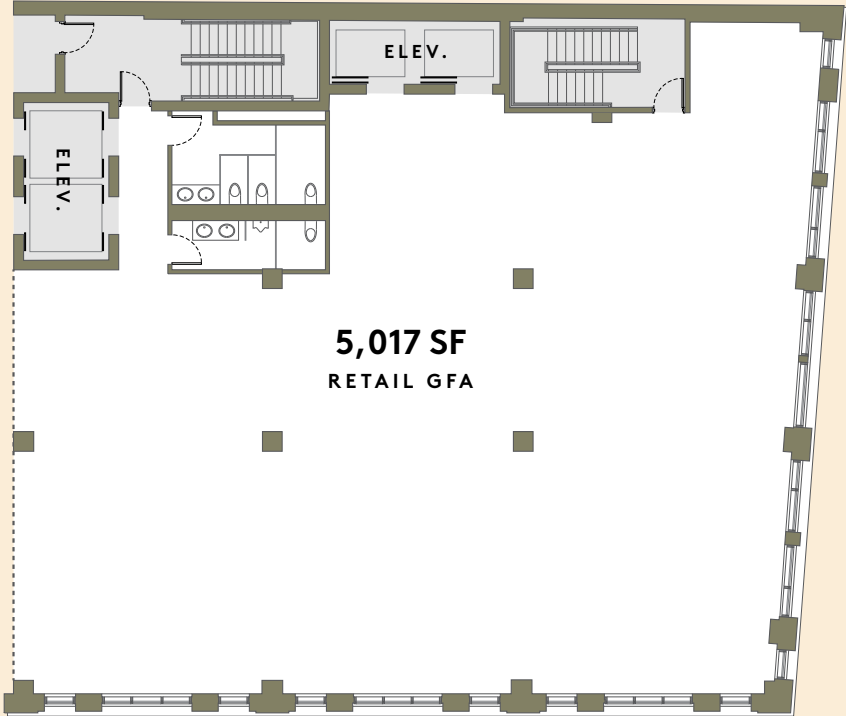
Ground Floor 16'-1" 79'-7"
CEILING #70-74 FRONTAGE

53'-11"
#70-74 FRONTAGE

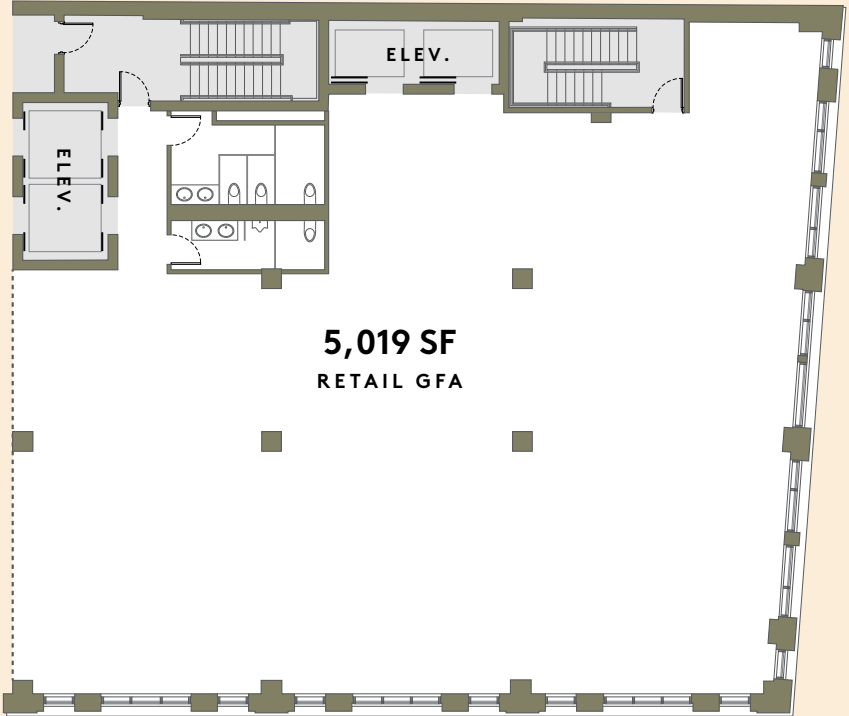
70 - 74

GANSEVOORT
STREET

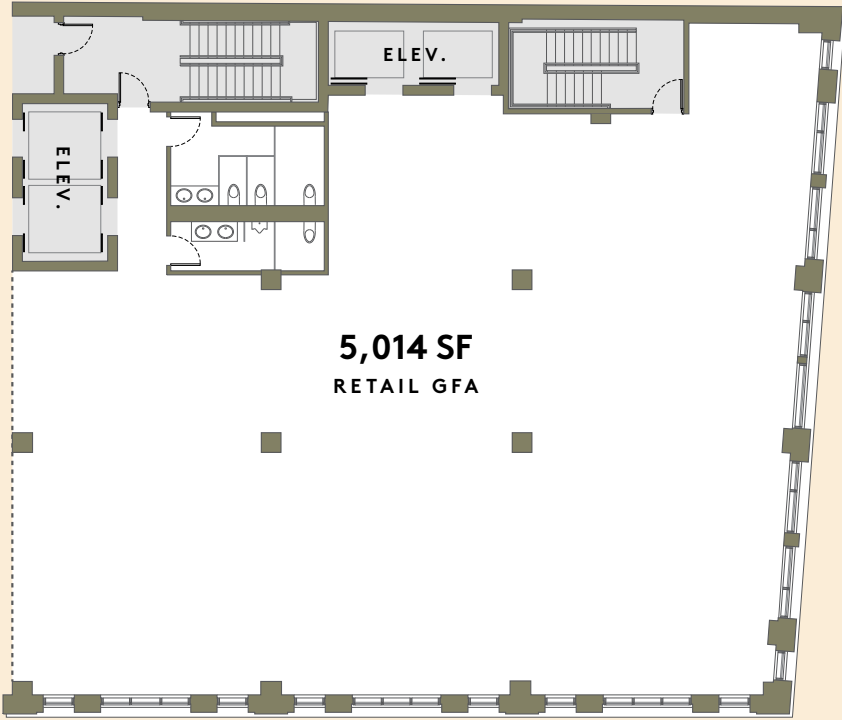
32,717 sf **5,996 sf**
TOTAL GROSS + TERRACE
FLOOR AREA



Second Floor 11'-9"
CEILING

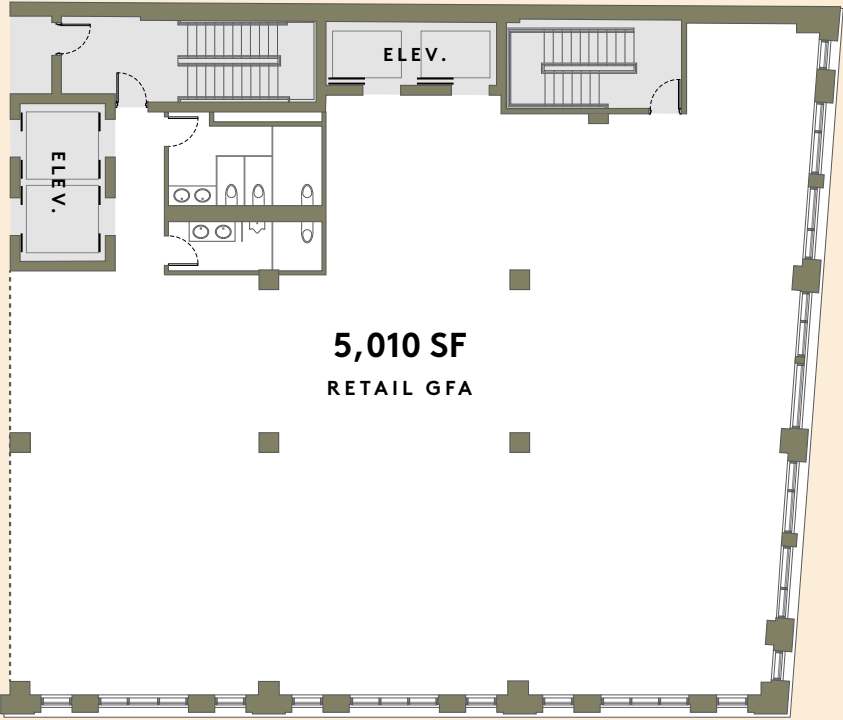


Third Floor 12'-7"
CEILING



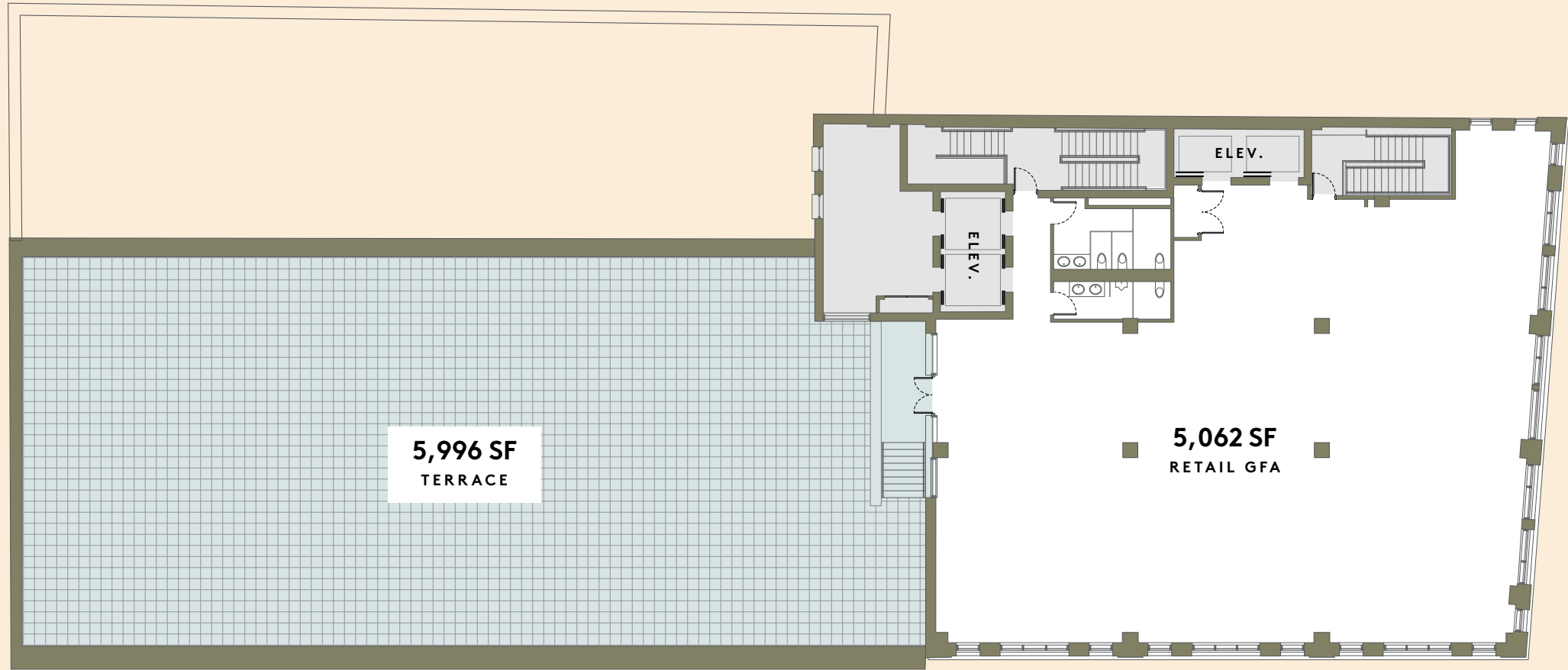
Fourth Floor

12'-5"
CEILING



Fifth Floor

14'-1"
CEILING



Sixth Floor

13'-10"
CEILING

70 - 74

**GANSEVOORT
STREET**

32,717 sf **5,996 sf**
TOTAL GROSS + TERRACE
FLOOR AREA

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commercial real estate

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