



## Prime West Village Commercial Opportunity

**Newly Constructed West Village Commercial Opportunity**  
**All Uses Considered**  
**HVAC Already in Place**  
**Brand New Storefront Installed**

**Ground Floor and Second Floor can be Leased Separately**

**Now Offering 6 Months T.I (\$150,000)**  
**AND 6 Months Free Rent**

### APPROXIMATE SIZE:

1,290 SqFt - Ground Floor

1,000 SqFt - Second Floor

2,290 SqFt - Total Sqft

### FRONTAGE:

20' on West 4th Street

### USE:

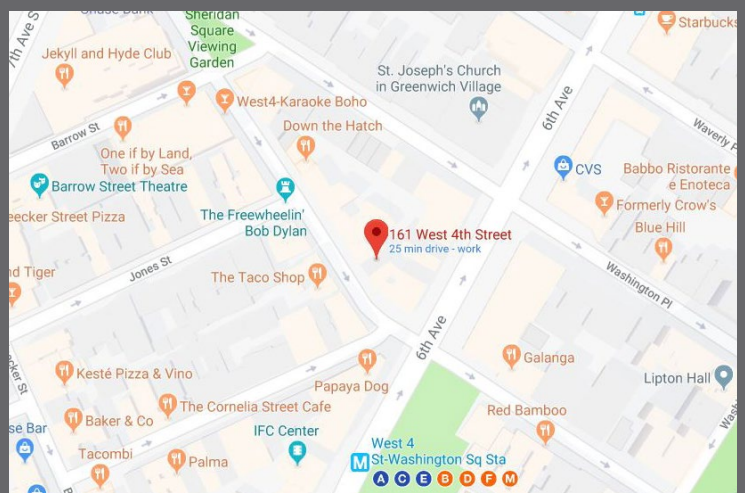
All uses accepted

### Possession:

Immediate

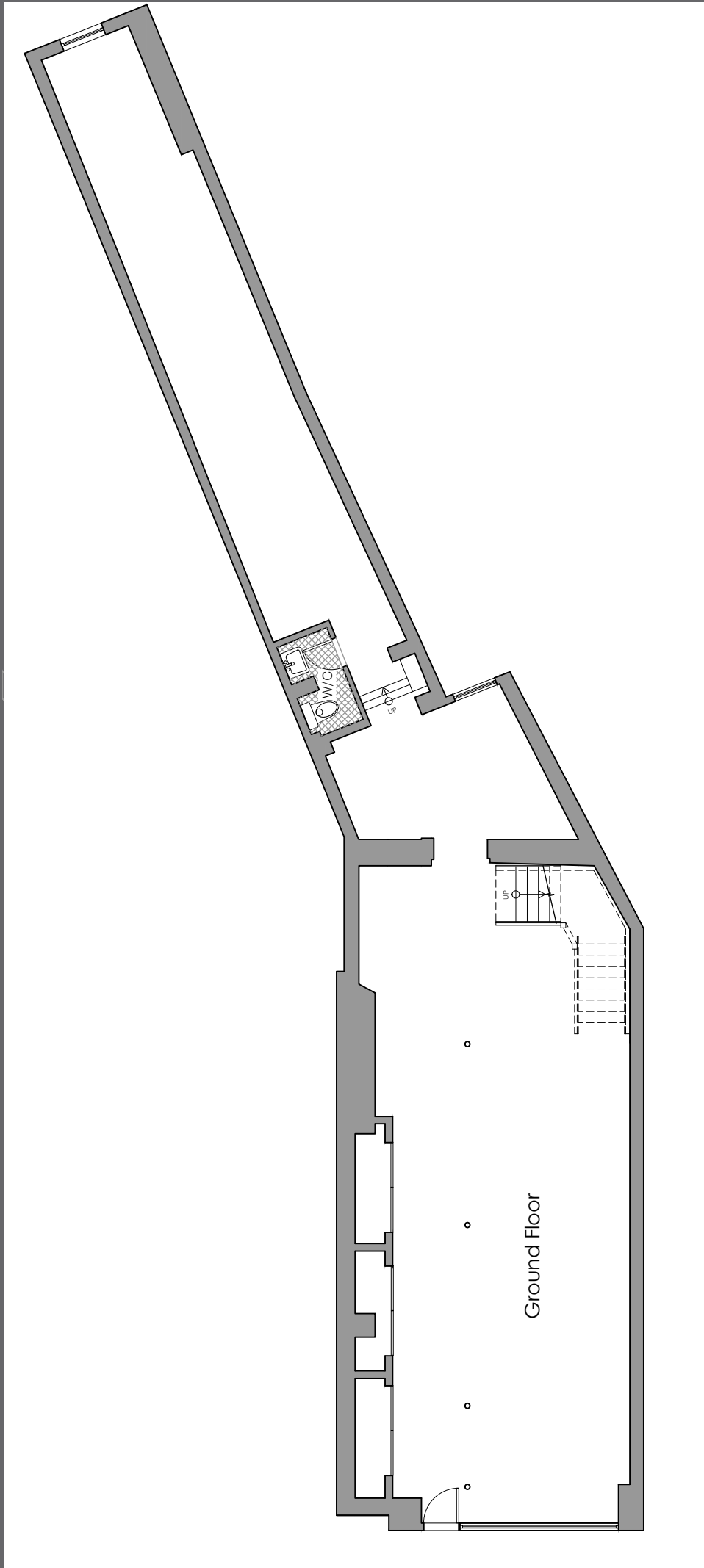
### RENT:

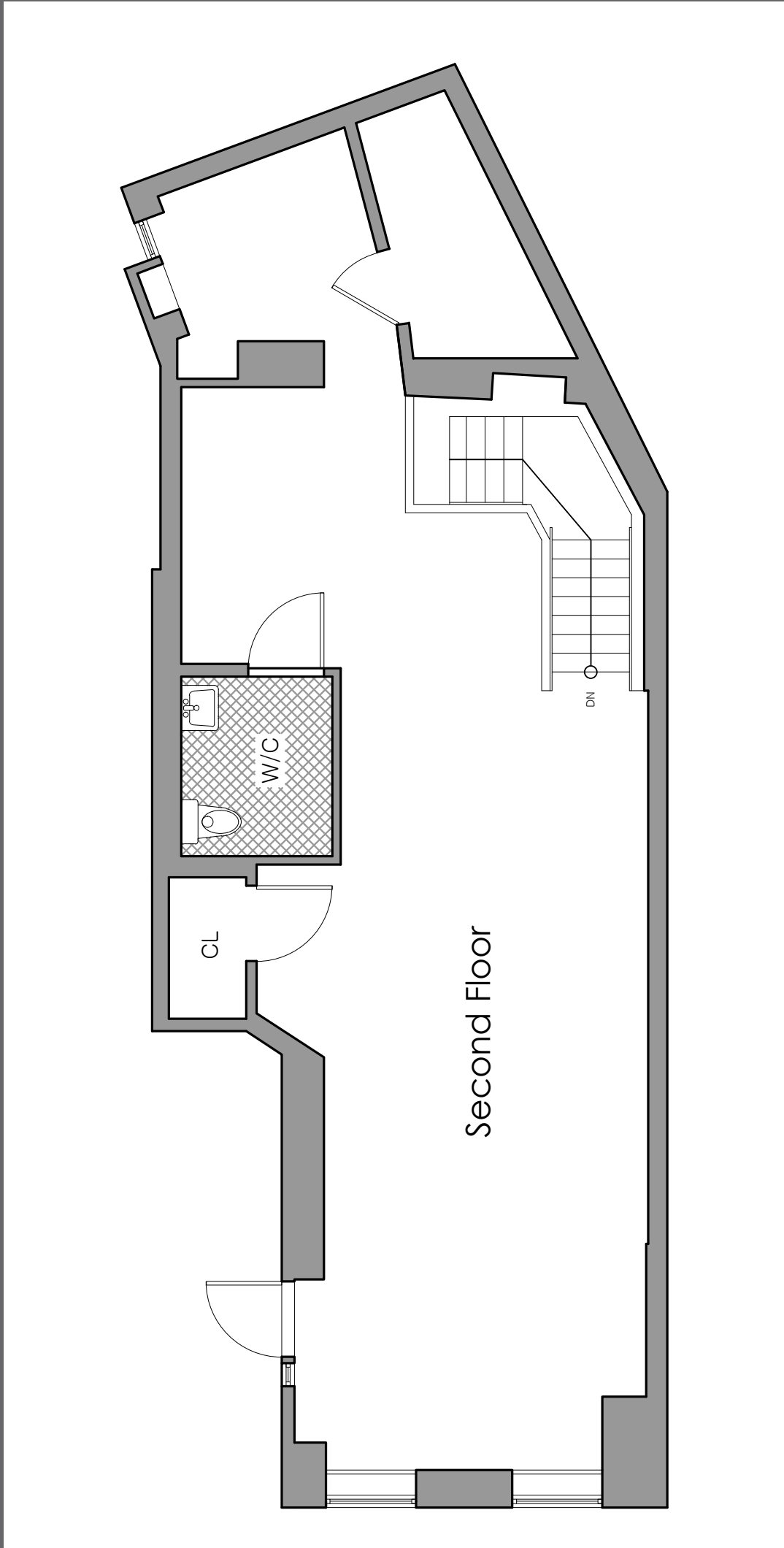
**\$25,000 per month**



Located between Jones and Cornelia Street, 161 West 4th Street offers access to one of New York's most competitively sought after retail locations.

For inquiries contact Zach Levine 646.943.3125





Second Floor