

# 757-769

## BROADWAY

ON THE CORNER OF BROADWAY &  
EAST 8TH STREET

### THE HEART OF GREENWICH VILLAGE



Prime Retail Block for Lease



**ROSE**  
ASSOCIATES



**SIZE:** *Ground Floor - 18,834 SF*  
*Lower Level - 18,000 SF*

**FRONTAGE:** *300'+ Wraparound*

**CEILING HEIGHTS:** *Ground Floor - 13'*  
*Lower Level - 11'*

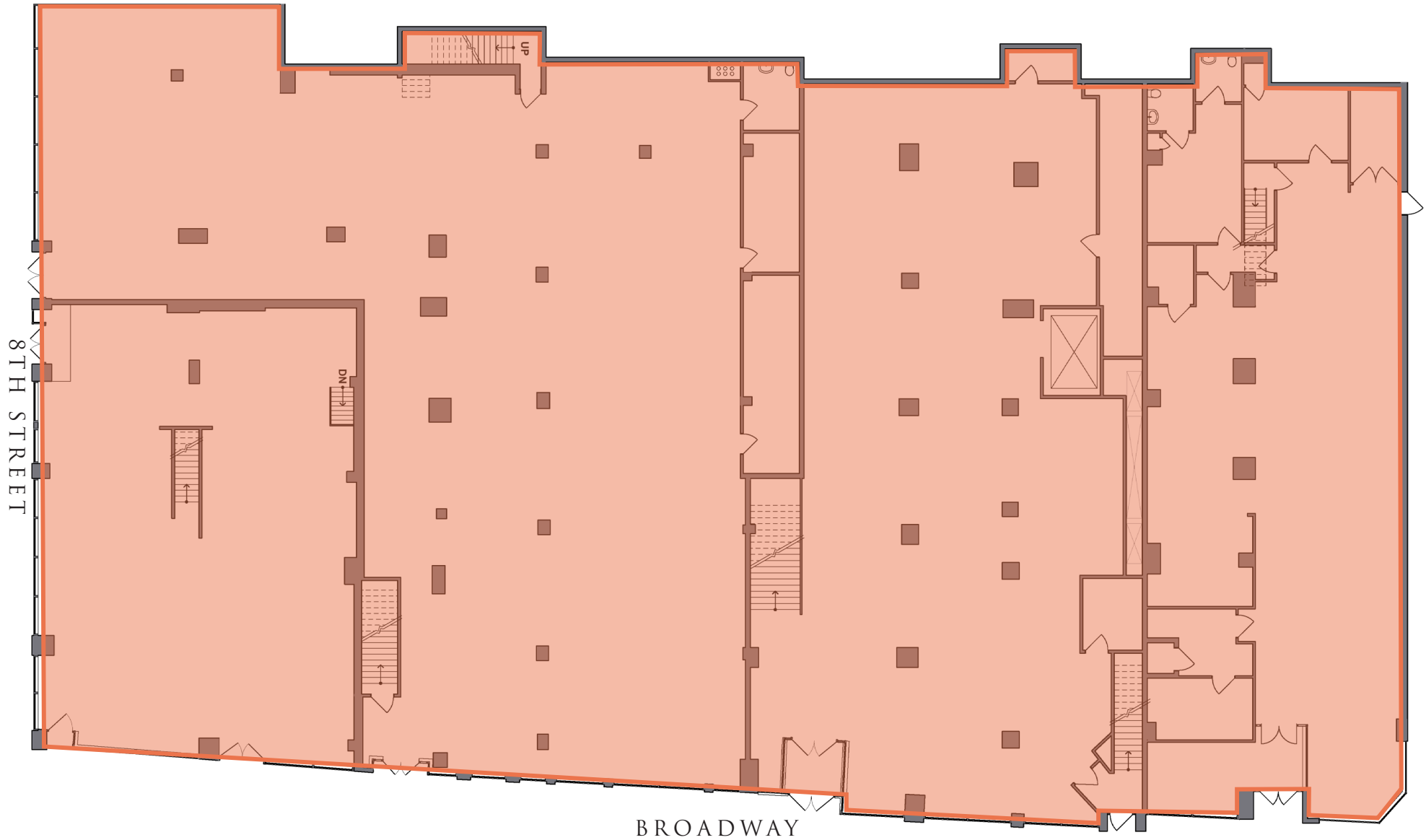
**POSSESSION:** *Immediate*

**HIGHLIGHTS:**

- Rare, flagship corner opportunity in the heart of Greenwich Village
- Entire block for lease with over 36,000 RSF
- Adjacent major subway stations, R, W at 8th street and 6 at Astor Place
- Located between Union Square and Washington Square Park
- Venting in place
- Located near the NYU Campus & Cooper Union
- Within 1 block of 1.5 million SF office space; tenants include IBM and Facebook

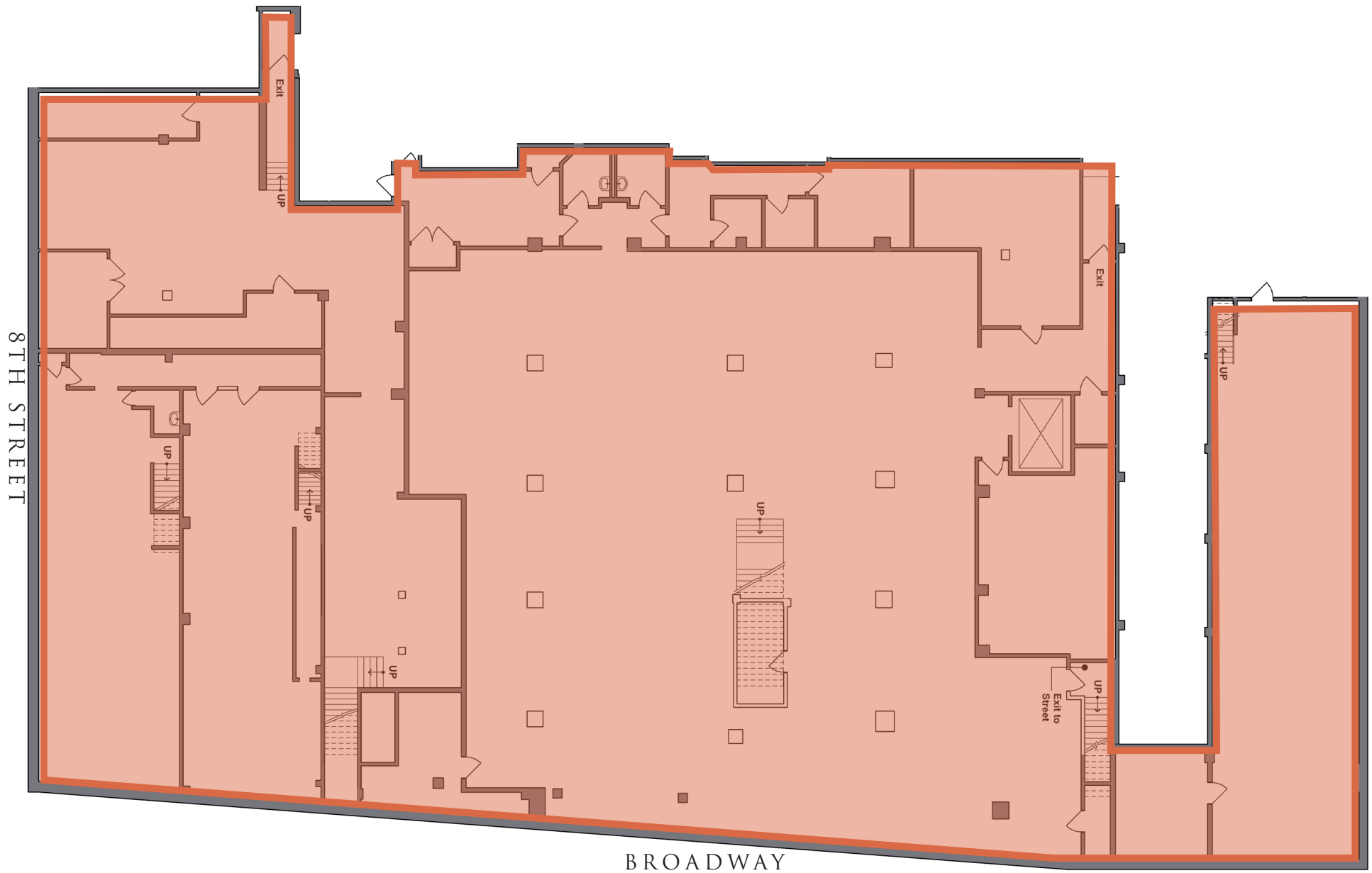
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FLOOR PLANS:  
GROUND FLOOR - 18,834 SF



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FLOOR PLANS:  
LOWER LEVEL - 18,000 SF



## ABOUT GREENWICH VILLAGE

Washington Square Park is a people-watcher's paradise. Musicians, sunbathers, skateboarders, dog owners, pickup chess warriors and NYU students all hang out around the historic fountain in the shadow of the arch, often used as a location in films and television shows. The surrounding neighborhood echoes with beat-poet and music history—this is the neighborhood where Paul Simon, Bob Dylan and Joan Baez began their careers. In keeping with the young population, a night out here might mean a set at a comedy club, seeing a performance at a bar or theater, and having a quick bite at one of the many local restaurants.



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FOR MORE INFORMATION,  
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