



corcoran



FOR LEASE | 178 Lafayette Street
RETAIL | 705 SF
ASKING RENT: \$13,000 / MONTH | PPSF: \$221

Located in the heart of SoHo-Nolita, 178 Lafayette Street delivers 705RSF of highly visible ground floor retail paired with dedicated cellar space - a compact, efficient footprint purpose-built for today's most compelling retail concepts. The space is fully white-boxed and equipped with a new HVAC system. Tenant will also get dedicated cellar space approx. ~26' x 12.5' = 325 sf.

This is precisely the "jewel box" format that modern brands are actively seeking. Direct-to-consumer names like Glossier, Warby Parker, and Mejuri have proven that physical retail doesn't need to be large - it needs to be right. A carefully curated 700 SF flagship on a high-traffic corridor outperforms a sprawling side-street box every time: lower total occupancy cost, higher brand visibility, and a tightly controlled environment built for content, community, and conversion.

The space is equally well-suited for institutional small-format concepts. Luxury fragrance and beauty brands - think Le Labo, Diptyque, or Aesop - have made the sub-800 SF format their signature. High-end watch and jewelry houses increasingly favor intimate "sitting room" environments over traditional showrooms. And tech and mobile brands continue to explore service-oriented pop-ups and product-specific activations that fit precisely within this footprint environment designed for content, community, and conversion. Beyond traditional retail, 178 Lafayette Street also presents a compelling opportunity for a boutique café, specialty grab-and-go concept, or experiential food and beverage operator. The dedicated cellar provides valuable back-of-house, storage, and operational space—allowing the entire ground floor to remain focused on the customer experience.

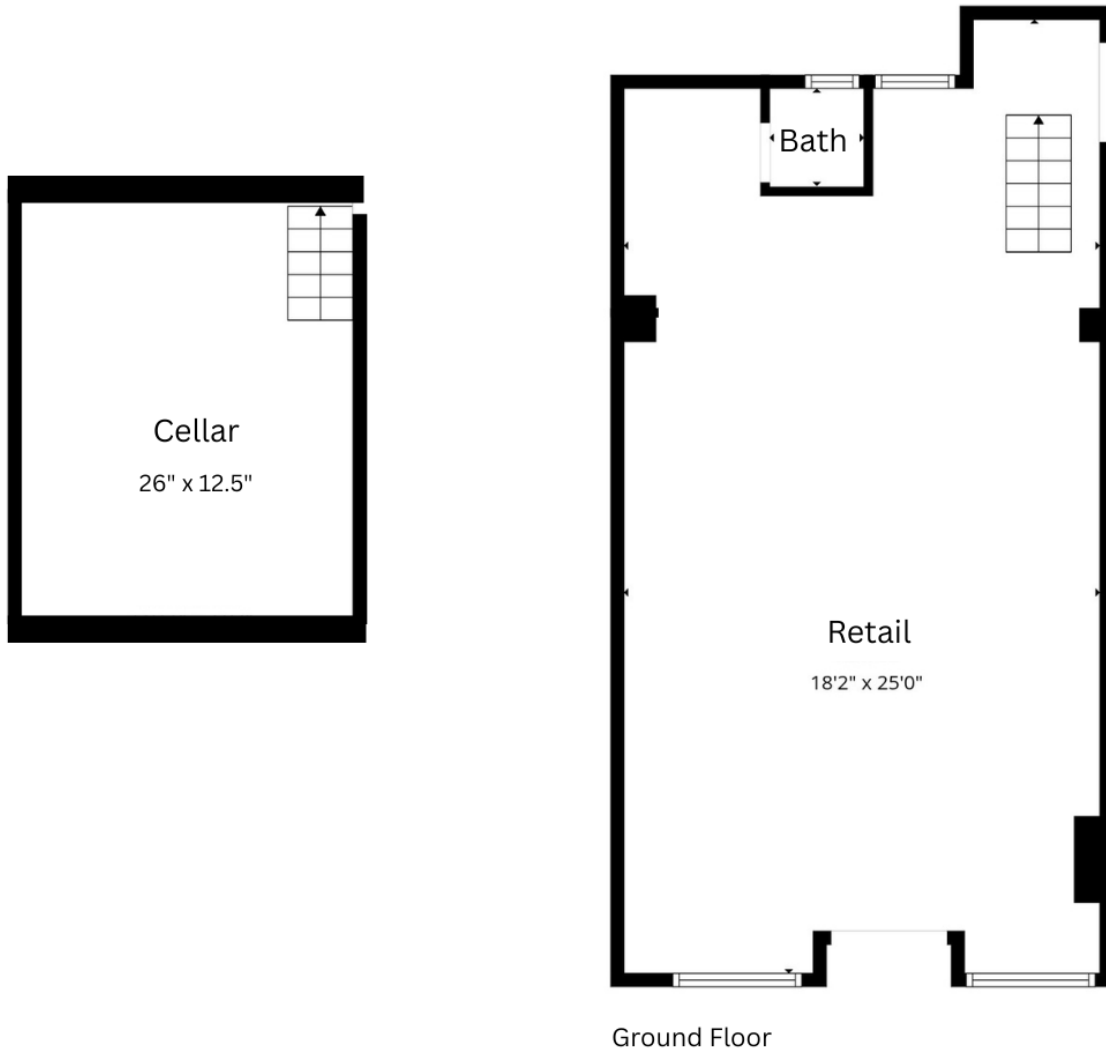
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178 Lafayette Street Retail Space For Lease



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