

# SUSAN PENZNER Real Estate

E X C L U S I V E



54 Franklin Street  
Rare Opportunity in Tribeca Gallery

# 54 Franklin Street

Corner of Cortlandt Alley



**Ground floor:** Approx. 3,800sf  
**Basement:** Approx. 1,800sf  
*Additional 1,525sf storage available*  
**Rent:** Upon Request  
**Availability:** Immediate

Spectacular turn-key gallery available for lease. The ground floor recently underwent a stunning renovation overseen by Trimble Architecture, including façade renovation.

Existing installation features an +/-715sf front gallery, +/-1,364sf main gallery, +/-324sf rear gallery/private viewing room, +/-382sf private viewing/conference room. Reception area with desk, office areas, pantry. Lower level provides art handling and storage areas, two private restrooms.

The space features new HVAC, extensive state-of-the-art lighting. Plywood-backed walls. Approx. 13'7" ceilings throughout. Entrances on Franklin Street and Cortlandt Alley.

Neighbors include Jack Shainman, Artists Space, Almine Rech, Alexander Gray, R & Company, among others.

Shown by appointment.

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