



# 88 Eldridge Street



- ▼ 3 floors of 8,315 RSF each of Loft Space in LES
- ▼ Brand New lobby, windows and elevator cabs
- ▼ 24/7 Commercial freight

**SUMMIT RE**  
PARTNERS

**Jose Luis Coirolo** Managing Director 917.945.9360

**Dan Hassett** Principal 917.612.3664

[joseluis@summitrepartners.com](mailto:joseluis@summitrepartners.com)

[dhassett@summitrepartners.com](mailto:dhassett@summitrepartners.com)

**HELLER**  
ORGANIZATION

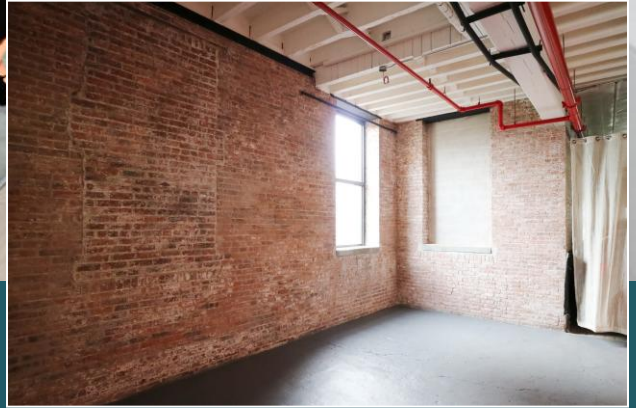
**Joshua Singer** Vice President 917.612.3664

[josh@hellerorg.com](mailto:josh@hellerorg.com)

# 88 Eldridge Street

Between Grand and Hester Streets – AKA 59-63 Allen Street

New Availability To The Market



We are pleased to offer the following space for lease:

## Loft/Industrial Space in Lower East Side

Entire 5<sup>th</sup> : 8,315 RSF  
Entire 4<sup>th</sup> : 8,315 RSF  
Entire 3<sup>rd</sup> : 8,315 RSF  
Entire 2<sup>nd</sup> : 8,315 RSF  
Gr: 6,700 SF  
LL2: 6,700 SF  
LL2: 6,700 SF

**Rental Rate:** Immediate

**Possession:** Immediate

**Term:** 5-10 Years

- ◆ 5<sup>th</sup> Floor: Existing gallery space - Ideal for a gallery, showroom, or tech/creative firm.
- ◆ 4<sup>th</sup>: Existing tenant
- ◆ 2<sup>nd</sup> & 3<sup>rd</sup> Floor: Raw space
- ◆ 24/7 commercial freight elevator that can fit small van
- ◆ Located within a few blocks from the **B D F M J Z**
- ◆ Ceiling height on Ground: 16'
- ◆ Ceiling height on Second & Third Avenue: 12'
- ◆ Ability to create dedicated entrance
- ◆ Excellent branding opportunity
- ◆ Close proximity to Essex Crossing, and one block from Orchard Street dining and nightlife
- ◆ Brand new windows

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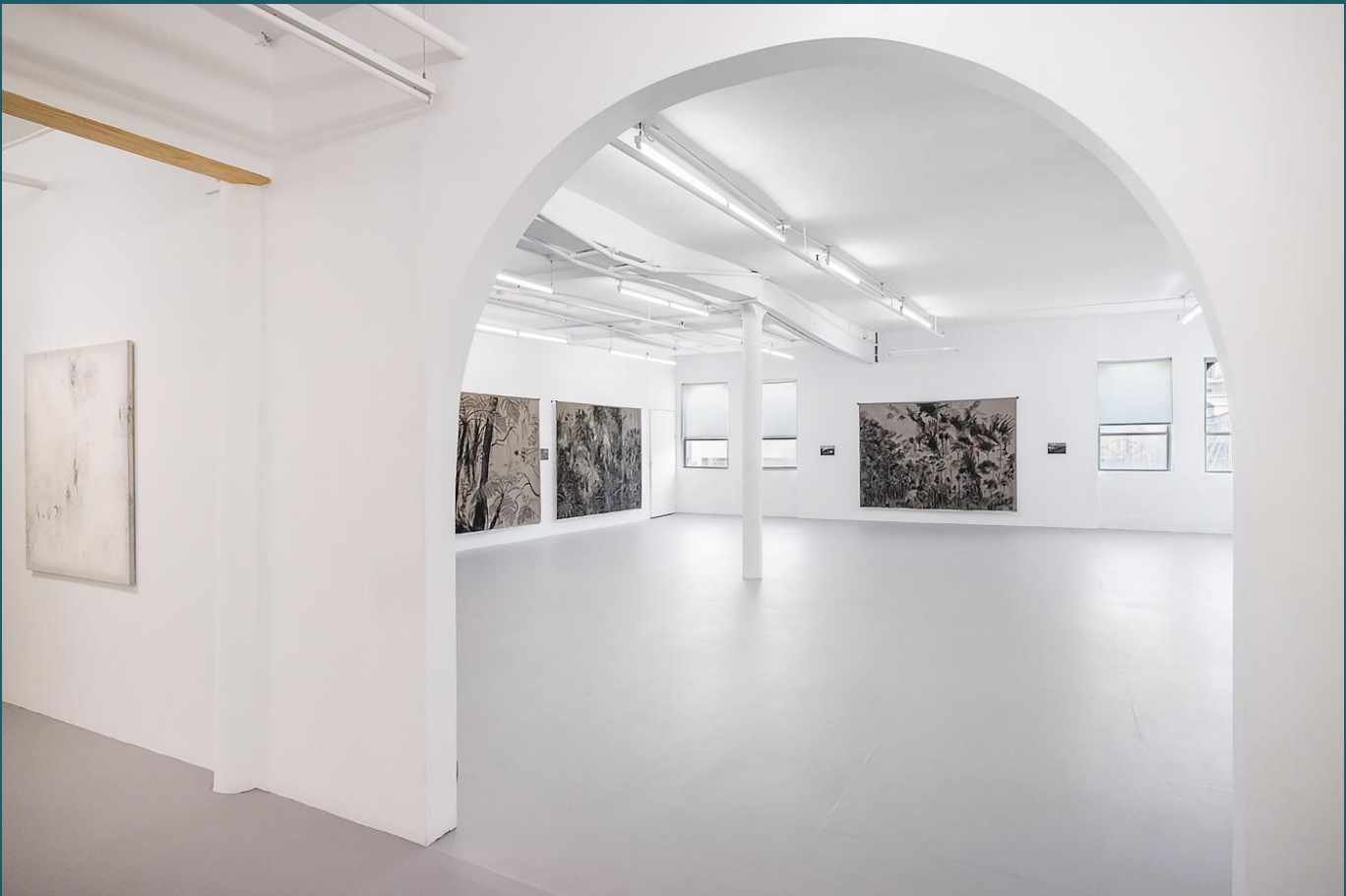
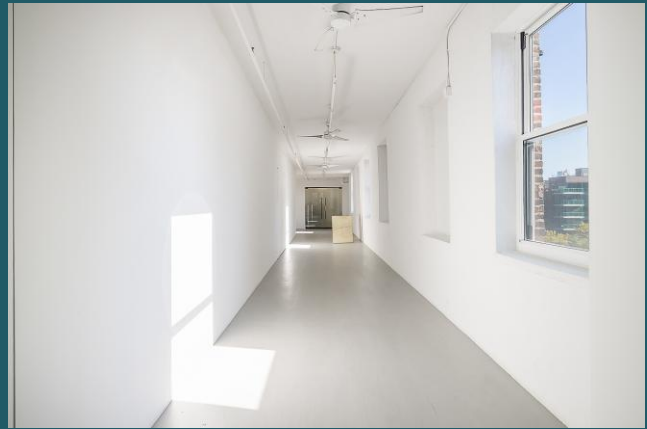
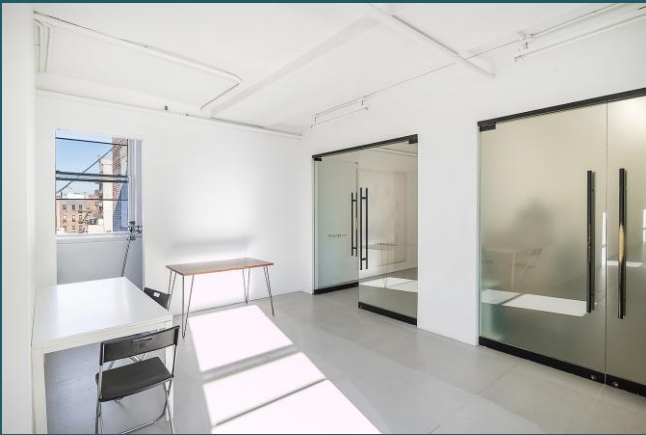
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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Between Grand & Hester Streets



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[jpseluis@summitrepartners.com](mailto:jpseluis@summitrepartners.com)  
[dhassett@summitrepartners.com](mailto:dhassett@summitrepartners.com)

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# 88 Eldridge Street

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## Orchard Street Eateries

Grey Lady

Excuse my French

Skinny Bar & Lounge

Skin Contact

Café Katja

Dudleys

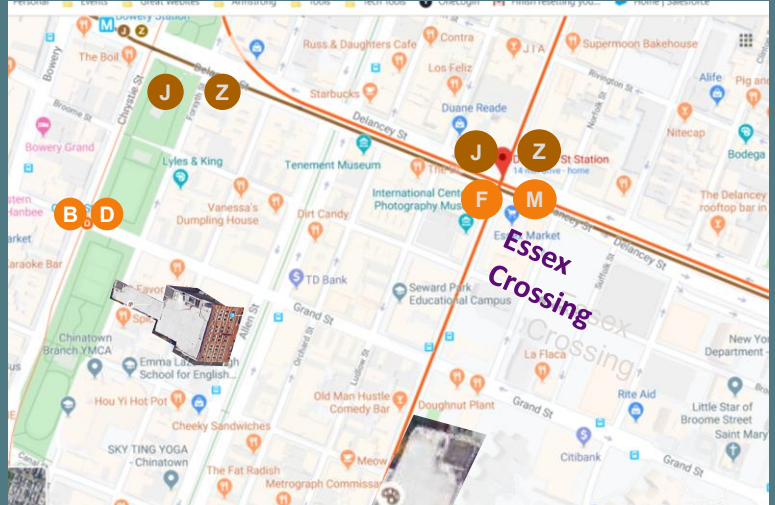
Sticky Rice



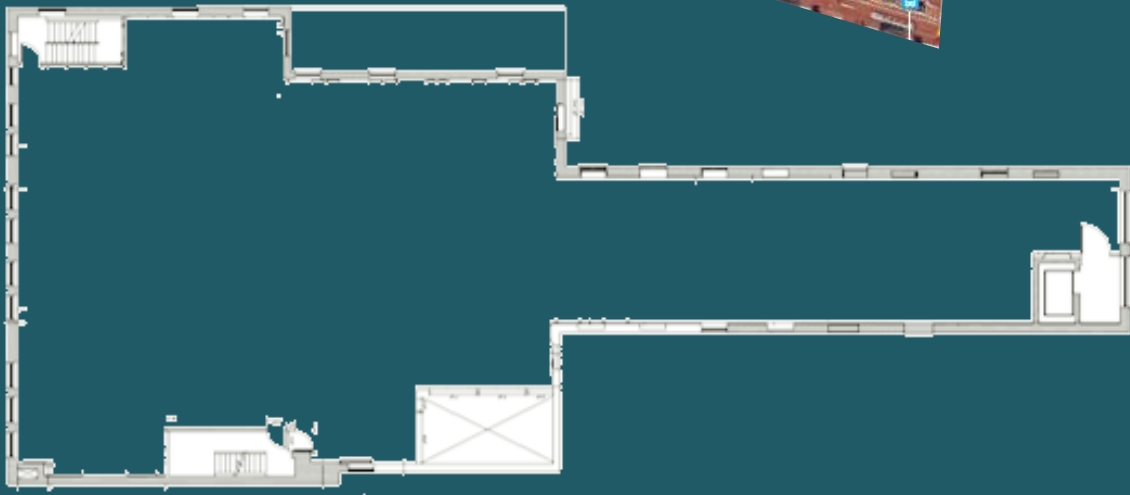
**SKIN CONTACT**  
WINE BAR

**StickyRice**

**DUDLEYS**



Allen Street



Eldridge Street

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