



corcoran

178 Lafayette St - Retail

WEB ID: 23751862 | 705 RENTABLE SF | WHITEBOX & HVAC



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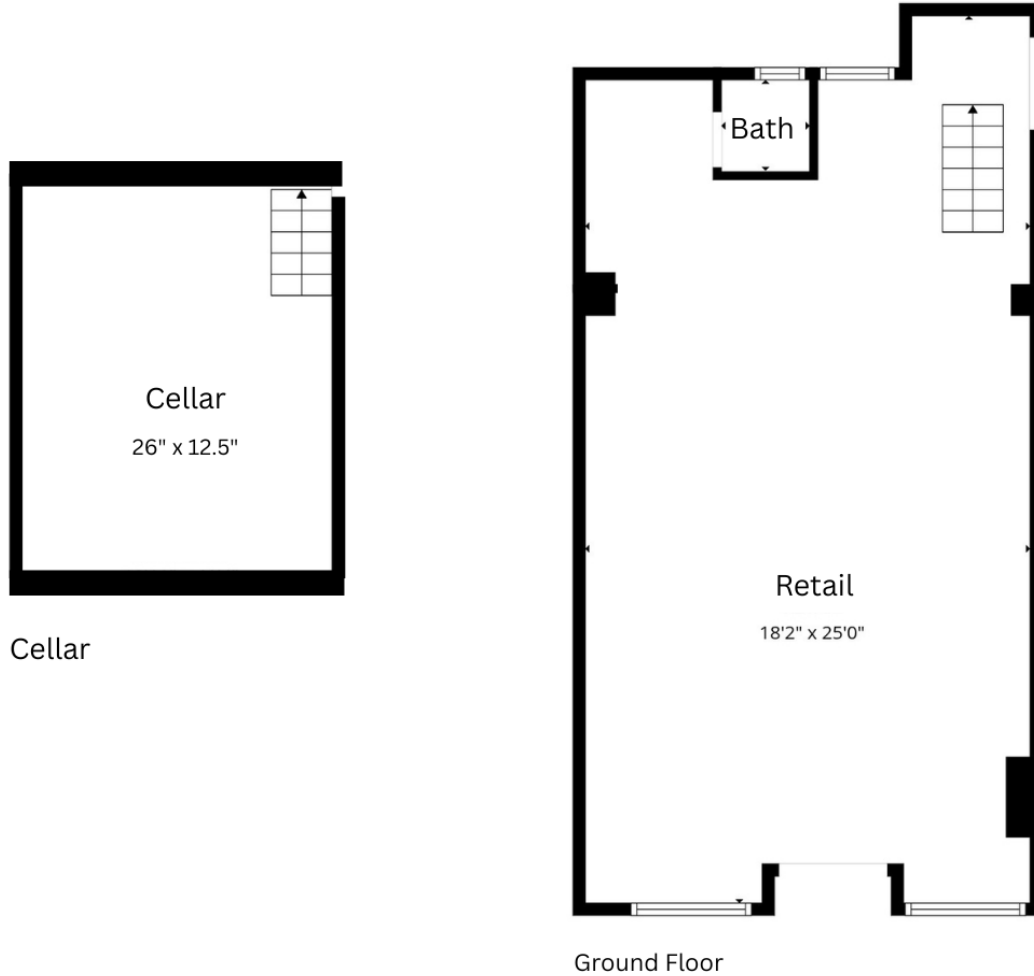
Located in the heart of SoHo-Nolita, 178 Lafayette Street delivers 705RSF of highly visible ground floor retail paired with dedicated cellar space - a compact, efficient footprint purpose-built for today's most compelling retail concepts. Ownership will deliver in white box condition with HVAC. Tenant 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. Beyond these categories, 178 Lafayette presents a strong opportunity for a boutique café, specialty grab-and-go, or experiential food and beverage concept, with the cellar delivering the back-of-house utility that operators at this size rarely find.

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Estimated Net Square Footage: 670 SF + 325 SF Cellar

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