

31 1/2 GREENE

At the Corner of Grand Street

[Virtual Tour](#)



Iconic. _____
Luminous. _____
Irreplacable. _____

Now Available.

**POP UPS NOW AVAILABLE
12 MONTH MINIMUM TERM (ONLY!)
DRY USES (ONLY!)**

AVAILABLE FOR LEASE OR SALE

Ground Level

~3,986 Sq Ft

Lower Level

~4,067 Sq Ft

Frontage

~130' | ~80' Greene
~50' Grand

Ceiling Heights

16' Gr, 11' LL

Possession

Immediate

Asking Rent/Sale Price

[Inquire](#)

Fifteen Floor-to-Ceiling Windows Frame an 8,000 Sq Ft Two-Level Masterpiece

Featuring 130' of Wraparound
Cast Iron Frontage

 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY

BAKER
TEAM



31 1/2
GREENE



31 1/2 GREENE

This co-op building stands at the corner of **31½ Greene Street and 85 Grand Street** as a quintessential example of SoHo's 19th-century cast-iron architecture. Its **evenly proportioned windows, slender pilasters, and rich neo-Grec detailing** create a façade of timeless refinement.

In 2000, the **ground floor and lower level** were transformed by **Piero Lissoni of Lissoni & Partners** into a **light-filled flagship showroom for Boffi**, where **modern Italian design and historic cast-iron architecture** coexisted in stunning harmony for more than two decades.

31 1/2 GREENE

THE NEIGHBORS

- Acne
- Fjallraven
- Hastens
- Aether
- Alexander Wang
- Zimmermann
- Ganni
- Courreges
- Isabel Marant

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

BAKER
TEAM

WEST BROADWAY

- OLIVER PEOPLES
- FELIX
- KENNS BROOME
- UPIET TATTOO
- BOWERY BUNGALOW
- GOURMET GARAGE
- FRED PERRY
- LASVIT
- BURROW
- JENNA PERRY HAIR
- Barber Ferguson Smith
- MIGUEL ANTOINNE
- LITTLE WAYS
- THE DRAWING CENTER
- NIKUTEI FUTAGO
- PERFORMANCE GARAGE
- KES
- FLIPPER'S
- Amura
- BANG BANG

BROOME STREET

- YOHJI YAMAMOTO
- 260
- RON DORFF
- ISABEL MARANT
- FORMAT FURNITURE
- A.L.C.
- HANSON FITNESS
- FRAME
- theory
- SAM BROCATO SALON
- STAUD
- VERONICA BEARD
- NEW DEVELOPMENT
- ZIMMERMANN
- fwee
- JEFFREY DEITCH
- KAI GALLERY
- SOCIETY LINGERIE
- Acne

BROOME STREET

- SAVOR BEDS
- oddmuse
- GANDIA BLASCO
- F.P.JOURNE
- OFF-WHITE
- GUDRUN SJORDEN
- TOTÈME
- Artemide
- Old Sister
- FLOU
- ANTIQUE GARAGE
- COURREGES
- JAMES PERSE
- TJ-MAXX
- BIBLIOTHEQUE
- SLOOMOO
- KEETSA
- THINK COFFEE
- TYLR
- GANNI
- CHIMI
- AWET
- POLÈNE
- BUCK MASON

BROADWAY

- WELLS FARGO

WEST BROADWAY

- A PASTA BAR
- IL MULINO
- PAPTZUL
- TOAD HALL
- CAPUT MUNDI
- STRAKERS
- MAMO
- IGGK
- UPS
- EVERYMAN
- LUCIA
- COOL WINE & SPIRITS
- HAPPIER GROCERY
- BKc
- Knickerbocker

GRAND STREET

- LESLIE LORIAN
- Hästens
- UNIFORM OBJI
- AETHER
- 31 1/2
- VE YANG GALLERY
- THE WEBSTER
- WINE SPECTATOR
- NEW GALLERY TBA
- JEFFREY DEITCH
- POP UP ACTIVATIONS
- ANITA ROGERS GALLERY
- EAST CANAL PROJECTS
- ZCRAVE:
- REMEDY SPA

GRAND STREET

- BAGGU
- EYIU
- WOLFF BERINGER
- ALEXANDER WANG
- RONALD FELDMAN FINE ARTS
- LeSportsac
- Nanushka
- USM
- Ksubi
- STAPLE
- FOSCARINI
- ALEX MOSS
- DIDD LEE
- BILLIONAIRE BOYS CLUB
- BLUE IN GREEN
- R+A
- Roll & Hill

GRAND STREET

- JADED
- DUANE reade
- orior
- MUJI
- CB2
- CB2
- BLICK
- NECESSARY CLOTHING
- LA ROPA LIFE
- VFILES
- PURPLE-BRAND
- THE SHOPS OF SOHO

GRAND STREET

- THE PALACE PRIVATE EVENTS
- Caffe Deme
- BLING NAILS
- TRIBECA BAGELS
- NORDIC KNOTS
- Drake's
- WW
- GUILD GALLERY
- CANAL LIGHTING & PARTS
- THE PALACE PRIVATE EVENTS
- Andrew Reed
- IS-G
- UNLITLED SPACE
- STELLAR WORKS
- MAX LEVAI
- CANADA

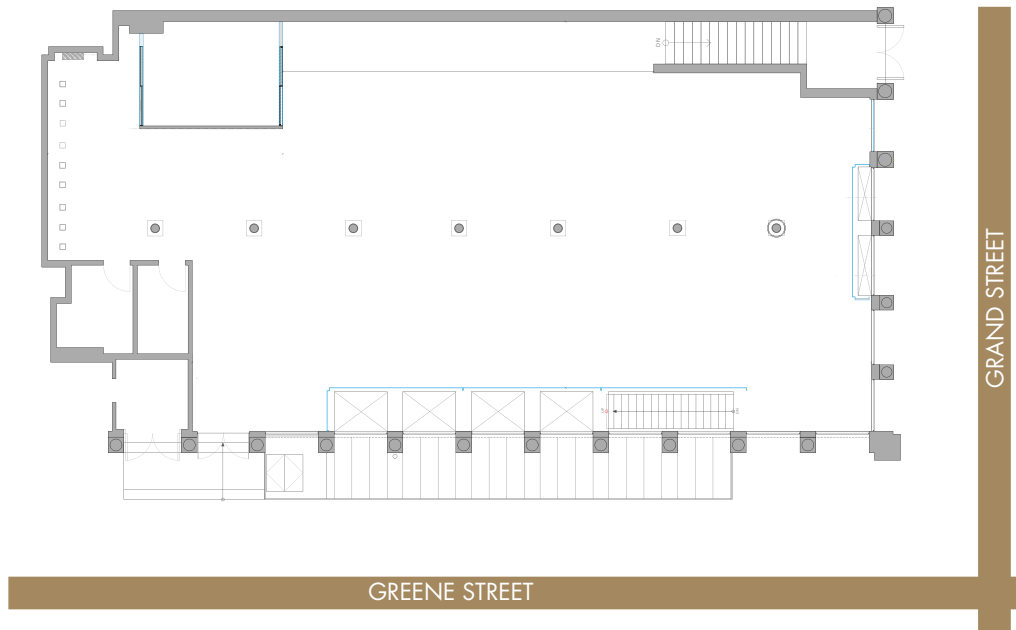
GRAND STREET

- DRINKS
- S.O.C.
- Andrew Reed
- IS-G
- UNLITLED SPACE
- STELLAR WORKS
- MAX LEVAI
- CANADA

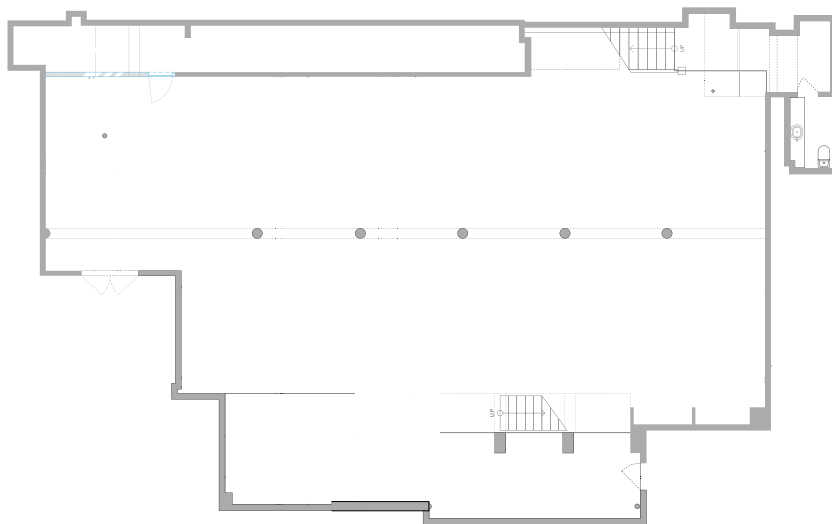
LISPENARD STREET

- La COLOMBE

THE GROUND LEVEL



THE LOWER LEVEL



[Virtual Tour](#)

31 1/2
GREENE

David J. Baker

917.765.6328

david@sinvin.com

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

BAKER
TEAM