

77 GREENWICH AVENUE NEW YORK, NY



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Between Bank Street and W 11th Street

RENT
\$7,500/month

KEY MONEY
\$120,000

TERM
9 years remaining on lease

POSSESSION
Immediate

APPROXIMATE SIZE
167 SF

FRONTAGE
10 feet

TRANSPORTATION
A C E L 1 2 3 F B D M

HIGHLIGHTS:

- Currently Teabowl
- Fully built out matcha/coffee shop with modern finishes
- Prime Greenwich Village location with strong foot traffic
- Private employee bathroom installed

NEIGHBORS:

Apollo Bagels, Mighty Quinn's Barbeque, Starbucks, Nerea, Equinox, Don Angie, San Sabino, Mino Brasserie, noa, a bakery, Tea & Sympathy, A Salt & Battery, Jack & Charlie's No. 118, BonBon - A Swedish Candy Co., Juice Press, Think Coffee



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ABOUT THE AREA



GREENWICH VILLAGE

A Historic Manhattan Neighborhood

Greenwich Village is renowned for its tree-lined streets, historic architecture, and vibrant mix of boutique retail, acclaimed dining, and cultural institutions. Home to one of Manhattan's most affluent residential populations, the neighborhood continues to attract visitors from around the world while maintaining its timeless character and strong retail demand.



WASHINGTON SQUARE PARK

The Cultural Heart of Greenwich Village

Washington Square Park is one of New York City's most recognizable public spaces. Anchored by the iconic Washington Square Arch and surrounded by New York University, the park attracts students, professionals, artists, and tourists year-round. Daily events, performances, and community gatherings generate exceptional pedestrian activity, reinforcing the area's vibrant neighborhood character and retail appeal.



CHELSEA MARKET

A Premier Culinary & Retail Destination

Chelsea Market is one of New York City's most iconic attractions, attracting millions of visitors annually. Its curated mix of acclaimed restaurants, specialty food vendors, boutique retailers, and creative office tenants generates consistent pedestrian traffic throughout the day. Situated in the heart of Chelsea alongside the High Line, the market is a key anchor of the neighborhood's thriving commercial corridor.