

PRIME RETAIL CONDOMINIUM AT 265 BOWERY FOR SALE



Retail Condominium located at 265 Bowery

Asking Price: Upon Request

Alan Shmaruk x11 Michael Sherman x16
The Manhattes Group LLC 54 Thompson Street New York, NY 10012
212-334-4666
ashmaruk@manhattes.com msherman@manhattes.com
www.Manhattes.com

The Manhattes Group has been retained on an exclusive basis to sell the prime retail condominium located at 265 Bowery. The combined retail property features approximately 12,500 square feet of space on three levels, which is fully leased to Paulaner Brauhaus Inc, thru 2027. The upscale microbrewery features authentic Paulaner beers brewed on site served with contemporary artisanal cuisine reflecting the flavors of Bavaria. This is their first location in the United States.

This retail condominium is located in one of the prime locations on the Bowery, next to Whole Foods and the Avalon Bay Development and backing onto the new Ian Schrager planned 25 story hotel. It's neighbors include several new building developments and art galleries including Sperone Westwater's Norman Foster designed gallery building. It is also across from restaurateurs Keith McNally's Pulino's and 250 Bowery, the new 24-unit luxury condominium project.

PROPERTY DESCRIPTION	
ADDRESS	265 and 267 Bowery
LOCATION	Eastern side of Bowery between Houston and Stanton Street
BLOCK/LOT	427/11 and 427/7505
LOT SIZE	50' x 101' (approximately)
FRONTAGE	50 feet on Bowery
ZONING	C6-1 and C2-5/R8
SQUARE FOOTAGE	Ground Floor 5,000 SF Lower Level 5,000 SF Sub-basement 2,500 SF Total 12,500 SF (approx.)
PRICE	Upon Request

TENANT PROFILES—Paulner Brahaus INC

This 240-seat brewpub showcases beer from the titular German beer-maker, produced on-site. Paulaner's first brewhouse in the U.S. will serve its Hefeweizen, Munich lager, and Munich dark, plus seasonals like the Maibock and Salvator, all from the nearly 400-year-old recipes of the Bavarian monks who founded Paulaner. Downstairs will house a private lounge and event space.



265 Bowery



FINANCIALS



LANDLORD

265 Bowery LLC

TENANT

Paulaner Brahaus INC

BUILDING ADDRESS

265-267 Bowery
New York, NY 10012

DEMISED PREMISES

Ground Floor, Lower Level and sub-basement

LEASE TERM

Fifteen (15) years

Tenant has right to terminate after year 12

LEASE COMMENCEMENT

August 1, 2012

EXPIRATION DATE

July 31, 2027

REAL ESTATE TAXES

Tenant is responsible for all Real Estate Taxes and assessments to the retail portion of 265-267 Bowery

COMMON CHARGES AND ELEVATOR

\$902.88 a month

RENT TERM SHEET

RENT YEAR	ESCALATION	ANNUAL RENT	MONTHLY RENT
1- AUGUST 1, 2012-JULY 31, 2013	-	\$600,000.00	\$50,000.00
2 - AUGUST 1, 2013-JULY 31, 2014	0%	\$ 600,000.00	\$ 50,000.00
3-AUGUST 1, 2014-JULY 31, 2015	0%	\$ 600,000.00	\$ 50,000.00
4 - AUGUST 1, 2015- JULY 31, 2016	10%	\$ 660,000.00	\$ 55,000.00
5 - AUGUST 1, 2016- JULY 31, 2017	0%	\$ 660,000.00	\$ 55,000.00
6-AUGUST 1, 2017- JULY 31, 2018	0%	\$ 660,000.00	\$ 55,000.00
7- AUGUST 1, 2018- JULY 31, 2019	10%	\$ 726,000.00	\$60,500.00
8 - AUGUST 1, 2019- JULY 31, 2020	0%	\$ 726,000.00	\$ 60,500.00
9 - AUGUST 1, 2020- JULY 31, 2021	0%	\$ 726,000.00	\$ 60,500.00
10 - AUGUST 1, 2021 - JULY 31, 2022	10%	\$ 798,600.00	\$ 66,550.00
11 - AUGUST 1, 2022- JULY 31, 2023	5%	\$ 838,530.00	\$ 69,877.50
12 - AUGUST 1, 2023- JULY 31, 2024	5%	\$ 880,456.50	\$ 73,371.38
13 - AUGUST 1, 2024- JULY 31, 2025	5%	\$ 924,479.33	\$77,039.94
14 - AUGUST 1, 2025- JULY 31, 2026	5%	\$ 970,703.29	\$ 80,891.94
15 - AUGUST 1, 2026- JULY 31, 2027	5%	\$1,019,238.46	\$ 84,936.54

Alan Shmaruk x11

Michael Sherman x16

The Manhattes Group LLC 54 Thompson Street New York, NY 10012

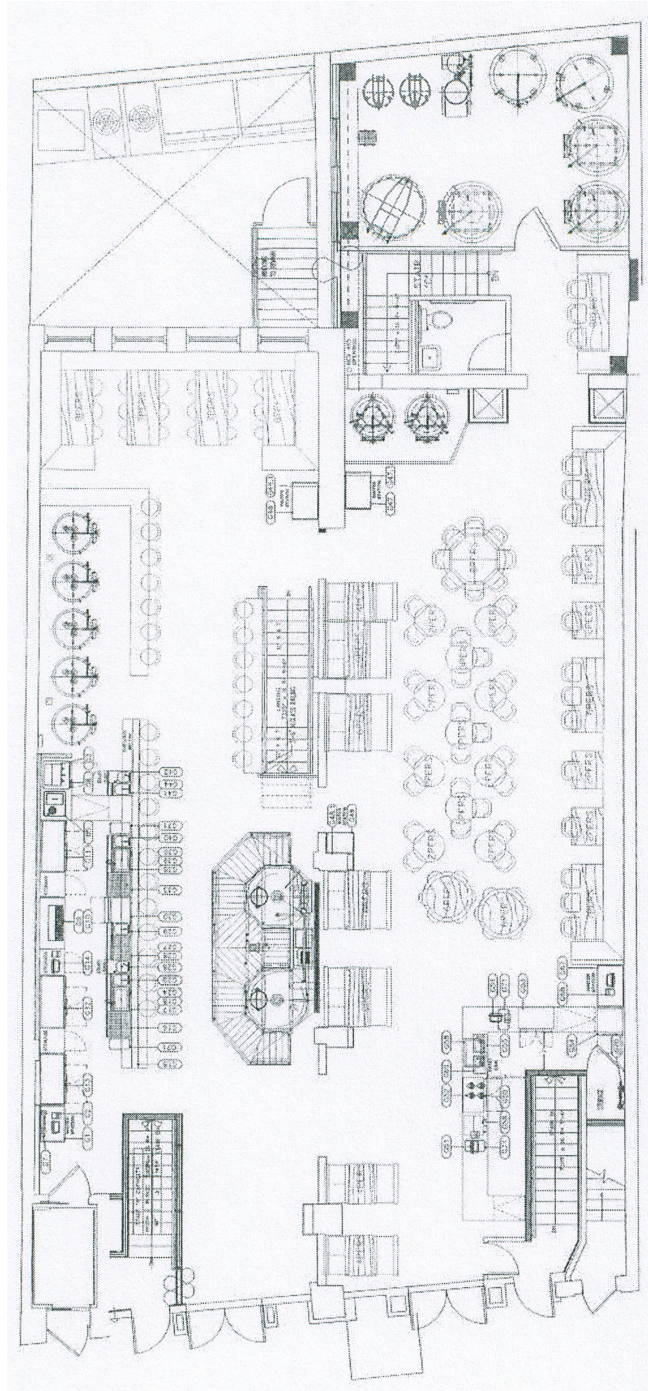
212-334-4666

ashmaruk@manhattes.com

msherman@manhattes.com

www.Manhattes.com

Floor Plans



Ground Floor

MAP

The Bowery is emerging as one of Manhattan's best retail shopping corridors with superb co-tenancies as shown by the below map. National retailers such as Whole Foods and Patagonia are drawn to the rapidly transforming street because of its high vehicle and pedestrian traffic.



Alan Shmaruk x11 Michael Sherman x16
The Manhattes Group LLC 54 Thompson Street New York, NY 10012
212-334-4666

ashmaruk@manhattes.com

msherman@manhattes.com

www.Manhattes.com