

SoHo, New York

52 GREENE STREET

Retail and office space
in the heart of SoHo

A cast-iron building of 1867, rebuilt to its
original five stories with a setback penthouse
and private green roof.

52GREENESOHO.COM

52 Greene Street, New York, NY 10013



About

52 Greene Street is a cast-iron building of 1867 on one of the most recognized cobblestone blocks in SoHo. A fire in the 1950s took its top two floors, and for the better part of a century the building stood at three. It is now being rebuilt to its original five-story height with the Landmarks Preservation Commission, the lost floors reconstructed in their historic cast-iron form.

Behind the facade is new construction throughout: full-floor lofts with oversized windows, ceilings of 10 to 12 feet, a dedicated heating and cooling system with fresh-air ventilation on every floor, and an elevator opening directly onto the plate. Above the fifth, a setback penthouse with a private green roof.

Retail meets the street at ground and cellar; office occupies the floors above. Available whole or floor by floor.

Total area

Approx. 8,800 SF

Floors

5 + penthouse + cellar

Building frontage

25 ft on Greene St

Completion

Fall 2026

Possession

Q4 2026



Rooftop green roof terrace, penthouse (architectural rendering)

The Building

Year built	1867 (renovation & addition 2026)
Floors	5 + penthouse + cellar
Total area	Approximately 8,800 SF
Building frontage	25 ft on Greene Street
Retail frontage	16 ft storefront
Ceiling height	10 to 12 ft (varies by floor)
Elevator	ADA, direct entry onto each floor
Climate	Dedicated system per floor, with fresh-air ventilation
Neighborhood	SoHo Cast-Iron Historic District
Outdoor	Green roof terrace at penthouse
Possession	Q4 2026

Each full floor is delivered as a single tenancy with the elevator opening directly onto the floor, so no floor is shared and no common corridor is required.



Full-floor loft interior (architectural rendering)



Greene Street storefront (architectural rendering)

Delivered Condition

Each floor is delivered move-in ready, with white walls, a polished concrete floor, and a dedicated heating and cooling system already in place. The elevator opens directly onto the plate, and restrooms are finished in marble tile.



Elevator opening directly onto the floor (architectural rendering)



Office floor as delivered (architectural rendering)



Marble-tiled restroom (rendering)

Availability

The building is offered whole or floor by floor. Retail occupies the ground floor and cellar; office occupies the floors above. All areas shown are rentable area.

Floor	Use	Rentable Area	Availability
PH	Office and green roof terrace	1,125 SF	Available
5	Duplex office loft (fifth and PH)	1,637 SF	Available
4	Full-floor office loft	1,637 SF	Available
3	Full-floor office loft	1,699 SF	Available
2	Full-floor office loft	1,716 SF	Available
G	Retail, 16 ft storefront	1,727 SF	Available
C	Cellar retail	1,383 SF	Available
C	Cellar storage	338 SF	Leased

Usable and gross areas for each level are shown on the floor plan pages that follow.
All areas are approximate and subject to final measurement; rentable area to be recalculated upon completion.



Cast-iron storefronts, SoHo



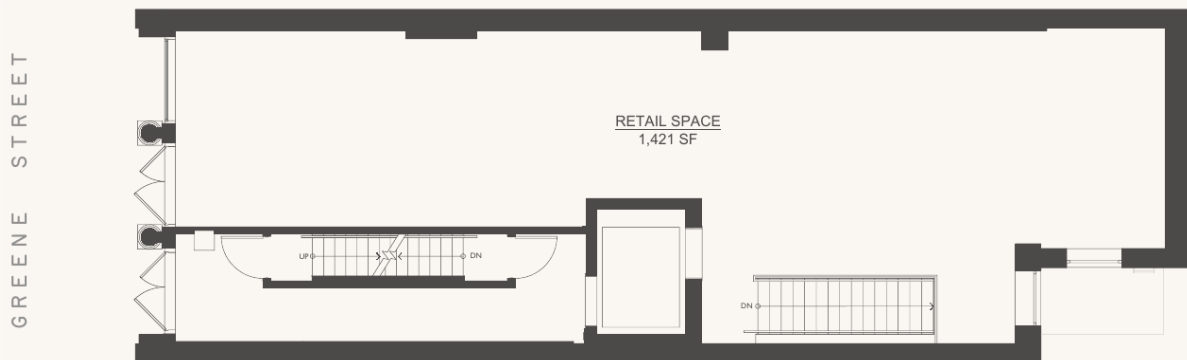
Greene Street, SoHo

Retail Space

Ground-floor retail meets Greene Street with a 16 ft storefront, connected by internal stair to cellar retail and separate storage below.

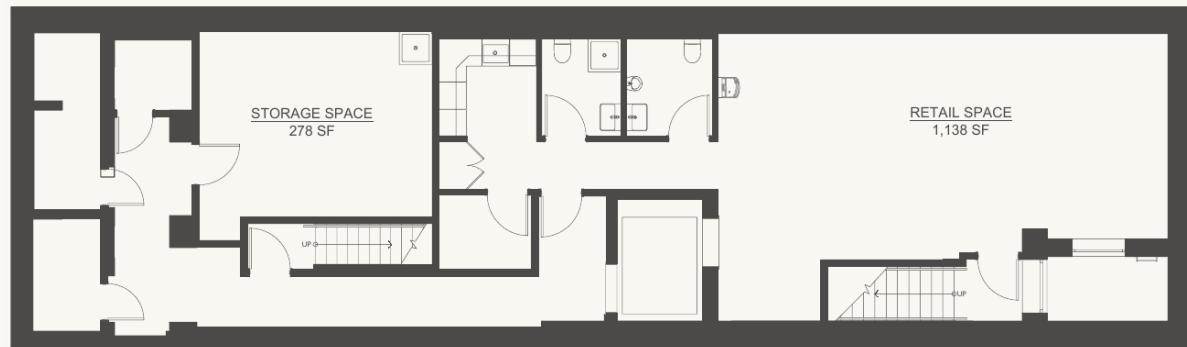
Ground Floor

1,727 SF rentable



Cellar

1,383 SF retail · 338 SF storage



Ground floor

Gross area	1,805 SF
Usable retail area	1,421 SF
Elevator and stairwell	161 SF
Common building area	223 SF
Rentable retail area	1,727 SF
Total retail, ground and cellar	
Rentable retail area	3,110 SF

Cellar

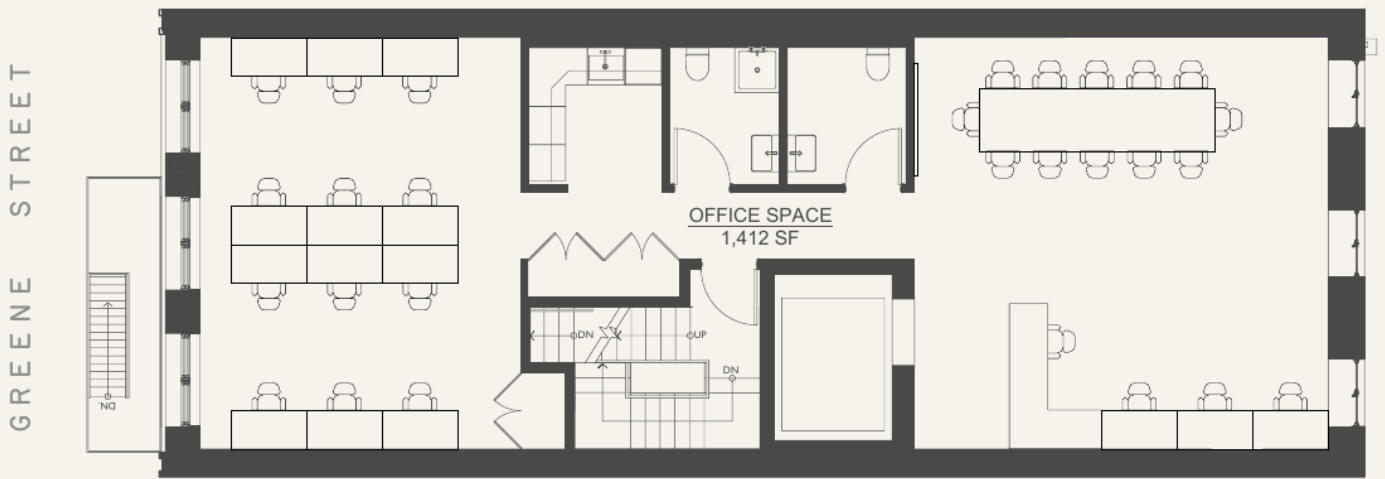
Gross area	2,097 SF
Usable retail area	1,138 SF
Usable storage area	278 SF
Mechanical area	267 SF
Elevator and stairwell	147 SF
Common building area	267 SF
Rentable retail area	1,383 SF
Rentable storage area	338 SF

Dimensions and layouts are approximate, subject to field variances, and intended for marketing purposes.

Second Floor Office

The lowest of the office floors, one flight above the street.

1,716 SF rentable



Rentable office area	Usable office area	Gross area	Elevator and stairwell
1,716 SF	1,412 SF	1,613 SF	201 SF

Floor	
Ceiling height	10 to 12 ft
Elevator	Opens onto the floor
Ventilation	Dedicated per floor
Windows	Front and rear
Delivery	Single full-floor tenancy

Other office floors, rentable	
Third Floor	1,699 SF
Fourth Floor	1,637 SF
Fifth Floor	1,637 SF
Penthouse	1,125 SF

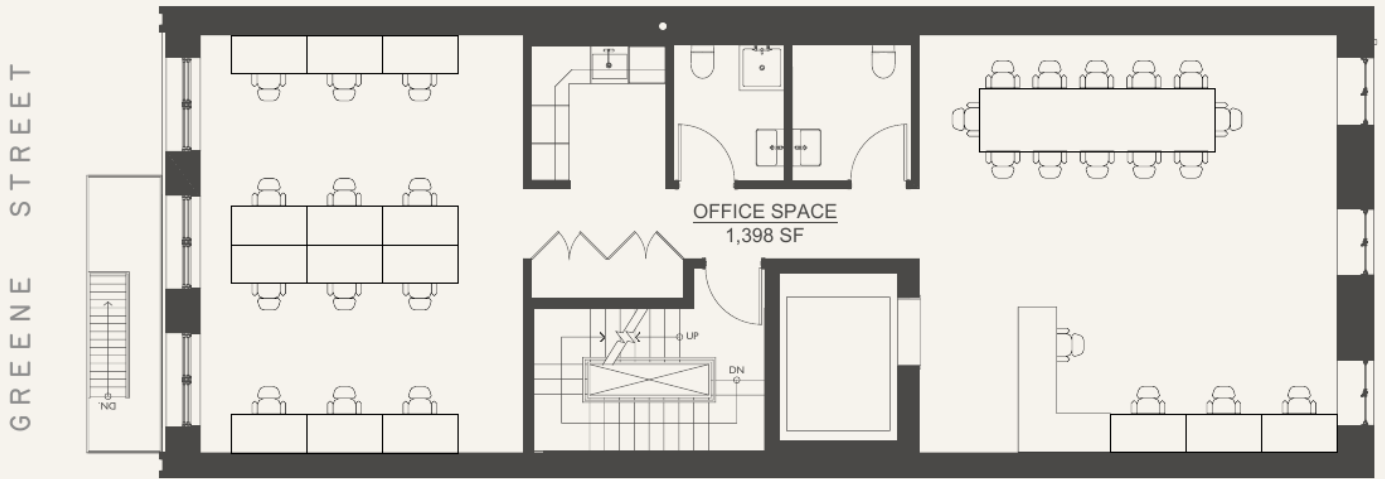
The fifth floor and penthouse are offered together as a duplex.

Dimensions and layouts are approximate, subject to field variances, and intended for marketing purposes. Furniture layouts are illustrative only and are not included.

Third Floor Office

A full floor at the middle of the building.

1,699 SF rentable



Rentable office area	Usable office area	Gross area	Elevator and stairwell
1,699 SF	1,398 SF	1,613 SF	215 SF

Floor	
Ceiling height	10 to 12 ft
Elevator	Opens onto the floor
Ventilation	Dedicated per floor
Windows	Front and rear
Delivery	Single full-floor tenancy

Other office floors, rentable	
Second Floor	1,716 SF
Fourth Floor	1,637 SF
Fifth Floor	1,637 SF
Penthouse	1,125 SF

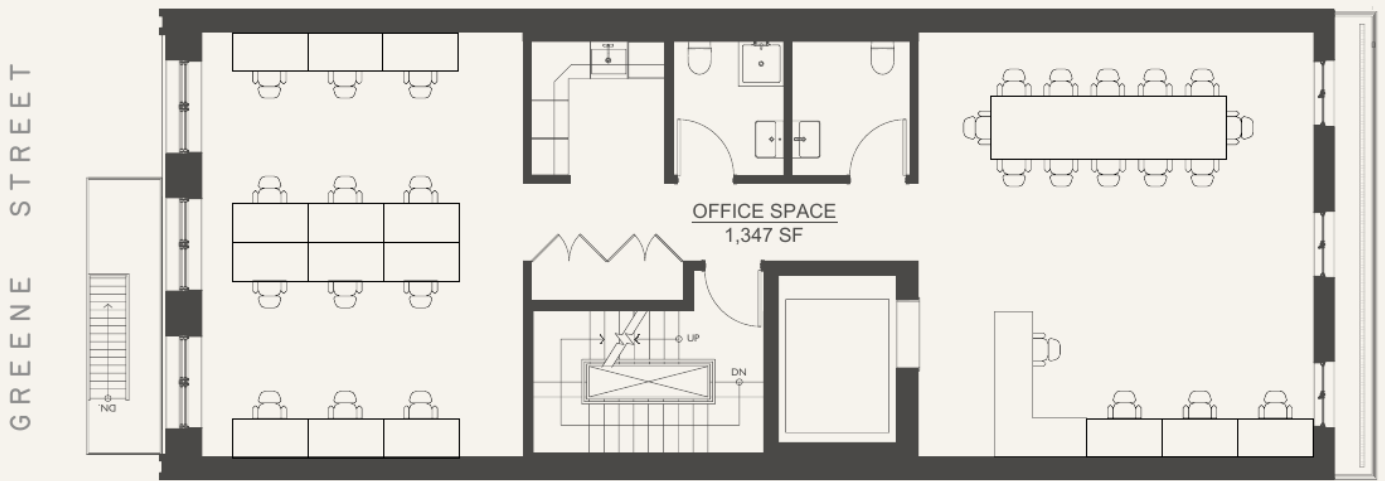
The fifth floor and penthouse are offered together as a duplex.

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Fourth Floor Office

The uppermost single-level office floor, below the fifth-floor duplex.

1,637 SF rentable



Rentable office area	Usable office area	Gross area	Elevator and stairwell
1,637 SF	1,347 SF	1,562 SF	215 SF

Floor	
Ceiling height	10 to 12 ft
Elevator	Opens onto the floor
Ventilation	Dedicated per floor
Windows	Front and rear
Delivery	Single full-floor tenancy

Other office floors, rentable	
Second Floor	1,716 SF
Third Floor	1,699 SF
Fifth Floor	1,637 SF
Penthouse	1,125 SF

The fifth floor and penthouse are offered together as a duplex.

Dimensions and layouts are approximate, subject to field variances, and intended for marketing purposes. Furniture layouts are illustrative only and are not included.

Fifth Floor and Penthouse

The fifth floor and the setback penthouse are offered together as a duplex, joined by internal stair, with two private terraces and a green roof at the top of the building.

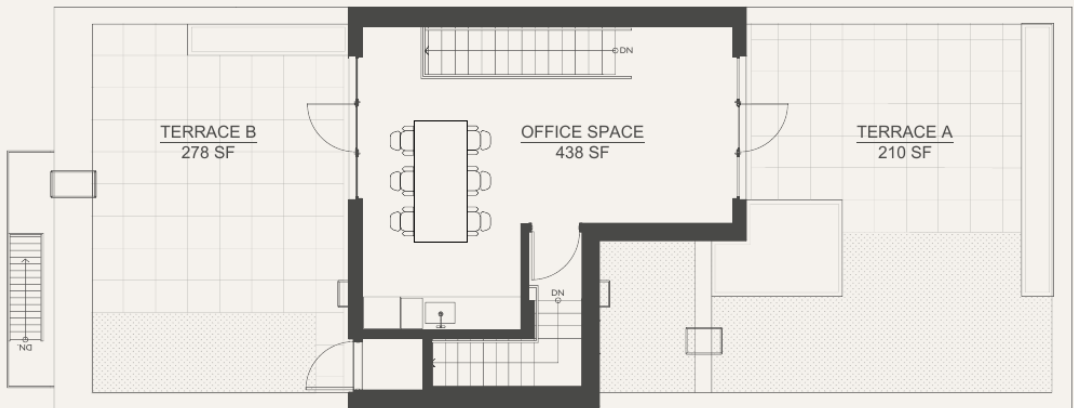
Fifth Floor

1,637 SF rentable



Penthouse

1,125 SF rentable · 488 SF terrace



Fifth floor

Gross area	1,562 SF
Usable office area	1,347 SF
Elevator and stairwell	215 SF
Rentable office area	1,637 SF

Fifth floor and penthouse combined

Rentable area	2,762 SF
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Penthouse

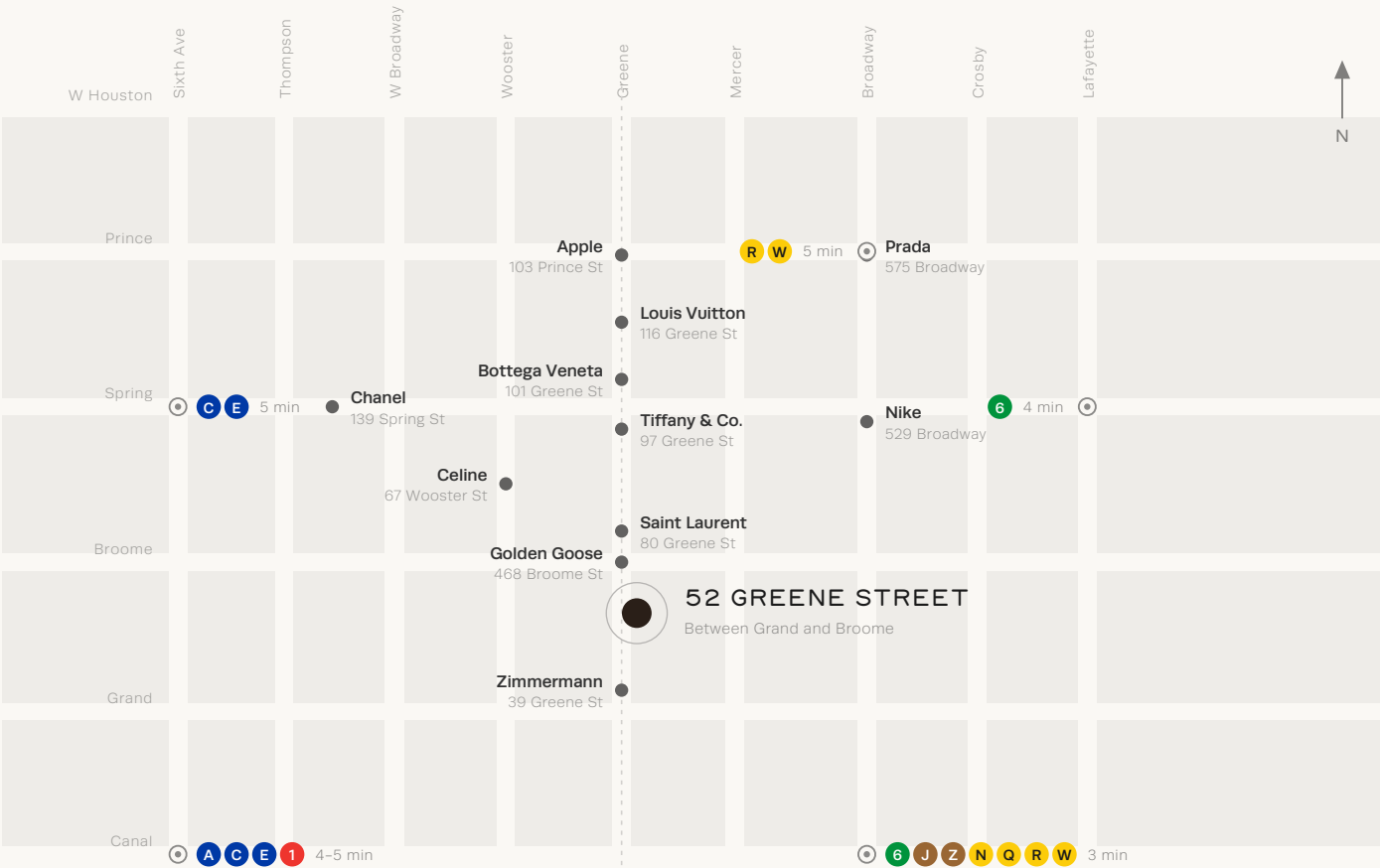
Gross area	521 SF
Usable office area	438 SF
Elevator and stairwell	83 SF
Terrace A	210 SF
Terrace B	278 SF

Rentable area	1,125 SF
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Dimensions and layouts are approximate, subject to field variances, and intended for marketing purposes.

Location

52 Greene Street occupies a landmark cobblestone block in SoHo's Cast-Iron Historic District, at the center of one of Manhattan's most active retail corridors. Its immediate neighbors are among the most recognized names in luxury and lifestyle retail.



Schematic; not to scale. Brand locations shown for neighborhood context only.

Transit

Canal St	6 J Z N Q R W	3 min · 0.17 mi
Canal St	A C E	4 min · 0.18 mi
Spring St	6	4 min · 0.21 mi
Canal St	1	5 min · 0.23 mi
Prince St	R W	5 min · 0.24 mi
Spring St	C E	5 min · 0.26 mi
Christopher St	PATH	17 min · 0.90 mi

Local Logic scores

100 /100 Exceptionally walkable	100 /100 Exceptional public transit
80 /100 Very bikeable	60 /100 Moderately drivable

Source: Local Logic

History

52 Greene Street was completed in 1867 by H. J. Howard, who reshaped a row of small commercial buildings into a unified block of cast-iron and masonry structures. The land beneath it was once part of the West Bayard Farm and, before that, Lenape territory.

Through the late nineteenth and early twentieth centuries the building housed publishers, silk merchants, and import firms. In 1927 the Lavelli family acquired it and ran an iron workshop on the ground floor for several decades, their wrought ironwork commissioned by the New York City Board of Education and by the artists then moving into SoHo's lofts.

A fire in the late 1950s destroyed the top two floors and they were never rebuilt. In 1993 the second floor became home to The Painting Center, which exhibited there until 2010. The current renovation restores the building to its original five-story height and adds a setback penthouse with a private green roof.



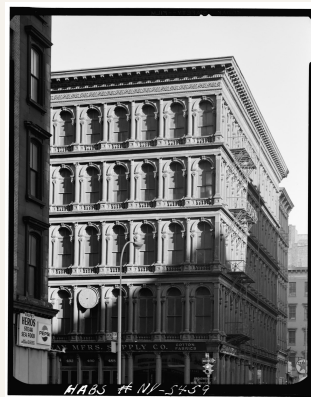
Greene Street storefronts, 1940s

The full historical report is available at 52greenesoho.com.

1867	Completed by H. J. Howard as part of a unified cast-iron and masonry block
1927	Acquired by the Lavelli family; iron workshop on the ground floor
1950s	Fire destroys the top two floors; the building stands at three
1973	SoHo Cast-Iron Historic District designated
2026	Restored to five stories with a setback penthouse and green roof



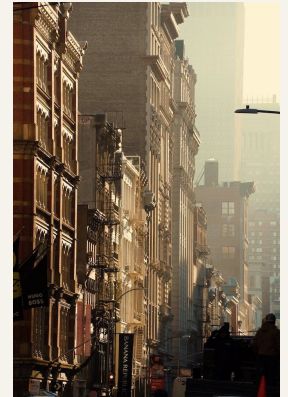
Haughwout Building, 1857



Broadway at Broome



Cornice, 451 Broome St



SoHo streetscape

Contact

If a floor interests you, get in touch and we will arrange a visit. The building is owner-developed and owner-managed, so you will be speaking with ownership directly.

Management

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Email

52greenesoho@gmail.com

Website

52GREENESOHO.COM

Notices

All areas are approximate and subject to final measurement. Rentable area is to be recalculated upon completion in accordance with the applicable measurement standard.

Dimensions and layouts shown on floor plans are approximate, subject to field variances, and intended for marketing purposes. Furniture layouts are illustrative and are not included.

Images identified as renderings are artist's impressions. Finishes, fixtures, furnishings, landscaping and planting are indicative only and subject to change.

Completion and possession dates are estimates and remain subject to the construction schedule, permitting, and Landmarks Preservation Commission review.

The neighborhood map is schematic and not to scale. Third-party business names and addresses are shown for locational context only and imply no affiliation, endorsement, or sponsorship. All trademarks remain the property of their respective owners.

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