



# THE **Artists** COURTYARD

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DRAMATIC COMMERCIAL SPACES FOR LEASE  
**55 Bethune Street, West Village, NYC**

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[www.denhamwolf.com](http://www.denhamwolf.com)

# AREA MAP



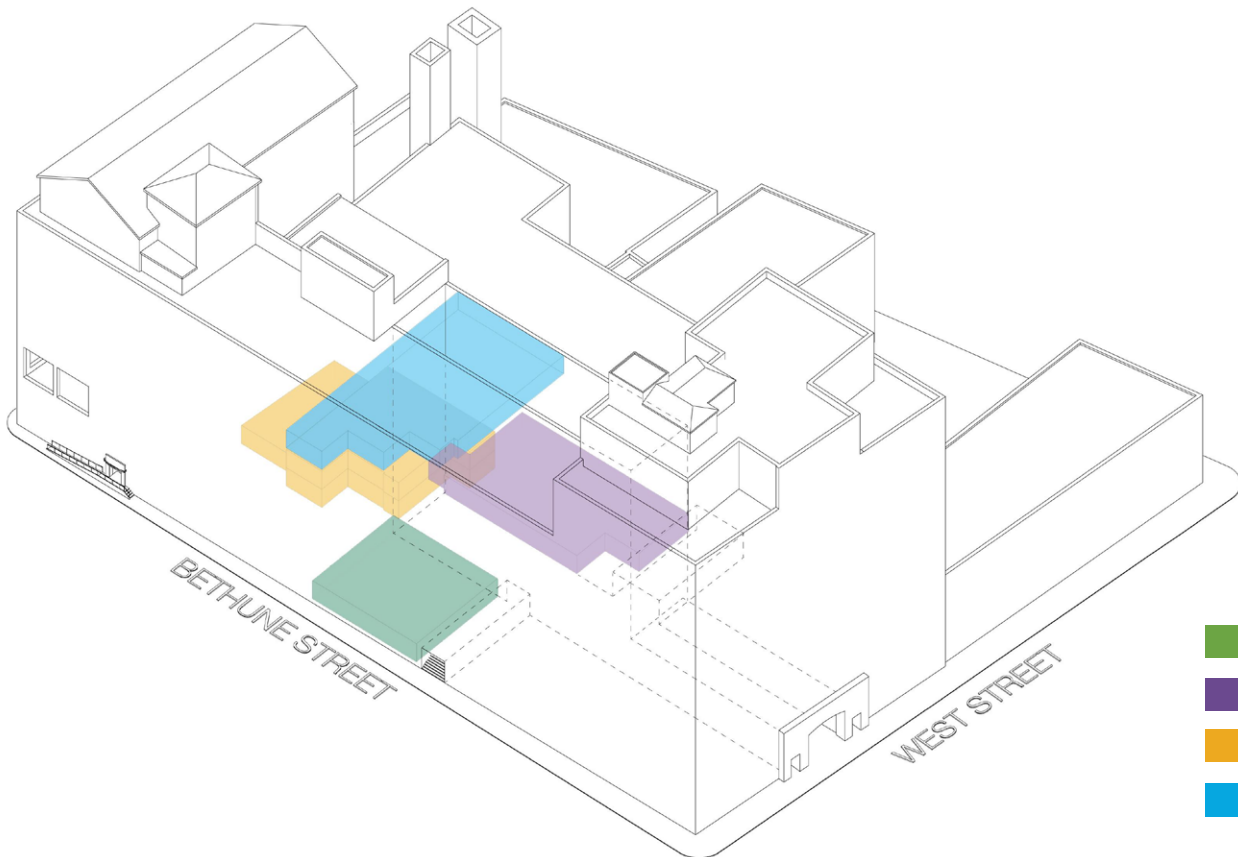
# ARTIST COURTYARD LAYOUT



Denham Wolf Real Estate Services, as an exclusive agent is pleased to present the opportunity to lease a range of unique commercial spaces arranged around a courtyard setting at Westbeth Center for the Arts in the West Village, a short distance from the Meatpacking District.

## Potential Uses

- Art Gallery
- Theater
- Daycare
- Retail



## Legend

- Suite 1803
- Suite 1804
- Suite 100
- Suite 250

## SUITE 1803 | 55 BETHUNE STREET

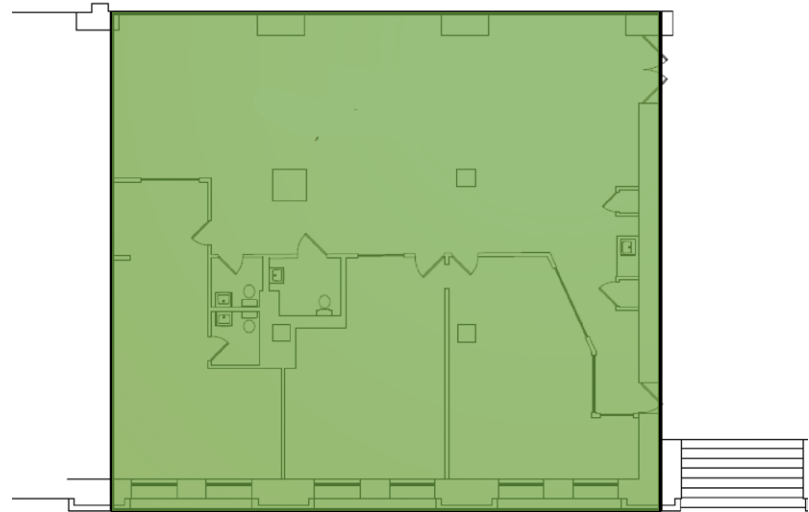


Signage is subject to review and approval by Westbeth and NYC Landmarks Preservation Commission.

Suite 1803 is a ground floor commercial space with 3,948 RSF adjacent to Bethune Street.

This rare offering of ground floor space in the heart of the West Village will give you a chance to be part of this legacy. Located on the north side of the historically landmarked campus, the space provides clear access to the interior courtyard with its floor-to-ceiling windows and gorgeous barrel-vaulted ceilings. Sharing the outdoor space with an evolving ground-floor mixed-use campus consisting of a theater space, previous sculpture studio, the existing Westbeth Artists Gallery, and education spaces, the offering provides unique access to a variety of demographics and users.

Currently configured as a daycare facility. Landlord will consider a broad range of uses.



### BOOK YOUR TOUR TODAY

**Kate Hrobsky**

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646.814.8856

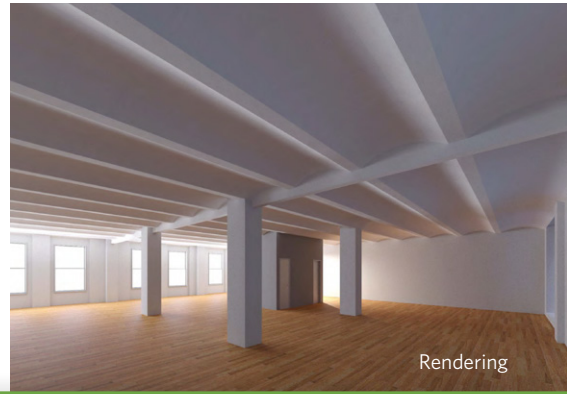
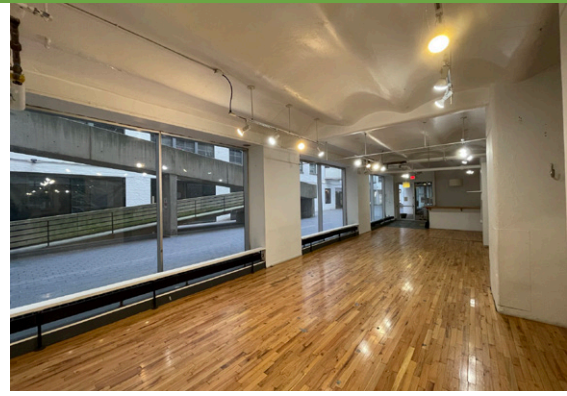
**Noah Trapolino**

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# SUITE 1803 | 55 BETHUNE STREET



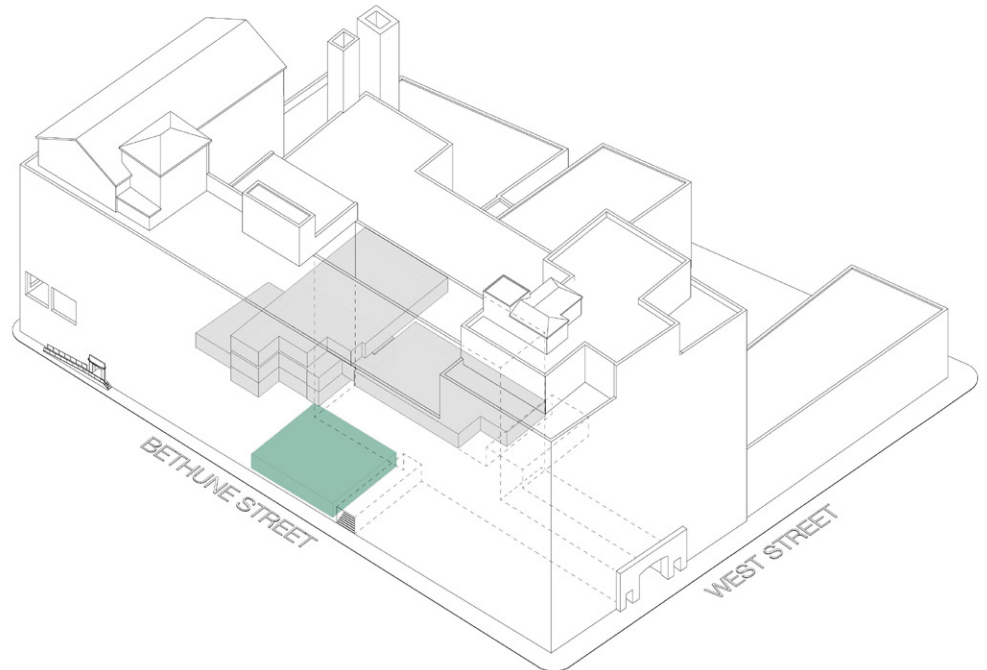
## Suite 1803

SF: 3,948 RSF

Possession: Immediate

Ceiling Heights: 11 feet

Rate: Available Upon Request



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2024 Denham Wolf

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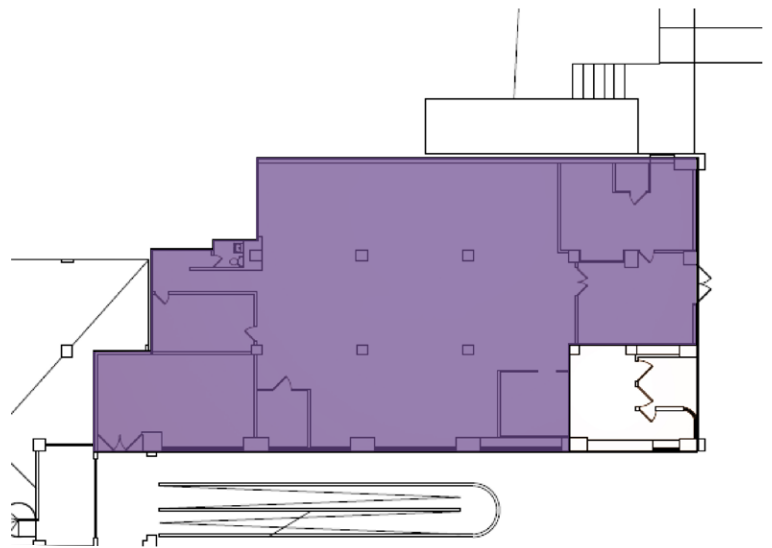
# SUITE 1804 | 155 BANK STREET



Signage is subject to review and approval by Westbeth and NYC Landmarks Preservation Commission.

Suite 1804 is a ground floor commercial space with 5,629 RSF facing the courtyard and set back from Bank Street.

The unit, currently configured as a ~50-seat theater, includes box office, lobby, workshop, and storage areas. It sits at the heart of the Westbeth campus, located across from the Westbeth Welcome Center, Westbeth Artist Gallery, with ADA access via Bank Street. Sharing the outdoor space with an evolving ground-floor mixed-use campus, the offering provides unique access to a variety of demographics and users in the ever-flourishing West Village. Boasting a lengthy stage room, 11-foot ceiling heights, a lighting grid, and stadium style seating, the space provides a ready-to-go black box performance space.



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# SUITE 1804 | 155 BANK STREET



Rendering

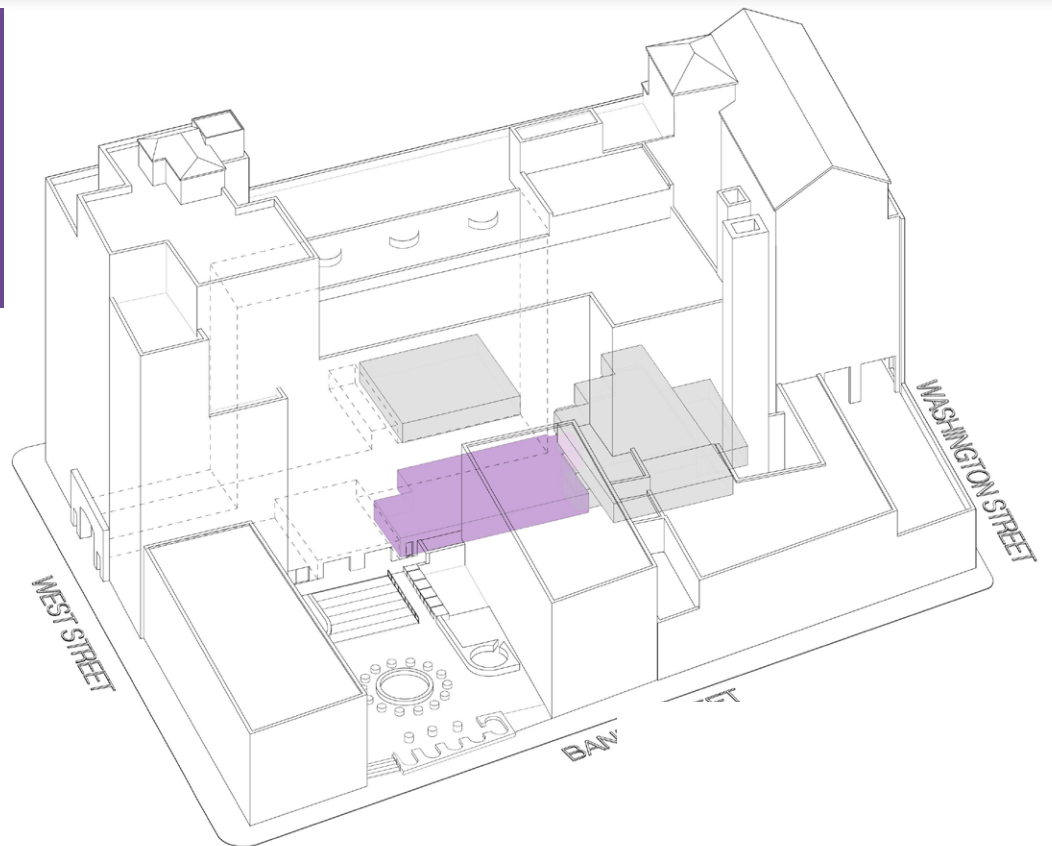
## Suite 1804

SF: 5,629 RSF

Possession: Immediate

Ceiling Heights: 11 feet

Rate: Available Upon Request



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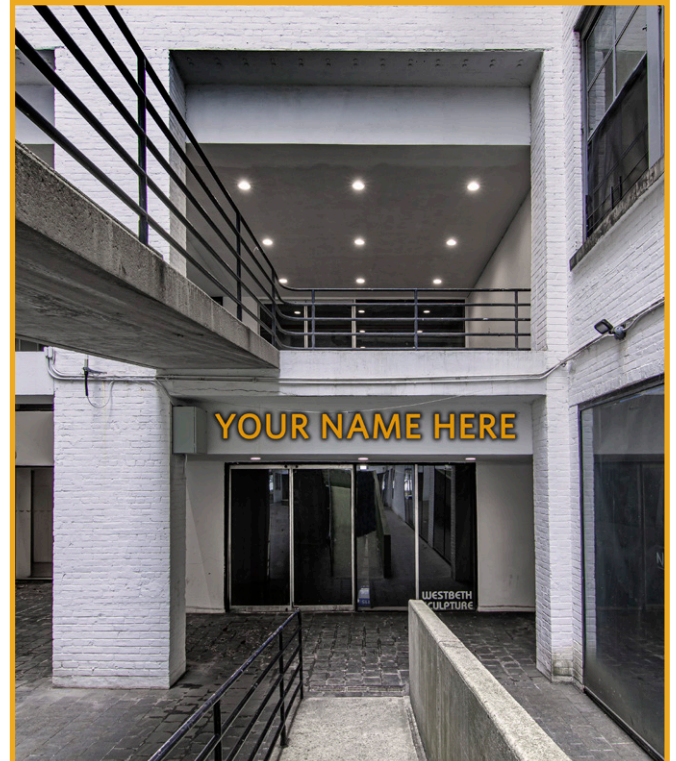
## SUITE 100 | 55 BETHUNE ST



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Suite 100 is a raw, double-height, lower level space with 6,796 RSF, access and frontage on the ground floor.

The unit boasts 20-foot ceiling with a large main space with four smaller 'vaults' with direct access from the inner courtyard and secondary access via the 55 Bethune lobby. The high ceilings and open space make for a variety of uses, including creative programs. Within walking distance of the Whitney Museum and West Village's fine dining, the space would provide an excellent primary or satellite use for any established or up-and-coming creative group.



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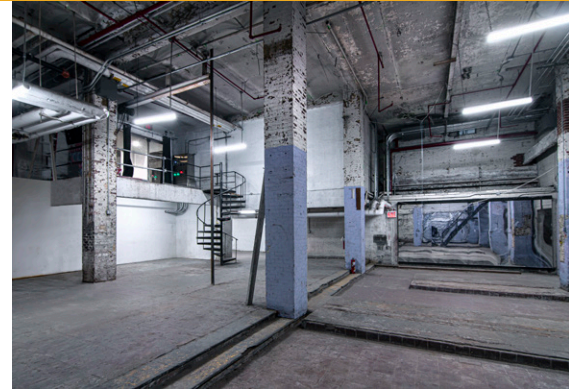
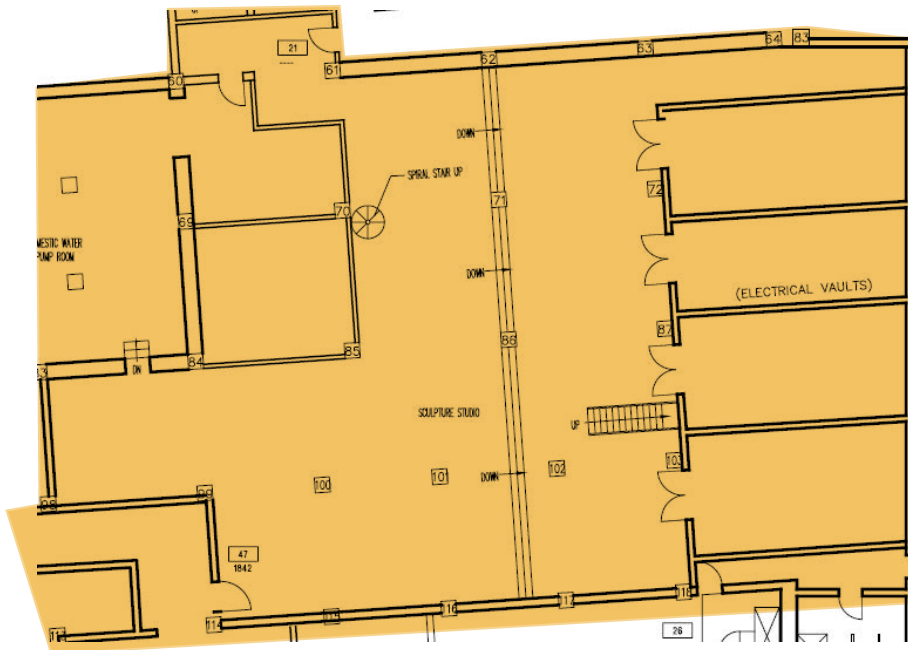
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# SUITE 100 | 55 BETHUNE ST



Rendering

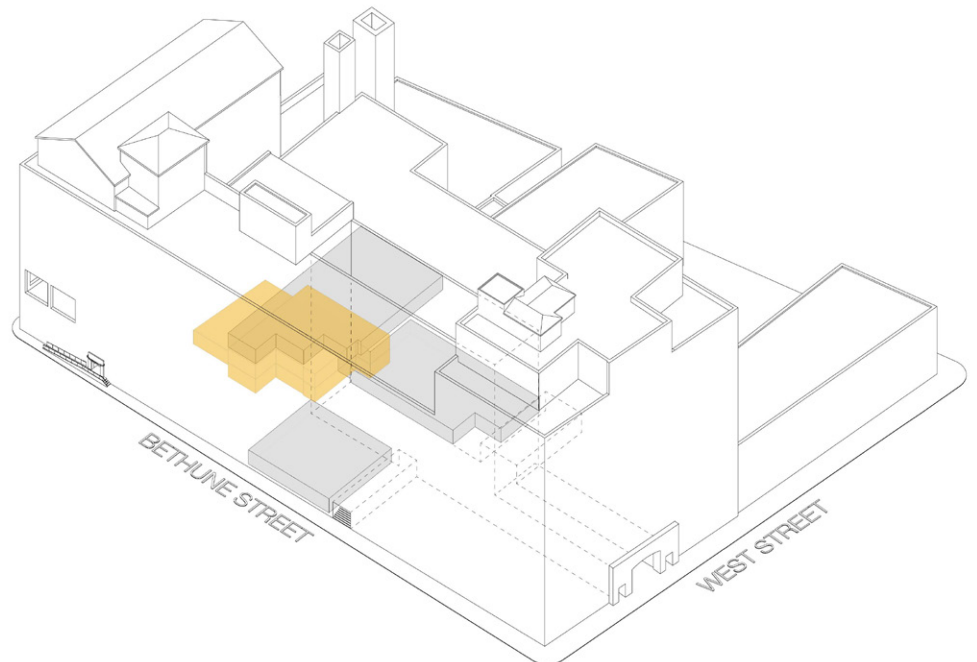
## Sculpture Studio

SF: 6,796 RSF

Possession: Immediate

Ceiling Heights: 20 feet

Rate: Available Upon Request



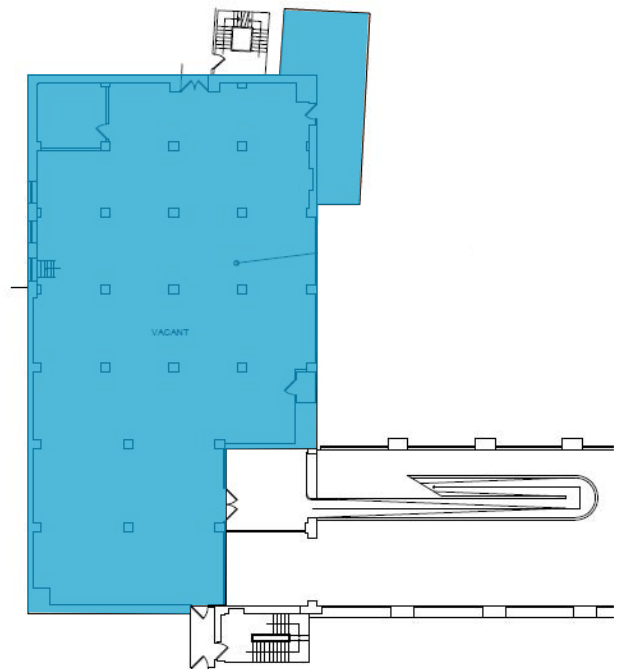
## SUITE 250 | 55 BETHUNE ST



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Suite 250 is a second-floor space with 8,848 RSF. Most recently used for a range of commercial uses including office and religious sanctuary.

Accessed via the iconic brutalist rampway, the unit presides over the inner courtyard with a large floor-to-ceiling windowed entrance. In the heart of the campus, the offering provides a private-yet-accessible configuration that has previously been used for religious organizations and performance groups. Featuring lengthy walls, high ceilings, and a private, spacious closet, the offering would serve a number of groups looking to surround themselves in a creative community with direct access to the ever-flourishing West Village.



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# SUITE 250 | 55 BETHUNE ST



Rendering

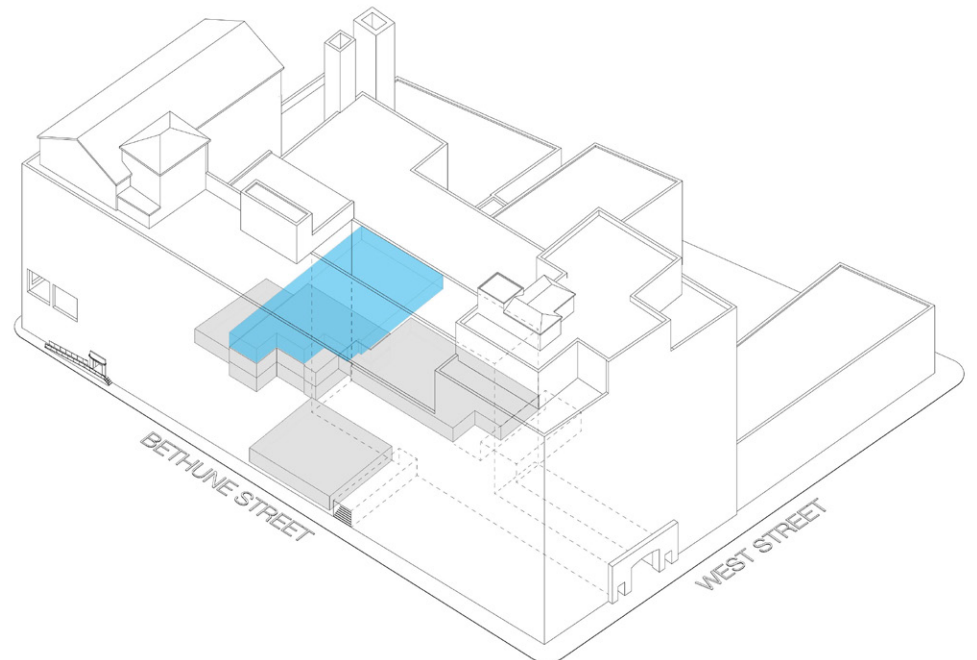
## Suite 250

SF: 8,848 RSF

Possession: Immediate

Ceiling Heights: 10-11 feet

Rate: Available Upon Request



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# Amenities Map



## Food & Drink

- 01 Pastis**  
52 Gansevoort Street
- 02 Blank Street Coffee**  
19 8th Avenue
- 03 11th Street Cafe**  
327 W 11th Street
- 04 The Standard**  
848 Washington Street
- 05 Katana Kitten**  
531 Hudson Street
- 06 Tarven On Jane**  
31 8th Avenue
- 07 Employees Only**  
510 Hudson Street
- 08 Sevilla**  
62 Charles Street
- 09 Don Angie**  
103 Greenwich Avenue
- 10 Roey's**  
1 Perry Street
- 11 Five Guy's Speakeasy**  
296 Bleecker Street
- 12 Coppelia**  
207 W 14th Street
- 13 Rosemary's**  
18 Greenwich Street
- 14 Tue Thai Food**  
3 Greenwich Avenue
- 15 Westville Chelsea**  
88th 7 Avenue
- 16 TAO Downtown**  
92 9th Avenue
- 17 Jack's Wife Freda**  
116 8th Avenue

## Amenities

- 01 Westbeth Gallery**  
55 Bethune Street
- 02 White Columns**  
91 Horatio Street
- 03 Whitney Museum**  
99 Gansevoort Street
- 04 Highline**  
812 Washington Street
- 05 Little Island**  
Pier 55
- 06 Smalls Jazz Bar**  
183 W 10th Street
- 07 Village Vanguard**  
178 7th Avenue
- 08 Equinox Gym**  
97 Greenwich Avenue
- 09 Chelsea Market**  
75 9th Ave
- 10 Hudson River Park**  
Hudson River Greenway
- 11 Friends Apartment**  
90 Bedford Street

## Retailers

- |  |   |  |
|--|---|--|
| <b>01 Chrome Hearts</b><br>755 Washington Street | <b>06 Christian Louboutin</b><br>59 Horatio Street  | <b>11 Hermes</b><br>46 Gansevoort Street             |
| <b>02 D'Agostino</b><br>790 Greenwich Street     | <b>07 Parfums de Marly</b><br>805 Washington Street | <b>12 Intermix</b><br>365 Bleecker Street            |
| <b>03 Maje Bleecker</b><br>417 Bleecker Street   | <b>08 Belstaff</b><br>62 Gansevoort Street          | <b>13 Brunello Cucinelli</b><br>50 Gansevoort Street |
| <b>04 Sandro</b><br>415 Bleecker Street          | <b>09 Bally</b><br>58 Gansevoort Street             | <b>14 Nordstrom</b><br>13 7th Avenue                 |
| <b>05 Hanro</b><br>806 Washington Street         | <b>10 AP House</b><br>52 Gansevoort Street          |  |

## THE WESTBETH LEGACY

Since 1970, Westbeth Center for the Arts (“Westbeth”) has provided affordable space to a range of artists, cultural organizations, and commercial tenants in accordance with Westbeth’s mission. The 650,000 SF complex of 10 connected buildings is in Manhattan’s West Village, one of the most desirable neighborhoods in the city both residential and commercial uses.

Situated amongst the tree-lined, cobblestoned street of this high income and walkable neighborhood, the Westbeth campus is home to a vibrant community of artists spanning multiple generations. Created to provide affordable housing for artists and their families, Westbeth has long provided opportunities for creative expression and cultural engagement. As a tenant here you will become submerged within a place of inspiration and artistic vision and enjoy easy access to the longstanding community. A short walk away from the heart of the West Village and the Meatpacking District, the campus provides tenants with unparalleled access to the city’s highest end boutique district.

## Campus Highlights

- Walkability to Transit, Parks, and Commercial Hubs, Cultural attractions like Pier 51, Little Island, Whitney Museum, The West Village’s Wine and Food Hub
- High Average Household Income
- Unique Creative Community
- Existing On Site Community Gallery
- Individually Landmarked Campus of Historic Significance
- Charming Details Such As Gorgeous Barrel-Vaulted Ceilings
- Floor-to-Ceiling Windows Facing Interior Courtyard

THE  
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