



120 WALL ST.
PRIME FIDI RETAIL OPPORTUNITY





Prime Retail Opportunity In A Waterfront Icon

120 Wall Street is an Art Deco icon at the center of a vibrant neighborhood flowing with lifestyle, dining, and entertainment. This boutique office invites an active local workforce, tourist foot-traffic, and spectacular visibility in the bustling heart of Lower Manhattan, making it a prime location ideal for tenants of any kind.



WALL STREET GROUND LEVEL OPPORTUNITY



Possession: Immediate



- Ideal for health, fitness, grab & go, specialty markets.
- Showers and ADA compliant bathrooms.

- Located at the base of an iconic 665K SF office tower — owned and operated by Silverstein Properties and home to 3,500 employees.
- Home to top-tier tenants such as Droga5, one of NYC's largest advertising firms.
- Walking distance from some of NYC's largest employers, such as AIG, Chase, and Goldman Sachs.
- Just blocks from the new Seaport District, World Trade Center and Oculus.
- Landlord will provide base building infrastructure for qualified tenants.

RETAIL SPACE

Ground Level



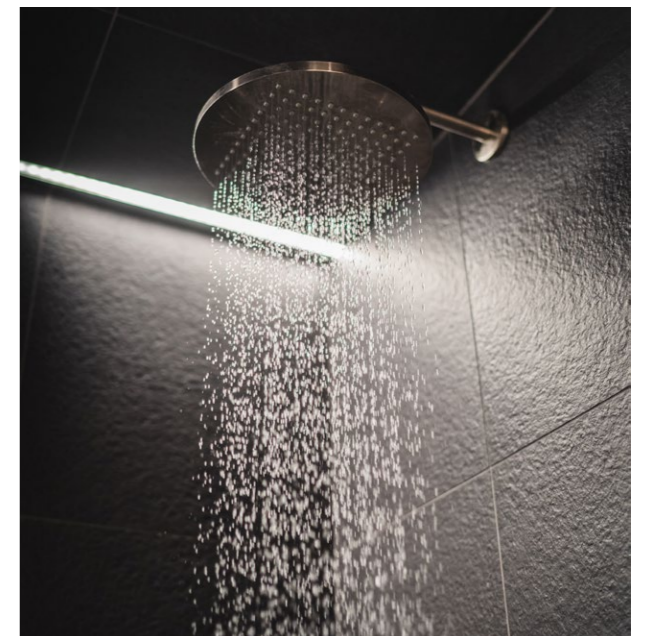
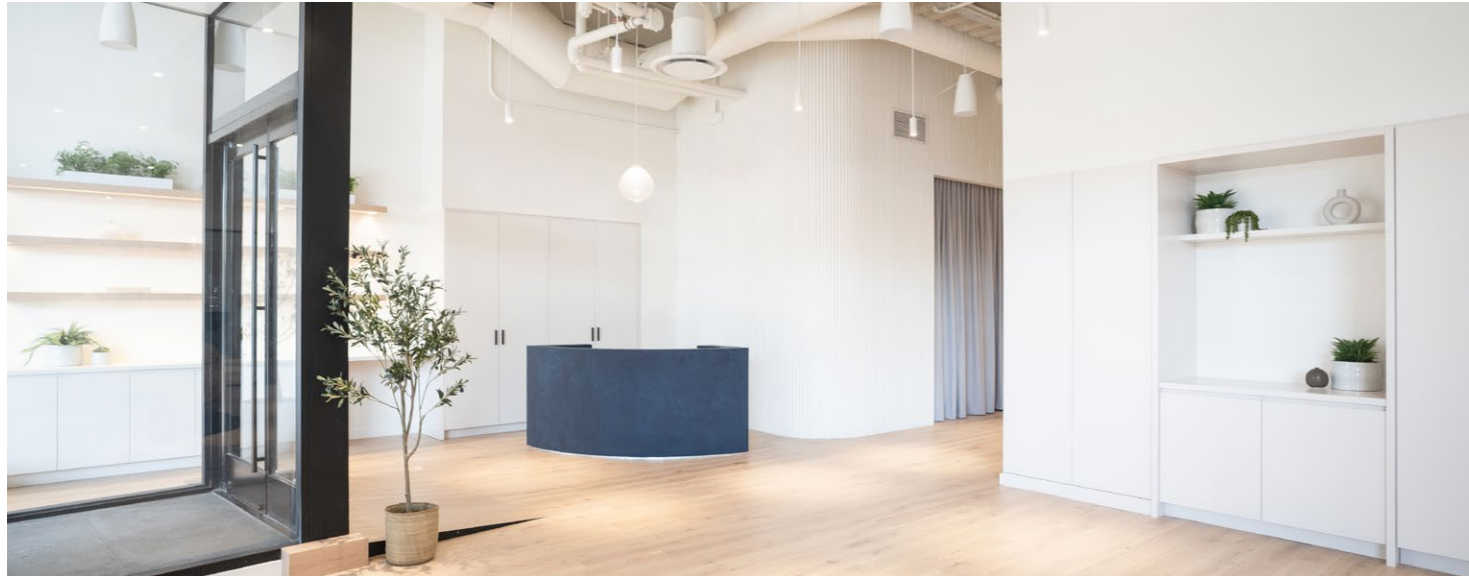
Size:

4,316 SF

Frontage:

Approximately 40 FT





THE SEAPORT DISTRICT

27,715,365

Annual subway riders at Fulton St. Station

1,051,748

Annual ferry passengers at Wall St. Terminal

938

Residential units under construction

230,00 SF

New office space under construction

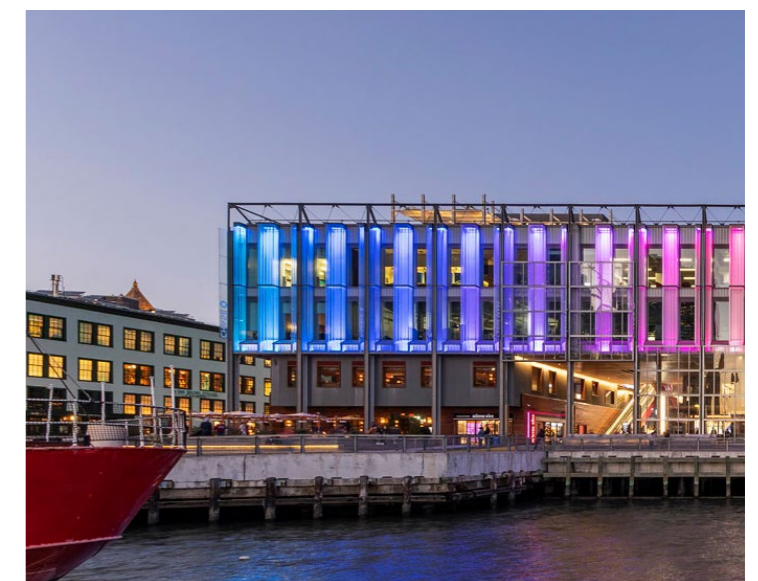
3,470

Hotel rooms within a 5 min. walk

\$205,860

Neighborhood residents' average household income

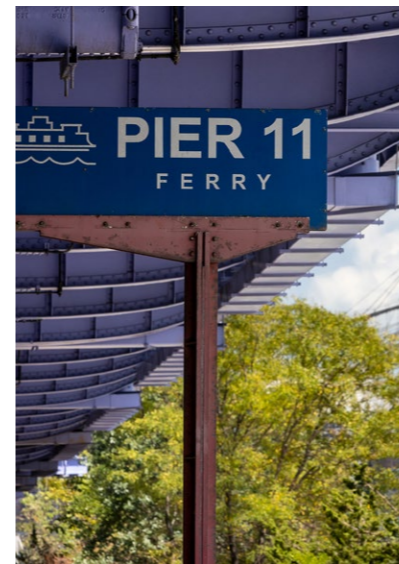
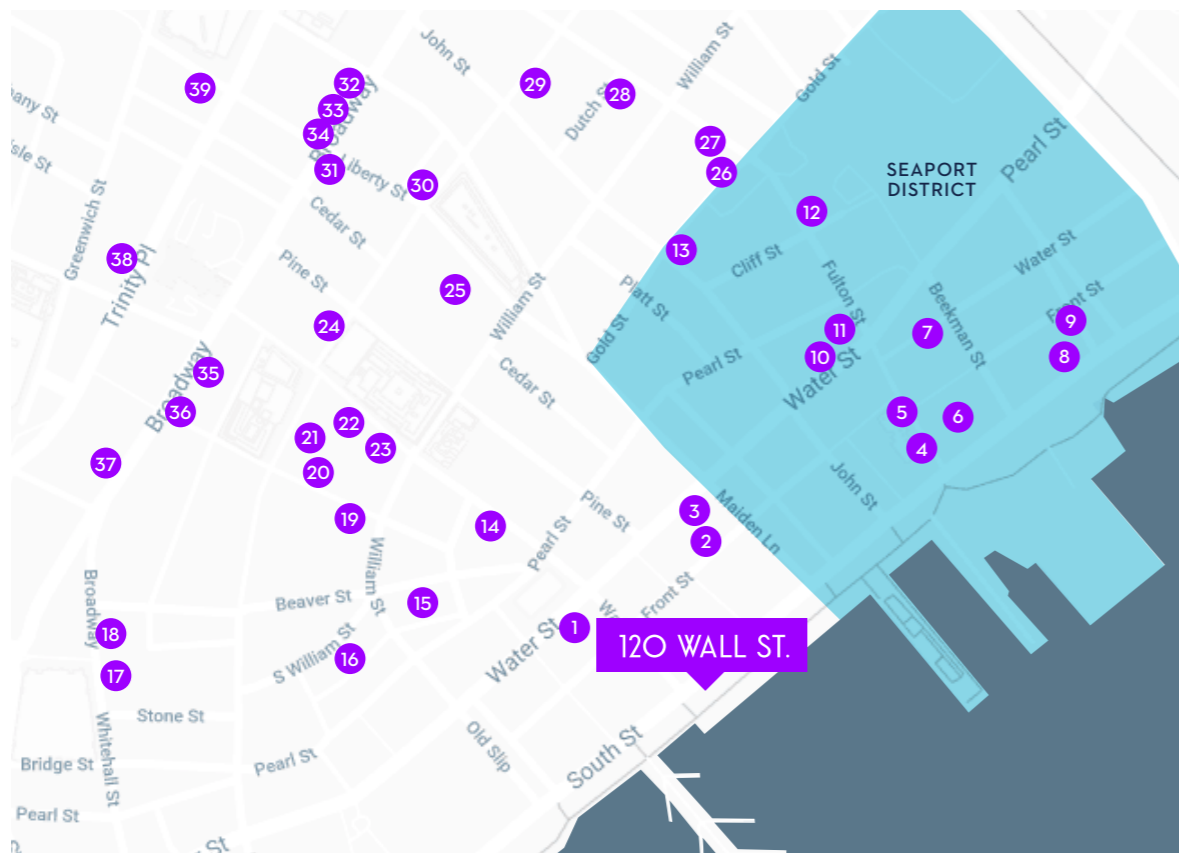
All statistics sourced from Downtown Alliance.



From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.

NEARBY RETAIL



- | | | | |
|----------------------------|-------------------------|------------------------------|-----------------------|
| 1 Walgreens | 11 Walgreens | 21 Specsbylux | 31 The Gap |
| 2 FedEx | 12 55 Fulton Market | 22 Tiffany & Co | 32 Anthropologie |
| 3 Verizon | 13 Jubilee Marketplace | 23 AT&T | 33 T-Mobile |
| 4 McNally Jackson Books | 14 Le Labo | 24 T.J. Maxx | 34 Sephora |
| 5 Mure and Grand | 15 The UPS Store | 25 Marketplace 28 | 35 Whole Foods Market |
| 6 Fulton Market Building | 16 Royal Wine Merchants | 26 Fulton Nails | 36 Printemps |
| 7 Bowne & Co. Stationers | 17 GNC | 27 Wall Street Bath & Spa 88 | 37 Walgreens |
| 8 Pasanella & Son Vintners | 18 Loft | 28 Seaport Wine & Spirits | 38 City Blossoms |
| 9 The Seaport Paw | 19 Luxxor Hair Salon | 29 The UPS Store | 39 H&M |
| 10 FedEx | 20 Hermès | 30 Simply Wine | |



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PROPERTIES