

NEW YORK, NY



FIFTY FIVE

BROAD STREET

PRIME RETAIL & RESTAURANT OPPORTUNITIES
IN THE HEART OF THE FINANCIAL DISTRICT



A NATURAL RETAIL ENVIRONMENT

Strong visibility, an active local workforce, and steady tourist foot traffic are complemented by a built-in residential audience and a growing mix of office and neighborhood density — all just steps from iconic destinations and some of the city's finest shopping and dining.

571 RESIDENTIAL UNITS

A built-in customer base

OUTDOOR SEATING OPPORTUNITES

Potential for an engaging street presence

17.5M ANNUAL VISITORS

Consistent tourism throughout the year

239,000 DAYTIME POPULATION

A strong and active weekday workforce

ACCESS TO 9 SUBWAY LINES

Convenient connectivity across the city

FINANCIAL DISTRICT LOCATION

An energized Lower Manhattan setting

FIFTY FIVE
BROAD STREET



SPACE A



LOCATION

East block of Broad Street between Beaver Street and Exchange Place

APPROXIMATE SIZE

1,656 SF (Ground Floor)

FRONTAGE

38 FT on Broad Street

TERM

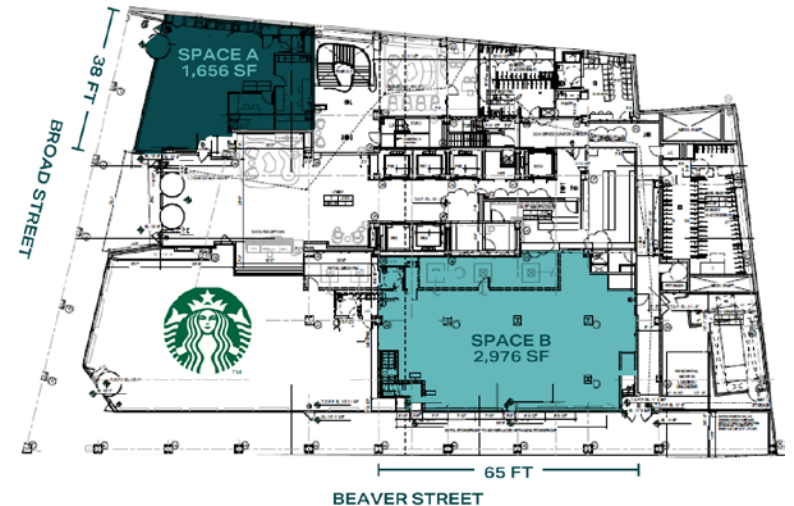
Negotiable

POSSESSION

Immediate

SITE STATUS

Currently building apartment rental office



SPACE B



LOCATION

North block of Beaver Street between Broad and William Streets

APPROXIMATE SIZE

2,976 SF* (Ground Floor)

** Logical divisions to be discussed*

FRONTAGE

65 FT on Beaver Street

TERM

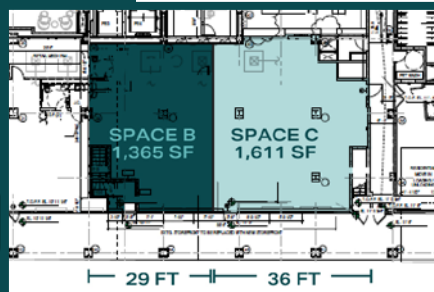
Negotiable

POSSESSION

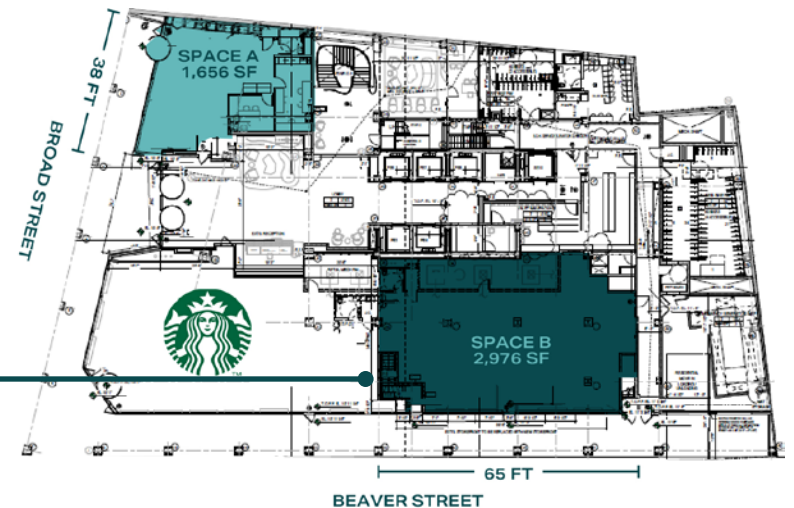
Immediate

SITE STATUS

Formerly Hale & Hearty Soups



**Proposed division*





There are **19 new** developments debuting in Lower Manhattan over the next few years, comprising **8,015 units**.

A BUILT-IN AUDIENCE

LOWER MANHATTAN RESIDENTIAL CONVERSIONS

FIFTY FIVE
BROAD STREET



WELCOME TO THE NEIGHBORHOOD

A DIVERSE RETAIL & HOSPITALITY LANDSCAPE

Serafina

★ PRET ★



Conwell

WHOLE FOODS MARKET

DELMONICO'S

PRINTEMPS



BLUE BOTTLE COFFEE

LIFETIME®

split eights

HERMÈS PARIS



FIFTY FIVE
BROAD STREET

TRINITY CHURCH WALL STREET

4

5

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3

4

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STEPS FROM EVERYTHING

FIFTY FIVE
BROAD STREET



1 NEW YORK PLAZA

- Starbucks
- Retro Fitness
- Chipotle
- Chopt
- Naya Express
- Babi Sushi
- Spiff for Men
- Cappone's

PETER MINUIT PLAZA

BATTERY MARITIME BUILDING



FIFTY FIVE
BROAD STREET

NEWMARK

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