

OFFICE AND RETAIL
CONDOMINIUMS FOR SALE



N°33
PARK ROW

AT BEEKMAN STREET AND FACING CITY HALL PARK



OFFICE AND RETAIL CONDOMINIUMS FOR SALE

||| N°33 PARK ROW

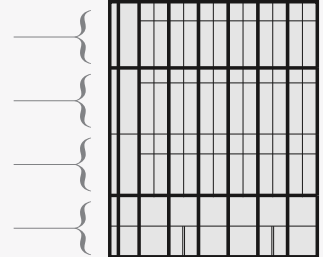
Overview

Introducing the office and retail condominiums at 33 Park Row, an exclusive opportunity to acquire a fully independent commercial presence within a newly-constructed, architecturally-significant tower.

The offering consists of three full office floors totaling approximately 15,000 RSF, accessed through a private, dedicated entrance, creating a true “building within a building” for an owner-user. A purchaser of the full office component has the ability to effectively control and privately own the dedicated commercial entrance and lobby, creating a fully-independent commercial identity within the building.

Complementing the office component is a prime ground floor retail condominium featuring prominent frontage along Park Row with direct visibility overlooking City Hall Park. The retail condominium may be purchased separately from the commercial office component.

Floor	Size (RSF)	Asking Price	Annual Common Charges	Annual Real Estate Taxes	Ceiling Height
4th Floor	5,001	\$3,875,775	\$47,907	\$80,473	11'2"
3rd Floor	5,001	\$3,875,775	\$47,907	\$80,473	11'1"
2nd Floor	5,001	\$3,875,775	\$47,907	\$80,473	13'1"
1st Floor / Retail	3,588	\$6,500,000	\$24,003	\$67,756	17'4"
Total	18,591	\$18,127,325	\$167,724	\$309,175	



Key Highlights

- Prestigious Park Row address with dramatic floor-to-ceiling windows and views overlooking City Hall Park
- Private commercial entry and lobby serving Floors 2–4. Total availability of 15,000 RSF
- Flexible 5,000 RSF floplates - ideal for office, showroom, medical, or experiential use
- Separate 3,588 RSF ground floor retail unit with excellent frontage and pedestrian exposure
- Shared on-site bike room amenity



Ownership Opportunity

- Own for less than the cost of leasing in today's market
- Eliminate exposure to rising rents and future renewal uncertainty
- Build long-term equity instead of paying rent
- Create permanent branding for your business or organization
- Benefit from the privacy and prestige of a building-within-a-building experience with a private lobby and full floor ownership
- Ideal for owner users seeking stability, control, and long term value
- Potential income tax deferral for owner-users

Ideal Users

- Non profits and institutions seeking long term control and identity
- Educational users, medical groups, and foundations
- Financial firms and professional services
- Showroom, gallery, and experiential users
- Retailers and brands seeking high visibility frontage
- Organizations that also have an ancillary retail component to their operations
- Owner occupiers currently leasing and evaluating purchase opportunities



FIRST FLOOR / RETAIL



DEDICATED PRIVATE ENTRANCE



THIRD FLOOR / OFFICE

The Building

33 Park Row is a newly-developed, architecturally significant tower designed by Rogers Stirk Harbour + Partners.

The building combines modern design with a highly contextual presence overlooking City Hall Park, offering a level of visibility and prestige rarely available in downtown Manhattan.

The commercial component has been thoughtfully separated from the residential portion, featuring its own dedicated entrance and identity, allowing an owner to operate independently within a larger institutional quality asset.



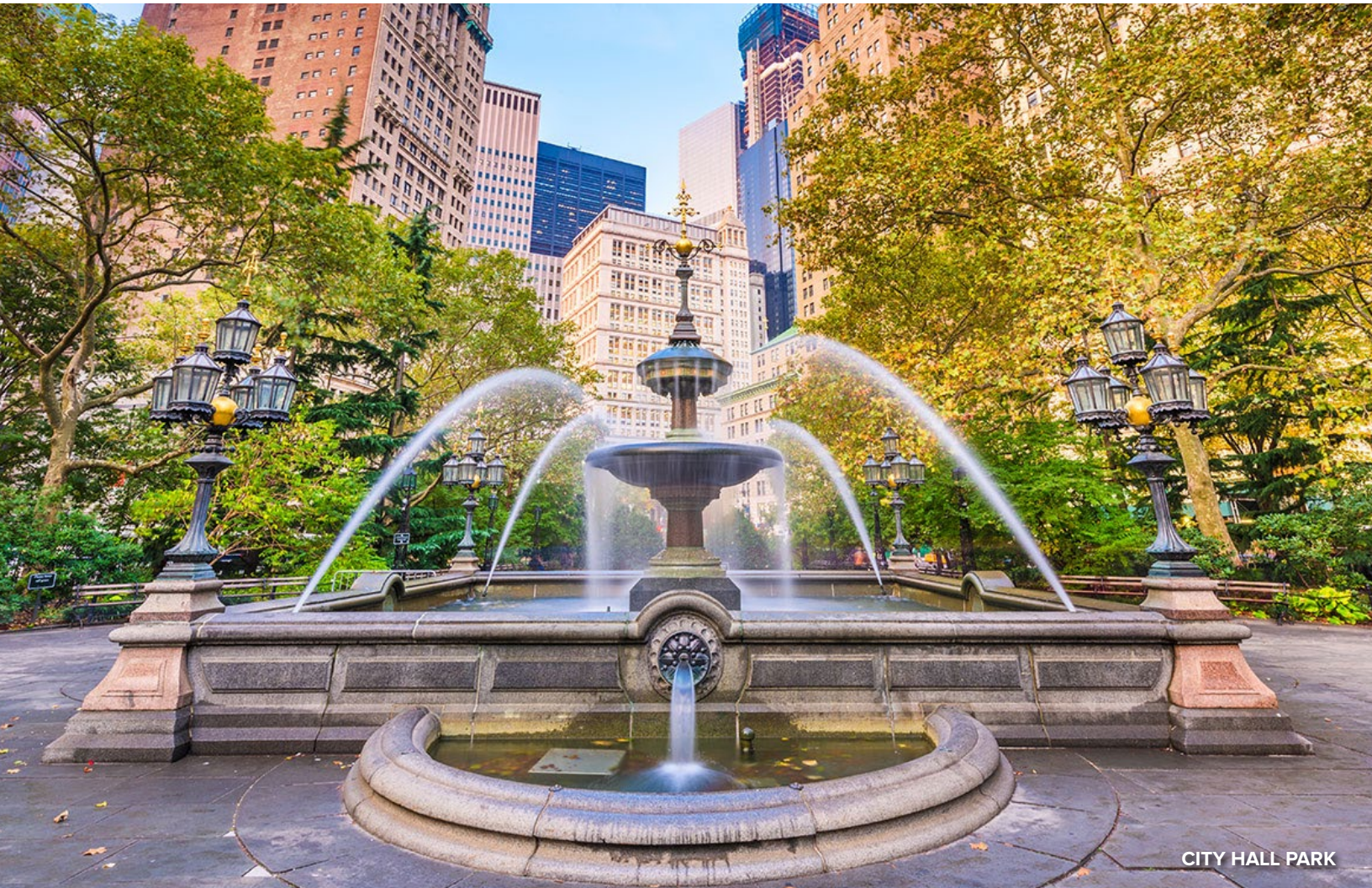
DEDICATED COMMERCIAL LOBBY ON THEATER ALLEY



OFFICE FLOOR VIEWS OVERLOOKING CITY HALL PARK



FULTON STREET TRANSIT CENTER



CITY HALL PARK



SOUTH STREET SEAPORT FROM THE BROOKLYN BRIDGE



OCULUS AT THE WORLD TRADE CENTER

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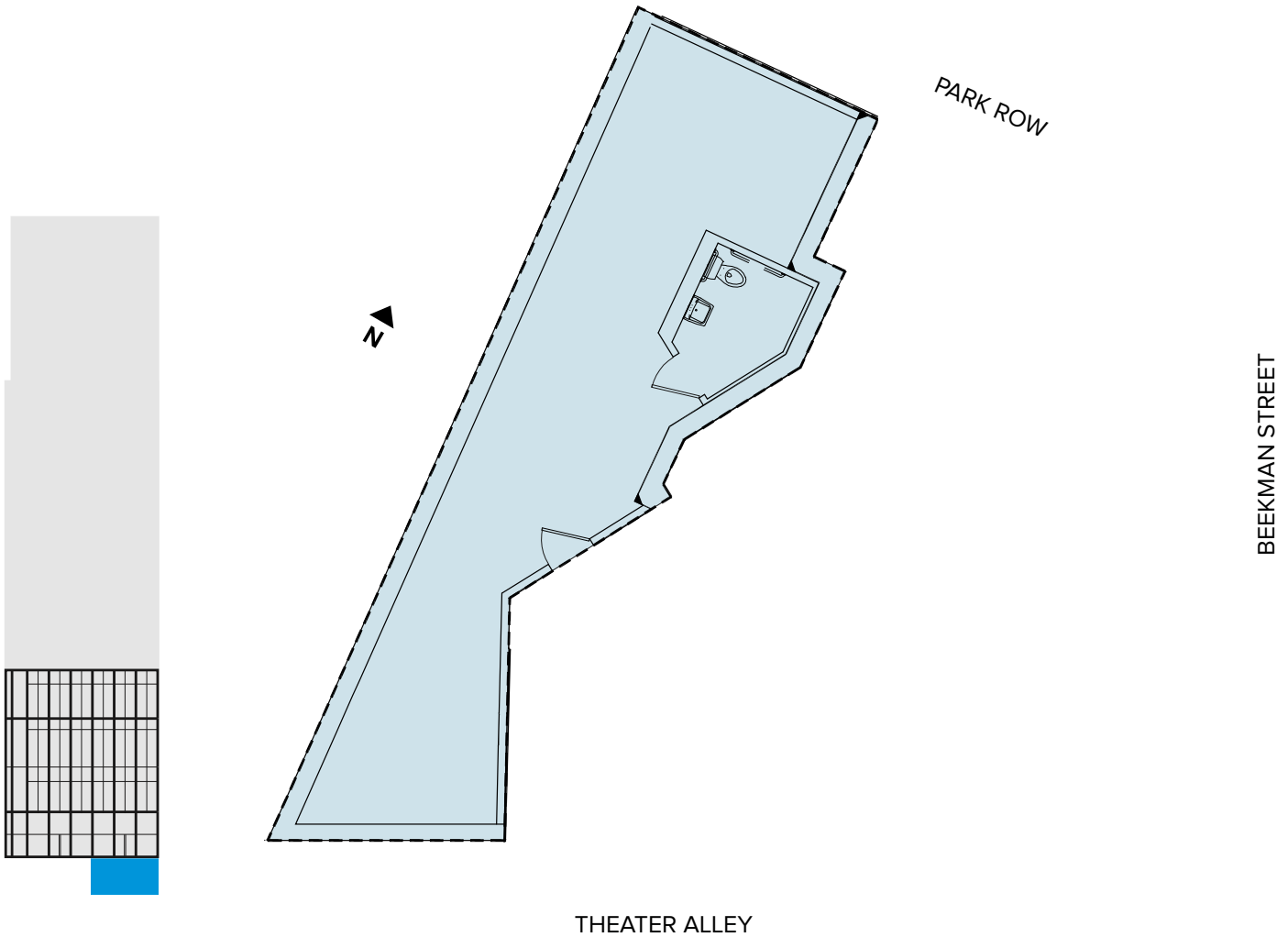


N°33
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BETWEEN BEEKMAN & ANN STREETS
LOWER MANHATTAN

Retail Storage

726 RSF



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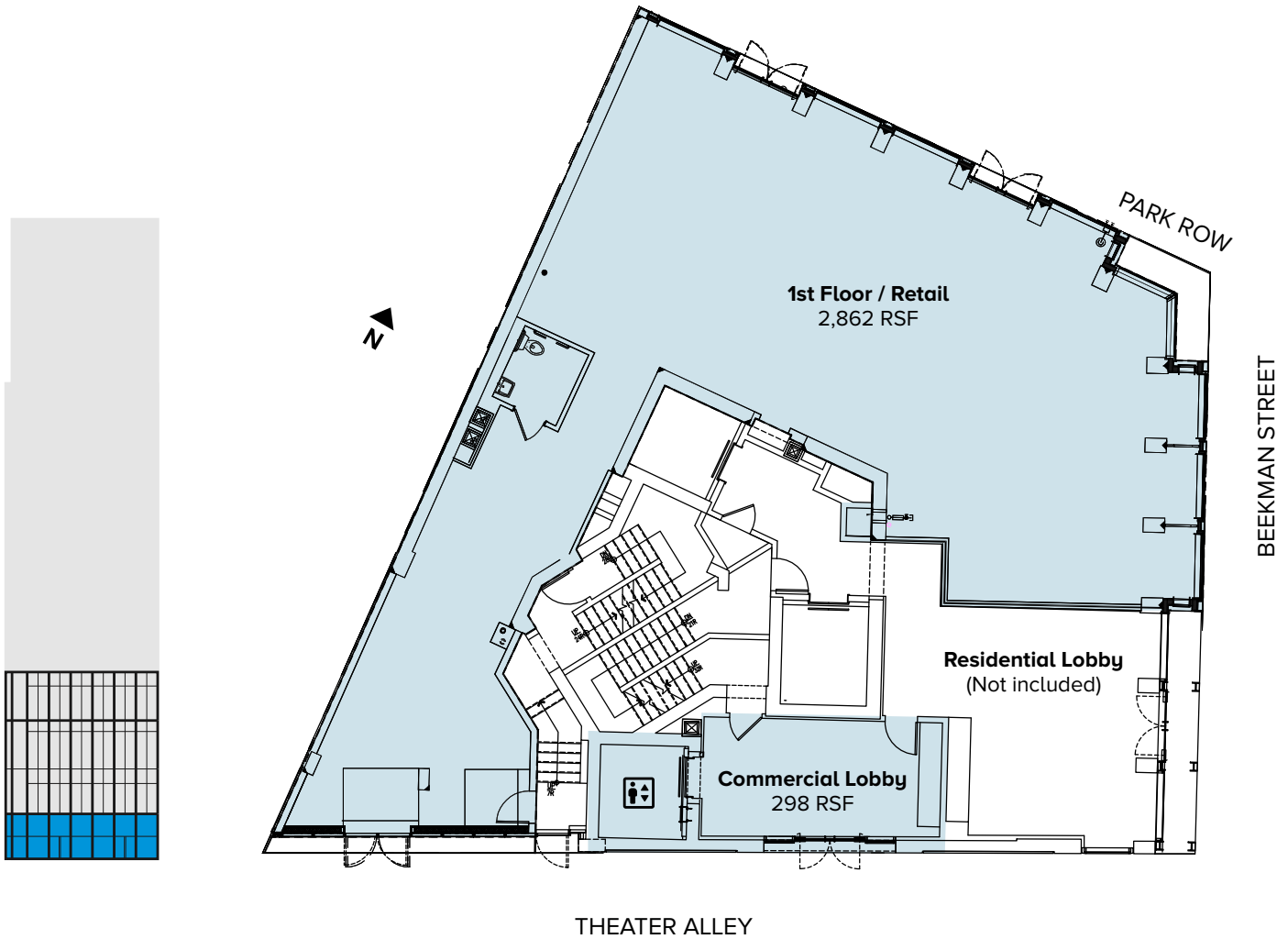


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1st Floor / Retail
2,862 RSF

Commercial Lobby
298 RSF



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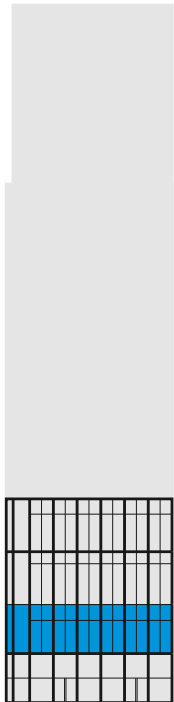
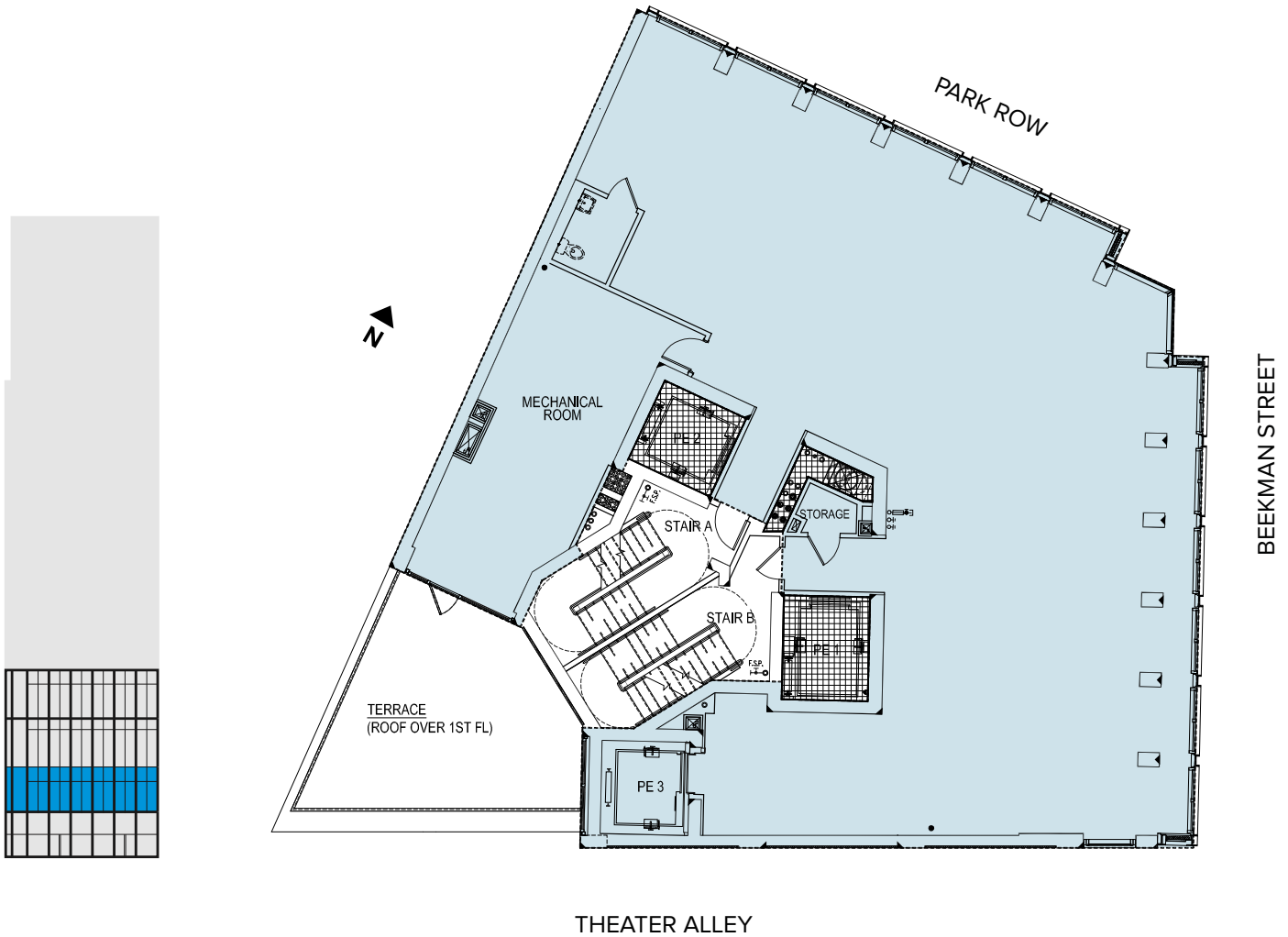
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BETWEEN BEEKMAN & ANN STREETS
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2nd Floor
5,001 RSF



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3rd Floor
5,001 RSF



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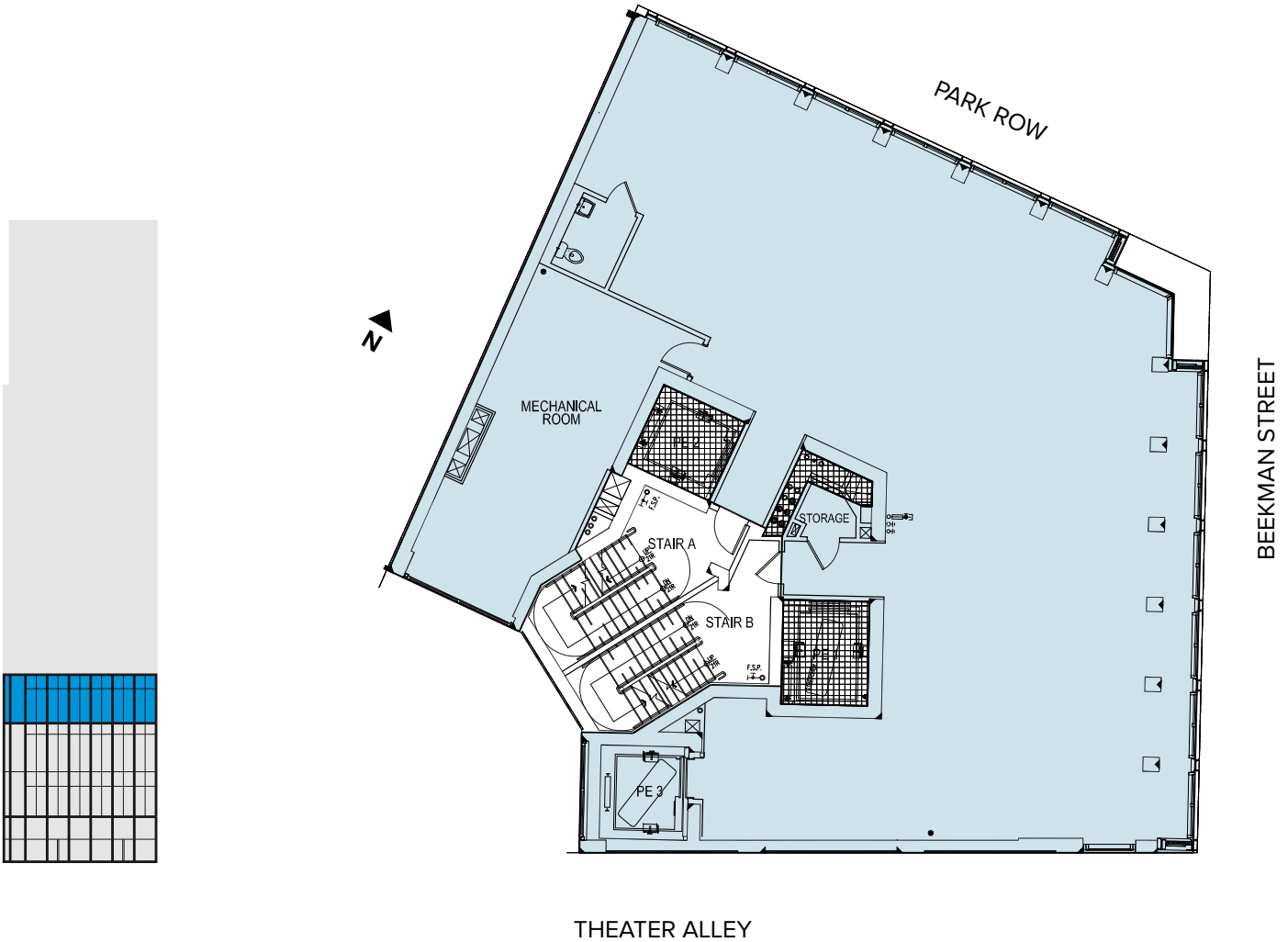
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4th Floor
5,001 RSF



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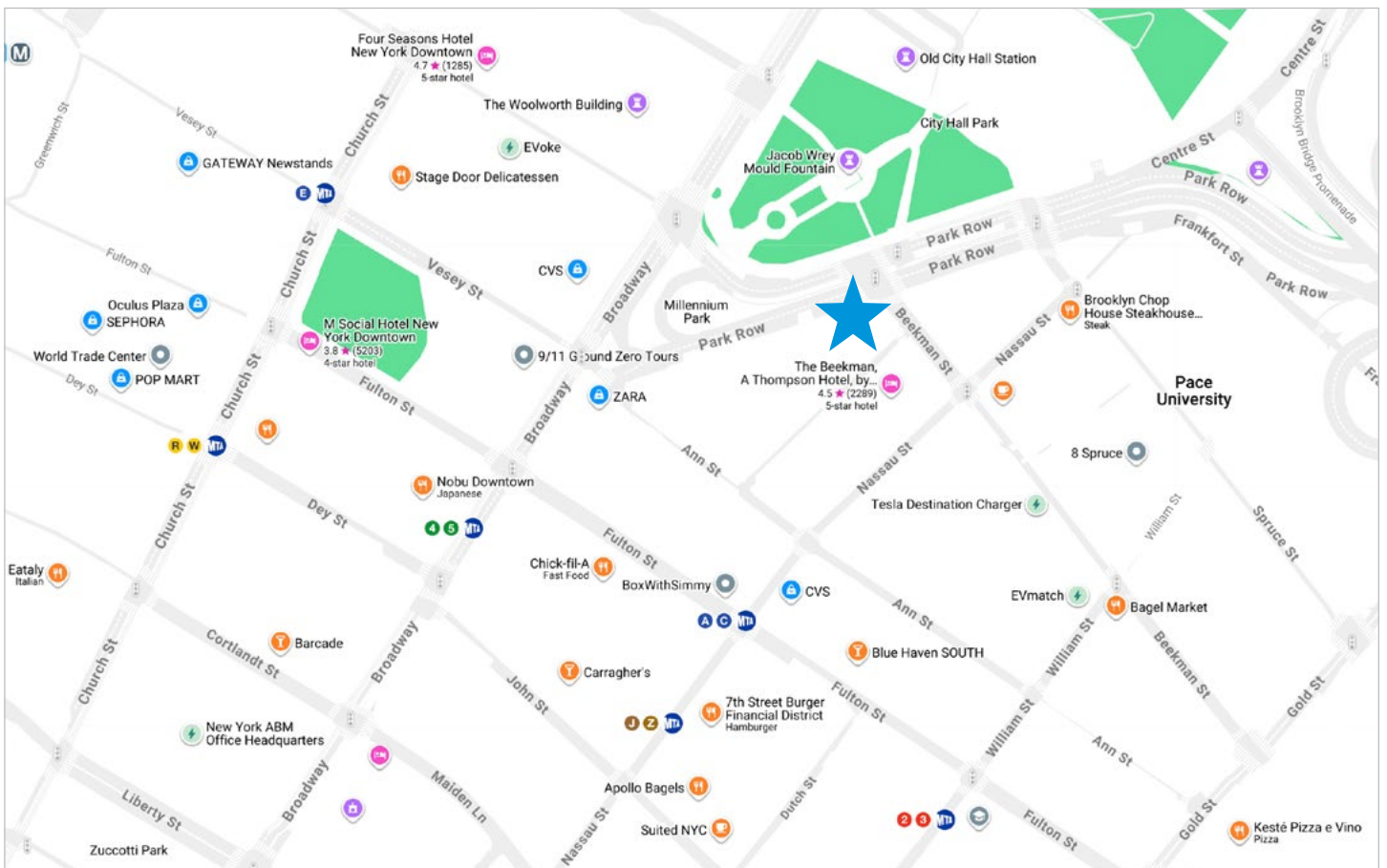
The Neighborhood

Positioned directly across from City Hall Park, 33 Park Row sits at the intersection of several of downtown's most dynamic districts.

- Steps from Tribeca, known for its creative and residential appeal
- Adjacent to the Financial District, a global business hub
- Proximity to the Seaport District, offering retail, dining, and waterfront activation

With exceptional transit access and steady foot traffic from surrounding offices, residences, and retail destinations, the location offers a prominent blend of visibility, accessibility, and prestige.

A unique opportunity to establish a presence within one of Lower Manhattan's most architecturally significant addresses.



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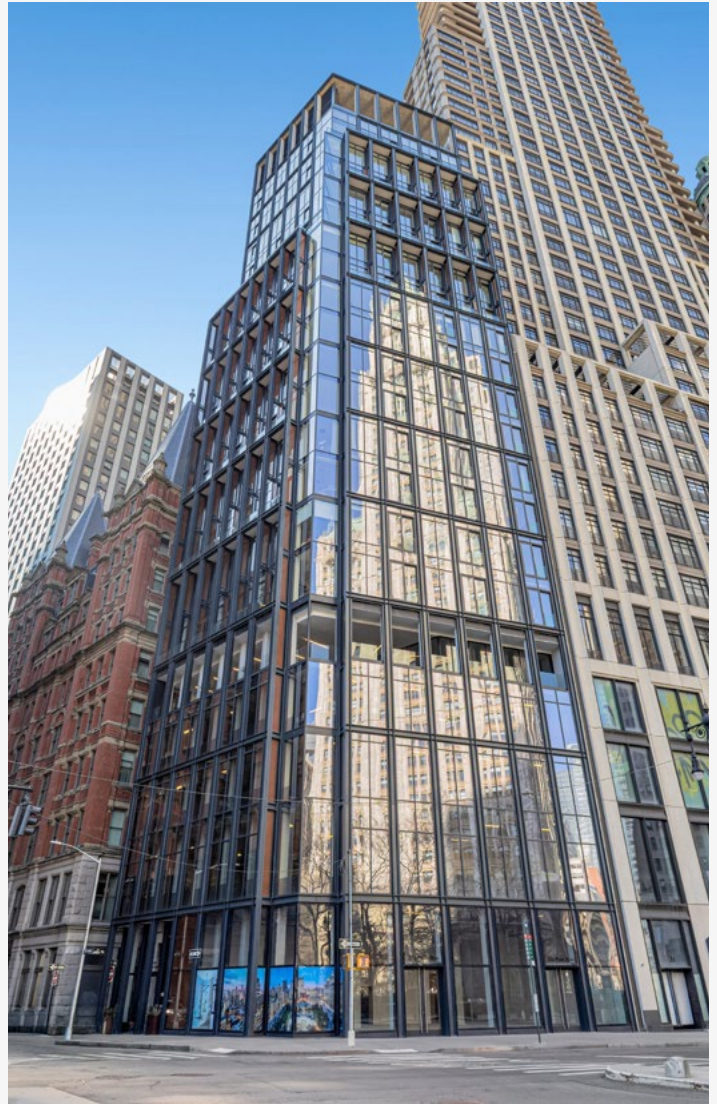
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Contact

Rudder Property Group is a commercial real estate services firm that specializes exclusively in office condominiums in the New York metropolitan area. With 20 years of experience in this niche market, the principals of Rudder Property Group have sold over two million square feet of office condominiums with a dollar value in excess of \$1 billion. In the small, highly specialized field of office condominium sales, Rudder Property Group is the market leader.

Upland Property Advisors is a New York-based commercial real estate advisory firm specializing in the sale of retail, mixed-use, and investment properties. With over 55 years of combined experience and more than \$40 billion in completed transactions, the firm provides institutional-quality expertise with a highly hands-on approach. Upland combines rigorous financial analysis with thoughtful positioning and execution to consistently drive strong outcomes and maximize value for its clients.

**CLICK OR SCAN
FOR MORE INFORMATION**



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