



THE CHARACTER AND THE SCENE



THE WOOLWORTH

AN ICON. REIMAGINED.

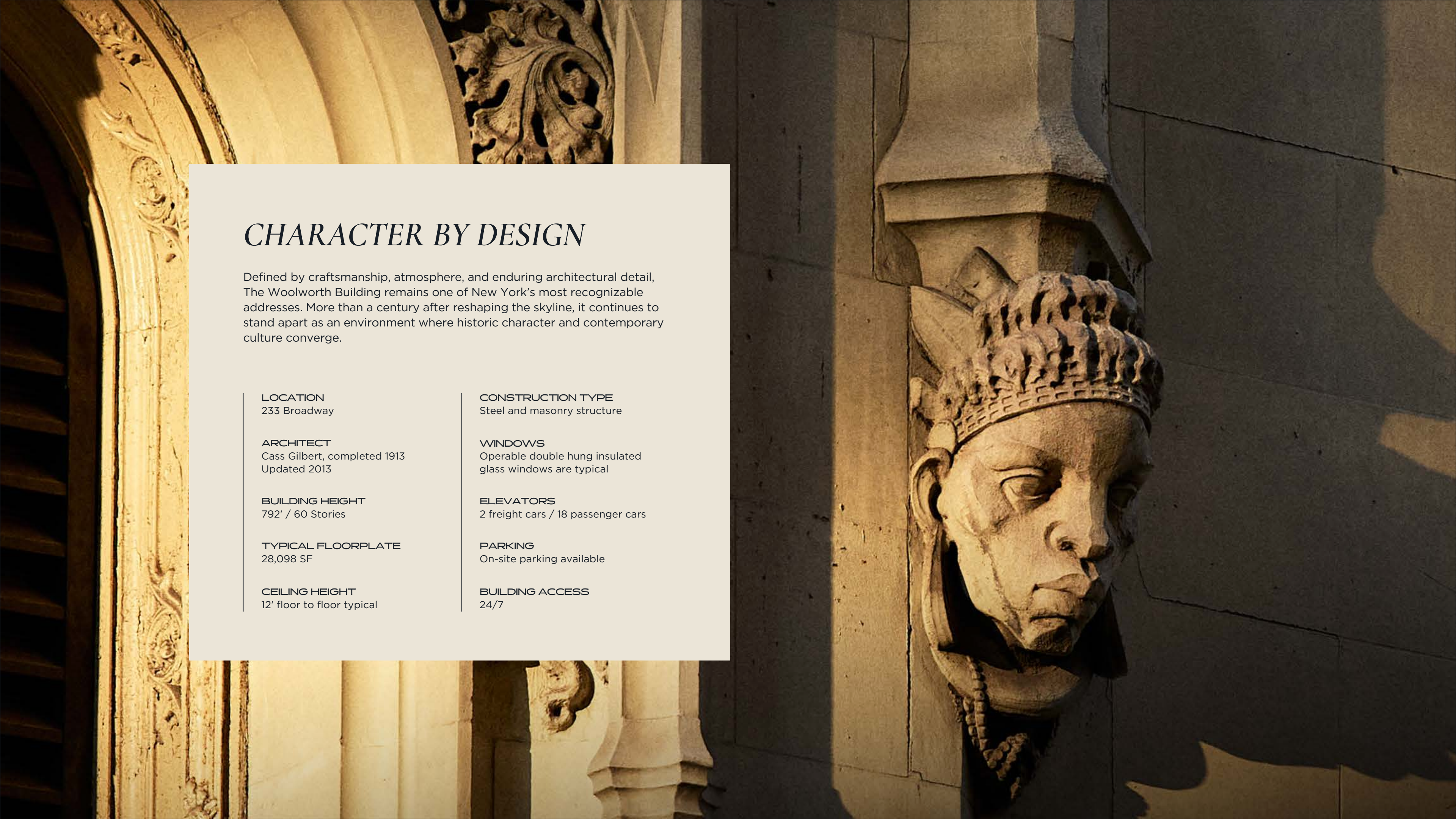
The Woolworth is a landmark workplace where character drives culture and culture drives business. New York City's original icon reimagined as a platform for ambition and craft — where tastemakers shape what's next.



A person with long hair, wearing a dark jacket, is crouching in front of a large, multi-paned window. The window has a dark metal frame and many small, rectangular panes. The person is looking down at a small, patterned bag on the floor. The text "WHERE TASTE-MAKERS SHAPE WHAT'S NEXT" is overlaid on the image in white, uppercase letters.

WHERE
TASTE-
MAKERS
SHAPE
WHAT'S
NEXT





CHARACTER BY DESIGN

Defined by craftsmanship, atmosphere, and enduring architectural detail, The Woolworth Building remains one of New York's most recognizable addresses. More than a century after reshaping the skyline, it continues to stand apart as an environment where historic character and contemporary culture converge.

LOCATION

233 Broadway

ARCHITECT

Cass Gilbert, completed 1913
Updated 2013

BUILDING HEIGHT

792' / 60 Stories

TYPICAL FLOORPLATE

28,098 SF

CEILING HEIGHT

12' floor to floor typical

CONSTRUCTION TYPE

Steel and masonry structure

WINDOWS

Operable double hung insulated
glass windows are typical

ELEVATORS

2 freight cars / 18 passenger cars

PARKING

On-site parking available

BUILDING ACCESS

24/7



THE WOOLWORTH COLLECTIVE

*A NEW
DESTINATION
FOR LOWER
MANHATTAN*

THE WOOLWORTH COLLECTIVE

For more than a century, The Woolworth has been where commerce, culture, and innovation converge. Today, through The Woolworth Collective, it is evolving once again. Bringing together hospitality, wellness, design, retail, and cultural programming, it is creating a destination where people come to gather, discover, and connect.



THE DAILY RITUAL
CAFE
& WINE BAR



THE EVENING DESTINATION
RESTAURANT
& SOCIAL CLUB



THE LIVING ROOM (LOBBY)
GUILD



THE EVAENT SPACE
26



INTRODUCING
WELLNESS
PROGRAMMING

*FROM
MORNING COFFEE*

TO AFTER DARK

The Woolworth Collective turns the building from a place people enter into a place people actually use — before work, between meetings, after hours and when clients come to town.

MORNING



CAFE
The daily ritual

MIDDAY



GUILD
Informal meetings

AFTER HOURS

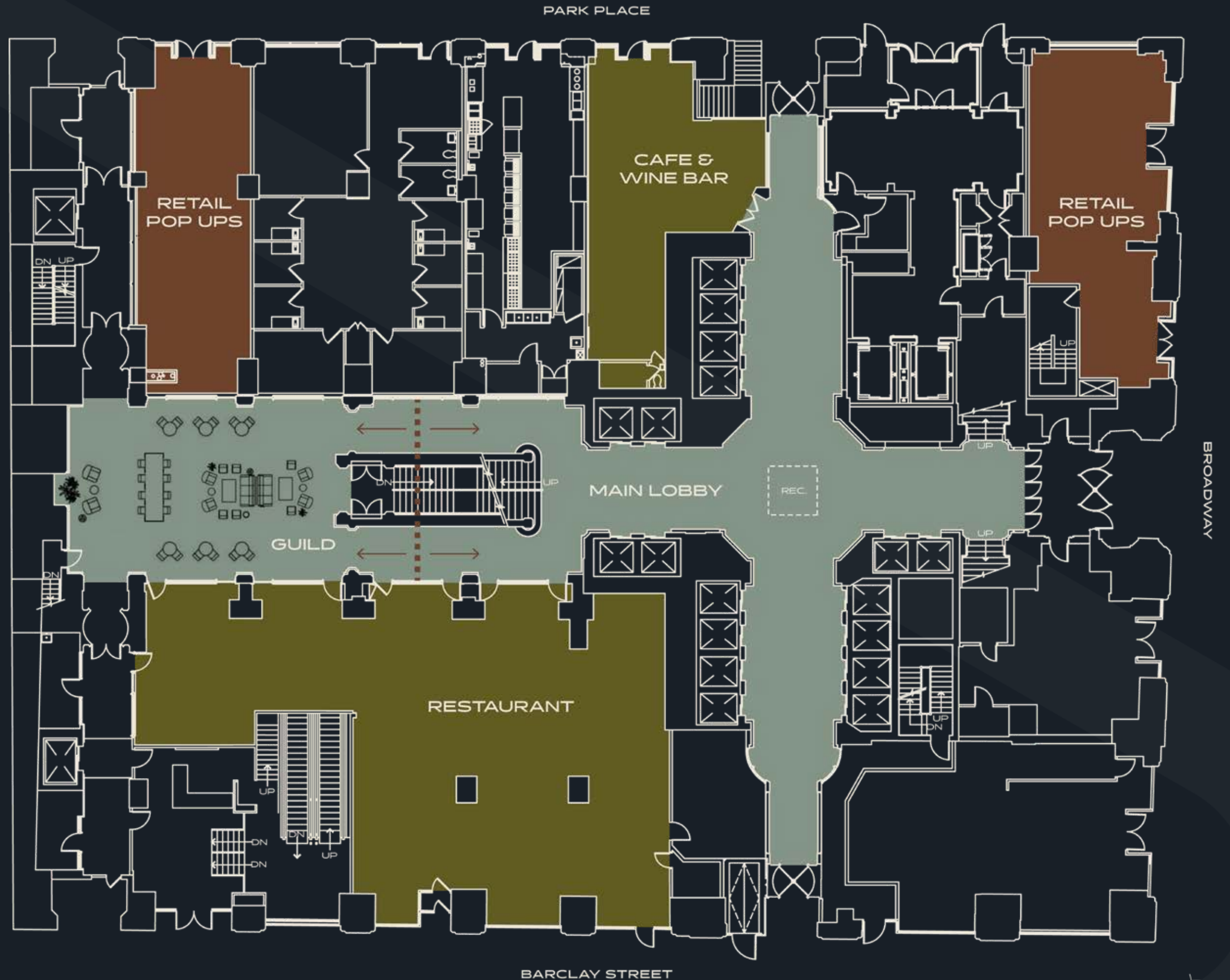


RESTAURANT & SOCIAL CLUB
Client entertainment & after work happy hours

LOBBY LEVEL

THE WOOLWORTH COLLECTIVE

Living across Guild, 26, restaurants, retail, and future collaborations, it's where tastemakers shape what's next and tenants operate within an environment defined by culture, community, and exchange.



SERIOUS WORK WITH A SENSE OF PLACE

SPACES WITH A POINT OF VIEW

From pre-built suites to private building opportunities and contiguous full floors. The Woolworth offers a layered collection of spaces defined by flexibility, identity, and architectural character.



~28,000 RSF

*THE FULL FLOOR
COLLECTION*



2,500 RSF

*THE PRE-BUILT
COLLECTION*



11,000–11,500 RSF

*THE CUSTOM BUILT
COLLECTION*



6,000 RSF

*THE PRIVATE BUILDING
COLLECTION*



1,225 RSF / 1,275 RSF

*THE RETAIL
COLLECTION*

A REFINED FIT

THE FULL FLOOR COLLECTION

Floor 28	27,713 RSF
Floor 26	28,098 RSF

THE PRE-BUILT COLLECTION

Floor 27	Suite 2704	2,744 RSF
Floor 20	Suite 2005	2,594 RSF

THE CUSTOM BUILT COLLECTION

Floor 22	Suite 2205	2,364 RSF
Floor 21	Suite 2160	4,461 RSF
Floor 20	Suite 2060	1,267 RSF
Floor 18	Suite 1801	11,444 RSF
Floor 8	Suite 860	2,217 RSF
Floor 8	Suite 810	2,327 RSF
Floor 7	Suite 720	5,716 RSF

THE PRIVATE BUILDING COLLECTION

Floors 2 & 3 (Contiguous)	60,000 RSF
Floor 3	30,000 RSF
Floor 2	30,000 RSF

THE RETAIL COLLECTION

Ground Floor (Park Place)	Portion A	1,225 RSF
Ground Floor (Broadway)	Portion B	1,275 RSF

FLOORS 2 & 3

60,000 RSF

"PRIVATE BUILDING" OPPORTUNITY

Includes a dedicated private ground floor entrance on Park Place as well as direct internal circulation between levels with proposed elevator connection.



THE
WOOLWORTH
TOWER
RESIDENCES

Floors 29-57

OFFICE
LEASING

Floors 2-28

RETAIL
LEASING

Ground Floor





THE FULL FLOOR COLLECTION

~28,000 RSF

Expansive floorplates, sweeping views, and enduring architectural character come together in these move-in ready full-floor opportunities. The result is a workplace with a distinct sense of identity within one of New Yorks' most celebrated landmarks.

FULL FLOOR IDENTITY WITHIN AN ICONIC LANDMARK

12' SLAB TO SLAB CEILING HEIGHTS TYPICAL

ABUNDANT NATURAL LIGHT & VIEWS

CENTRALLY POSITIONED WITHIN LOWER MANHATTAN

AMENITIES COMING SOON: NEW RESTAURANTS & SOCIAL CLUB • EVENTS • LOUNGE

*A WORLD OF YOUR OWN,
WITHIN A WORLD-
RENOWNED ADDRESS.*



*MOVE-IN READY
SPACES, COMPOSED
FOR MODERN TEAMS.*

THE PRE-BUILT COLLECTION

25,000 RSF

Designed, built, and ready for what's next. These turnkey suites offer a seamless move-in experience, pairing modern workplace essentials with the atmosphere and architectural character that define The Woolworth.

12' SLAB TO SLAB CEILING HEIGHTS TYPICAL

MOVE IN READY SUITES WITH EFFICIENT LAYOUT AND MODERN FINISHES

CENTRALLY POSITIONED WITHIN LOWER MANHATTAN

CAMMEBY'S QUICKLEASE (EXPEDITED LEASING PROCESS) AVAILABLE

AMENITIES COMING SOON: NEW RESTAURANTS & SOCIAL CLUB • EVENTS • LOUNGE







*CHARACTER BY
DESIGN, IN A SPACE
AUTHORED BY YOU.*

THE CUSTOM BUILT COLLECTION

1,000 - 11,500 RSF

A tailored opportunity to create a space that reflects the way your team works. Through our Guided Custom Build program, tenants can shape every detail alongside an experienced team of designers, architects, and construction professionals. The result is a workplace with a distinct point of view, delivered with clarity, expertise, and confidence.

12' SLAB TO SLAB CEILING HEIGHTS TYPICAL

TIMELESS ARCHITECTURE, DESIGNED FOR MODERN WORK

CENTRALLY POSITIONED WITHIN LOWER MANHATTAN

GUIDED CUSTOM BUILD PROGRAM

AMENITIES COMING SOON: NEW RESTAURANTS & SOCIAL CLUB • EVENTS • LOUNGE



THE PRIVATE BUILDING COLLECTION

60,000 RSF

An opportunity rarely found in New York: a dedicated headquarters within a world-renowned landmark. Spanning two expansive floors and anchored by a private Park Place entrance, this vertically integrated environment offers the autonomy of a standalone building with the prestige, connectivity, and character of The Woolworth.

DEDICATED PRIVATE GROUND FLOOR ENTRANCE

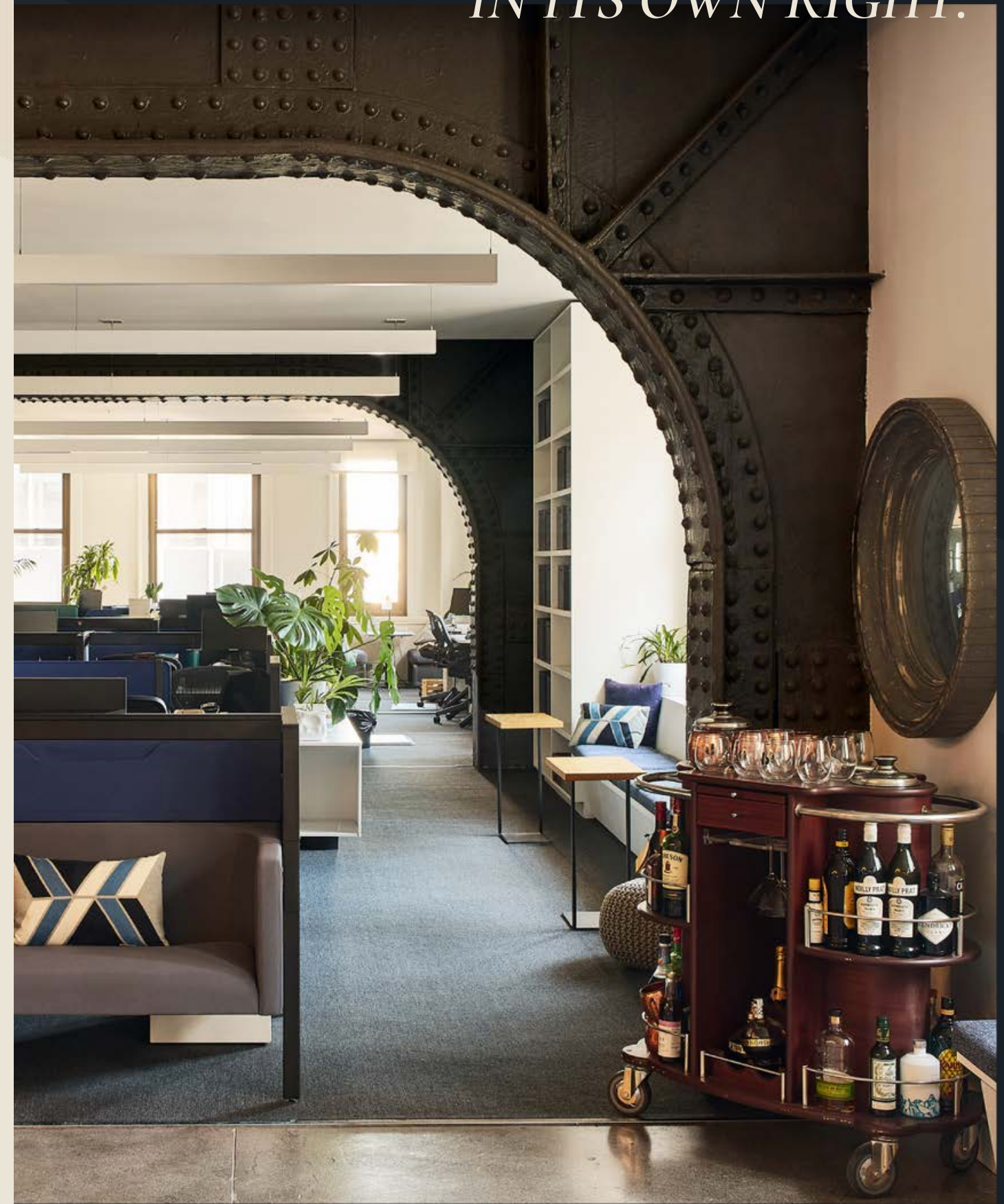
ELEVATOR CONNECTION AVAILABLE

12' SLAB TO SLAB CEILING HEIGHTS TYPICAL

CENTRALLY POSITIONED WITHIN LOWER MANHATTAN

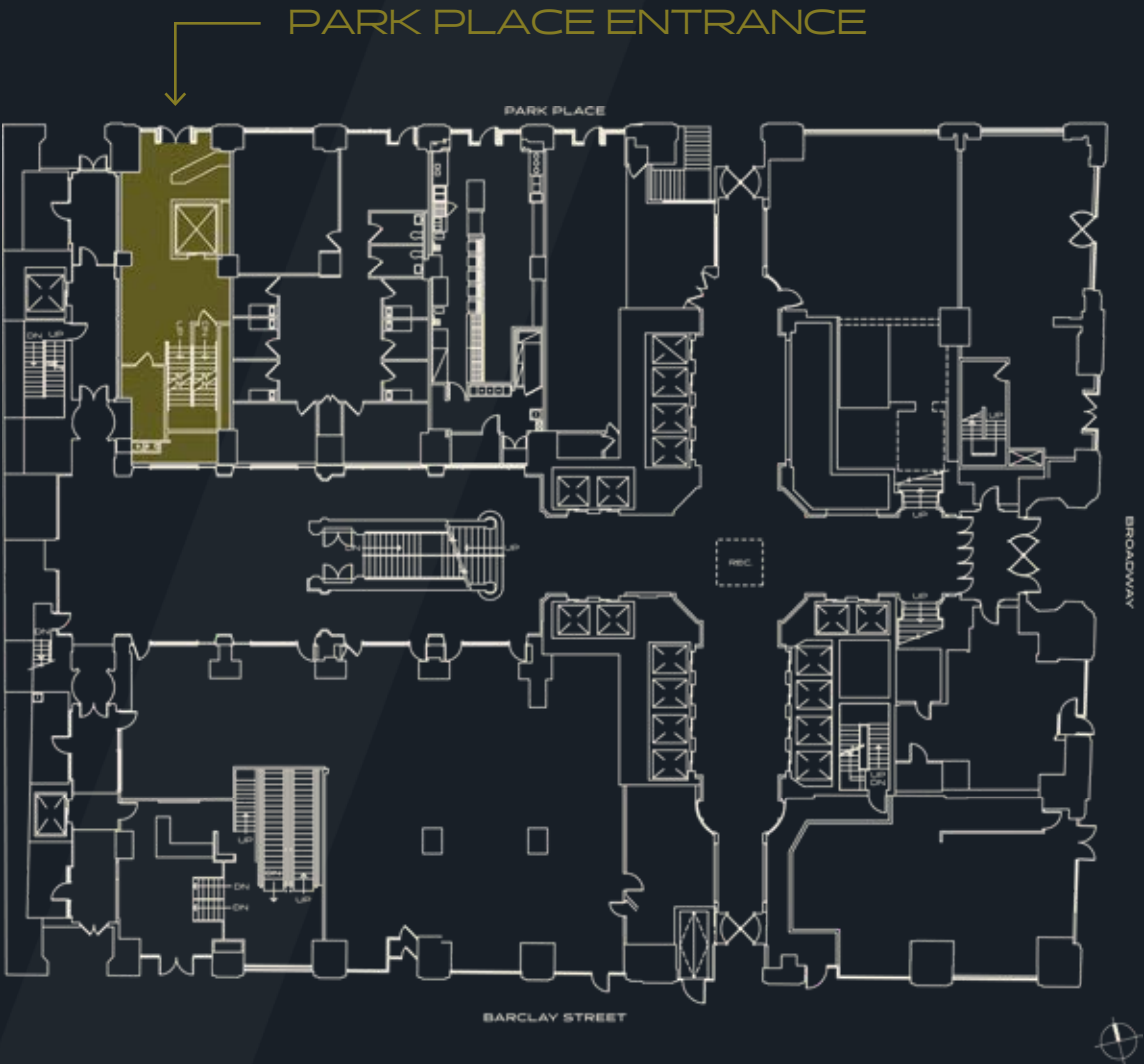
AMENITIES COMING SOON: NEW RESTAURANTS & SOCIAL CLUB • EVENTS • LOUNGE

*A HEADQUARTERS OF
YOUR OWN, A LANDMARK
IN ITS OWN RIGHT.*

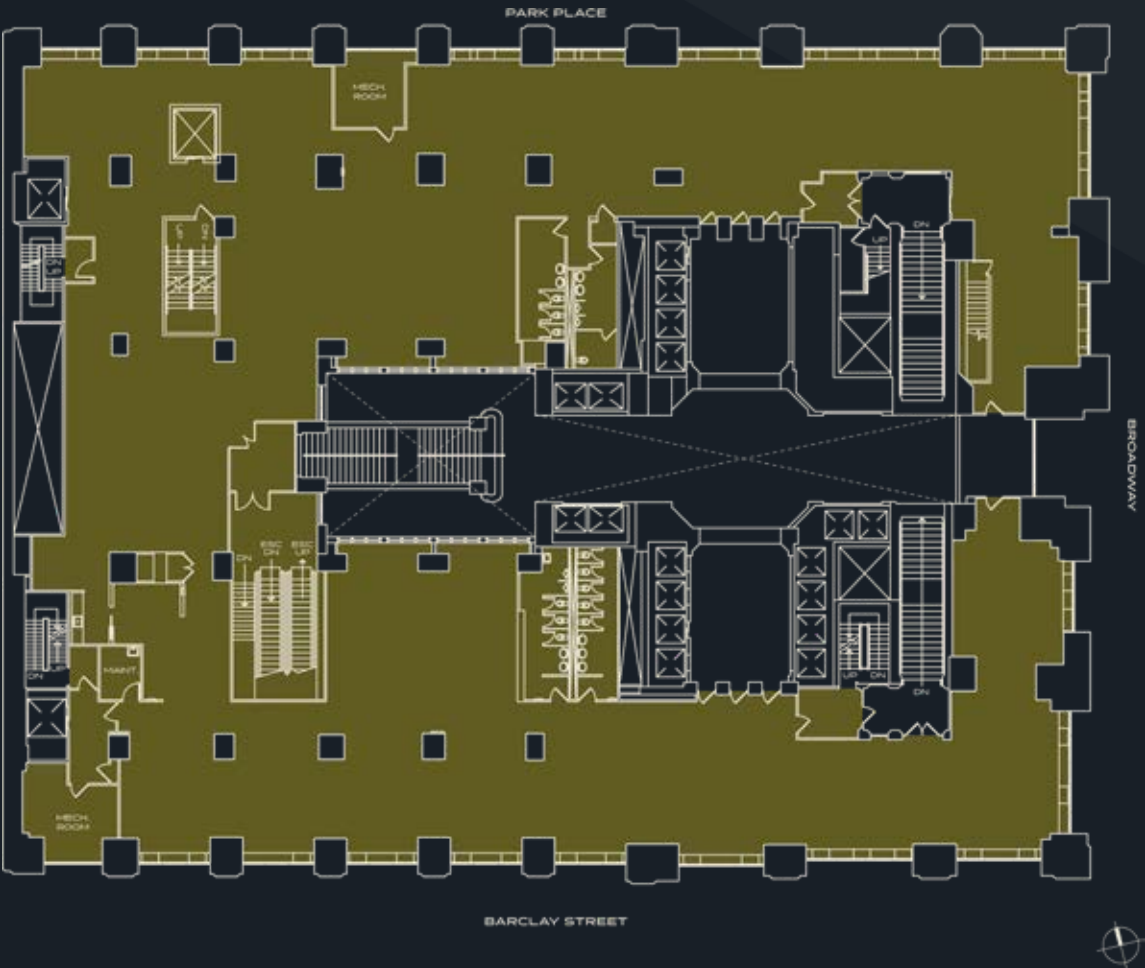




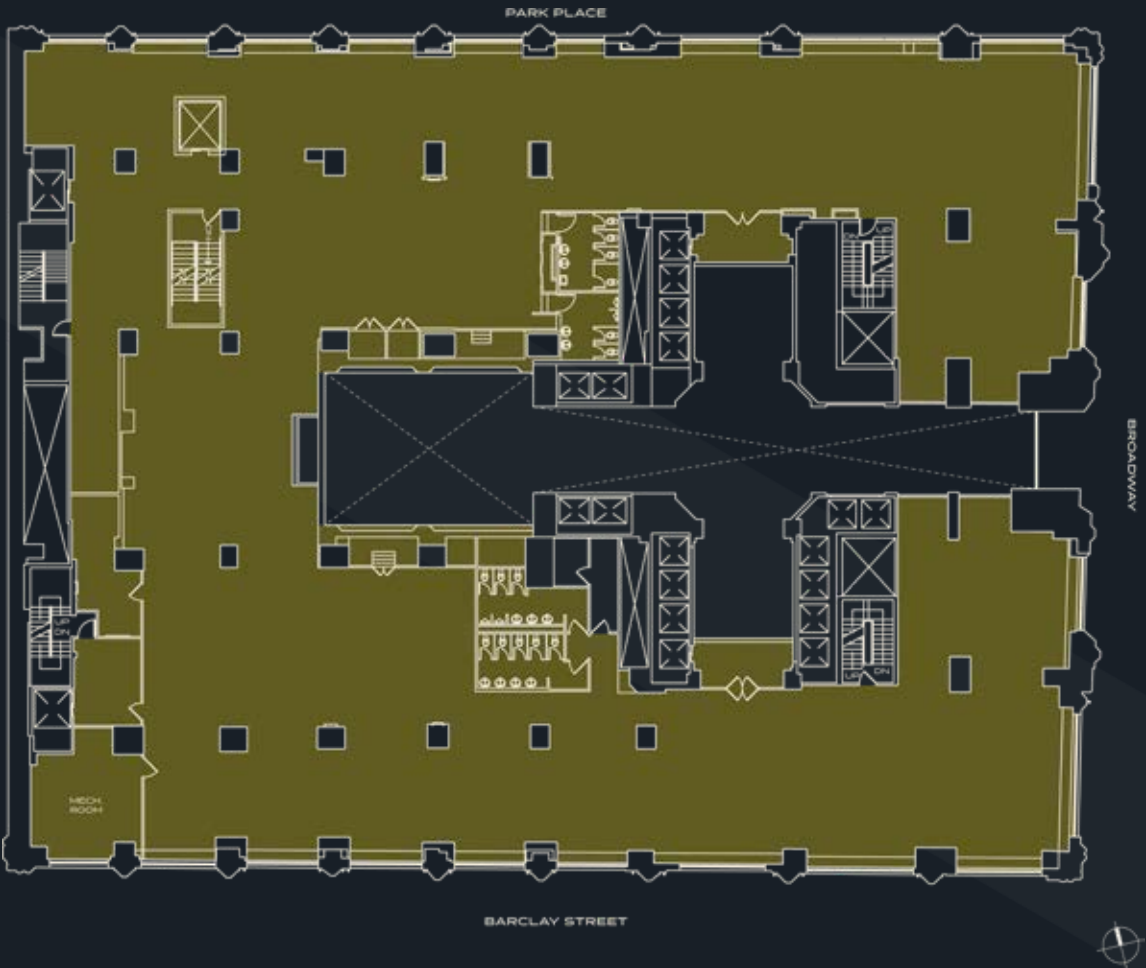
THE PRIVATE BUILDING COLLECTION



GROUND FLOOR
1,225 RSF



SECOND FLOOR
30,000 RSF



THIRD FLOOR
30,000 RSF



*A PRESENCE AT STREET
LEVEL, MADE TO BE SEEN,
SHAPING WHAT'S NEXT.*

THE RETAIL COLLECTION

1,225 RSF / 1,275 RSF

Set along Broadway and Park Place, these street-level opportunities place brands at the center of Lower Manhattan’s daily rhythm. Distinctive frontage, steady office and visitor traffic, and the prestige of one of New York’s most recognizable landmarks create a rare platform for retail concepts seeking visibility, character and a memorable downtown presence.

17' SLAB TO SLAB CEILING HEIGHTS TYPICAL

A LANDMARK SETTING FOR A STANDOUT RETAIL CONCEPT

CENTRALLY POSITIONED WITHIN LOWER MANHATTAN

BUILT IN EXPOSURE TO 230,000 EMPLOYEES,
700,000+ RESIDENTS, & 10.3 MILLION ANNUAL VISITORS

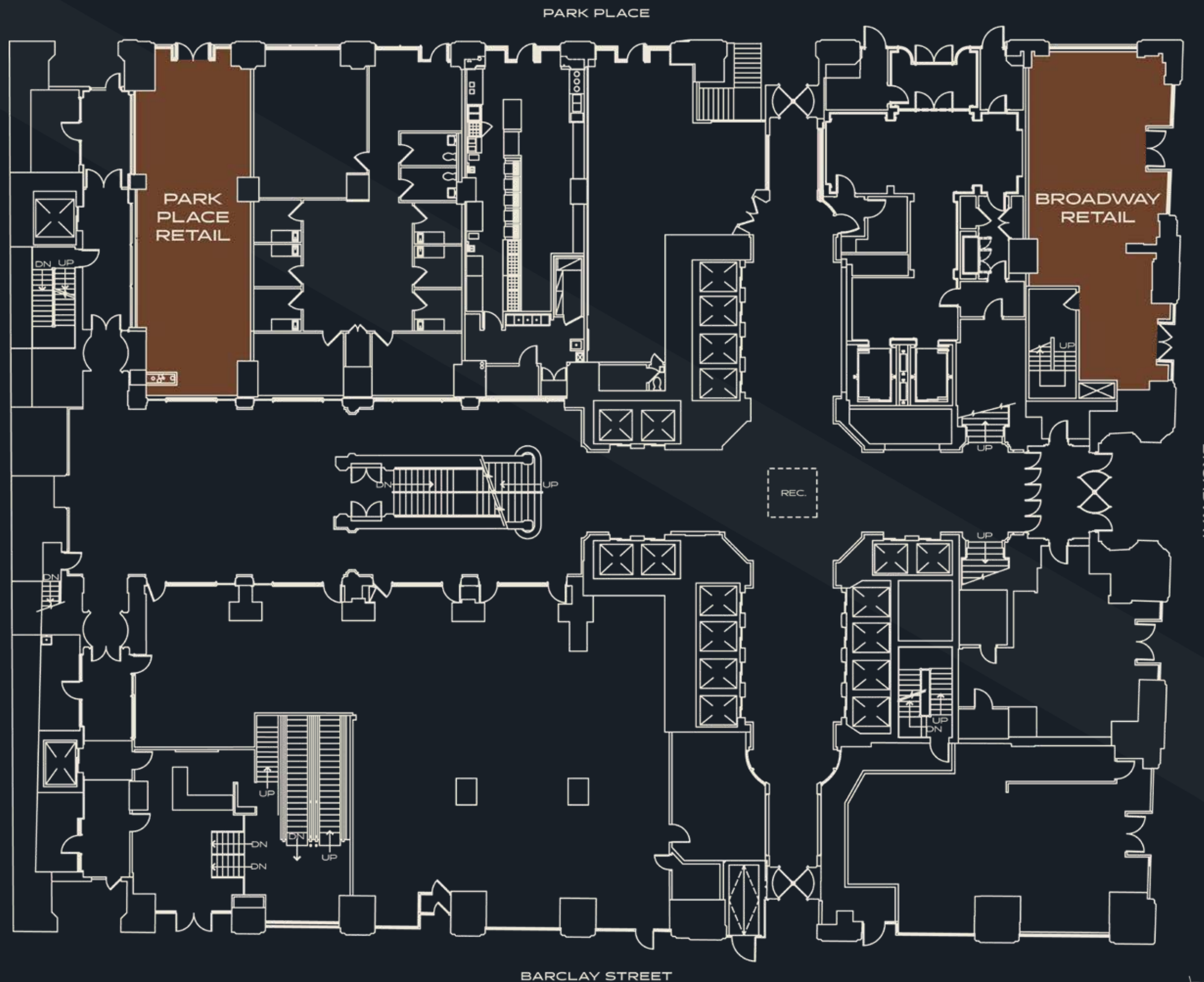
TEMPORARY POP-UP RETAIL SPACE (AVAILABLE DURING TRANSITION)



GROUND FLOOR

RETAIL OPPORTUNITIES

Positioned at the crossroads of Lower Manhattan, The Woolworth benefits from a unique blend of office workers, residents, visitors, and daily commuters. Surrounded by world-class dining, retail, and cultural destinations, these ground-floor opportunities place brands within the rhythm of one of New York's most dynamic neighborhoods.







THE COMPANY WE KEEP

For more than a century, The Woolworth has attracted an influential community of innovators, industry leaders, and global brands. Its unmatched pedigree elevates the identity of the companies within it, creating a setting where the architecture speaks before introductions are made.

ALTUZARRA **sh p** TPD|A





sh p

"OUR PLACE OF WORK HAS
TO BE A SOURCE OF INSPIRATION—
SOMETHING THE WOOLWORTH
BUILDING HAS EMBODIED FOR
MORE THAN A CENTURY."

— GREG PASQUARELLI, SHOP PRINCIPAL

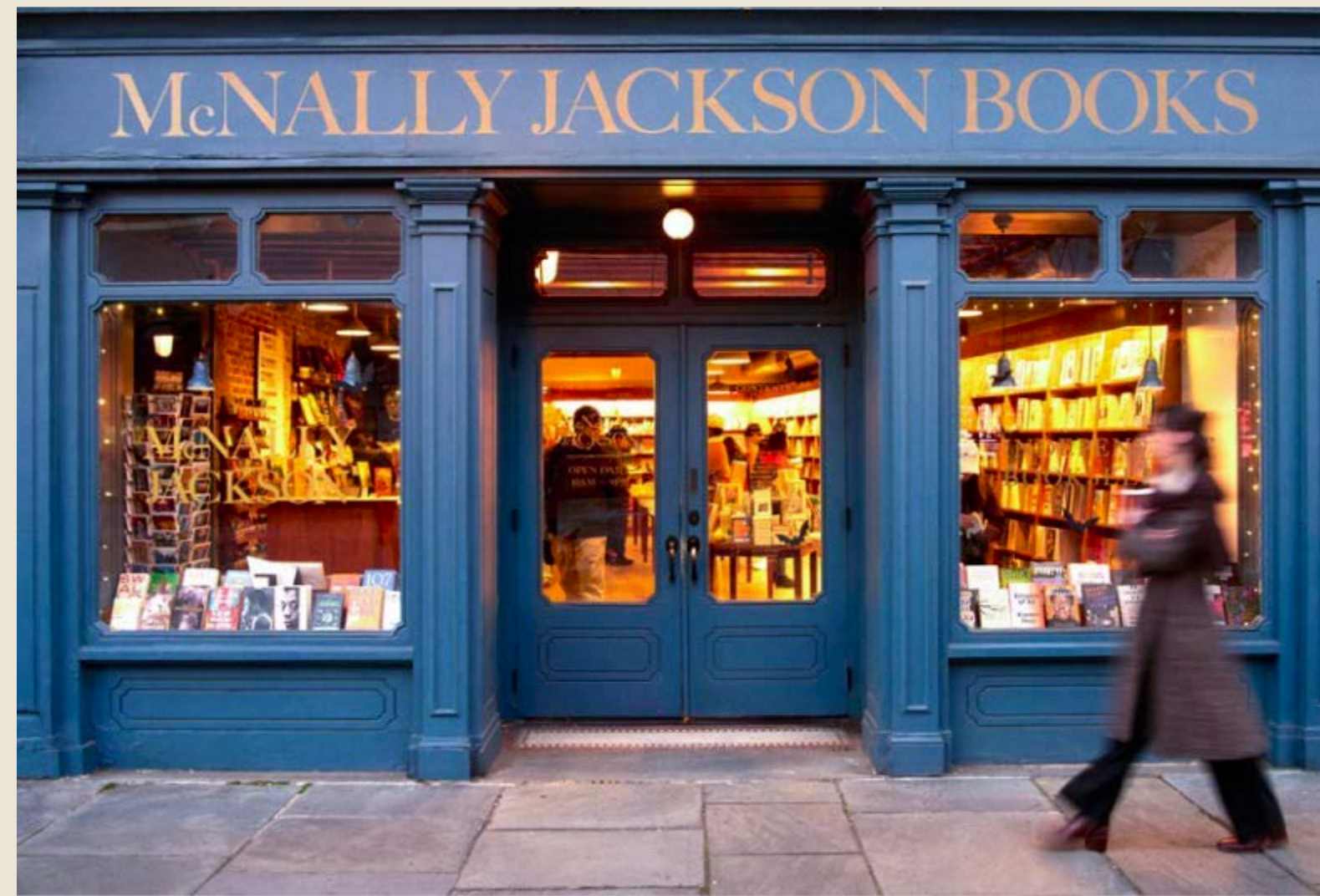


An aerial photograph of Lower Manhattan, New York City, taken from a high vantage point. The Freedom Tower stands prominently in the center, its blue glass facade reflecting the sky. Surrounding it are numerous other skyscrapers of varying heights and architectural styles, some with gold or brown facades. The city extends to the water's edge, where the Hudson River and New York Harbor are visible. The sky is a mix of light blue and soft white clouds, suggesting a clear day with some light haze. The overall scene conveys a sense of urban density and architectural grandeur.

THE NEIGHBORHOOD

THE ENERGY OF NEW YORK IS CONVERGING DOWNTOWN

Lower Manhattan has evolved into one of New York's fastest-growing mixed used neighborhoods, where global employers, luxury residences, world-class hospitality, culture and tourism create activity throughout the day and well into the evening.



A NEIGHBORHOOD WITH GOOD TASTE

17

MICHELIN-STAR RESTAURANTS IN LOWER MANHATTAN

600+

BARS & RESTAURANTS NEARBY

59

NEW BARS & RESTAURANTS OPENED IN 2025

AND SOON...

A NEW CAFE AND WINE BAR.
A DESTINATION RESTAURANT AFTER DARK.
COMING TO THE WOOLWORTH.



MAISON PASSERELLE



MANHATTA



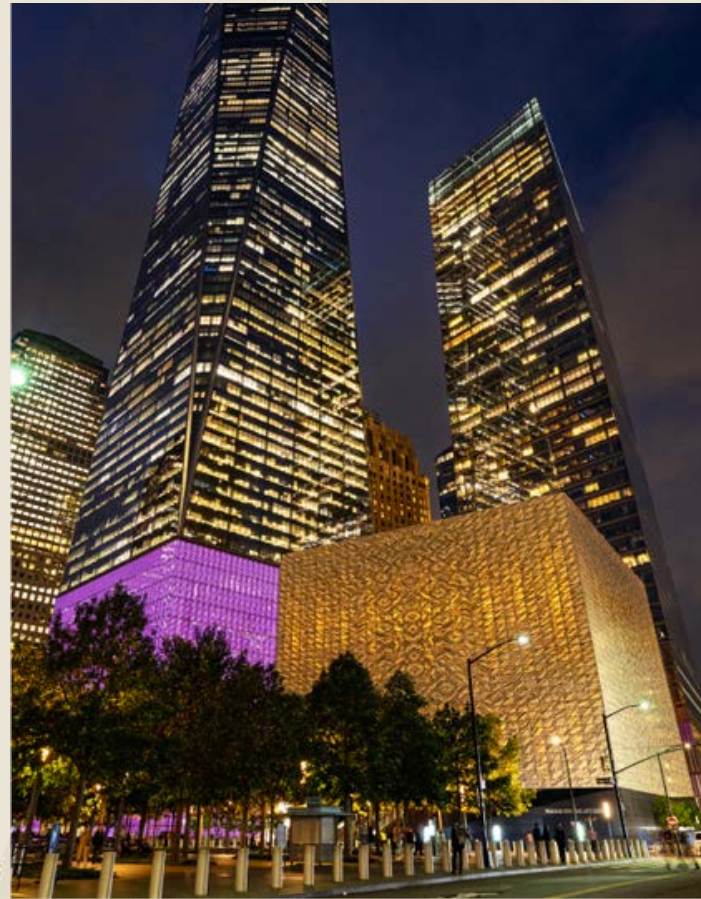
SAGA



GITANO

OUTSIDE THE DOORS, THE CITY UNFOLDS — CURATED, CONNECTED, AND ALWAYS IN MOTION.

Downtown Manhattan is emerging as one of the city's most dynamic cultural hubs — home to world-class institutions and experiential destinations. A neighborhood defined by creativity, culture, design, and discovery.



*PERELMAN
PERFORMING ARTS
CENTER (PAC)*



MERCER LABS



*WORLD TRADE
CENTER CAMPUS*



*SEAPORT CULTURE
& DINING*



*TRIBECA'S CREATIVE
STUDIOS, GALLERIES,
& LUXURY RETAIL*



ONE OF NEW YORK
CITY'S MOST CONNECTED
MULTIMODAL NODES

THE NEXUS OF COMMUNITY, CULTURE, & INFLUENCE.

Perfectly positioned within the creative hub of TriBeCa, The Woolworth is just steps away from Fulton Transit Center and the World Trade Center Oculus, seamlessly connecting Brooklyn, Jersey City, Midtown, and Newark.

11 MAJOR SUBWAY LINES

6 LOCAL BUS ROUTES

PATH TO NEW JERSEY

FERRIES ACROSS MANHATTAN, BROOKLY, & NEW JERSEY

DIRECT ACCESS VIA THE OCULUS

EXTENSIVE CYCLING INFRASTRUCTURE



WHERE
TASTE-
MAKERS
SHAPE
WHAT'S
NEXT





THE WOOLWORTH

TLG THE LAWRENCE GROUP

DAVID OFMAN
212.413.8427
dofman@tlgrealty.com

BRIAN SIEGEL
212.413.8425
bsiegel@tlgrealty.com

ANDREW GILLER
212.284.3756
andrewg@cammebys.com

WOOLWORTHBUILDING.COM

233 Broadway, New York, NY 10279