

# BARCLAY

# 140

A RETAIL OPPORTUNITY

# WEST

FOR A NEW ERA

# STREET

CONCEPTUAL RENDERING

# VESEY



# THE NEW

Positioned in the center of a market completely reinvented as a **ROBUST 24/7, WORK, LIVE, PLAY** neighborhood, **THE RETAIL at 140 WEST STREET** is your opportunity to join the **EVOLUTION**. Located at the base of a new **LUXURY** 161-unit residential tower, directly adjacent to the World Trade Center, and with unmatched pedestrian traffic, this is true brand visibility **MAGNIFIED** at the heart of the **REBORN FINANCIAL DISTRICT**.

# DOWNTOWN



**SOUTHEAST CORNER OF BARCLAY + WEST STREETS**



**1,500 SF - 25,000 SF CONFIGURATIONS POSSIBLE**



# NORTHEAST CORNER OF VESEY + WEST STREETS



**ONE WORLD  
OBSERVATORY.**  
ONE WORLD TRADE CENTER

**2.3 M ANNUAL VISITORS**

**NEARLY 1,600 SF OF RETAIL DIRECTLY  
ACROSS FROM ONE WORLD TRADE CENTER**



# OPPORTUNITY

In New York's fastest growing neighborhood, opportunity and demand are unprecedented. More businesses, retailers and residents have moved in... and more are on the way. The population has more than doubled since 2001, tourism has increased by 19% since 2014, and over 250 companies have expanded to Lower Manhattan since 2005. The dramatic transformation shows no sign of slowing down.



# MAGNIFIED



# TODAY'S IN DEMAND OFFICE MARKET



88M

SQUARE FEET  
OF OFFICE SPACE

267,000

EMPLOYEES

51%  
INCREASE

IN RETAIL LEASING WITH  
VACANCY DROPPING TO 8.9%,  
THE LOWEST SINCE 2014

40,000

NEW PRIVATE  
SECTOR JOBS  
EXPECTED BY 2019

## MAJOR OFFICE TENANTS IN THE MARKET

AIG  
AMERICAN EXPRESS  
ASSOCIATED PRESS  
BANK OF NEW YORK MELLON  
BJARKE INGELS GROUP  
CITY OF NEW YORK  
CLEARY GOTTlieb  
COLLEGE BOARD  
CONDÉ NAST  
DEUTSCHE BANK  
DOCTORS WITHOUT BORDERS (+)  
DROGA5  
EMBLEMHEALTH  
FRIED FRANK  
GOLDMAN SACHS  
GROUPM (+)  
GUCCI  
HARPERCOLLINS PUBLISHERS  
HUDSON'S BAY COMPANY  
HUGO BOSS  
JONES DAY  
MCGRAW HILL  
MEDIAMATH .MIC  
MOODY'S  
MTA  
NIELSEN  
OMNICOM  
PAPERLESS POST  
REFINERY29  
REVLON  
SPOTIFY (+)  
SHOP ARCHITECTS  
SPORTSNET NY  
STANDARD & POOR'S  
SULLIVAN & CROMWELL  
TEACH FOR AMERICA  
TIME INC.  
UNICEF USA  
VOX MEDIA  
WEWORK  
WILMERHALE  
XO GROUP

(+) coming soon



# HOME TO A GROWING AFFLUENT POPULATION

\$214K

AVERAGE HOUSEHOLD INCOME  
OF THE 61,000 RESIDENTS

31,800

UNITS IN 330 MIXED-USE  
AND RESIDENTIAL BUILDINGS

MORE THAN 980

RESIDENTIAL UNITS UNDER  
CONSTRUCTION OR PLANNED  
FOR DEVELOPMENT

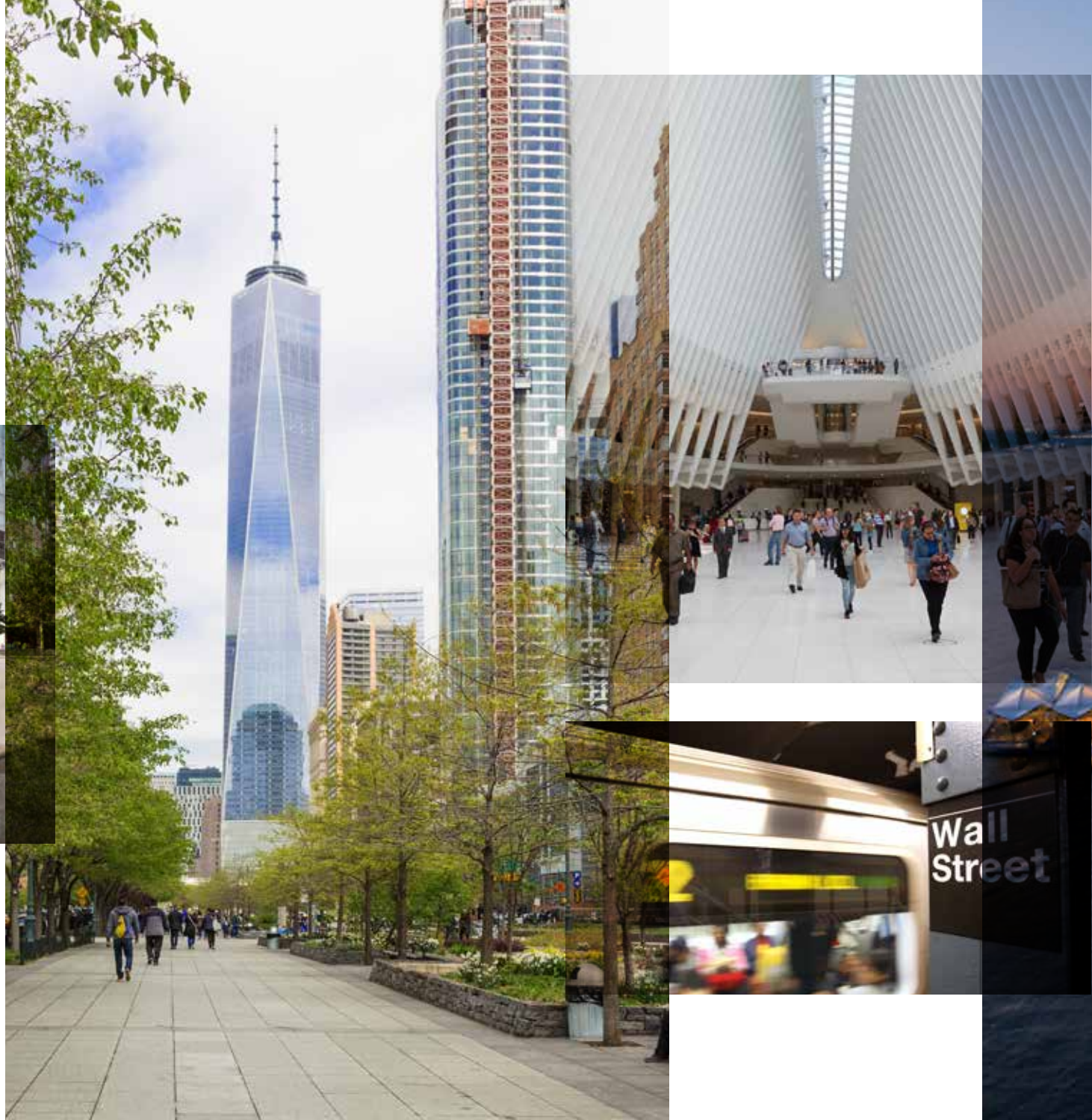




# ONE OF THE TOP TOURIST DESTINATIONS IN MANHATTAN

7,118 HOTEL ROOMS, NOW  
9,019 HOTEL ROOMS, BY 2020

300,000 DAILY  
COMMUTERS AT FULTON  
CENTER & WORLD  
TRADE CENTER  
TRANSPORTATION HUB



17.4M

TOURISTS TO LOWER  
MANHATTAN IN 2017

2.3M

ANNUAL VISITORS TO ONE WORLD TRADE  
OBSERVATORY LOCATED DIRECTLY  
ADJACENT TO 140 WEST STREET

OVER 9,000

DAILY VISITORS TO THE  
SEPTEMBER 11 MEMORIAL MUSEUM

127M

ANNUAL RIDERS OF LOWER MANHATTAN'S  
TRANSIT SYSTEM ON: 13 SUBWAY LINES,  
13 FERRY ROUTES: 80,000, NEW JERSEY  
PATH TRAINS, 30 BUS ROUTES AND  
28 CITIBIKE STATIONS



**NEW RETAIL TENANTS  
IN THE MARKET**

- ALLEN EDMONDS
- AMADA
- ANTHROPOLOGIE
- APPLE
- BREITLING
- CUT BY WOLFGANG PUCK
- DEAN & DELUCA
- EATALY
- ÉPICERIE BOULUD
- GUCCI
- H&M
- HERMES
- HUGO BOSS
- IPIC THEATERS
- JIMMY CHOO
- JOE & THE JUICE
- KIEHL'S
- L'APPAIT
- MARSHALLS
- MICHAEL KORS
- NOBU
- PELTON
- SALVATORE FERRAGAMO
- SANT AMBROEUS (+)
- SEPHORA
- STUART WEITZMAN
- TARGET
- TREADWELL PARK
- UGG AUSTRALIA
- UNDER ARMOUR
- VICTORIA'S SECRET
- VINCE
- WARBY PARKER
- WHOLE FOODS MARKET
- ZARA
- (+) coming soon

**\$7.1  
BILLION**

**IN ANNUAL SPENDING  
POWER OF THE LOWER  
MANHATTAN MARKET**

**3M  
SQUARE FEET**

**OF NEW RETAIL AND  
REPOSITIONED RETAIL  
AND RESTAURANT  
SPACE BY 2019**

**1,190**

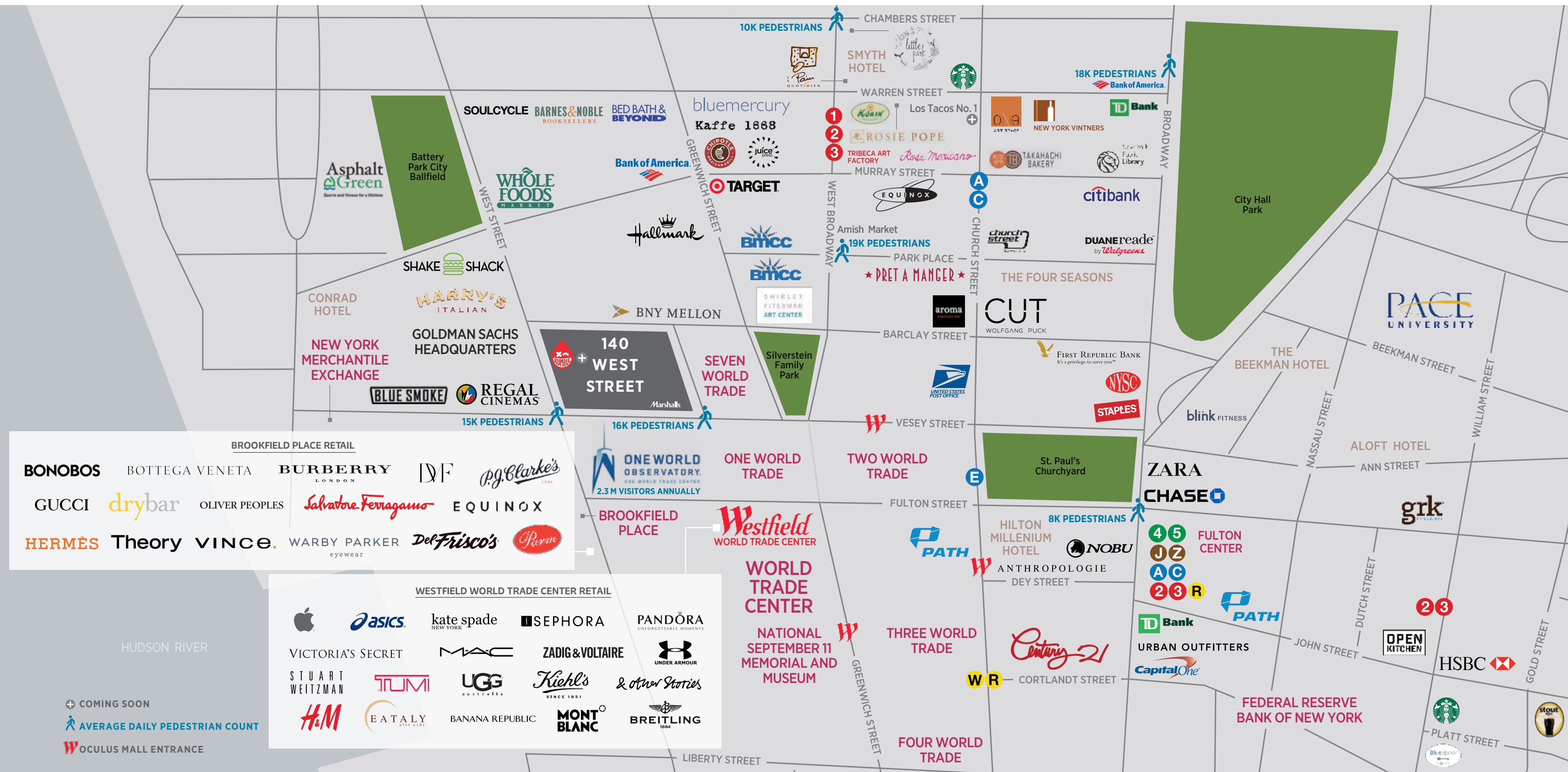
**RETAIL STORES  
AND RESTAURANTS,  
IN LOWER MANHATTAN**

**AN "IT" RETAIL AND  
DINING SCENE**





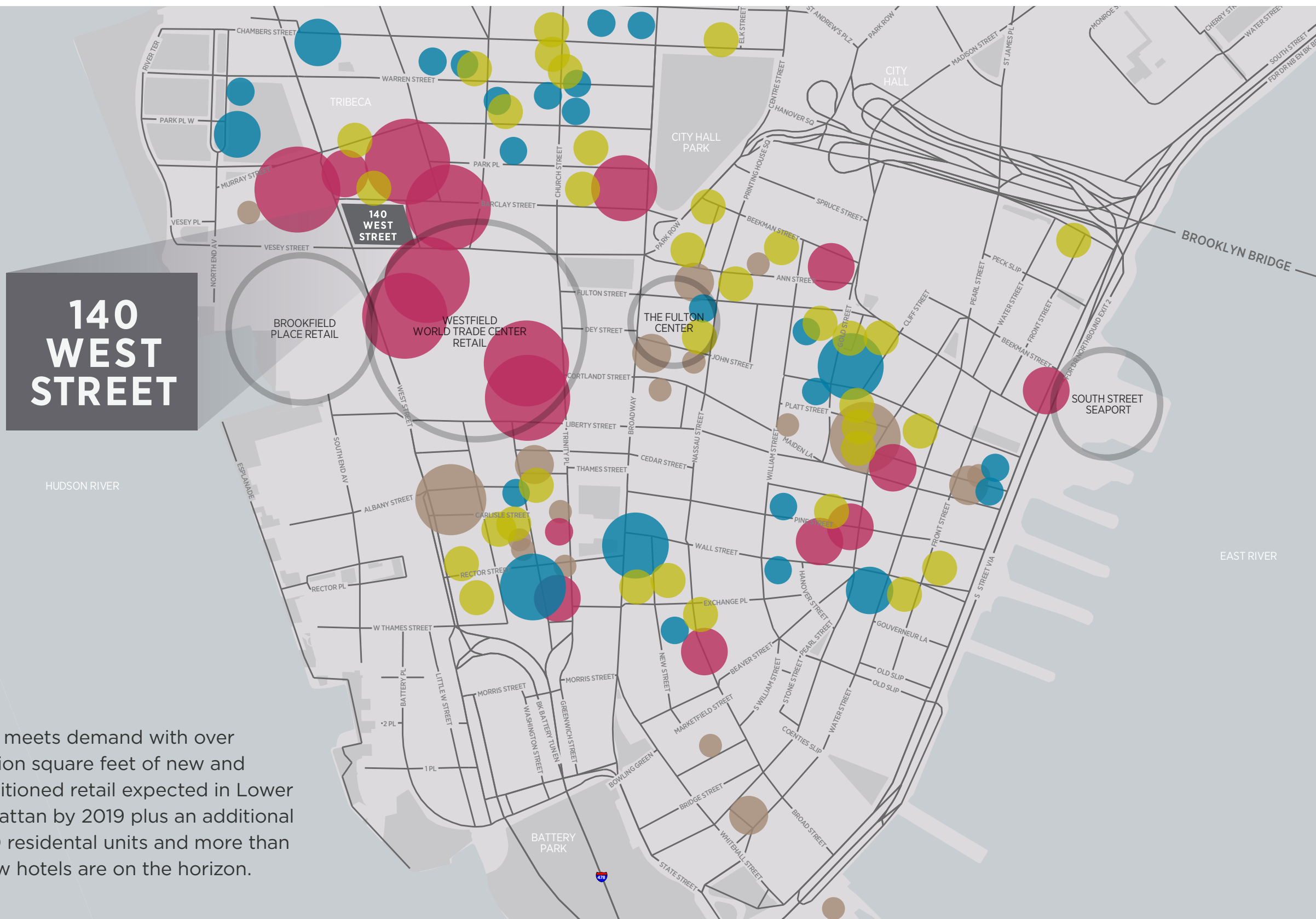
# JOIN THE



# EVOLUTION

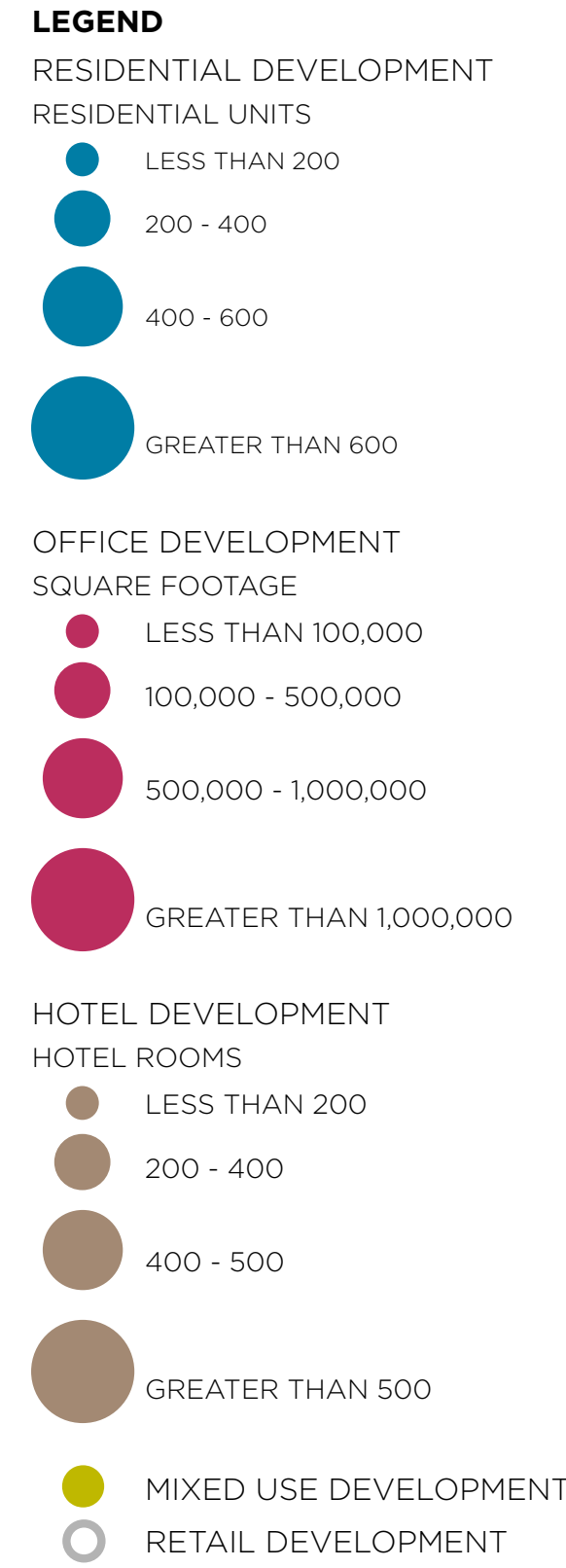


# AREA



**140 WEST STREET**

Need meets demand with over 3 million square feet of new and repositioned retail expected in Lower Manhattan by 2019 plus an additional 3,420 residential units and more than 15 new hotels are on the horizon.



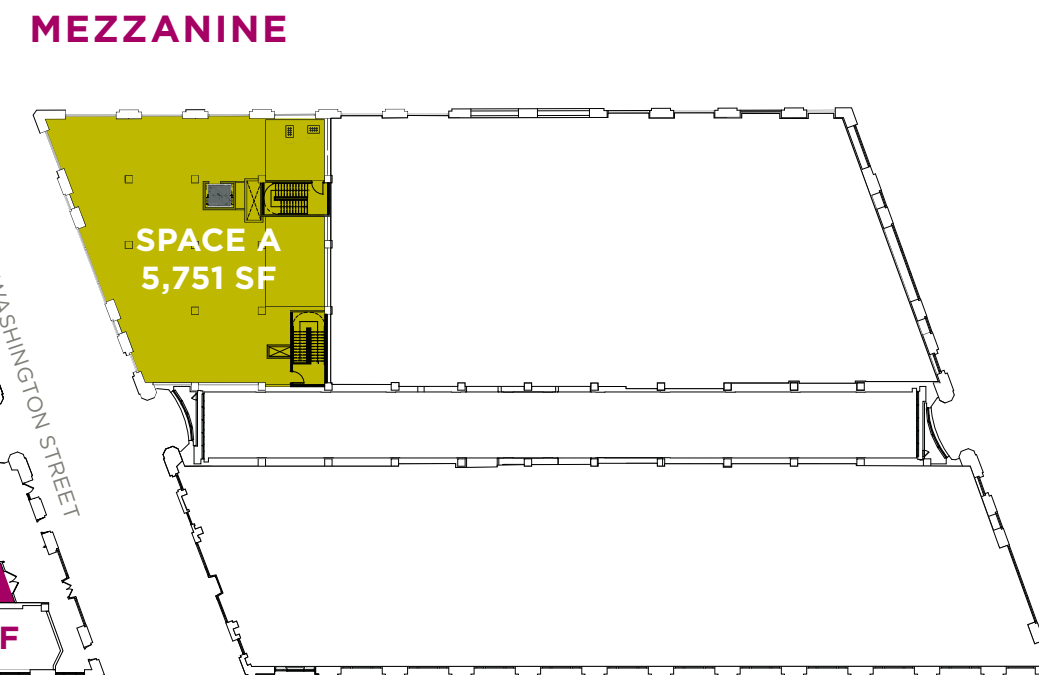
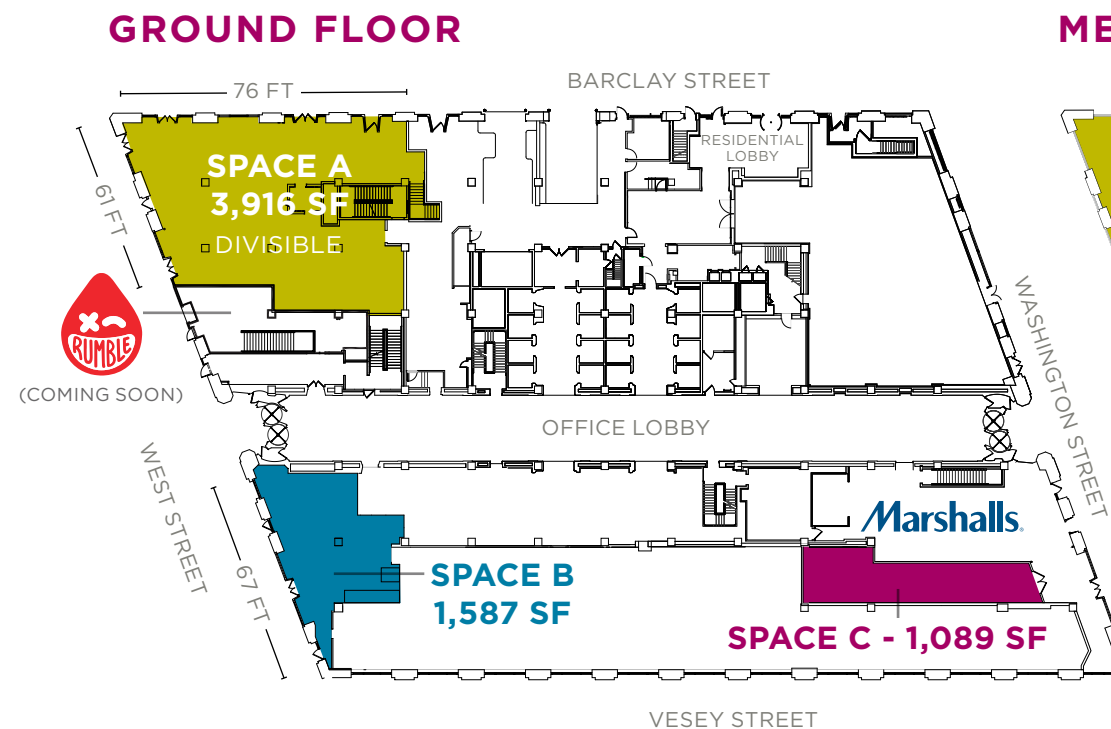
# DEVELOPMENT



# SPACE

## FEATURES

- Three corners of opportunity with over 25,000 SF of divisible retail
- At the base of the luxury 100 Barclay Residences
- Available immediately



## SPACE A

**LOCATION**  
Southeast corner of Barclay + West Streets

**GROUND FLOOR**  
3,916 SF†

**LOWER LEVEL 1**  
7,230 SF

**LOWER LEVEL 2**  
5,703 SF\*

**MEZZANINE**  
5,751 SF

**FRONTAGE**  
137' of wraparound

**CEILING HEIGHTS**  
12' 6" on Ground Floor  
11' 9" on Mezzanine  
14' 10" on Lower Level 1  
12' 4" on Lower Level 2

†divisible

\*can be combined with Lower Level 1 or leased separately

## SPACE B

**LOCATION**  
Northeast corner of Vesey + West Streets

**GROUND FLOOR**  
1,587 SF

**FRONTAGE**  
67' on West Street

**CEILING HEIGHTS**  
12' 6"

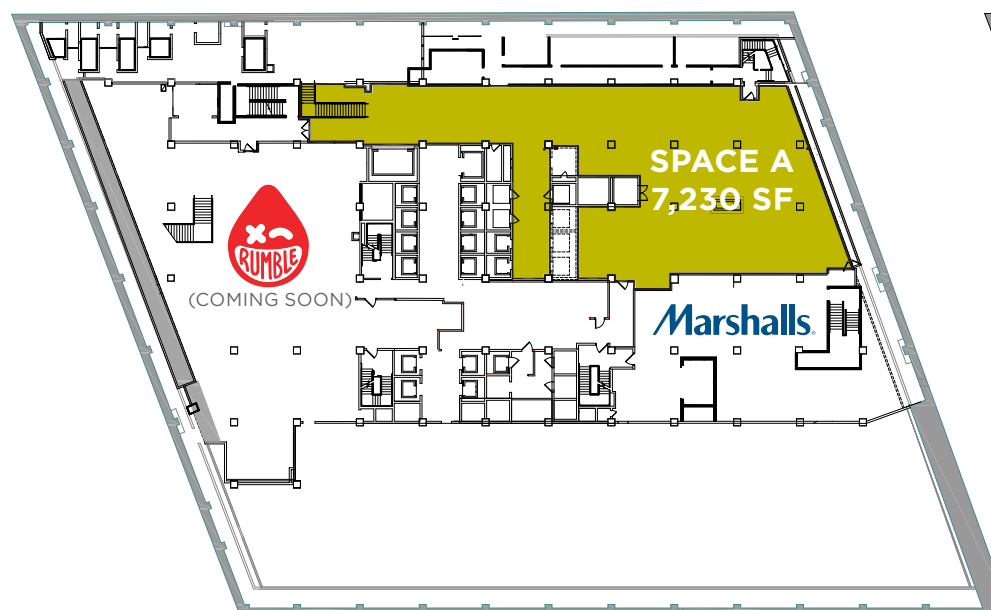
## SPACE C

**LOCATION**  
Northwest corner of Washington + Vesey Streets

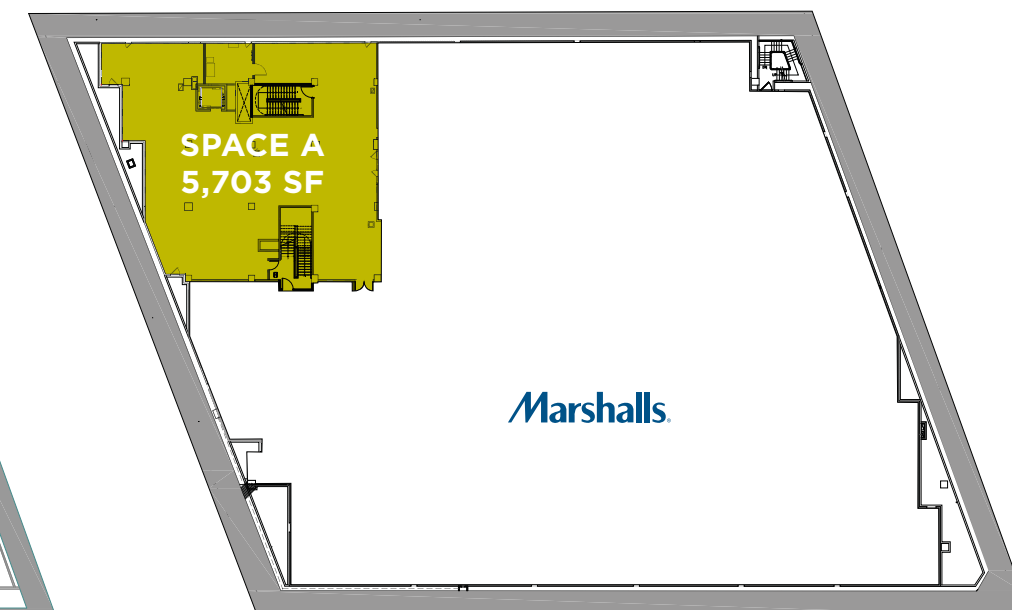
**GROUND FLOOR**  
1,089 SF

**CEILING HEIGHTS**  
12' 9"

## LOWER LEVEL 1



## LOWER LEVEL 2



## CONTACT EXCLUSIVE AGENTS

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