

111 WASHINGTON STREET NEW YORK, NY 10006



340,526 BSF Large Corner Development Site Opportunity | Close-Proximity to the World Trade Center | **FOR SALE**

Ariel Property Advisors presents 111 Washington Street, a rare corner large-scale development site with approximately 340,526 buildable square feet. With 231 feet of wrap-around frontage, the site is located on the Southeast corner of Washington Street and Carlisle Street in the Financial District neighborhood of Manhattan, in close proximity to 1 World Trade Center, the New York Stock Exchange, and Wall Street.

ONE OF A KIND DEVELOPMENT OPPORTUNITY

111 Washington Street's flexible zoning of C6-9 and 15.0 FAR allows for 340,526 buildable square feet to be used to create a residential, commercial or hotel property that will stand out against the backdrop of the constantly evolving landscape of Manhattan.

DOB APPROVED PLANS/SHOVEL-READY VACANT SITE

Ownership has approved plans for a 54-story, mixed-use building allowing developers to accelerate respective timelines and gain savings in associated costs.

EXCEPTIONAL TRANSPORTATION OPTIONS/CENTRAL LOCATION

111 Washington Street is located within steps of the 1, R, and W subway stations on Rector Street and the 4 and 5 trains at the Wall Street Subway Station, providing easy access throughout Manhattan and the outer-boroughs. Tenants, residents, and tourists will also benefit from the property's close proximity to some of New York City's most notable attractions, such as Trinity Church, the Federal Reserve Bank of New York and Battery Park.

DYNAMIC NEIGHBORHOOD

The Financial District is in the midst of significant growth with a number of new commercial and residential developments on the horizon that are expected to increase jobs, provide residential amenities and inject new sources of revenue. Examples of new residential developments and conversions include 1 Wall Street, 45 Broad Street and 77 Greenwich. Commercial projects include Two and Three World Trade Center (175 and 200 Greenwich Street), as well as MarketPlace 28 (28 Liberty Street). Lastly, hotel development is on the rise with new developments at Aloft Hotel FiDi (50 Trinity Place) and the Artezen Hotel (24 John Street).

With a prime corner location amid the rapidly transforming Financial District, 111 Washington Street is a rare opportunity for developers to create a truly unique residential, commercial, or hotel property.

OWNERSHIP REQUESTS PROPOSAL **BIDDING DEADLINE: SEPTEMBER 18TH AT 5PM**

Rendering



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420,885*
Zoning SF

340,526
Buildable SF

137' X 98'
Lot Size

C6-9
Zoning



FINANCIAL DISTRICT BY NUMBERS

RANKED
#1

In the amount of residential units
within 1/2 mile of a subway station

\$140K

Median household
Income (2017)

\$1.67MM

Median sales price per unit,
condominium (2017)

\$65-\$70PSF

Class A
Office Rent

\$2,400PSF

Luxury Condo
Sell out Average

\$85PSF

Luxury Residential
Rental Average

\$375

Luxury Hotel
Daily Room Rates

PROPERTY INFORMATION

	111 WASHINGTON STREET	AIR RIGHTS	TOTAL	
Block / Lot	53 / 12	53 / 4, 6, 35, 36, 37	-	
Lot Dimensions	136.92' x 98.25'	-	-	
Zoning Lot Area	11,208	16,851	28,059	Sq. Ft. (Approx.)
Zoning	C6-9 / LM	C6-9 / LM	-	
Max Commercial FAR	15.00	15.00	-	
Max Residential FAR	12.00**	12.00**	-	
Max Residential BSF	134,496	185,976	320,472	Sq. Ft. (Approx.)
Max Commercial BSF	168,120	172,406	340,526	Sq. Ft. (Approx.)
Assesment (19/20)	\$2,202,390	-	-	
Real Estate Taxes (19/20)	\$231,559	-	-	

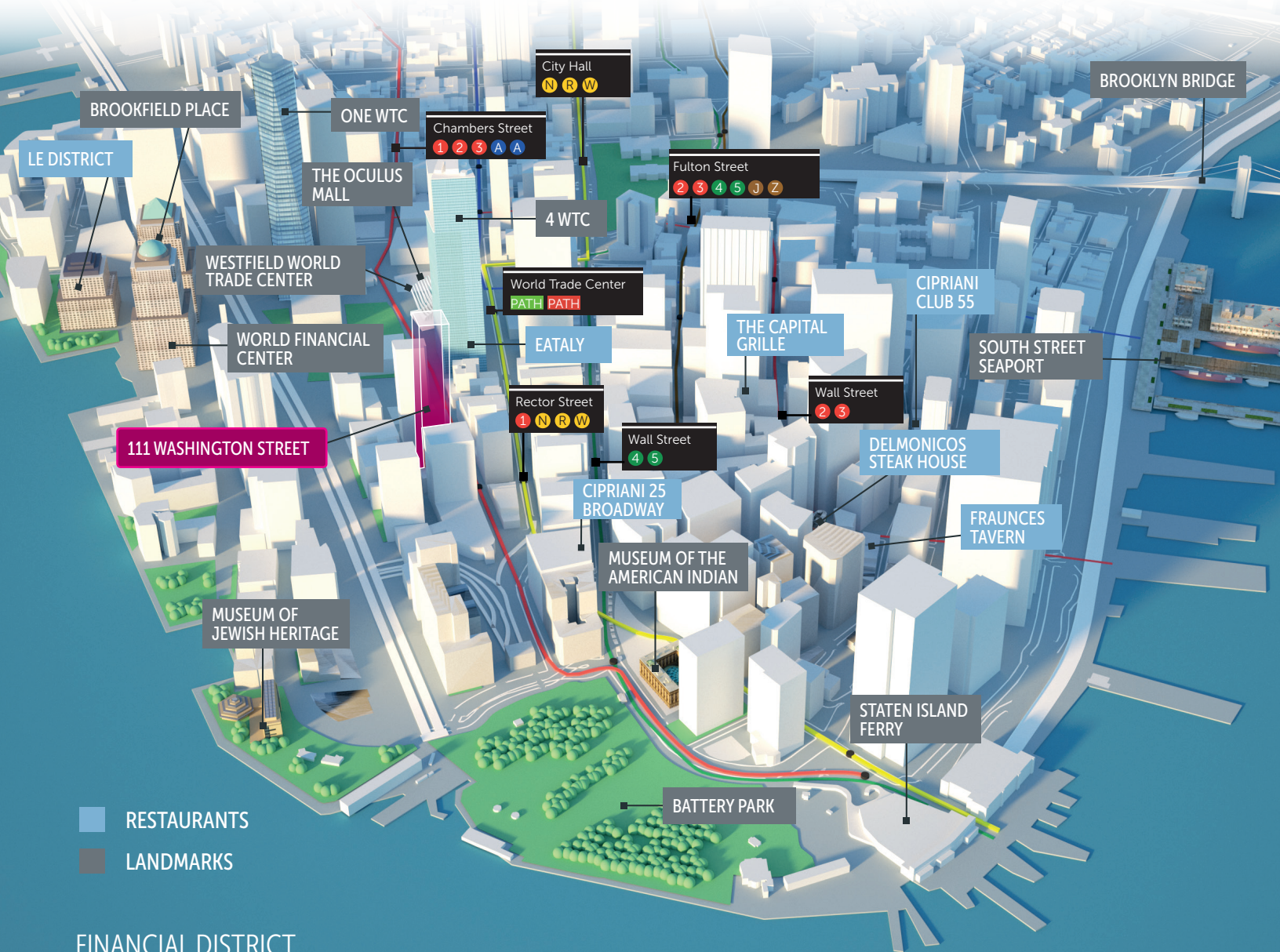
*Zoning lot includes lots 4, 6, 35, 36, 37 with 80,359 existing SF (not to be included in sale).

**As-of right residential FAR is 10.0. FAR may be increased to 12.0 pursuant to ZR Section 91-23 with "tenant recreation space." This provision requires 16.25 square feet of recreation space for each dwelling unit (Min. 5,000 SF).



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FINANCIAL DISTRICT

The Financial District of Lower Manhattan, also known as FiDi, is a neighborhood located on the southern tip of Manhattan in New York City. The West Side Highway bounds it to the west, Chambers Street and City Hall Park to the north, Brooklyn Bridge to the northeast, the East River to the southeast, and Battery Park on the south.

Offices and headquarters of many of the city's major financial institutions, including the New York Stock Exchange and the Federal Reserve Bank of New York are located in the Financial District. Anchored by Wall Street, New York City has been called both the most financially powerful city and the leading financial center of the world. In addition to the New York Stock Exchange, the world's largest stock exchange by total market capitalization, several other major exchanges have or had headquarters in the Financial District, including the New

York Mercantile Exchange, NASDAQ, the New York Board of Trade, and the former American Stock Exchange.

The Financial District is part of Manhattan Community Board 1, which also includes five other neighborhoods: Battery Park City, Civic Center, Greenwich South, Seaport, and Tribeca.

A number of notable tourist attractions can be found in The Financial District, such as the South Street Seaport Historic District, the newly renovated Pier 17, the New York City Police Museum, Trinity Church, St. Paul's Chapel, and the famous bull. Traditional ticker-tape parades start here at Bowling Green and continue along Broadway, also known as the Canyon of Heroes.

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