

41 NASSAU STREET



SPACE DETAILS

LOCATION

Northwest corner of Liberty Street

APPROXIMATE SIZE

Ground Floor 1,650 SF

POSSESSION

Arranged

TERM

Negotiable

FRONTAGE

64 FT on Nassau Street

20 FT on Liberty Street

SITE STATUS

Currently Starbucks

NEIGHBORS

The Federal Reserve, Cruch Fitness, Financier Patisserie (coming soon), Godiva Chocolatier, The Capital Grille, American Greetings, Duane Reade, Cohen's Fashion Optical, Modell's Sporting Goods, Pret A Manger and Century 21

COMMENTS

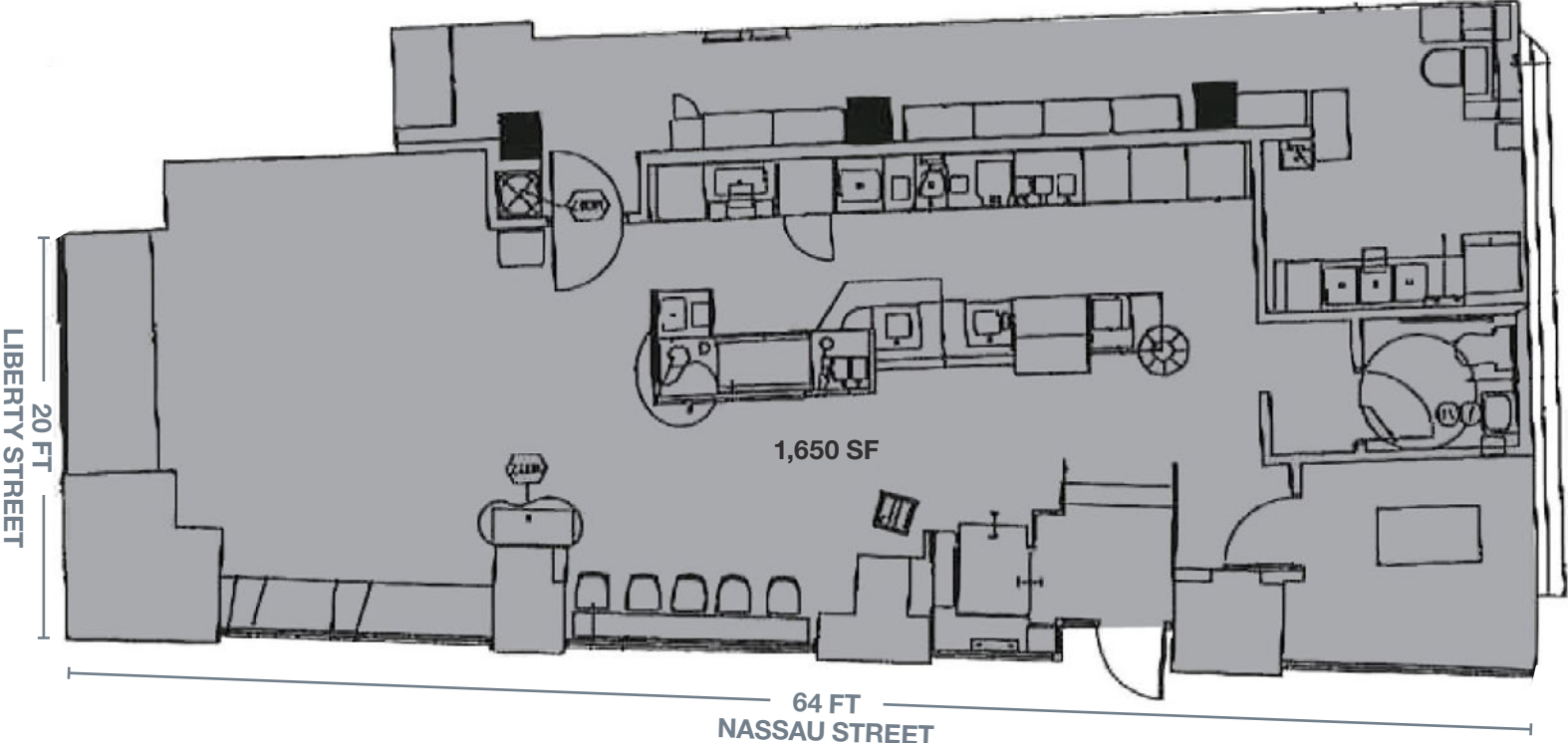
Space enters at-grade and is ADA compliant

Most uses considered

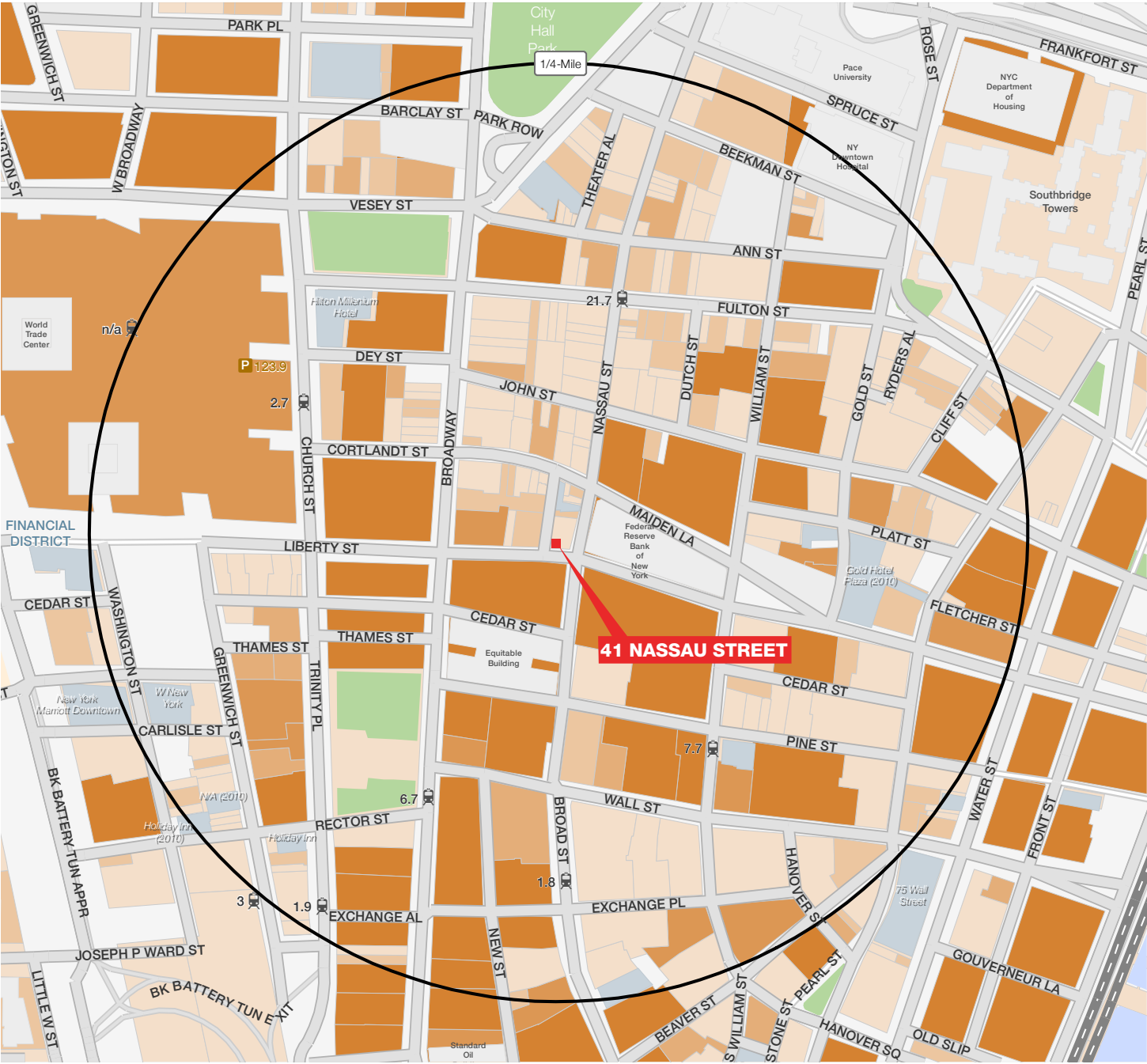
Located in the heart of the Financial District, the fourth largest business district in the US

There are 38 million SF of office space within a 1/4 mile

GROUND FLOOR



AREA DEMOGRAPHICS



OFFICE AREA PER NUMBER BUILDINGS

- Less than 1,000
- 1,000 - 60,000
- 60,000 - 125,000
- 125,000 - 275,000
- Greater than 275,000

Subway & Ridership Annual 2015 (millions)

PATH & Ridership Annual 2015 (millions)

AREA RETAIL



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