

20 BROAD

STREET

corner the market



CONCEPTUAL RENDERING

FINANCIAL DISTRICT, NEW YORK

20 BROAD STREET OFFERS AN INCOMPARABLE, FULL BLOCK OPPORTUNITY IN THE FASTEST GROWING RESIDENTIAL MARKET IN MANHATTAN LOCATED AT THE EPICENTER OF BUSINESS AND TOURISM IN THE FINANCIAL DISTRICT. LOCATED AT THE BASE OF A REDEVELOPED 500,000+ SF LUXURY RESIDENTIAL BUILDING, THIS 29,000+ SF SPACE WILL SERVE NOT ONLY BUILDING AND AREA RESIDENTS, BUT OFFICE PROFESSIONALS, TOURISTS AND SHOPPERS ALIKE.

THE opportunity

SPACE DETAILS

GROUND FLOOR

Space A	2,000 SF
Space B	3,009 SF
Space C	852 SF
Space D	783 SF
Total	6,644 SF
LOWER LEVEL 1	9,531 SF*
LOWER LEVEL 3	12,895 SF*
TOTAL	29,070 SF

*Divisible

APPROXIMATE FRONTAGE

30 FT on Broad Street
 133 FT on Exchange Place
 84 FT on New Street

CEILING HEIGHTS

GROUND FLOOR	18 FT
LOWER LEVEL 1	13 FT
LOWER LEVEL 3	16 FT

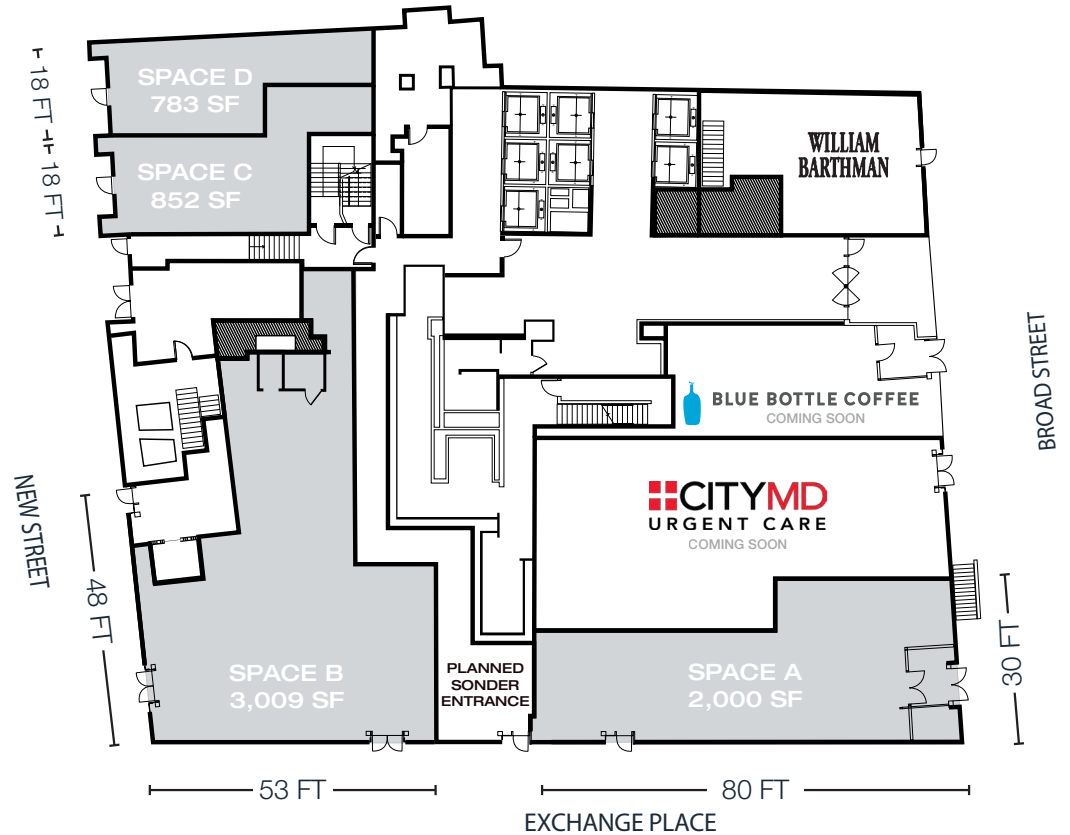
POSSESSION

Immediate

COMMENTS

Flexible divisions
 Brand new construction
 All uses considered

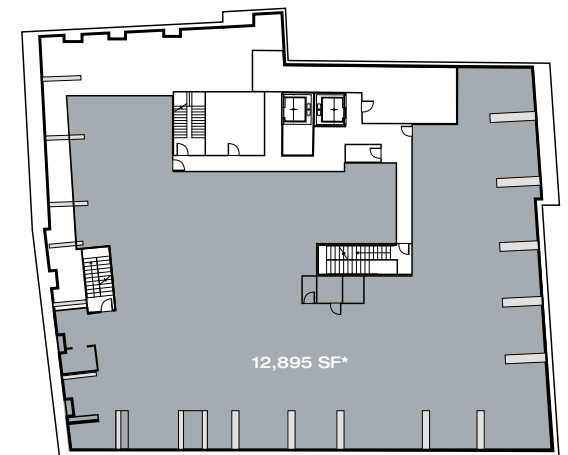
GROUND FLOOR



LOWER LEVEL 1



LOWER LEVEL 3



*Any Ground Floor division can take multiple levels



THE market

Ideally-situated in the heart of New York City's Financial District, at the center of some of the city's top cultural landmarks and attractions, including the New York Stock Exchange, National 9/11 Memorial & Museum and the Statue of Liberty, this highly-trafficked location sees over 17.4 million visitors annually. With the popularity of Westfield World Trade Center, Fulton Center, Brookfield Place and South Street Seaport, Lower Manhattan has become one of the hottest retail destinations. Retailers in the area include Whole Foods Market (coming soon), Hermes, Tiffany & Co., Lifetime Fitness (coming soon), Equinox, Blue Bottle Coffee (coming soon) and Sweetgreen.

statistics

127 MILLION annual Lower Manhattan transit riders



12 SUBWAY LINES, 30 BUS ROUTES, 6 FERRY STOPS,
2 PATH TRAIN ROUTES, 28 CITIBIKE STATIONS

2 MILLION visitors to the NYSE annually

267,000 EMPLOYEES
among 9,000 firms in Lower Manhattan

31,800 NEW AND RENOVATED
residential units today

TECHNOLOGY, AGENCY, MEDIA AND INTERNET COMPANIES IN LOWER MANHATTAN

Macmillan

Conde Nast

GroupM

Revlon

Fast Company

Time Inc.

Harper Collins

Refinery29

7,000 HOTEL ROOMS IN **32** HOTELS **> 9,048** BY 2020

61,000 residents currently

\$6.5 BILLION The Annual Spending Power of Lower Manhattan

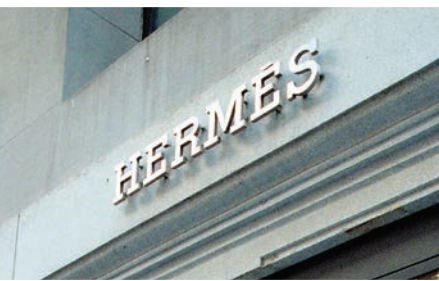
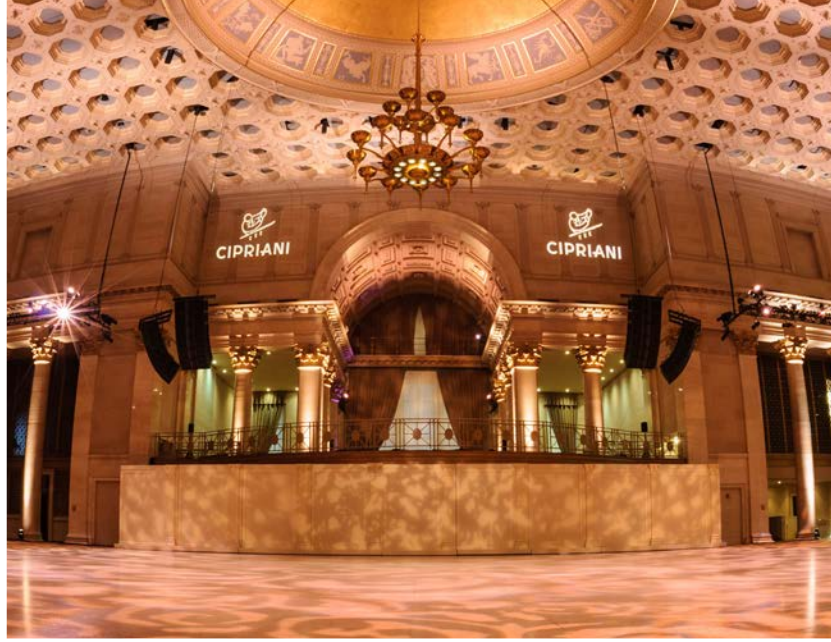
1,000+ number of new retailers coming to the
FINANCIAL DISTRICT

#1 RESIDENTIAL GROWTH IN THE U.S. **> 85%**

\$214,000 average annual
FAMILY INCOME

EXISTING
condition





AREA developments



- RESIDENTIAL
- HOTEL
- OFFICE
- TBD
- MIXED USE



- WORLD TRADE CENTER RETAIL**
- Aesop
 - Aldo
 - Apple
 - Asics
 - Banana Republic
 - Bose
 - Breitling
 - Camper
 - Caudalie
 - Cole Haan
 - Designer Eyes
 - Desigual
 - Dune London
 - Edward Beiner
 - Folli Follie
 - Fossil
 - Giorgio Armani
 - Hugo Boss
 - John Barrett
 - John Varvatos
 - Kieh's
 - L'occitane En Provence
 - Links Of London
 - Lk Bennett
 - Longines
 - M.A.C Cosmetics
 - Michael Kors
 - Montblanc
 - Pandora
 - Reiss
 - Stuart Weitzman
 - Swatch
 - Thomas Sabo
 - Tiffany & Co.
 - Tissot
 - Tom Ford
 - Tumi
 - Turnbull & Asser
 - Victoria's Secret
 - Vince Camuto
 - Zadig & Voltaire

- BROOKFIELD PLACE RETAIL**
- Bonobos
 - Bottega Veneta
 - Burberry
 - Club Monaco
 - Cos Bar
 - Davidoff
 - Diane Von Furstenberg
 - Hermes
 - J.Crew
 - Judith & Charles
 - Michael Kors
 - Omega
 - Paul Smith
 - Saks Fifth Avenue
 - Salvatore Ferragamo
 - Sant Ambroeus
 - Suit Supply
 - Theory
 - Tony Burch
 - Vilobrequin
 - Vince
 - Ermengildo Zegna

- FULTON CENTER SHOPS**
- Chick-Fil-A
 - Freedom Wine Cellar
 - Irving Farm
 - Moleskine
 - Neuhaus
 - PNC Bank
 - Pop Karma
 - Pressed Juicery
 - Shake Shack
 - The Leather Spa
 - Wasabi
 - Wetzel's Pretzels
 - WeWork
 - Zaro's

- SEAPORT DISTRICT**
- 10 Corso Como
 - Big Gay Ice Cream by Chloe
 - Dita
 - iPic Theater
 - Jean Georges Fish Market
 - Jean Georges Seafood Restaurant
 - Live Nation
 - Monally Jackson
 - Momofuku
 - Scotch & Soda
 - TKTS

JUST STEPS FROM THE WHOLE FOODS MARKET COMING SOON AT ONE WALL STREET

ONE WALL STREET DEVELOPMENT

NEW STREET

WALL STREET

BROAD STREET

EXCHANGE PLACE

NEW YORK STOCK EXCHANGE

WILLIAM BARTHMAN

BLUE BOTTLE COFFEE

CITYMD URGENT CARE

20 BROAD STREET

LIFETIME FITNESS

WHOLE FOODS MARKET ENTRANCE

coming soon

AREA
retail

CONTACT EXCLUSIVE AGENTS

THOMAS CHOLNOKY 212.916.3373 thomas.cholnoky@ngkf.com
 BRANDON EISENMAN 212.331.0123 brandon.eisenman@ngkf.com
 ANDREW STERN 212.351.9353 andrew.stern@ngkf.com



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