

82 BEAVER STREET

AKA ONE WALL STREET COURT

FINANCIAL
DISTRICT

NEW YORK
NY



CONCEPTUAL RENDERING

SPACE DETAILS

LOCATION

South block between Pearl and Hanover Streets

APPROXIMATE SIZE

Lower Level 4,900 SF

TERM

Long term

POSSESSION

Immediate

APPROXIMATE FRONTAGE

100 FT on Beaver Street

100 FT on Pearl Street

SITE STATUS

Formerly Fino Ristorante Italiano

CEILING HEIGHT

Lower Level 14 FT

NEIGHBORS

Haru, Sweetgreen, Joe & The Juice, Delmonico's, Bobby Vans, &pizza, The Dead Rabbit and CAVA

COMMENTS

Fully vented restaurant/lounge opportunity

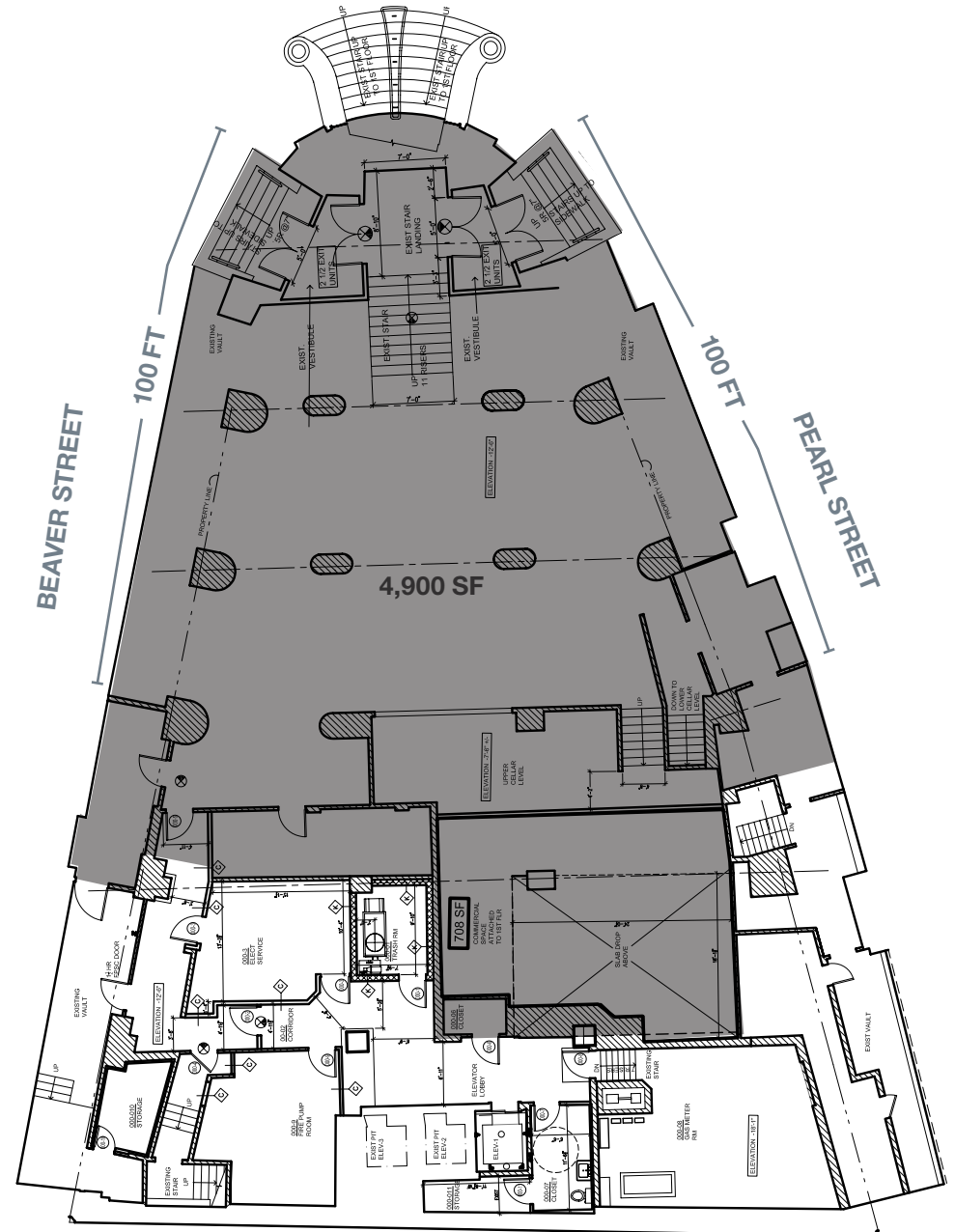
Lower Level with two grand entrances

Now vacant and ready to lease

Located at the base of the frequently photographed Cocoa Exchange Building, one of New York City's few landmarks similar in shape to the Flatiron Building

Six new windows being installed along Beaver and Pearl Streets

LOWER LEVEL



CONCEPTUAL RENDERING



AREA DEMOGRAPHICS

LOWER MANHATTAN

EMPLOYEES

314,832

TOTAL HOUSEHOLDS

33,215

RESIDENTS

64,000

AVERAGE HOUSEHOLD INCOME

\$242,000

ANNUAL RESIDENTIAL DISPOSABLE INCOME

\$3.2 Billion

RESTAURANTS

435

VISITORS

14.2 Million

EXISTING HOTEL ROOMS

6,092

ANNUAL RIDERSHIP

130,000,000 Riders

SUBWAY

14 Subway Lines

12 Subway Stations

FERRY LINES

Staten Island Ferry

Downtown Alliance 2019 numbers

INTERIOR PHOTOS



AREA RETAIL



⊕ COMING SOON

CONTACT EXCLUSIVE AGENTS

RAVI IDNANI
212.916.2938
ravi.idnani@ngkf.com

DARRELL RUBENS
212.916.3360
darrell.rubens@ngkf.com

ANDREW STERN
212.351.9353
andrew.stern@ngkf.com



NGKF.COM

© 2019 NEWMARK KNIGHT FRANK RETAIL. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.