

THE RETAIL AT

565 Broome SoHo

Multi-level 24,506 sf Retail Opportunity

Located at the base of 112-unit luxury residential towers — first of its kind to be designed by Renzo Piano Building Workshop in the U.S.



Artist's Renderings



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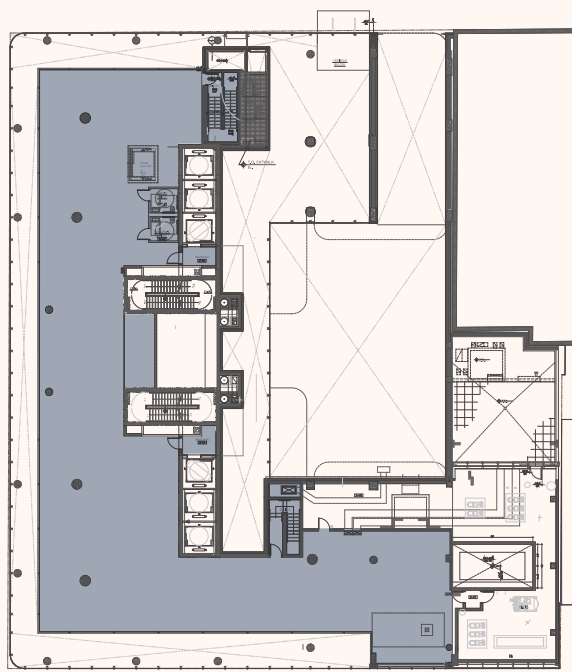
Space Details

Ground Floor	10,243 SF
Second Floor	7,903 SF
Lower Level	6,360 SF
Total	24,506 SF

Frontage	WRAPAROUND 325 FT ⁺
Ceiling Ht	GROUND FL 15-30 FT
Possession	Immediate
Asking Rent	Upon Request

- Beautiful curved-glass double-height curtain wall providing over 325 feet of wrap-around frontage
- High pedestrian and traffic corner at Broome and Varick Streets
- Neighborhood with high daytime office populations across various industries including tech, media, and creative sectors
- Space can be vented
- Ability to include six or more dedicated parking spaces with EV charging stations

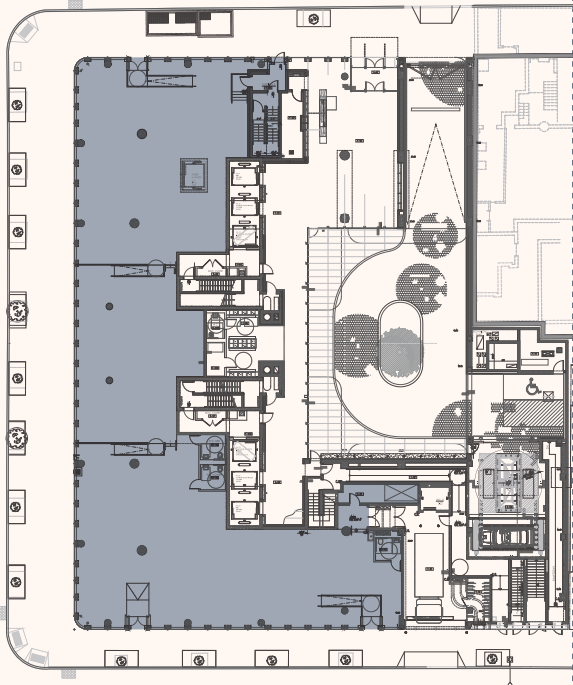
FLOORPLANS



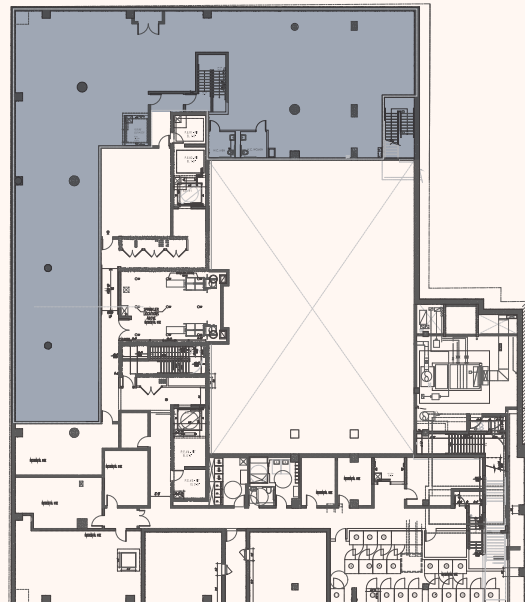
Second Fl

BROOME STREET

VARICK STREET



Ground Fl



Lower Level



Hudson Square Daytime Consumer Demographics

70,000
DAYTIME POPULATION
42% GROWTH BETWEEN 2011 AND 2015

67% 
OF DAYTIME POPULATION CONSTITUTES
OFFICE WORKERS

OFFICE WORKERS
ACCOUNT FOR
\$310 MILLION
ANNUAL RETAIL
SPENDING



THE TYPICAL OFFICE WORKER IS
**YOUNG, WELL-EDUCATED, &
WORKS IN A CREATIVE FIELD**

28 YEARS OLD
MEDIAN AGE

84%
UNDER 45

62%
ARE MILLENNIALS

71%
ARE IN CREATIVE
INDUSTRIES
Media, arts & design, tech,
architecture & engineering


Hudson Square Consumer Survey conducted by Audience Research & Analysis during fall 2016




Area Residential Profile

Typical Resident Profile:

AFFLUENT, WELL-EDUCATED, GROWING POPULATION


\$225,000
 MEAN
 HOUSEHOLD INCOME


2,779
 RESIDENTIAL
 DWELLING UNITS


75% RESIDENTS
 WITH AT LEAST A
 COLLEGE DEGREE


18% HOUSEHOLDS
 WITH CHILDREN

FIVE-YEAR PROJECTIONS

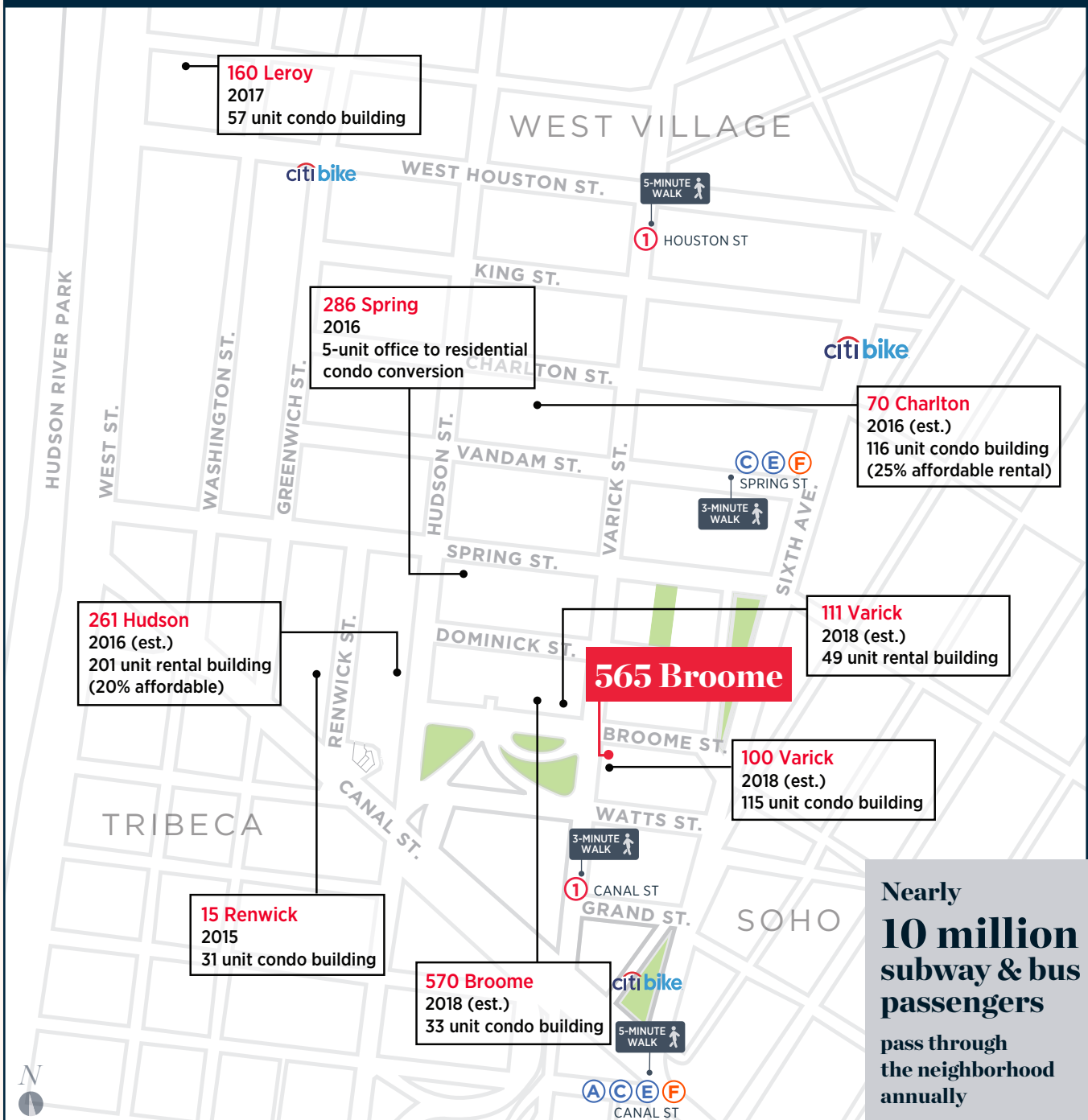

30 PROJECTED
 DEVELOPMENT SITES


>5,000 PROJECTED
 DWELLING UNITS

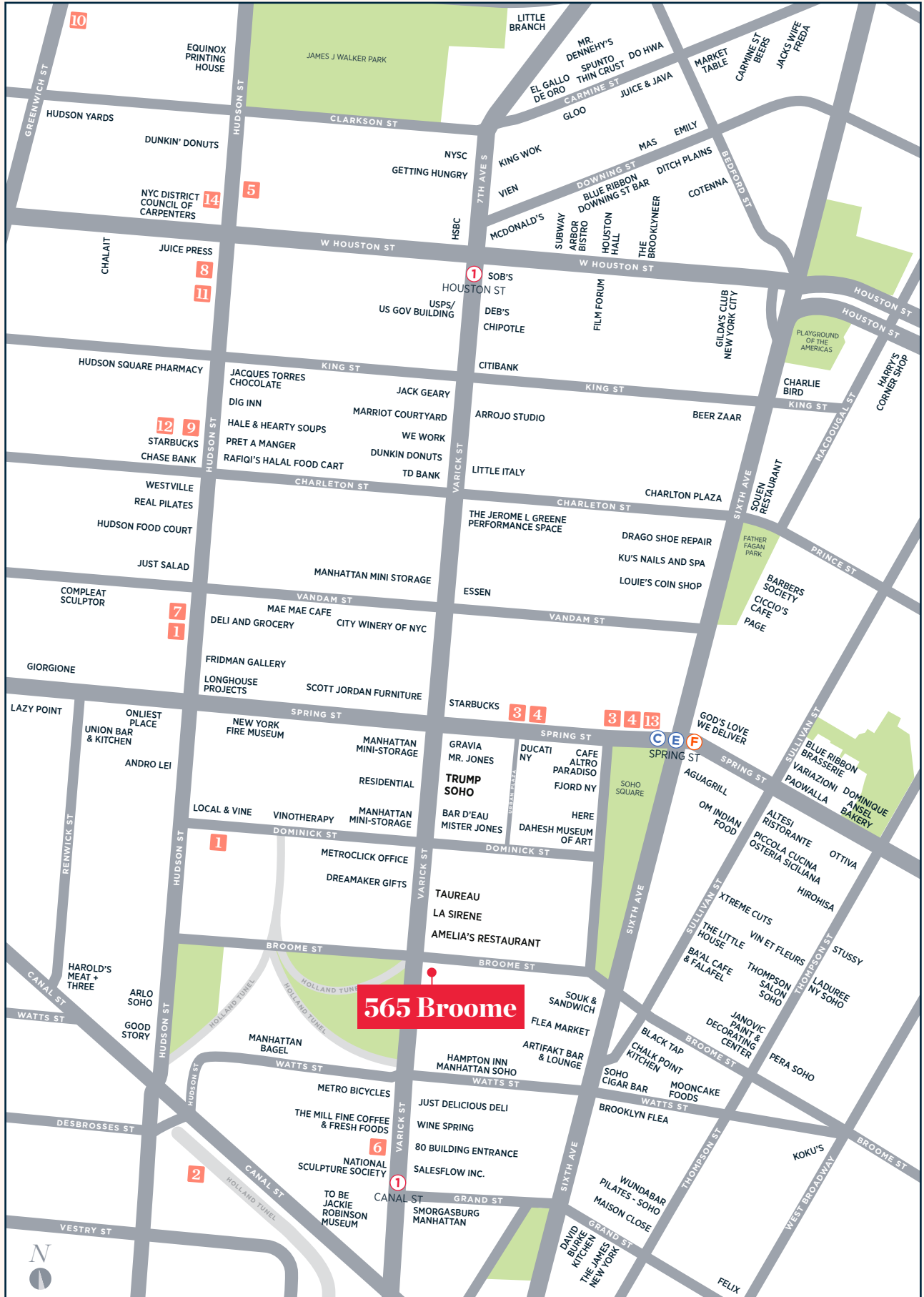

10,000 PROJECTED
 NEW RESIDENTS

FUTURE RESIDENTIAL DEVELOPMENTS

Some of the planned, under construction or recently completed projects



Neighboring Retailers & Offices



NOTABLE OFFICE NEIGHBORS

- | | |
|--|---|
| 1 Bed Bath & Beyond (250 Hudson & 315 Hudson) | 8 Penguin Group, USA (375 Hudson) |
| 2 David Yurman (24 Vestry) | 9 Rent the Runway (345 Hudson) |
| 3 Glossier (233 Spring / 161 AoA) | 10 The Row - Olsen Twins (609 Greenwich) |
| 4 MAC Cosmetics (233 Spring / 161 AoA) | 11 SAATCHI & SAATCHI (375 Hudson) |
| 5 Newsweek (396 Hudson) | 12 Viacom (345 Hudson) |
| 6 Omnicom (75 Varick) | 13 Warby Parker (161 AoA) |
| 7 One Kings Lane (315 Hudson) | 14 WebMD (395 Hudson) |

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Real Estate
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 **CUSHMAN &
WAKEFIELD**

**Bizzi & Partners
Development**

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