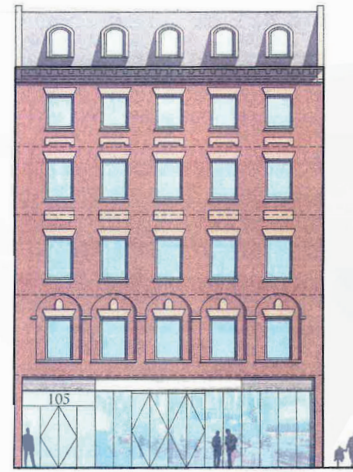


105 WASHINGTON STREET, NEW YORK, NY 10006

22,088 SF Vacant Elevator Building | Steps from the World Trade Center | **FOR SALE**



Rendering

22,088

Gross SF

6

Stories

C6-9

Zoning (excluding Air Rights)

FINANCIAL DISTRICT

Location

PROPERTY INFORMATION

Block / Lot	53 / 4
Lot Dimensions	50' x 92'
Lot Size	4,600 Sq. Ft. (Approx.)
Building Dimensions	50' x 90'
Stories	6
Building Size	22,088 Sq. Ft. (Approx.)
Zoning	C6-9 / LM
FAR	15.00
Air Rights	Sold
Assesment (18/19)	\$622,260
Real Estate Taxes (18/19)	\$65,424

PROPERTY DESCRIPTION

Ariel Property Advisors presents 105 Washington Street, a vacant 22,088 square foot, six-story, elevator building located on the east side of Washington Street, between Carlisle Street and Rector Street in the Financial District neighborhood of Manhattan. With a flexible C6-9 zoning, investors, developers and users will be able to convert the asset to a mixed-use residential, commercial or boutique hotel property that is ideally situated in close proximity to 1 World Trade Center and within walking distance to the New York Stock Exchange and Wall Street.

Investment Highlights

- **Open Floor Plates/High Ceilings:** While not landmarked, 105 Washington Street offers historical-type architecture appeal. Previous interior demolition to the studs, combined with high ceilings and open floor plates, further provide optionality for future building configuration and use.
- **Central location / 5 Subway Lines:** The property is located within steps of the 1, R, and W subway stations on Rector Street and the 4, & 5 trains at the Wall Street Subway Station, providing easy access throughout Manhattan and the outer-boroughs.
- **Dynamic Neighborhood:** 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.

With a prime location amid the rapidly transforming Financial District, 105 Washington Street is a conversion project that provides developers the opportunity to create a truly unique residential or commercial property.

ASKING PRICE: \$19,500,000

212.544.9500

arielpa.nyc

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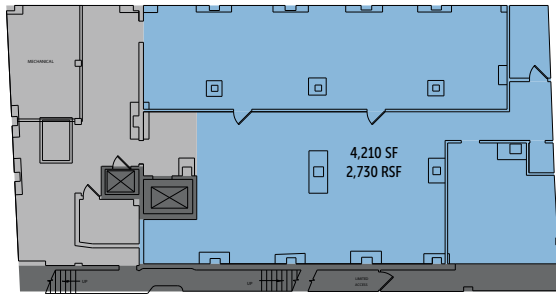
Matthew Swerdlow x56
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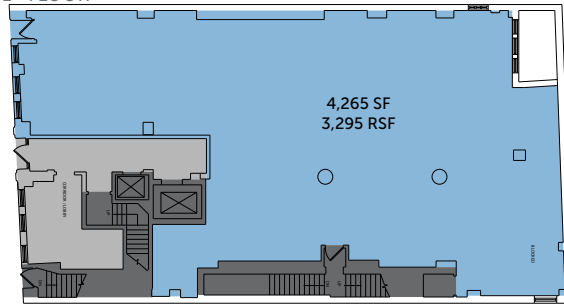
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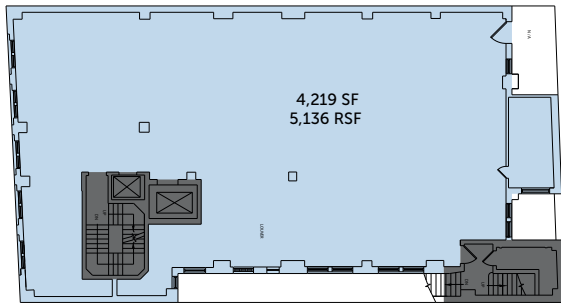
BELOW GRADE LEVEL



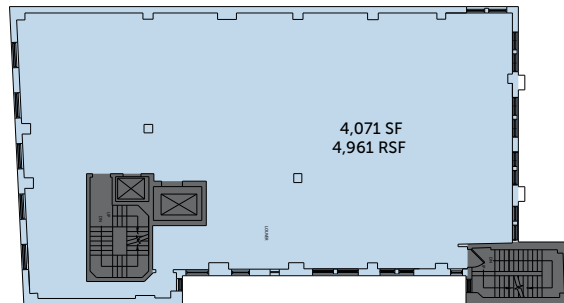
1ST FLOOR



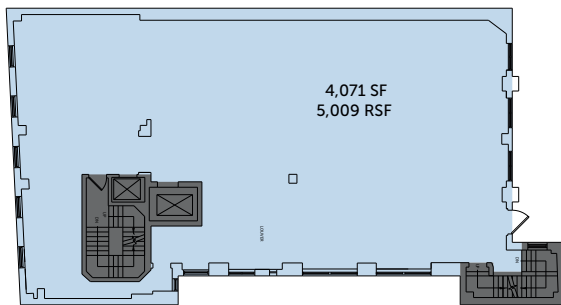
2ND FLOOR



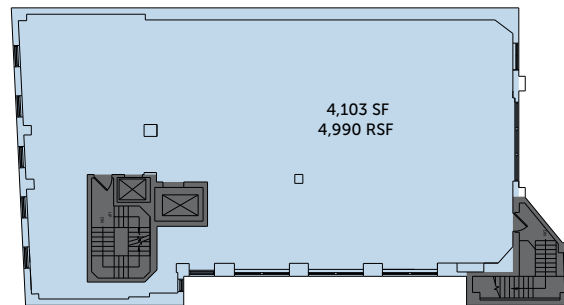
3RD FLOOR



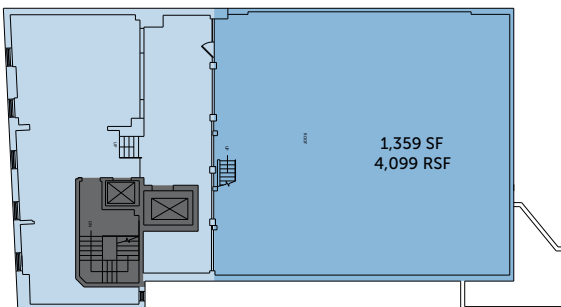
4TH FLOOR



5TH FLOOR



6TH FLOOR



Floor	Gross Area	Non-Usable Core Area	Store Area	Office Area	Single Tenant Usable Area	Calculated Load Factor	Calculated Loss Factor	Calculated Rentable Area
00	4,210	1,480	2,730					2,730
01	4,265	971	3,295					3,295
02	4,219	470		3,749	3,749	1.36986	27%	5,136
03	4,071	449		3,622	3,622	1.36986	27%	4,961
04	4,071	415		3,657	3,657	1.36986	27%	5,009
05	4,103	461		3,643	3,643	1.36986	27%	4,990
06	1,359	271	2,238	1,359	1,359	1.36986	27%	4,099
Total	26,298	4,517	8,262	16,029	16,029	1.36986	27%	30,220

*Floor plans are for conceptual use only

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