

# 15 BROAD STREET

LOWER MANHATTAN RETAIL  
EAST BLOCK BETWEEN WALL STREET  
AND EXCHANGE PLACE

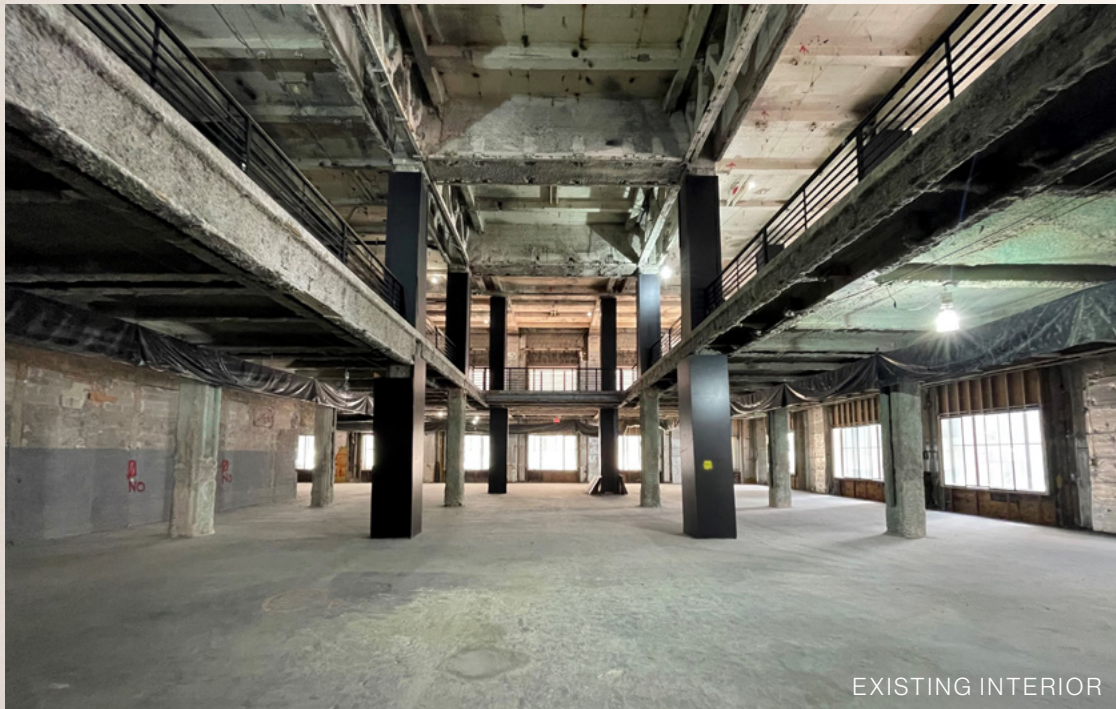
NEW YORK, NY



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



EXISTING INTERIOR

SPACE	Ground Floor	1,705 SF
	Second Floor	16,799 SF
	Third Floor	14,967 SF

FRONTAGE ON BROAD STREET	Ground Floor	30 FT
	Second/Third Floors	200 FT

CEILING HEIGHTS	Ground Floor	13 FT
	Second Floor	15-34 FT
	Third Floor	19 FT

SITE STATUS	POSSESSION	TERM
Currently vacant	Immediate	Long term

Large flag available

Additional space can be added

40,000+ pedestrians pass by daily

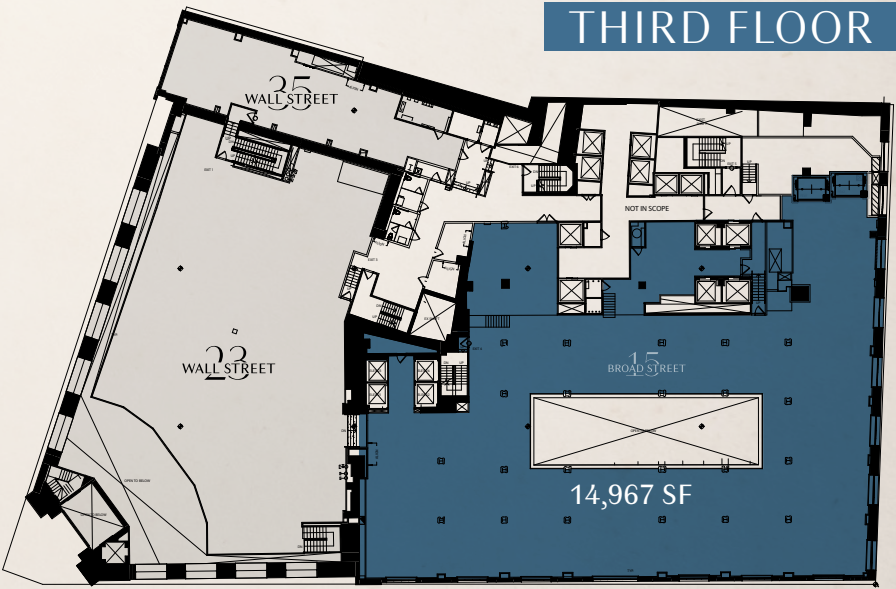
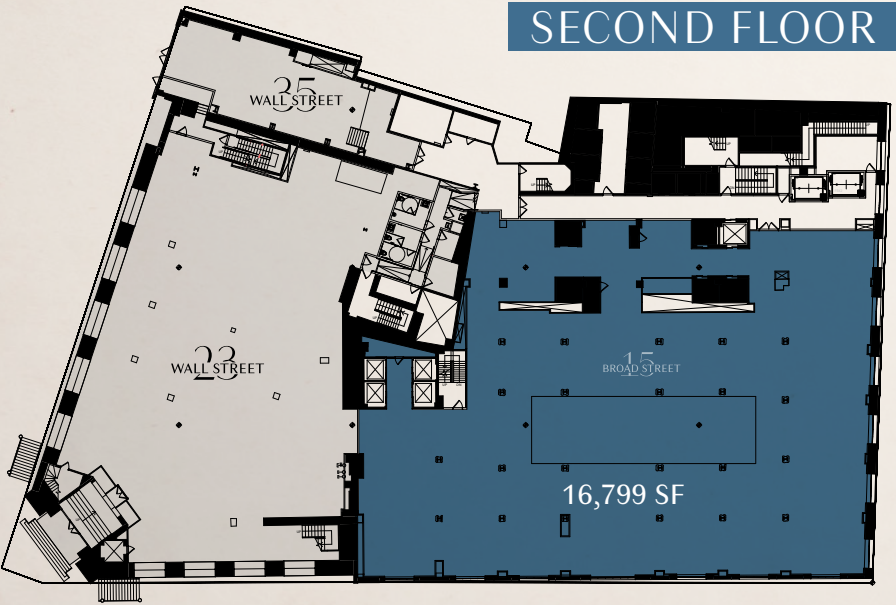
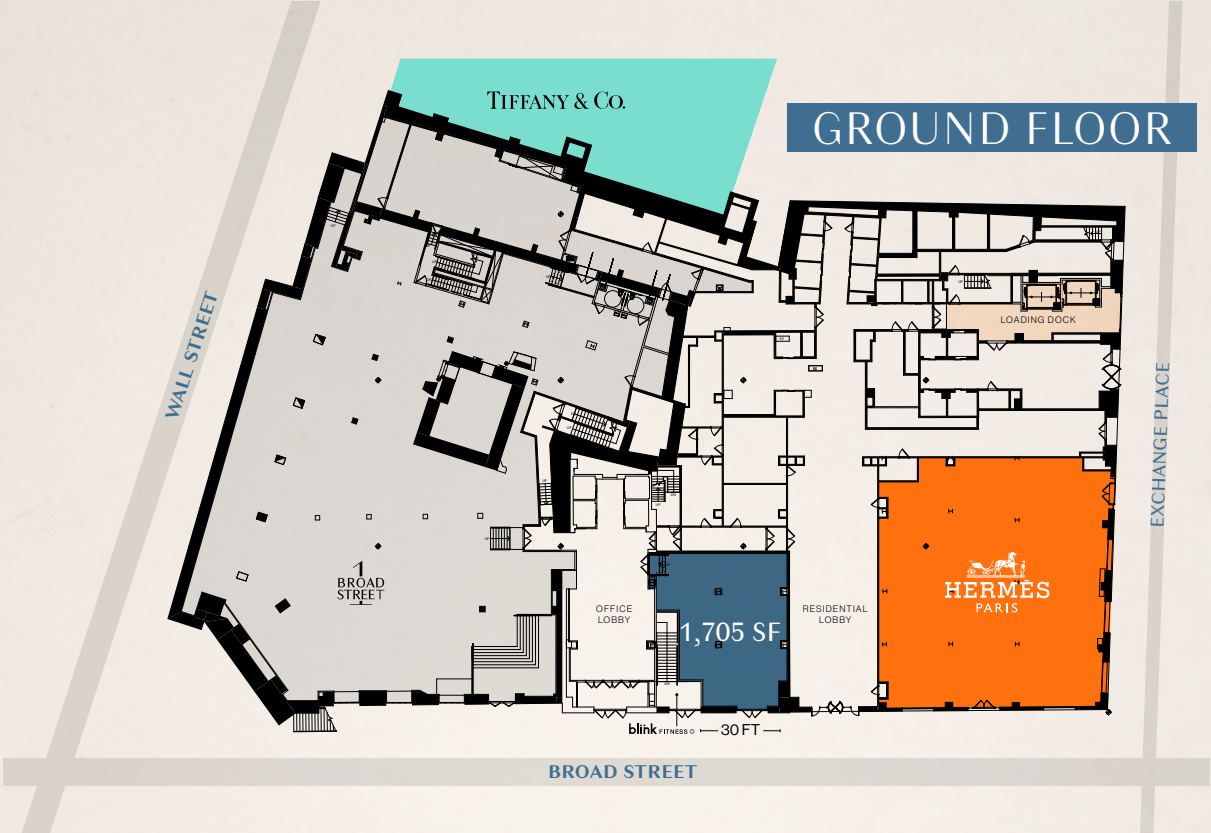


subway trains located within one block

### NEIGHBORS



# FLOOR PLANS





9/11  
MEMORIAL

FOUR  
WTC

ZUCCOTTI PARK

SOUTH  
STREET  
SEAPORT

LIBERTY  
PARK

ALBANY  
STREET  
PLAZA

TRINITY  
CHURCH

FEDERAL  
HALL

15  
BROAD STREET

NATIONAL  
MUSEUM OF  
THE  
AMERICAN  
INDIAN

BATTERY  
PARK

1 NEW YORK  
PLAZA

East River

BANANA REPUBLIC

EATALY

FEDERAL  
RESERVE BANK  
OF NEW YORK

FELICE

citibank

DUNKIN'

Luchadores

McEton's

W  
HOTELS

THE NED  
NOHAD NEW YORK

HSBC

citibank

THE CAPITAL  
GRUBBERIE

MarketPlace

ALAMO

FIVE GUYS

PI  
Bakerie

just salad

roti

amazon go

pure barre

CHOPT

DIG

amazon

Bill's

FORMER AMERICAN  
STOCK EXCHANGE  
DEVELOPMENT

THE NED

Starbucks

DUANE'reade  
by Walgreens

TD Bank

tj-max

EQUINOX

FedEx Office

[solidcore]

BLACK BOX

CITY ACRES  
MARKET

Spear Physical Therapy

amazon

amazon go

pure barre

CHOPT

DIG

amazon

RECTOR STREET

WASHINGTON STREET

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LOWER MANHATTAN –  
A 24/7 DISTRICT  
REDESIGNED FOR LIVING,  
WORKING AND SHOPPING



# THE TIMES SQUARE OF LOWER MANHATTAN



This compact area that once contained the entire settlement of New Amsterdam is again a microcosm of the whole city; a 24/7 district redesigned for living, working and shopping.

The heart of Lower Manhattan is the birthplace of both New York City and the nation's financial industry. In recent years, the Financial District has reinvented itself as a corridor of deluxe residential buildings and high-end retailers.



# LOWER MANHATTAN BY THE NUMBERS



## EMPLOYMENT

**314.8K**  
Employees

**96 M**  
SF of office space

**\$131K**  
Average salary

**\$569M**  
Estimated annual expenditure



## RESIDENTIAL

**67K** Residents

**33.6K** Total households

**4.57K** New units under construction

**\$271K** Average household income

**\$3.2B** Annual disposable income

**511** Retailers and service businesses

**531** Restaurants and bars



## VISITORS AND TOURISM

**14.2M**  
Visitors

**8K+**  
Existing hotel rooms

**DINING & SHOPPING**  
Most popular visitor activities

## MASS TRANSIT

**130M**  
Annual ridership

**89.8 M**  
Subway riders (13 lines, 12 stations)

**20.3M**  
Staten Island Ferry riders

**4.9**  
Non-Staten Island Ferry riders

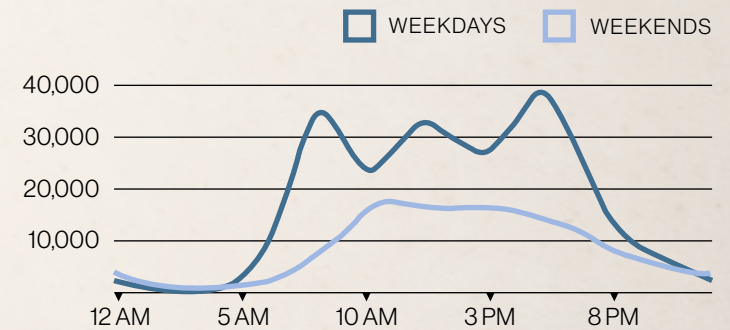
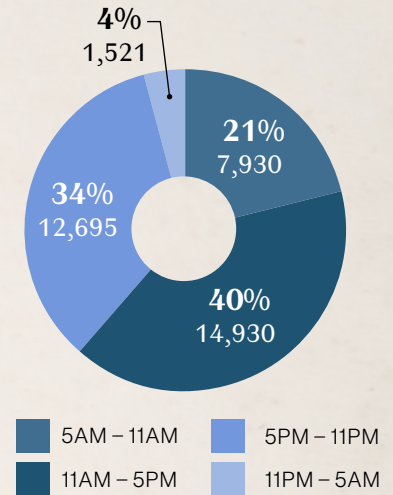
**14M**  
PATH Train Riders



# 55.4K+ DAILY PEDESTRIANS



## AVERAGE DAILY ACTIVITY



OCTOBER 1, 2022 - OCTOBER 31ST, 2022

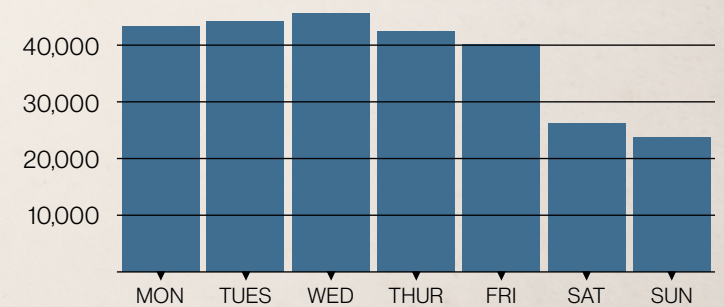
49,300  
Weekday Average

55,482  
Tuesday, October 18

39,000  
Weekend Average

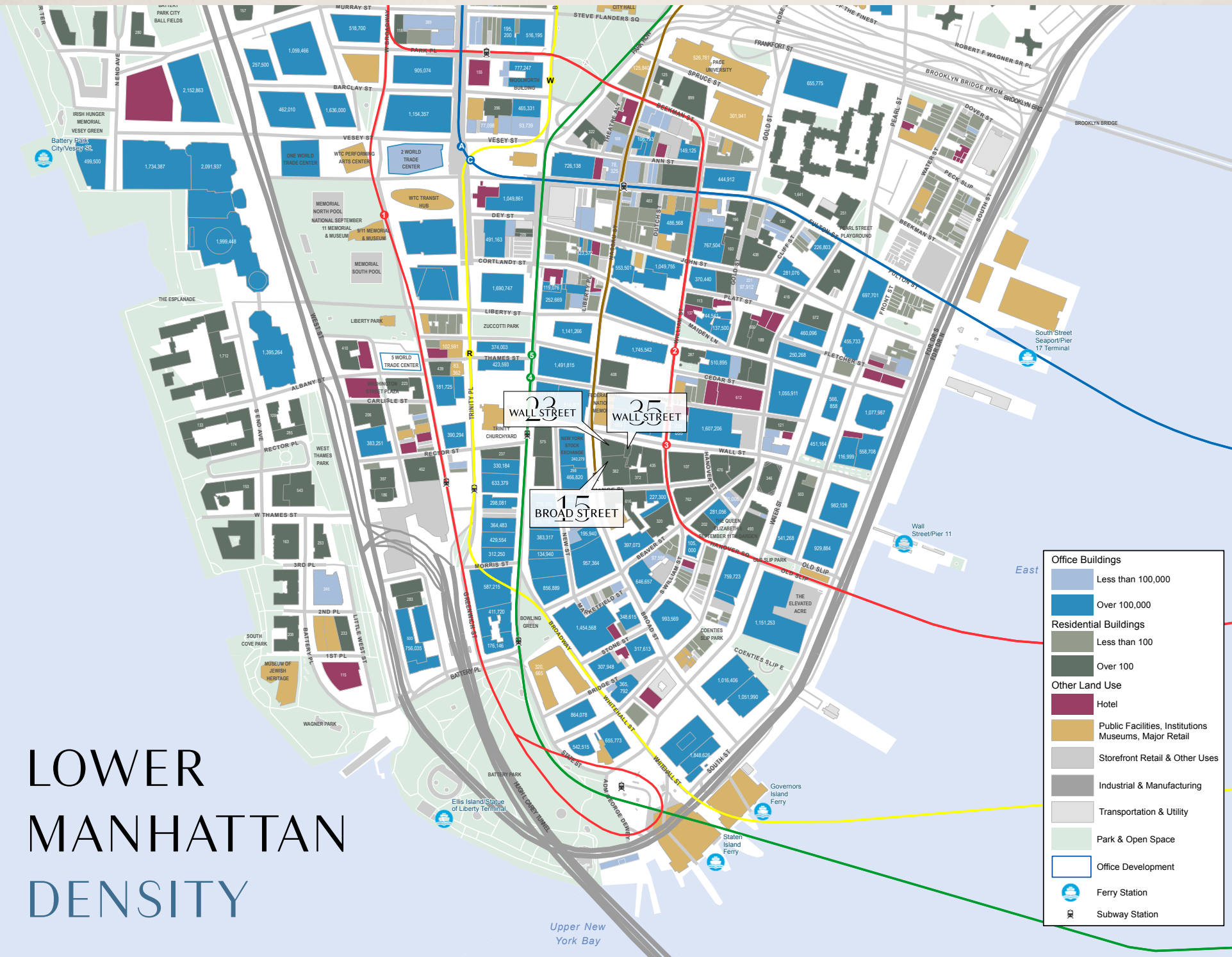
338,041  
Typical Week

1,424,415  
Monthly Visitors





# LOWER MANHATTAN DENSITY



Office Buildings	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	Less than 100,000
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	Over 100,000
Residential Buildings	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	Less than 100
<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span>	Over 100
Other Land Use	
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	Hotel
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Public Facilities, Institutions Museums, Major Retail
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	Storefront Retail & Other Uses
<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span>	Industrial & Manufacturing
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	Transportation & Utility
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	Park & Open Space
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>	Office Development
	Ferry Station
	Subway Station

# 15 BROAD STREET



## CONTACT EXCLUSIVE AGENTS

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# NEWMARK

