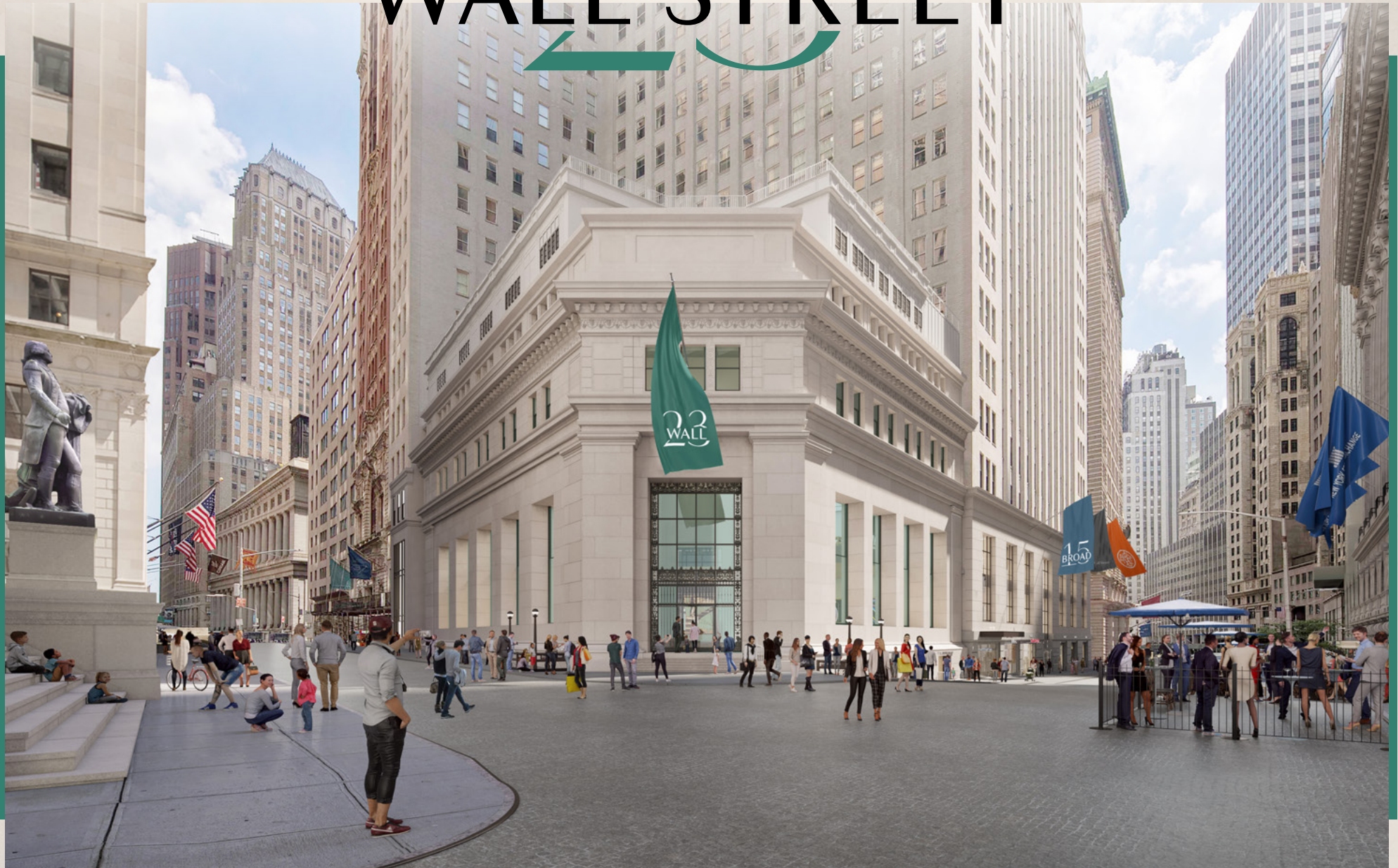


LOWER MANHATTAN RETAIL

SOUTHEAST CORNER OF  
WALL AND BROAD STREETS

NEW YORK, NY

# 23 WALL STREET





SPACE	Ground Floor	12,547 SF
	Second Floor	11,069 SF
ADDITIONAL SPACE	Concourse Level	16,249 SF

FRONTAGE 140 FT on Wall Street  
200 FT on Broad Street

CEILING HEIGHTS	Ground Floor	19-35 FT
	Second Floor	16 FT
	Concourse Floor	14 FT

SITE STATUS	POSSESSION	TERM
Currently vacant	Immediate	Long term

Additional space can be added up to 130,000 SF

40,000+ pedestrians pass by daily

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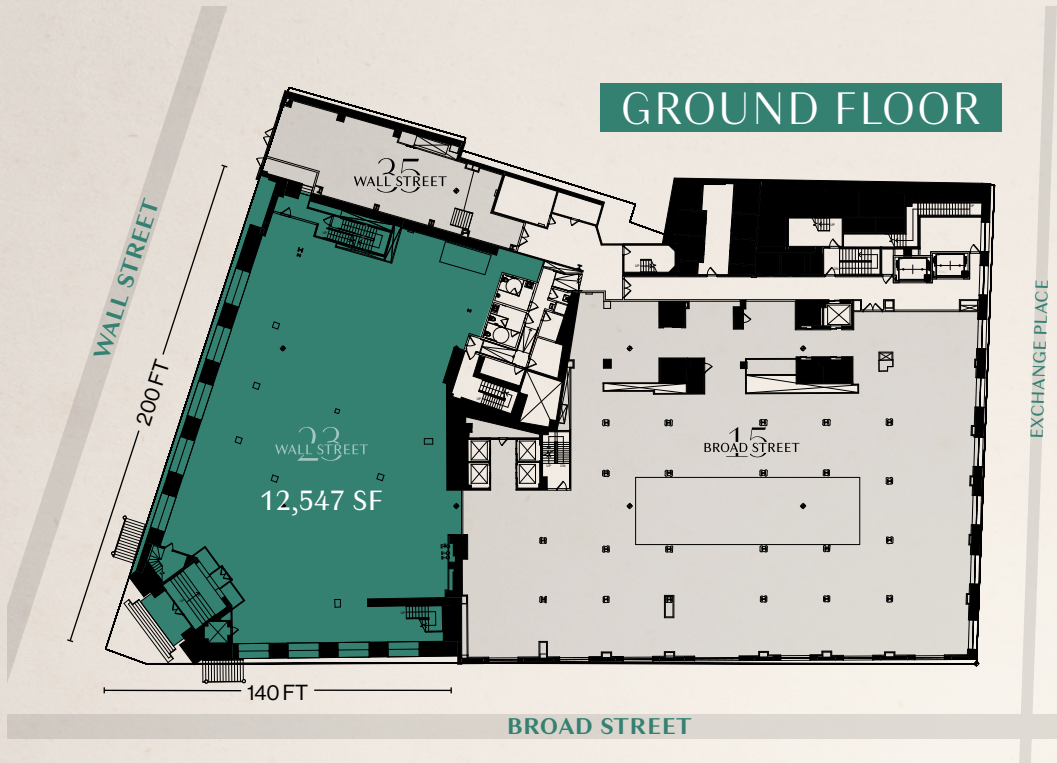
subway trains located within one block



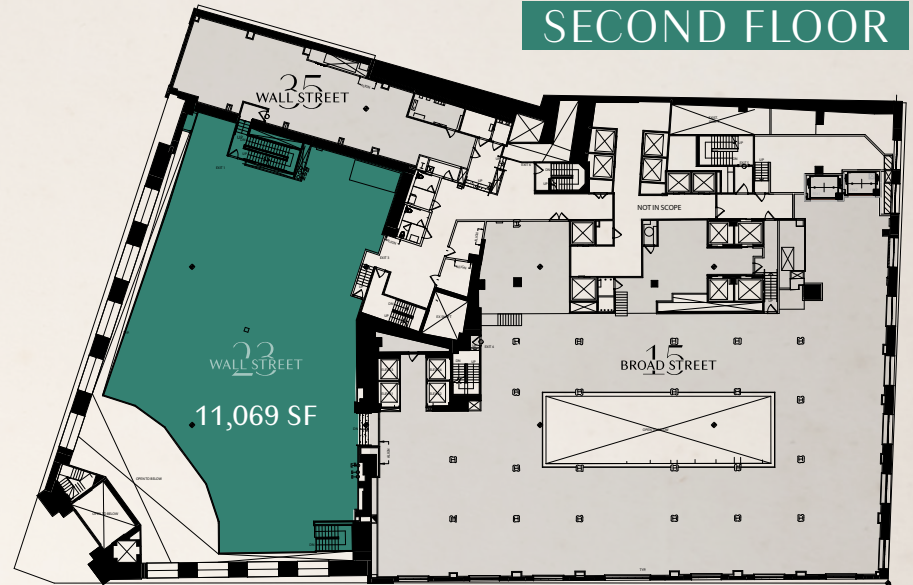
### NEIGHBORS



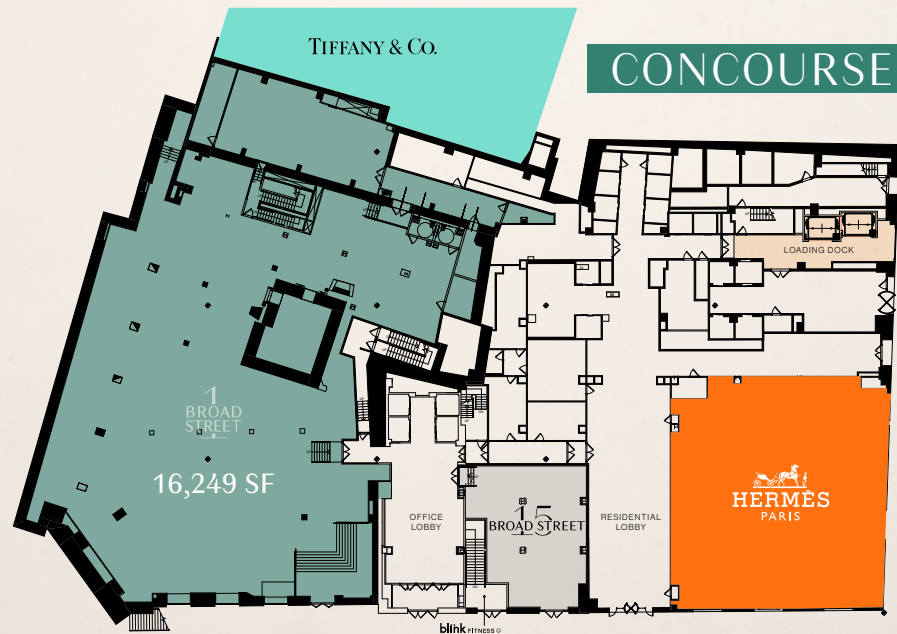
# GROUND FLOOR



# SECOND FLOOR



# CONCOURSE



# FLOOR PLANS



23 WALL AND  
15 BROAD VIEW FROM  
THE NEW YORK  
STOCK EXCHANGE



9/11  
MEMORIAL

FOUR  
WTC

ZUCCOTTI PARK

SOUTH  
STREET  
SEAPORT

LIBERTY  
PARK

ALBANY  
STREET  
PLAZA

TRINITY  
CHURCH

FEDERAL  
HALL

23  
WALL STREET

NEW YORK  
STOCK  
EXCHANGE

HERMES  
PARIS

INDOCHINO

BOWLING  
GREEN

NATIONAL  
MUSEUM OF  
THE  
AMERICAN  
INDIAN

BATTERY  
PARK

1 NEW YORK  
PLAZA

East River

BANANA REPUBLIC  
EATALY  
STARBUCKS  
MCDONALD'S  
HOLIDAY INN  
DUNKIN'

GAP  
HOTEL INDIGO  
HOLIDAY INN  
DUNKIN'

FEDERAL  
RESERVE BANK  
OF NEW YORK

FELICE  
FEDERAL GRILL  
TAIM  
BOND VET  
SOULCYCLE

CITIBANK  
DUNKIN'

FLAVORS  
BANK OF AMERICA

FORMER AMERICAN  
STOCK EXCHANGE  
DEVELOPMENT  
THE NED  
NOHAD NEW YORK

HSBC  
STARBUCKS

MarketPlace  
ALAMO  
FIVE GUYS  
PI BAKERIE  
CRAVING  
JUST SALAD

T-Mobile  
amazon go  
STARBUCKS

amazon  
DIG  
amazon

THE NED  
NOHAD NEW YORK

CITIBANK  
THE CAPITAL  
GRUBBER  
DUANE'READE  
by Wegmans  
TD Bank  
TJ-MAXX  
EQUINOX

[solidcore]  
The Quad  
Preparatory  
School

roti  
amazon go  
pure barre  
CHOPT

amazon  
DIG  
amazon

RECTOR STREET

PRINTemps  
WHOLE FOODS  
LIFETIME FITNESS  
Fidelity  
just salad  
amalgamated  
bank  
DUANE'READE  
by Wegmans  
Bank of America

DUANE'READE  
by Wegmans  
NEOPOLITAN  
AT&T  
CHASE  
CIPRIANI  
NULLEAF  
CAVALI  
SPEZZA  
LELLABO  
& COLOMBE  
sweetgreen

HYATT CENTRIC  
DUANE'READE  
by Wegmans  
Bank of America

verizon  
westville  
wework

MORRIS STREET

EXCHANGE PLACE  
BISCUITS & BATH  
UPS  
just salad  
FRIDAYS  
DUANE'READE  
by Wegmans  
Bank of America

BOBBY VAN'S  
Steakhouse  
INDOCHINO  
Leman Manhattan  
Preparatory School  
LENS CRAFTERS  
Optique  
STARBUCKS  
DEL MONICO'S  
LUKE'S  
DUANE'READE  
by Wegmans  
FedEx Office

WALL STREET GRILL  
LEO'S BAGELS  
Apple Bank  
HARRY'S  
CATERING  
ADRIENNES  
PIZZERIA  
URBANSPPICE

CHASE  
OLD SLIP  
PARK

MORRIS STREET

HSBC  
CIPRIANI  
KUNG FU TEA  
SUBWAY  
CITIBANK

DUANE'READE  
by Wegmans  
FedEx Office  
DUNKIN'  
KUNG FU TEA  
LOFT  
verizon  
DIG  
wework  
DIG  
just salad  
SUBWAY

CHASE  
OLD SLIP  
PARK

CHASE  
OLD SLIP  
PARK

MORRIS STREET

STARBUCKS  
DUANE'READE  
by Wegmans  
CITIBANK

DUANE'READE  
by Wegmans  
ESSEN  
STARBUCKS

CHASE  
OLD SLIP  
PARK

CHASE  
OLD SLIP  
PARK

MORRIS STREET

STARBUCKS  
DUANE'READE  
by Wegmans  
CITIBANK

DUANE'READE  
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STARBUCKS

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OLD SLIP  
PARK

CHASE  
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PARK

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

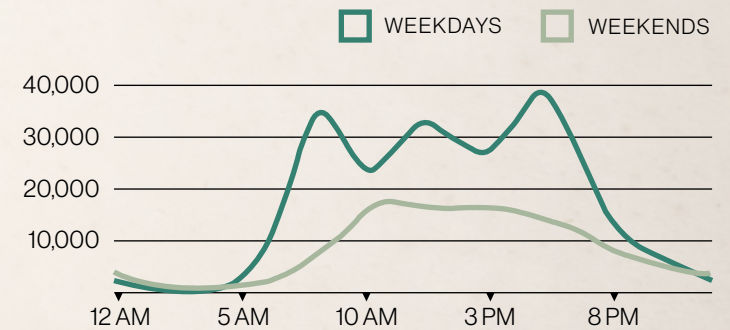
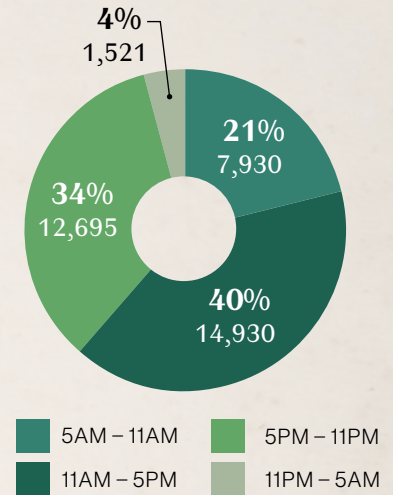




# 55.4K+ DAILY PEDESTRIANS



## AVERAGE DAILY ACTIVITY



OCTOBER 1, 2022 - OCTOBER 31ST, 2022

49,300

Weekday Average

55,482

Tuesday, October 18

39,000

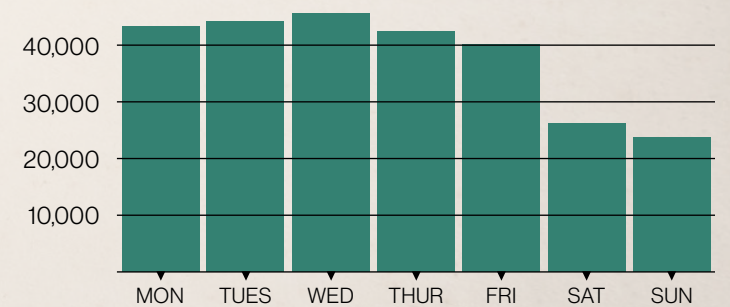
Weekend Average

338,041

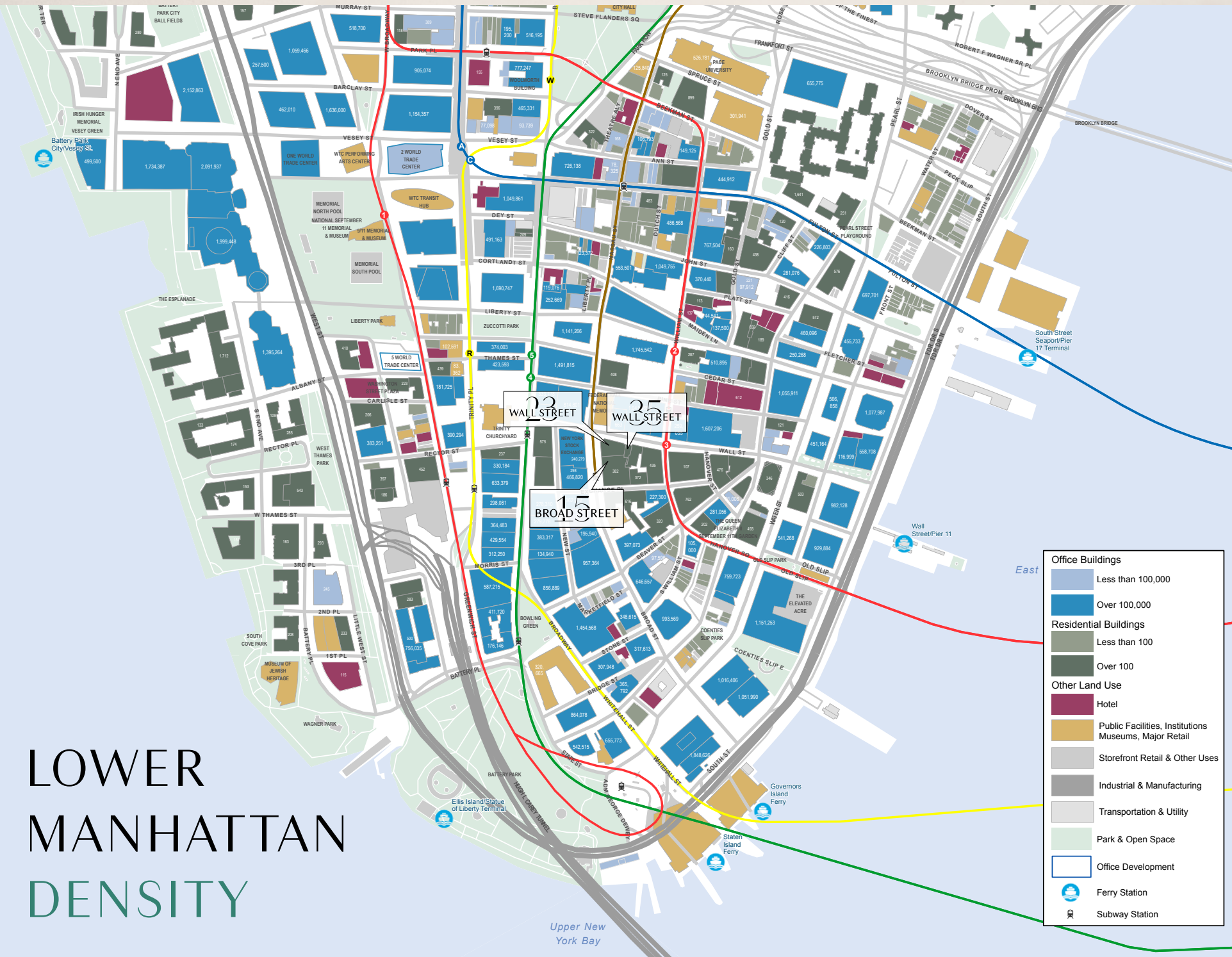
Typical Week

1,424,415

Monthly Visitors



# LOWER MANHATTAN DENSITY



**Office Buildings**

- Less than 100,000
- Over 100,000

**Residential Buildings**

- Less than 100
- Over 100

**Other Land Use**

- Hotel
- Public Facilities, Institutions, Museums, Major Retail
- Storefront Retail & Other Uses
- Industrial & Manufacturing
- Transportation & Utility
- Park & Open Space
- Office Development

**Ferry Station**

**Subway Station**

23 WALL STREET

35 WALL STREET

15 BROAD STREET

23  
WALL STREET



## CONTACT EXCLUSIVE AGENTS

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adam.weinblatt@nmrk.com

[23WallRetail.com](https://23WallRetail.com)

**NEWMARK**

**J T R E**