

# 25 WALL STREET

LOWER MANHATTAN RETAIL  
SOUTH BLOCK BETWEEN BROAD  
AND WILLIAM STREETS

NEW YORK, NY





GROUND FLOOR 2,235 SF

FRONTAGE 25 FT on Wall Street

CEILING HEIGHTS 24 FT

TERM Long term

POSSESSION Immediate

SITE STATUS Currently vacant

Additional space can be added on the Second Floor

40,000+ pedestrians pass by daily

1 2 3 4 5 J Z M R

subway trains located within one block

Non Landmarked

#### NEIGHBORS





TIFFANY & CO.

2,235 SF

25 FT

WALL STREET

23 WALL STREET

ELEV 23  
ELEV 21

ELEV 24  
ELEV 22

OFFICE LOBBY

15 BROAD STREET

RESIDENTIAL LOBBY

LOADING DOCK

ENR1 ELEC CLOSET

HERMÈS PARIS

EXCHANGE PLACE

BROAD STREET



9/11  
MEMORIAL

FOUR  
WTC

H&M

BANANA REPUBLIC

EATALY



FEDERAL  
RESERVE BANK  
OF NEW YORK



CHASE

MarketPlace

FELICE



FEDERAL  
GRILL

citibank



flavors

Bank of America

Luchadores

LIBERTY  
PARK

ZUCCOTTI PARK

ALBANY  
STREET  
PLAZA

HSBC



MarketPlace

ALAMO

FIVE GUYS



just salad



amazon go



pure barre

amazon

MELTON'S

W  
HOTELS

FORMER AMERICAN  
STOCK EXCHANGE  
DEVELOPMENT

TRINITY  
CHURCH

citibank

THE CAPITAL  
GRUBBEE

FedEx Office

[solidcore]

PI Bakerie

roti

amazon go

pure barre

CHOPT

DIG

amazon

ALBANY STREET

WASHINGTON STREET

THE NED  
NOHAD NEW YORK

DUANE'reade  
by Wegmans

TD Bank

tj-max

EQUINOX

FEDERAL  
HALL

DUANE'reade  
by Wegmans

NEROPOLITAN

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

CARLISLE STREET

WASHINGTON STREET

RECTOR STREET

PRINTemps

WHOLE  
FOODS

LIFETIME  
FITNESS

NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
CO

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

DUANE'reade  
by Wegmans

WEST STREET

WASHINGTON STREET

RECTOR STREET

BISCUITS & BATH

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
FITNESS

NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
CO

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

WEST STREET

WASHINGTON STREET

RECTOR STREET

Fidelity

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
FITNESS

NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
CO

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

35  
WALL STREET

EXCHANGE ALLEY

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
FITNESS

NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
CO

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

just salad

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
FITNESS

NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
CO

AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

DUANE'reade  
by Wegmans

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
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NEW YORK  
STOCK  
EXCHANGE

TIFFANY &  
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AT&T

CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

Bank of America

EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
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TIFFANY &  
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CHASE

CIPRIANI

LELABO

LE COLOMBE

sweetgreen

HYATT CENTRIC

GREGORY'S

EUROPEAN  
MONEY

WHOLE  
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LIFETIME  
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TIFFANY &  
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LELABO

LE COLOMBE

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TEA

EUROPEAN  
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HYATT CENTRIC

DUANE'reade  
by Wegmans

EUROPEAN  
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EUROPEAN  
MONEY

WHOLE  
FOODS

LIFETIME  
FITNESS

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

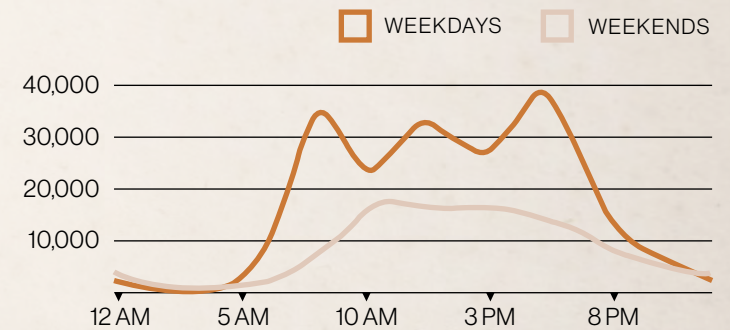
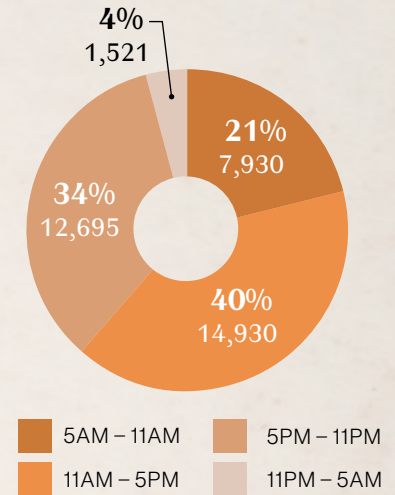
**14M**  
PATH Train Riders



# 55.4K+ DAILY PEDESTRIANS



## AVERAGE DAILY ACTIVITY



OCTOBER 1, 2022 - OCTOBER 31ST, 2022

49,300

Weekday Average

55,482

Tuesday, October 18

39,000

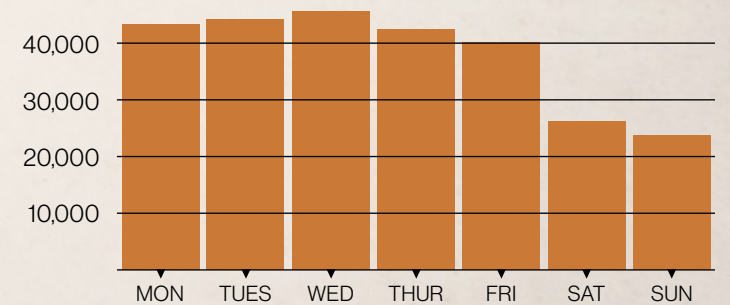
Weekend Average

338,041

Typical Week

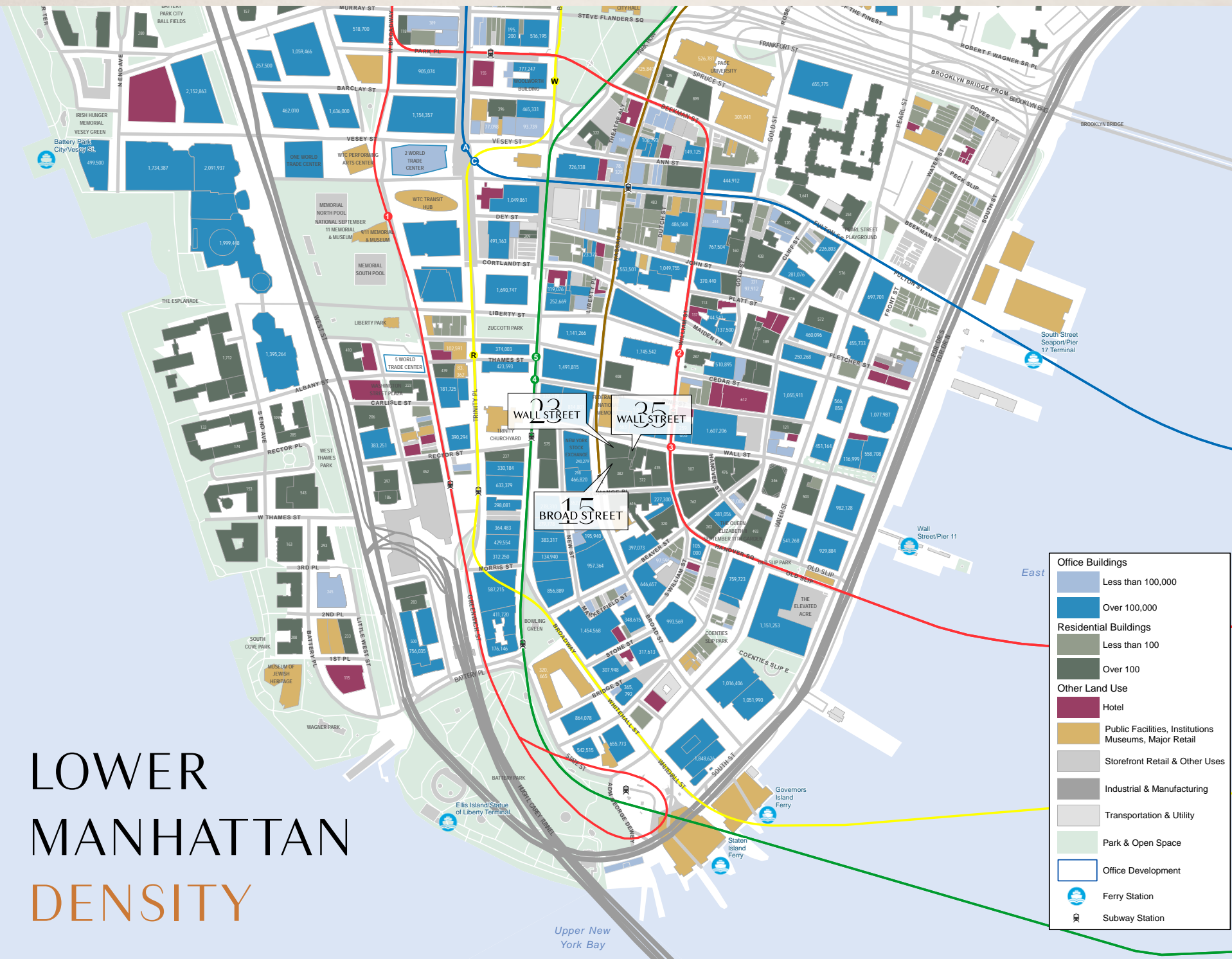
1,424,415

Monthly Visitors





# LOWER MANHATTAN DENSITY



# 35 WALL STREET



## CONTACT EXCLUSIVE AGENTS

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# NEWMARK

