

An aerial photograph of a city street, likely in New York City, showing a mix of architectural styles. A prominent new skyscraper with a gold and glass facade and terraced balconies stands in the center. To its right is a historic building with ornate details and green domes. Other modern buildings with various facades surround them. The street below is busy with traffic and lined with trees.

25 PARK ROW  
RETAIL

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*The Heart of the New Downtown*



31

PIXEL INC

DASH

EST 2019  
LUCY'S PARKROW  
CAFE

EXTERIOR FACADE



## *Come Together*

25 Park Row has something for everyone. For decades, Park Row's energy and beauty have drawn everyone from tourists to concert crowds to innovators looking to shake up their respective industries. Located in one of the most sought-after neighborhoods in the city, 25 Park Row proudly stands at the crossroads of commerce, tourism and culture. 25 Park Row: All roads lead here.





SMART HOME



RETAIL DESIGNED  
FOR DISCOVERY





### *The Heart of the City*

One of the most innovative neighborhoods in the city, Downtown Manhattan is reinventing itself yet again. Brand new restaurants, museums and shopping surround leafy City Hall Park, and the new transit hubs and ferries make accessing everything a breeze. 25 Park Row is at the center of everything great about life in New York City.





**PROSPECT HEIGHTS**  
16 min. via  
Subway

**COBBLE HILL  
PARK SLOPE**  
20 min. via  
Subway

**DOWNTOWN  
BROOKLYN**  
15 min. via  
Subway

**SOUTH STREET  
SEAPORT**  
9 min. walk

**BROOKLYN  
BRIDGE**  
4 min. walk

**CHINATOWN**  
15 min. walk

**STATEN  
ISLAND**  
25 min. via  
Ferry

**25 PARK ROW  
RETAIL**

**WALL & BROAD  
STREETS**  
9 min. walk

**CITY HALL  
PARK**  
1 min. walk

**BATTERY  
PARK**  
11 min. walk

**WORLD TRADE  
CENTER**  
8 min. walk

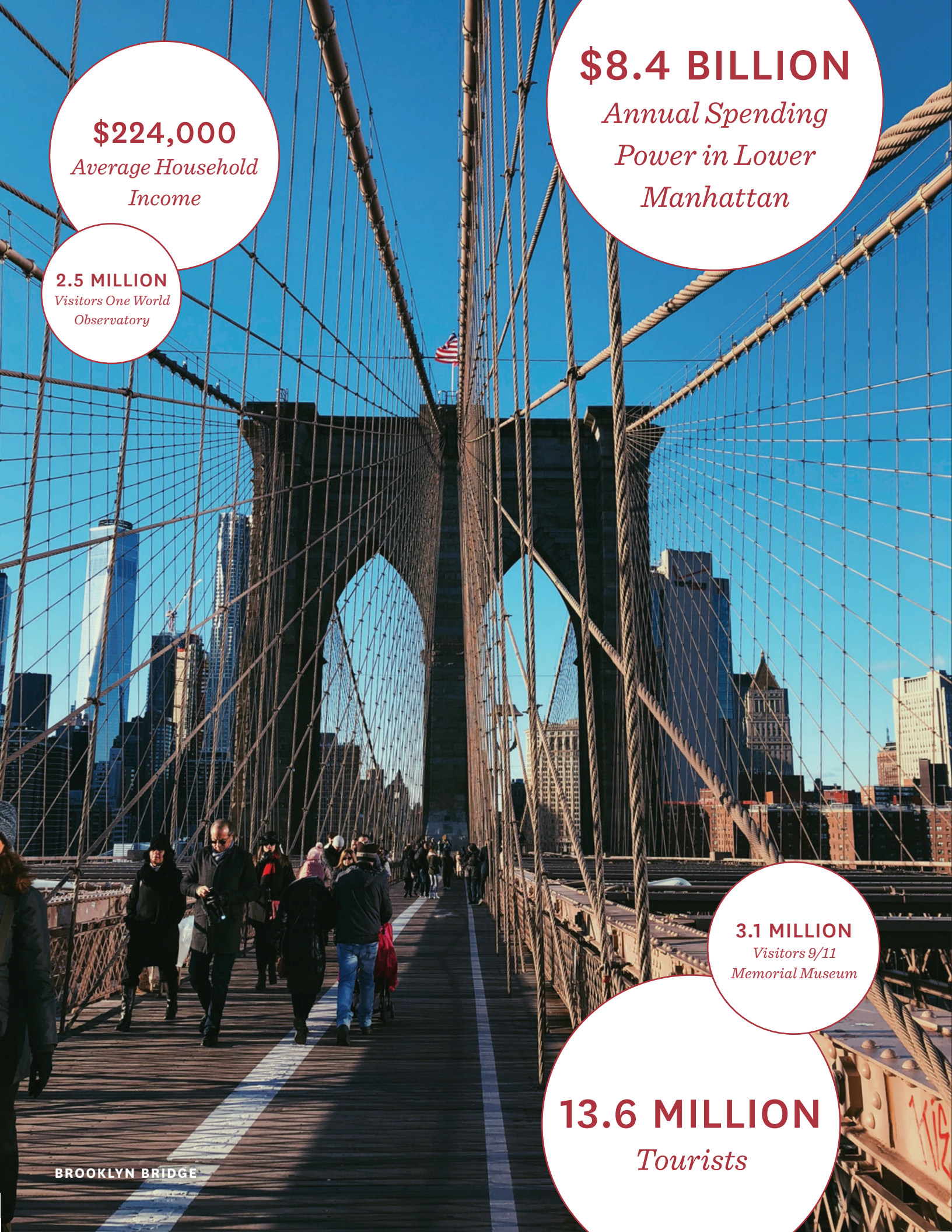
**GRAND  
CENTRAL**  
10 min. via  
Subway

**LIBERTY  
STATE PARK**  
12 min. via  
NJ Ferry

**BROOKFIELD  
PLACE**  
10 min. walk

**TRIBECA**  
10 min. walk

**JERSEY CITY**  
12 min. via  
PATH



**\$224,000**  
*Average Household  
Income*

**2.5 MILLION**  
*Visitors One World  
Observatory*

**\$8.4 BILLION**  
*Annual Spending  
Power in Lower  
Manhattan*

**3.1 MILLION**  
*Visitors 9/11  
Memorial Museum*

**13.6 MILLION**  
*Tourists*

BROOKLYN BRIDGE



**7,687**  
*Hotel Rooms*

1.

**493,817**  
*Daily Ridership*

**77,924,119**  
*Total Annual Ridership  
of Nearest 6 Subway  
Stations*

**89,729,615 SF**  
*of Office Space*

**301,392**  
*Employees*



2.

***Lower Manhattan: There's Something About This Place***

Located in the center of Lower Manhattan, 25 Park Row is a retailer's dream. The neighborhood is one of the wealthiest in the country, boasting \$8.4 billion in annual spending power and \$224,000 in average household income. It's also a major tourist destination, with 13.6 million tourists each year visiting attractions like One World Observatory and the 9/11 Memorial Museum. Finally, it's home to some of the largest Fortune 500 companies, with over 300,000 employees working in nearly 90,000,000 SF of office space.

1. THE BEEKMAN HOTEL    2. FULTON CENTER



## Neighborhood Amenity Highlights

WESTFIELD: ■ BROOKFIELD PLACE: □

### RETAILERS ●

- 1 **Apple** ■
- 2 **Anthropologie**  
Banana Republic  
Bonobos □  
Bottega Veneta □  
Breitling  
Burberry □  
Camper
- 3 **Casper** ■
- 4 **Century 21**  
Charles Tyrwhitt  
Club Monaco □  
COS ■
- 5 **CVS**  
DVF  
Ermenegildo Zegna  
Fossil
- 6 **Forever 21** ■  
Gap  
Gucci □  
Hermès □
- 7 **H&M** ■  
Hickey Freeman  
Hugo Boss  
J Crew  
John Varvatos  
Kate Spade New York ■  
Kiehl's  
L'Occitane  
Lacoste  
Links Of London  
Louis Vuitton □  
London Jewelers  
Pure Liquid Wine & Spirits
- 8 **Lululemon** □  
MAC Cosmetics ■  
Michael Kors  
Omega  
& Other Stories ■  
Paul Smith  
Pandora ■
- 9 **Peloton** □  
Reiss

- Rhone □
- Salvatore Ferragamo □
- Sephora ■
- 10 **Staples**  
Stuart Weitzman  
Suitsupply □  
Theory □  
Thomas Pink  
Tiffany & Co.  
Tissot  
Tory Burch □  
Tumi  
Under Armour ■
- 11 **Urban Outfitters**
- 12 **Victoria's Secret** ■  
Vilebrequin  
Vince
- 13 **Whole Foods**
- 14 **Zara**

### RESTAURANTS ●

- Adrienne's Pizzabar
- ATRIO
- Black Seed Bagel
- BLT Bar & Grill
- Blue Smoke
- Bobby Van's Steakhouse
- Capital Grille
- Chipotle
- Chop't
- Cipriani Broadway
- Cipriani Wall Street
- Cowgirl Sea-Horse
- Delmonico's
- Dig Inn
- 15 **Eataly**  
Epicerie Boulud  
Financier Patisserie  
GRK Fresh Greek  
Hale & Hearty  
Harry's Italian  
Haru  
Il Brigante Restaurant  
Just Salad

- Le District
- Lenwich
- Little Muenster
- Living Room Bar & Terrace
- Luke's Lobster
- Melt Shop
- Mighty Quinn's Barbeque
- Nish Nush
- 16 **Nobu**  
Northern Tiger  
Num Pang  
Olive's  
P.J. Clarke's
- 17 **Palm**  
Parm  
Pita Express  
Poke Bowl  
Pressed Juicery  
Prêt à Manger  
Reserve Cut
- 18 **Shake Shack**  
Skinny Pizza  
Smashburger  
Sophie's Cuban Cuisine  
Sprinkles  
Suteishi  
Tartinery  
The Hummus & Pita Co  
The Kati Roll Company  
The Dead Rabbit  
The Palm  
The Paris Cafe  
Ulysses  
Umami Burger  
Watermark Bar & Lounge

### CAFES ●

- Aroma Espresso Bar
- Birch Coffee
- Irving Farm
- Mermaid Coffee
- Starbucks
- Voyager Espresso

### FITNESS ●

- 19 **Blink Fitness**  
Crunch Fitness - FiDi  
Equinox Brookfield Place □  
Equinox TriBeCa  
Equinox Wall Street  
LifeTime Athletic
- 20 **New York Sports Club**  
Soul Cycle

### ATTRACTIONS ●

- 9/11 Memorial Museum
- Brooklyn Bridge
- Charging Bull
- 21 **City Hall Park**  
Federal Hall  
Federal Reserve Bank  
IPIC New York City  
Museum of American Finance  
Museum of Jewish Heritage  
Regal Cinemas Battery Park
- 22 **South Street Seaport**
- 23 **Stone Street**  
Trinity Church

### HOTELS ●

- Andaz Wall Street
- 24 **The Beekman**  
Club Quarters, Wall Street  
Club Quarters, WTC  
Eurostars Wall Street
- 25 **Four Seasons**  
Gild Hall  
Holiday Inn Wall Street
- 26 **Millenium Hilton Hotel**
- 27 **Moxy Hotel**  
New York Marriott  
The Ritz-Carlton Battery Park  
Smyth TriBeCa  
W New York Downtown  
Wall Street Inn  
World Center Hotel

- RETAILERS
- FITNESS
- RESTAURANTS
- ATTRACTIONS
- CAFES
- HOTELS

## Transit

SUBWAY 2 3 4 5 6 A C E J Z R W

**CITY HALL STATION**  
0.2 miles Northwest  
Walking time: 4 minutes  
Annual Ridership: 2,258,254

**BROOKLYN BRIDGE STATION**  
0.1 miles Northeast  
Walking time: 5 minutes  
Annual Ridership: 9,360,484

**CHAMBERS STREET STATION**  
0.4 miles Northwest  
Walking time: 9 minutes  
Annual Ridership: 14,825,863

**FULTON STREET STATION**  
0.1 miles South  
Walking time: 2 minutes  
Annual Ridership: 26,838,473

**CORTLANDT STREET STATION**  
0.2 miles Southwest  
Walking time: 5 minutes  
Annual Ridership: 6,101,278

**WORLD TRADE CENTER**  
0.2 miles West  
Walking time: 4 minutes  
Annual Ridership: 18,539,767

FERRY

**NJ FERRY**  
0.1 miles — 7 min. walk

**BATTERY PARK FERRY TERMINAL**  
0.8 miles — 15 min. walk

**WALL STREET FERRY**  
0.8 miles — 15 min. walk

**BROOKFIELD PLACE/  
BATTERY PARK CITY**  
0.6 miles — 12 min. walk

PATH

**WORLD TRADE CENTER**  
0.1 miles  
7 min. walk

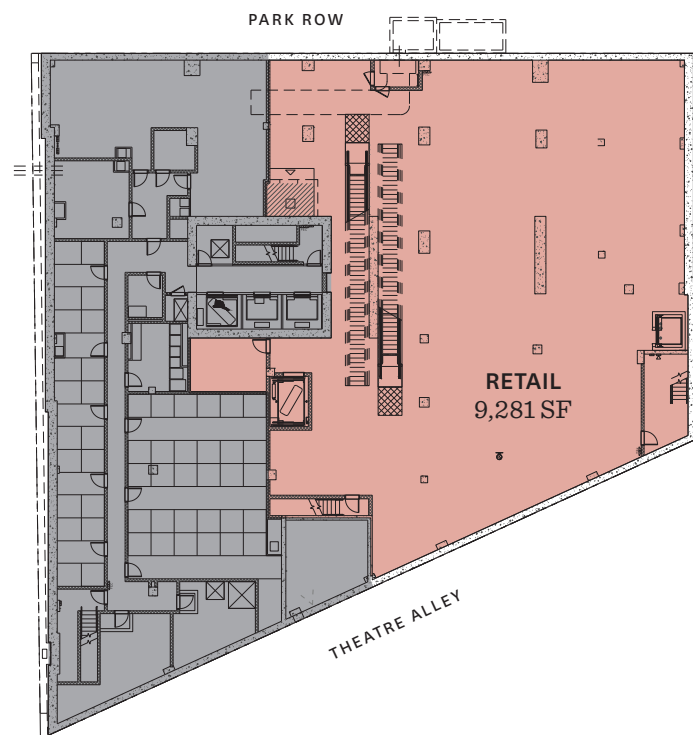
CITIBIKE

OVER 10 STATIONS  
within 5 min. walk

## Building Stack

FLOOR	AVAILABLE SF	APPROXIMATE CEILING HEIGHT
4TH FLOOR	9,594 SF	13'
3RD FLOOR	14,101 SF	13'
2ND FLOOR	14,518 SF	16'
GROUND FLOOR	9,423 SF	18'9"
LOWER LEVEL	9,281 SF	19'
<b>TOTAL:</b>	<b>56,917 SF</b>	

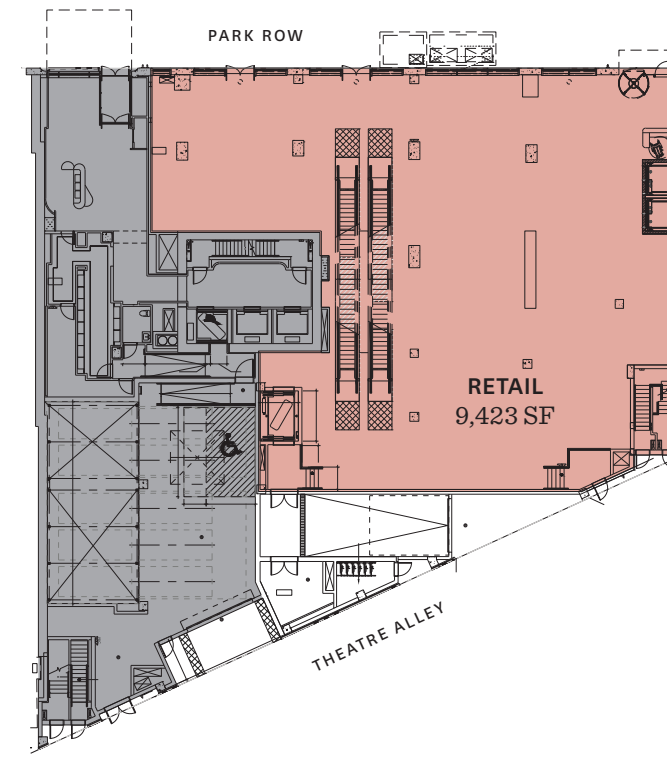
### LOWER LEVEL:



■ Retail: **9,281 SF**  
■ Residential

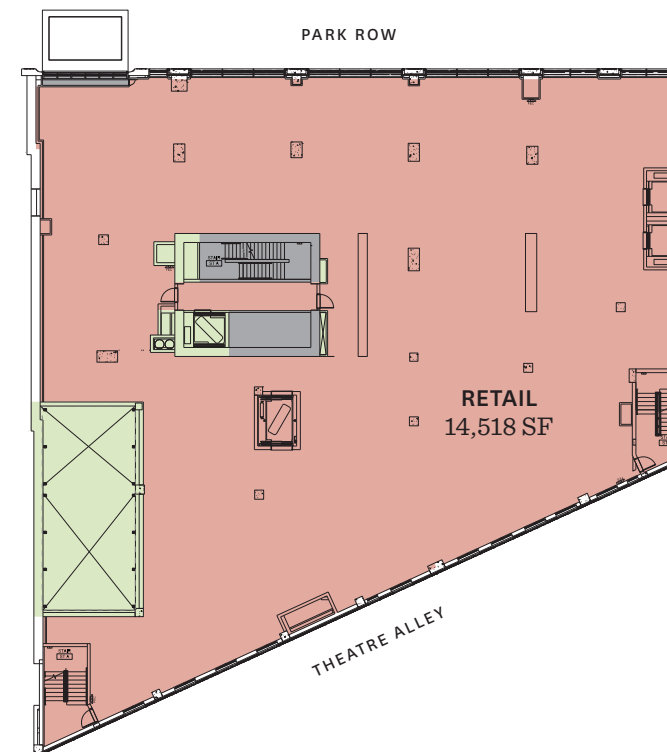
## Floor Plans

### GROUND FLOOR:



■ Retail: **9,423 SF**  
■ Residential

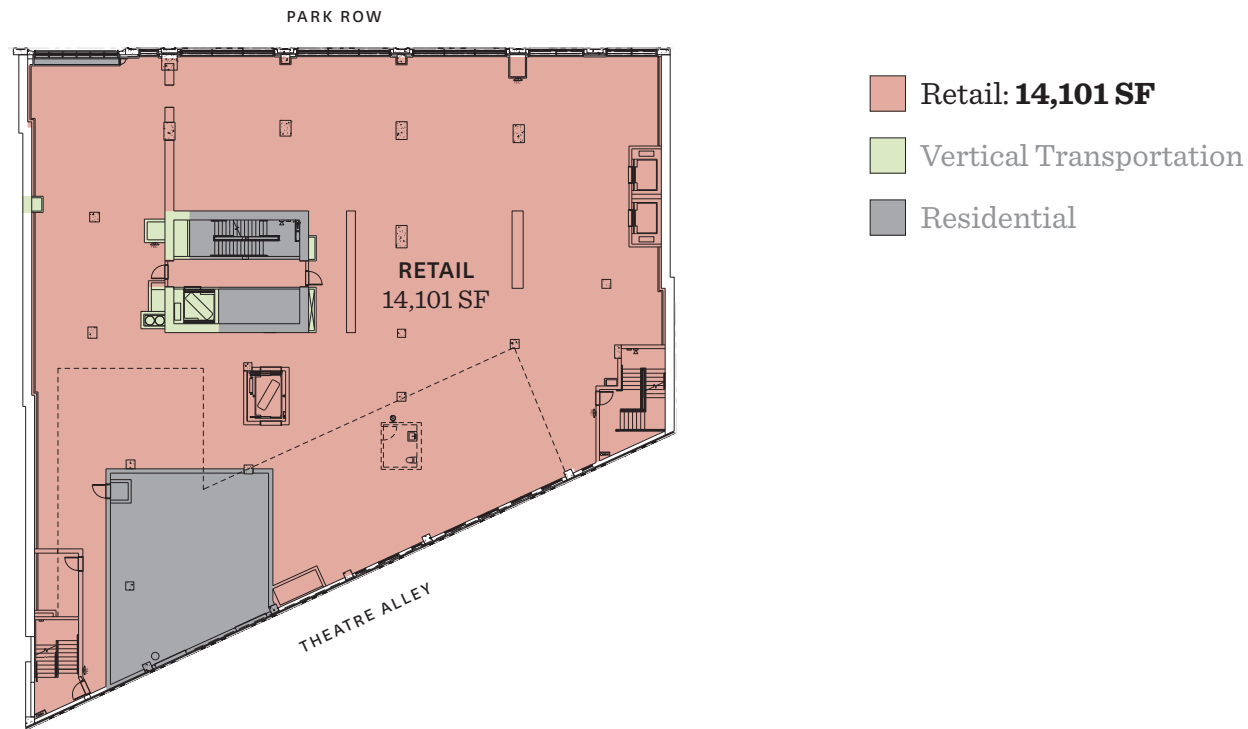
### SECOND FLOOR:



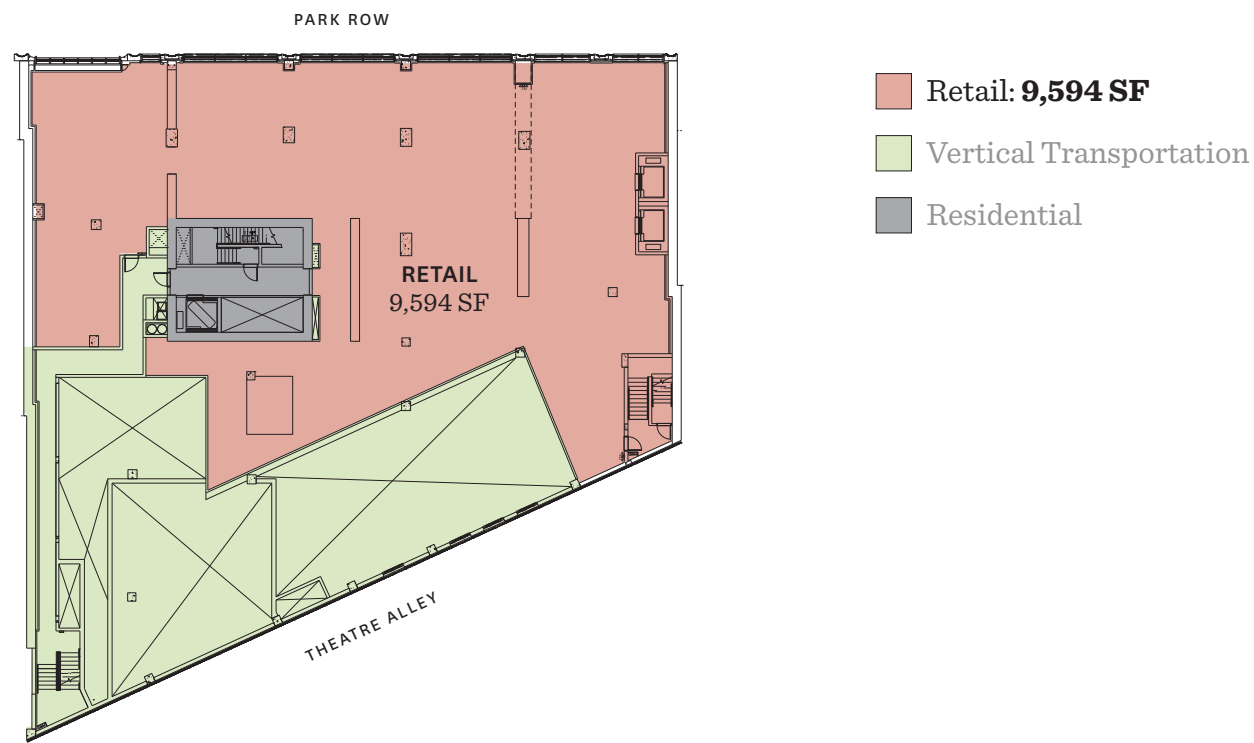
■ Retail: **14,518 SF**  
■ Vertical Transportation  
■ Residential

## Floor Plans (Continued)

### THIRD FLOOR:



### FOURTH FLOOR:



## Building Specifications:

### DESIGN/ARCHITECT:

A COOKFOX Architects designed 50-story tower, featuring 110 residential condominium units and approximately 60,000 SF of retail space.

### CONSTRUCTION

New Construction

### SLAB-TO-SLAB HEIGHTS:

4th Floor:	13'
3rd Floor:	13'
2nd Floor:	16'
Ground Floor:	18' 9"
Lower Level:	19'

### ESCALATORS/ELEVATORS:

One shared service elevator accessed from the loading area located off of Theater Alley. Future escalator and elevator locations are available upon request.

### HVAC:

Central Plant

### TELECOM:

Verizon Fios and Charter-Spectrum

### SUSTAINABILITY

Landlord plans to achieve Leed Silver for the Base Building

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*25 Park Row, New York, NY 10038*

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