

RETAIL SPACE FOR LEASE

52 BROADWAY

SOUTHEAST CORNER OF EXCHANGE PLACE
FINANCIAL DISTRICT



CUSHMAN &
WAKEFIELD

52 BROADWAY

SOUTHEAST CORNER OF
EXCHANGE PLACE

FINANCIAL DISTRICT

AVAILABILITY OVERVIEW:

BROADWAY GROUND FLOOR:	8,458 SF
NEW STREET GROUND FLOOR:	3,206 SF
TOTAL:	11,664 SF

FRONTAGE:

- 53 FEET ON BROADWAY
- 132 FEET ON EXCHANGE PLACE
- 40 FEET ON NEW STREET

POSSESSION:

- Q1 2024

CEILING HEIGHT:

- BROADWAY: 20 FEET
- NEW STREET: 13 FEET

HIGHLIGHTS:

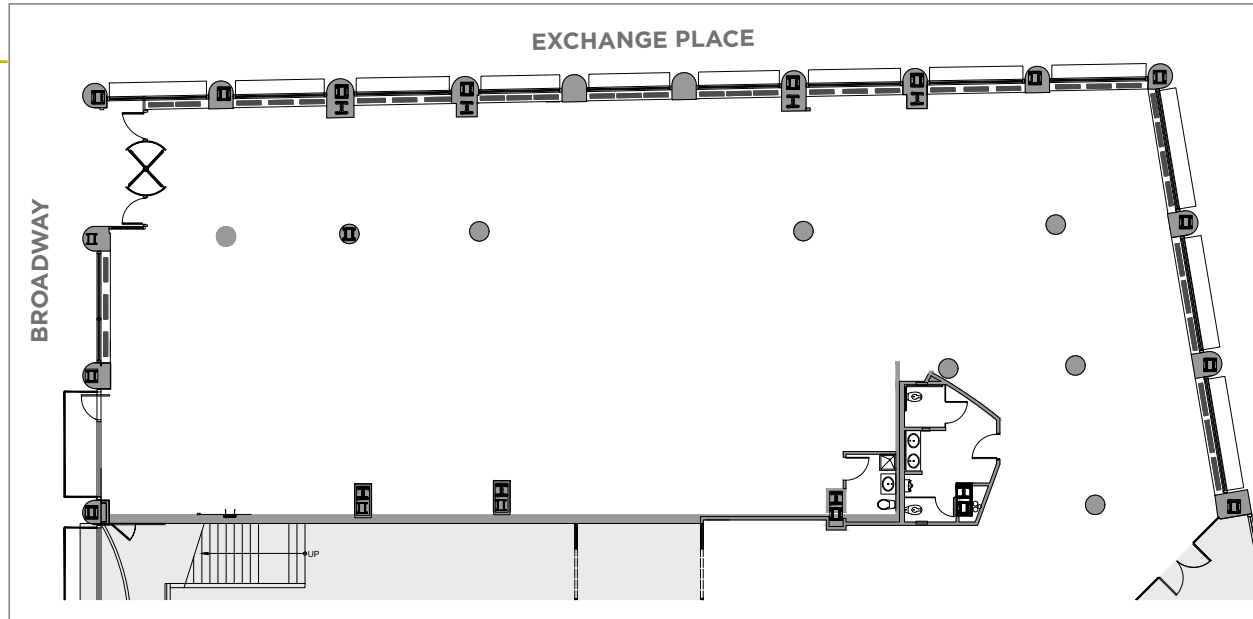
- Exceptional multi-level retail opportunity with striking Broadway presence
- Space can be vented via a precipitator
- In the heart of the Financial District steps from the newly opened Whole Foods, Lifetime Fitness, The New York Stock Exchange and the incoming first U.S. location of Printemps
- Strong foot traffic from Lower Manhattan's residents, office employees and visitors
- Logical divisions and all quality uses will be considered
- Previously King's College and Amalgamated Bank



52 BROADWAY

GROUND FLOOR

BROADWAY



8,458 SF

FRONTAGE:

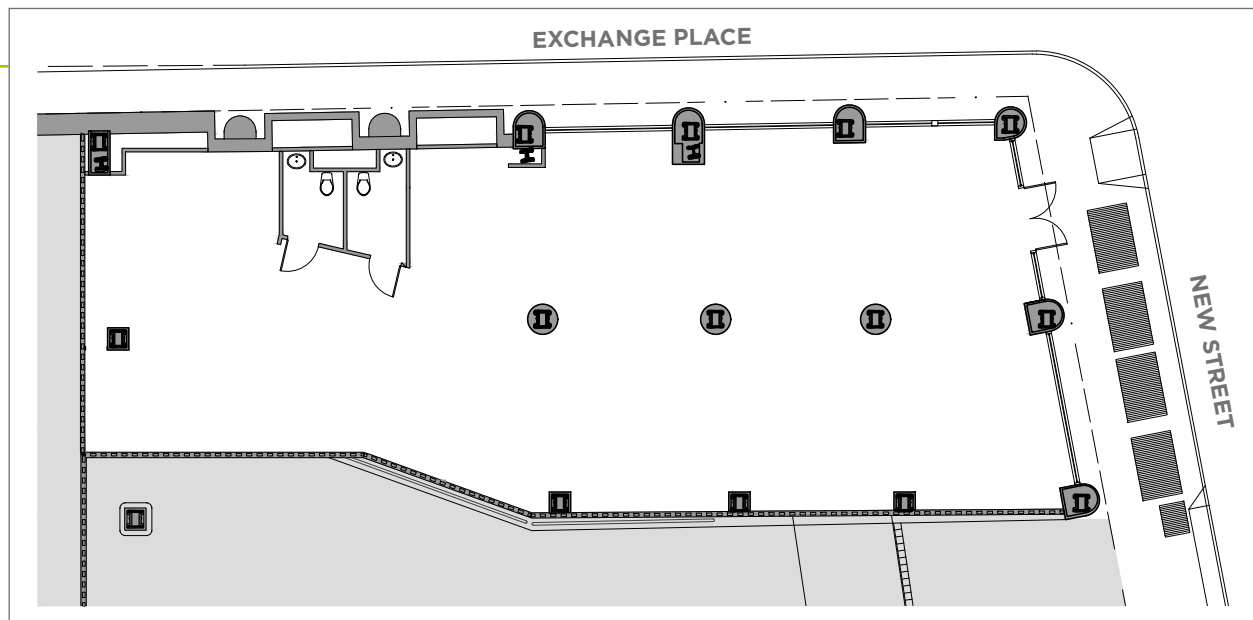
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- 132 FEET ON EXCHANGE PLACE

CEILING HEIGHTS:

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GROUND FLOOR

NEW STREET



3,206 SF

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- 13 FEET

FINANCIAL DISTRICT AT A GLANCE

TOTAL VISITS
12M+ DURING 2022, UP TO 59% Y-O-Y

273,834 EMPLOYEES
IN THE FINANCIAL DISTRICTS

65,000 RESIDENTS
ACROSS 34,243 UNITS IN 343 BUILDINGS

\$265,050
AVERAGE HOUSEHOLD INCOME

20,000+ STUDENTS
ENROLLED AT NEARBY PACE UNIVERSITY,
BMCC & MORE

7,500 RESIDENTIAL UNITS
UNDER CONSTRUCTION OR DEVELOPMENT

TRANSPORTATION HIGHLIGHTS:
FINANCIAL DISTRICT TRANSPORTATION & CONNECTIVITY



13 MTA SUBWAY LINES



30 MTA BUS ROUTES



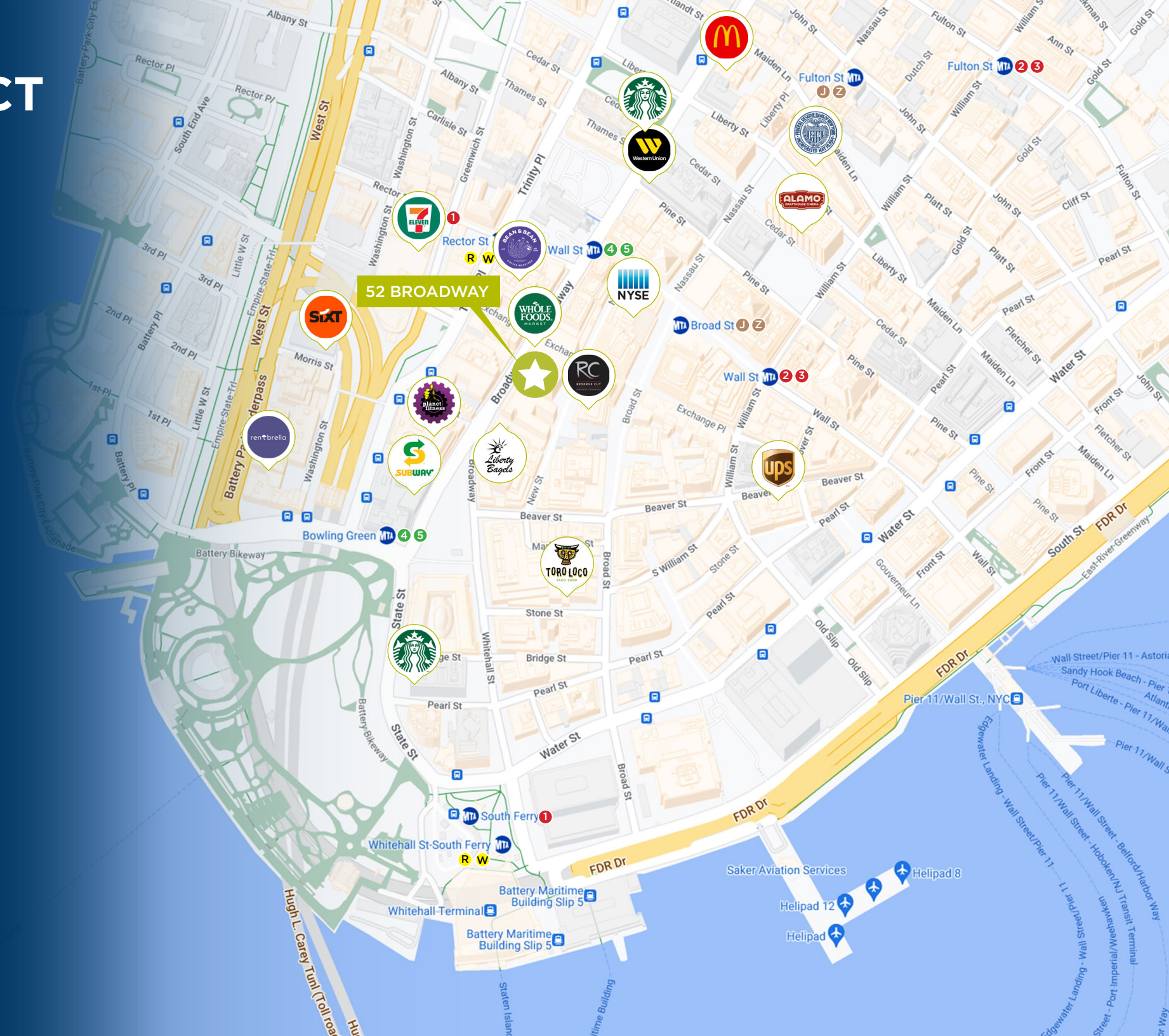
TO/FROM NEW JERSEY



18 FERRY LINES



35 CITI BIKE STATION



52
BROADWAY

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FINANCIAL DISTRICT

CONTACT INFORMATION

STEVEN SOUTENDIJK

+1 212 713 6845

steven.soutendijk@cushwake.com

SEAN MORAN

+1 212 841 7668

sean.moran@cushwake.com

PATRICK O'ROURKE

+1 212 660 7777

patrick.orourke@cushwake.com

CATHERINE MERCK

+1 212 698 2621

catherine.merck@cushwake.com



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