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55

BROADWAY

Ground +/- 2,283 sf | Retail





# 55 BROADWAY

## Space Features



### Size

+/- 2,283 sf

### Frontage

110' all-glass wraparound frontage

### Rent

Upon request

### Ceiling Heights

25 feet

### Term

Negotiable

## Property Highlights

- **Across from Whole Foods**
- **Adjacent to Starbucks within the building**
- White box delivery
- Extraordinary corner visibility
- Space can be vented
- At the base of +/- 360,600 sf Class A Office building
- Steps to mass transits' 4, 5, R, N, & 1
- 15 million visitors to downtown annually
- Outdoor amenity space
- Potential lobby access available

## Comments

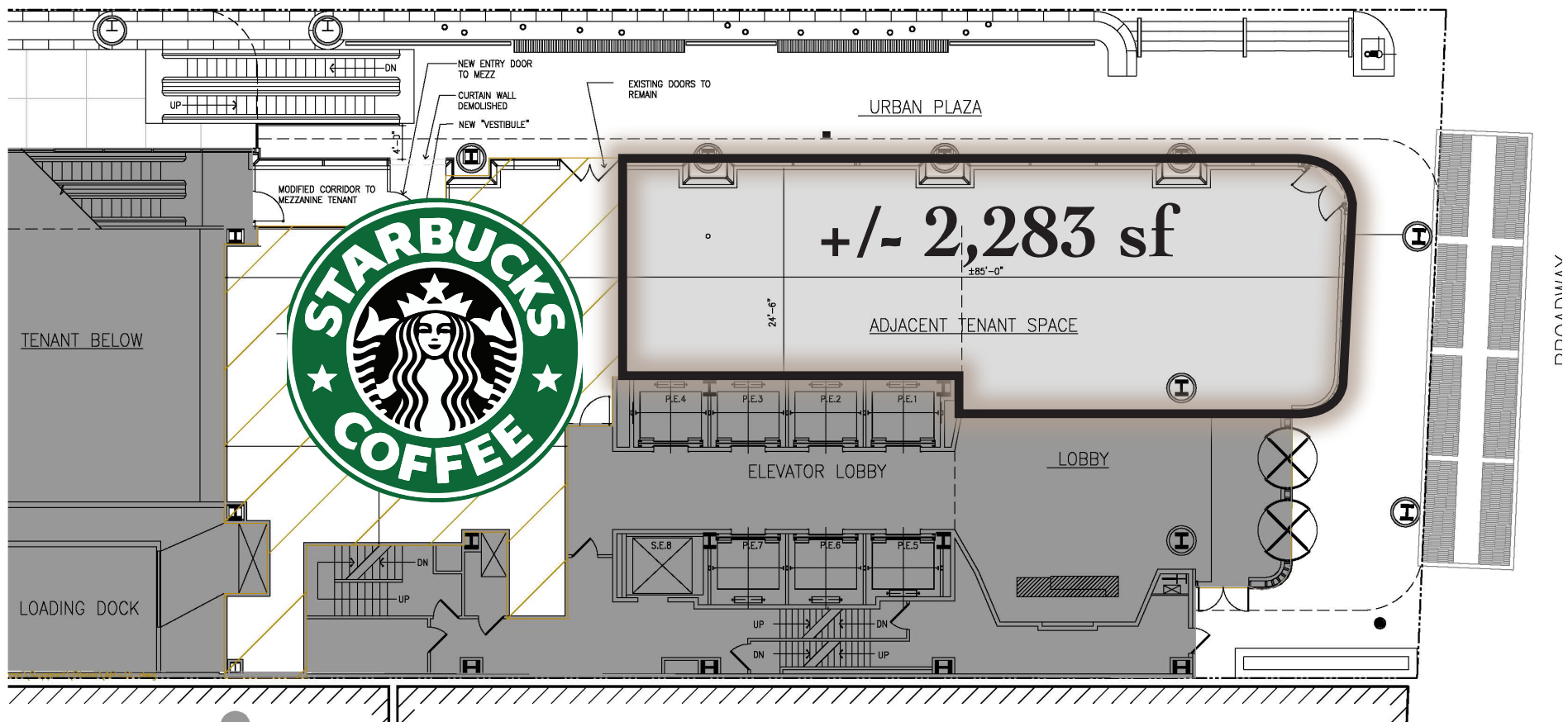
- Heavy foot traffic: 43,049 people per day
- 96 million sf of office space
- 314,832 employees in Lower Manhattan
- 61,000 total population
- \$242,000 average Lower Manhattan Household Income
- \$33,888 total Household Income in Lower Manhattan
- \$3.2 billion annual residential disposable income
- 5,074 existing hotel rooms in Lower Manhattan



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## Floor plan

EXCHANGE ALLEY





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## Retail map



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