

# 55 BROADWAY



Colliers  
INTERNATIONAL

# SITE INFORMATION

55  
BROADWAY

## SIZE

+/- 2,283 sf (divisible)

## FRONTAGE

110' all-glass wraparound frontage

## RENT

Upon request

## PROPERTY HIGHLIGHTS

**DIRECTLY ACROSS FROM WHOLE FOODS (2018)**  
**AT ONE WALL STREET (LUXURY RESIDENTIAL)**

- 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

## CEILING HEIGHTS

25 feet

## TERM

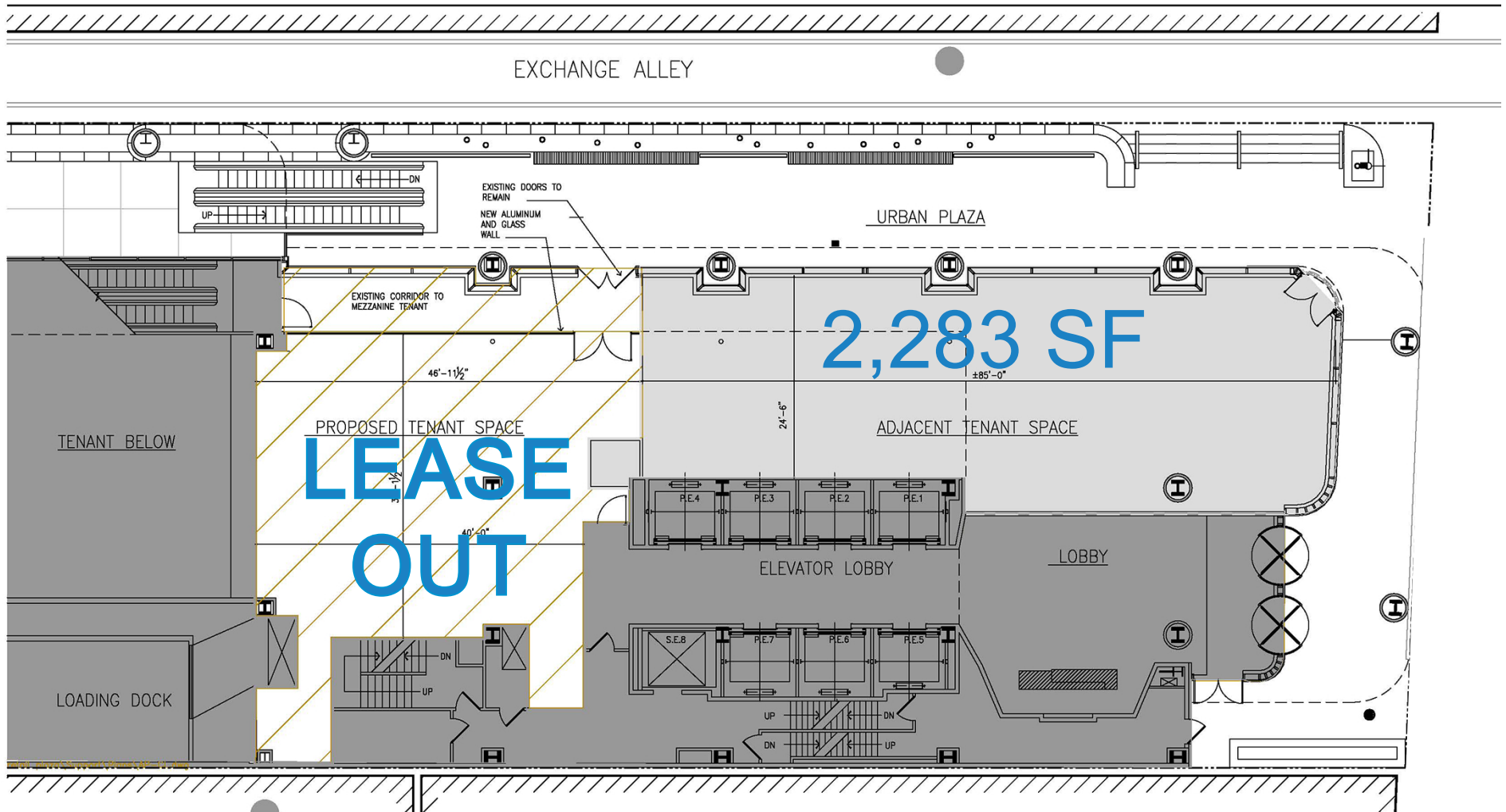
Negotiable

## 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



# FLOOR PLANS



# SITE LOCATION

55  
BROADWAY







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