

RETAIL CONDOMINIUM FOR SALE

88 GREENWICH STREET

NEW YORK, NEW YORK



Colliers International, as exclusive agent, is pleased to offer for sale the fee simple interest in the retail condominium units at 88 Greenwich Street, New York, New York (the "Property"), a core, two-story, 58,216 square foot retail asset located in the center of Downtown's thriving, mixed-use Financial District. Occupying a full blockfront on the south side of Rector Street, with additional frontage along Washington and Greenwich Streets, this high-visibility property is located at the base of the 452-unit Greenwich Club Residences condominium tower.



To access the due diligence website and receive informational materials, please return an executed confidentiality agreement via email to noelle.nordstrom@colliers.com.

RICHARD BAXTER

+1 212 716 3538

richard.baxter@colliers.com

JASON GOLD

+1 212 716 3620

jason.gold@colliers.com

YORON COHEN

+1 212 716 3532

yoron.cohen@colliers.com

AMEET AMIN

+1 212 716 3657

ameet.amin@colliers.com

SCOTT LATHAM

+1 212 716 3525

scott.latham@colliers.com

STEPHEN SHAPIRO

+1 212 716 3590

stephen.shapiro@colliers.com

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice.

LONG-TERM MUSEUM ANCHOR 40,088 square foot lease with the 9/11 Tribute Museum, an established museum with a proven track record of success, delivers reliable, in-place cash flow through 2053.

SECURE RETAIL TENANCY Nine ground-level retail storefronts, eight of which are currently leased to established tenants that include Dunkin' Donuts, popular restaurant Sauce & Barrel, and leading real estate brokerage firm Town Residential.

HIGH-OCCUPANCY ASSET The Property is 96% occupied with no lease expirations prior to 2020.

SIGNIFICANT UPSIDE Substantial market rent growth is anticipated from the recently opened 9/11 Tribute Museum, which will attract an estimated one million visitors annually.

OUTSTANDING DEMAND DRIVERS High-volume of tourists, residents, and office workers, with the World Trade Center complex and repositioned Brookfield Plaza to the north, Battery Park City to the west, and the Financial District office core beginning one block east.

STRONG TOURIST DEMAND Nearby attractions include the National September 11th Memorial and Museum, the World Trade Center Observation Deck, Trinity Church, Battery Park, the New York Stock Exchange, and the 9/11 Tribute Museum, which is located at the Property.

HOTEL DEVELOPMENT BOOM There are many new hotels in the immediate vicinity including a major, 492-room Holiday Inn located directly across Rector Street.

EXCEPTIONAL DEMOGRAPHICS 164% increase in population within one-half mile since 2000, with an average household income of \$182,384 per year.

LUXURY RESIDENTIAL DEVELOPMENT 50 West Street, 125 Greenwich Street, 90 Washington Street, W Residences, One Wall Street, and the planned 77 Greenwich Street are all within two blocks of the Property.

COMMERCIAL OFFICE HUB There are 277,000 employees working in Downtown Manhattan, many that work in the Property's immediate vicinity.

NEARBY SUBWAY ACCESS Three subway stations are located within two blocks, including the Rector Street station immediately adjacent to the Property.

FREE AND CLEAR OF DEBT Core location, established tenant base and outstanding retail demand drivers will optimize acquisition financing terms.