

# 149 CHURCH STREET



Artist rendering

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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. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

**COLLIERS INTERNATIONAL NY LLC**  
666 Fifth Avenue  
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# 250+ feet of wraparound street frontage on Church, Chambers and Warren Streets

## SPACE SPECIFICATIONS

Ground 5,290 SF  
Selling Lower Level 4,435 SF  
Total 9,725 SF

Ceiling Heights G – 14-25 Feet  
LL – 12 Feet

## PROPERTY FEATURES

- ❖ White box delivery, build to suit, divisions considered
- ❖ All glass storefronts and new mechanicals
- ❖ Located at the base of new luxury condominium project
- ❖ 1, 2, 3, A & C subway lines located at the base of the building
- ❖ Weekly ridership of +/-54,000
- ❖ Possession 2018



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## Church Street corner of Warren Street

### Exterior Rendering



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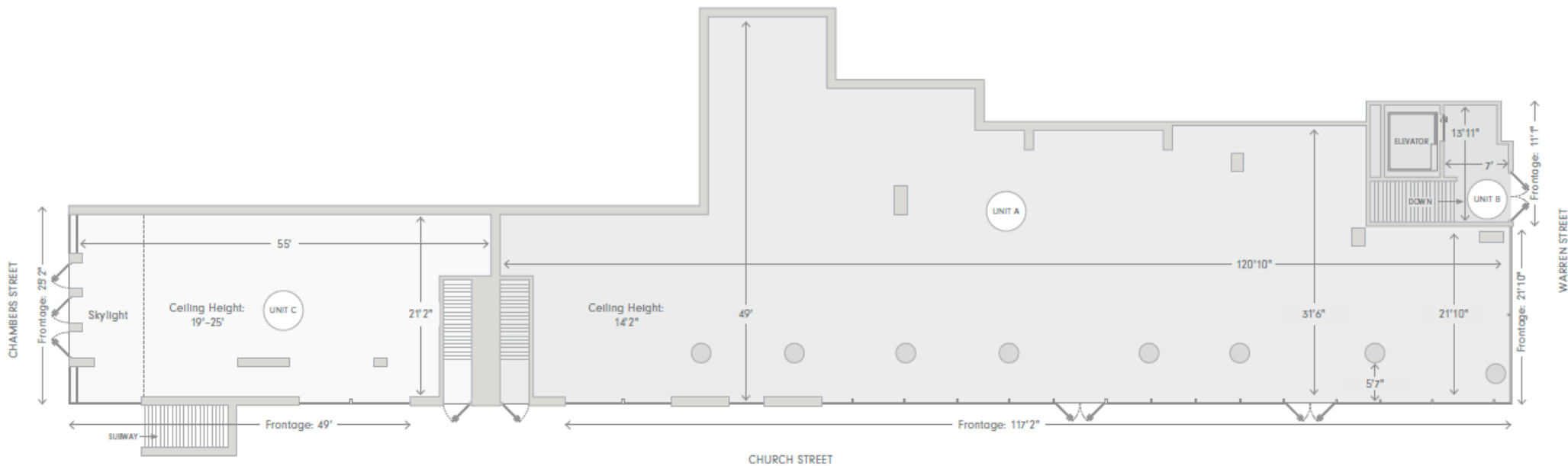
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## Floor Plans

### Retail Plan-Ground Level

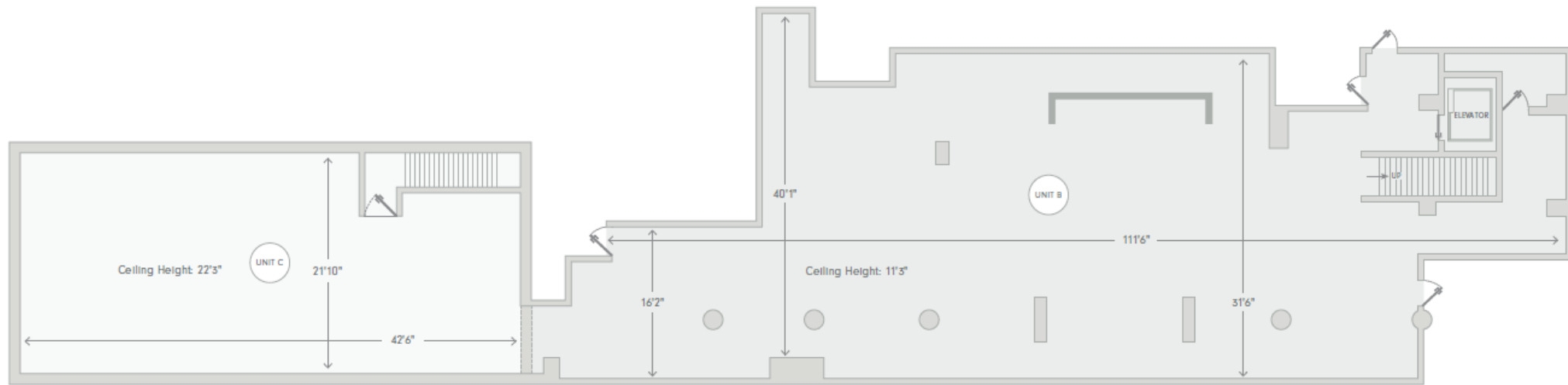
Ground Total	Unit A Ground	Unit B Ground	Unit C Ground
5,290 SF	3,879 SF	137 SF	1,274 SF
Cellar Total		Unit B Cellar	Unit C Cellar
4,435 SF		3,388 SF	1,047 SF
		Unit B Total	Unit C Total
		3,525 SF	2,321 SF



## Floor Plans

### Retail Plan-Cellar Level

Ground Total	Unit A Ground	Unit B Ground	Unit C Ground
5,290 SF	3,879 SF	137 SF	1,274 SF
Cellar Total		Unit B Cellar	Unit C Cellar
4,435 SF		3,388 SF	1,047 SF
		Unit B Total	Unit C Total
		3,525 SF	2,321 SF





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## NEIGHBORHOOD HIGHLIGHTS

- ❖ Tribeca/Trade Center is one of the most affluent residential neighborhoods in Lower Manhattan
- ❖ Over 15 Million tourists to the area and National September 11<sup>th</sup> Memorial
- ❖ 300,000 daily riders to Fulton Transit hub and over 200,000 daily commuters to the Caltrava Transit hub
- ❖ 310,000 daily workers in the Financial District
- ❖ Rapidly growing affluent residential base with average household incomes of \$200,000+ per year



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