

Multiple Retail Opportunities in Twin Buildings

WITH A NEWLY DEVELOPED PEDETRIAN PLAZA



Ability to combine over 43,000 SF between the two buildings

**THE RETAIL
COLLECTION AT**



**111-115
BROADWAY**

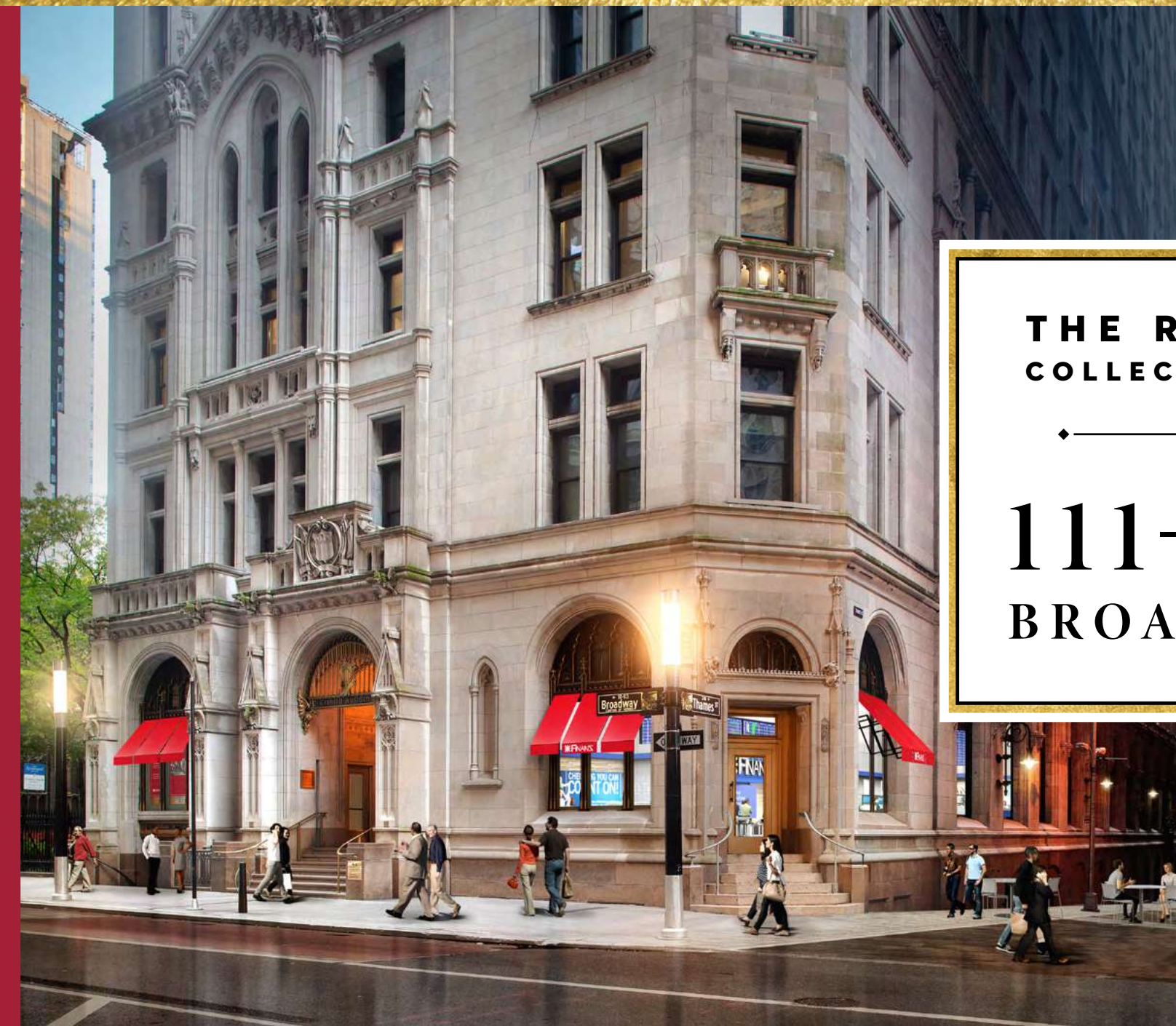


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Space Overview



Comments

- Over 43,000 SF of retail opportunity in landmarked twin buildings in the heart of FiDi Broadway corridor.
- Located steps from the Oculus and surrounded by transportation and attraction hotspots including the Fulton Street transit hub, the 9/11 Memorial, Brookfield Place and One World Trade Center.
- Complete transformation of Thames Street into an outdoor pedestrian-only retail destination underway
- Lower Manhattan has seen population growth of more than 300% since 2001, attracting young professionals with one of the highest median salaries below 59th Street.

Available Spaces

111 Broadway Availabilities

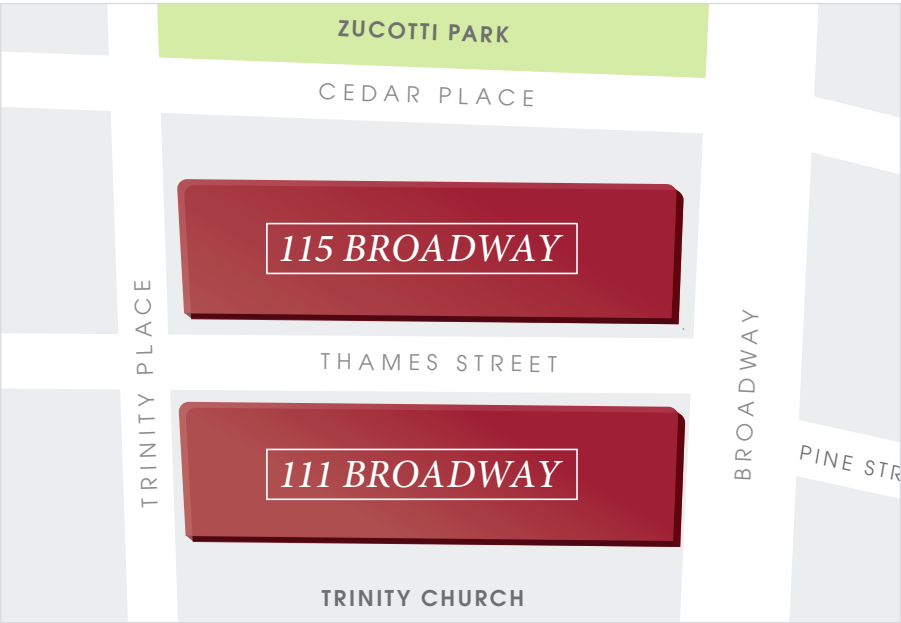
OPTION 1: Trinity Church Bi-Level Retail ➡

BROADWAY LEVEL	14,276 SF	CEILING HT-16'6"
TRINITY LEVEL	12,230 SF	CEILING HT-13'6"
TOTAL AVAILABLE	26,506 SF	

Twin Building Availabilities

OPTION 2: Food Hall Opportunity ➡

115 BROADWAY	5,412 SF	CEILING HT-13'6"
111 BROADWAY	12,230 SF	CEILING HT-13'6"
TOTAL AVAILABLE	17,642 SF	



115 Broadway Availabilities

OPTION 3: 115 Broadway – Corner Retail ➡

GROUND LEVEL	3,812 SF	CEILING HT-13'6"
TOTAL AVAILABLE	3,812 SF	

OPTION 4: 115 Broadway – Bi-Level Retail ➡

UPPER LEVEL	5,227 SF	CEILING HT-16'6"
GROUND LEVEL	595 SF	CEILING HT-11'8"
TOTAL AVAILABLE	5,822 SF	

OPTION 5: 115 Broadway – Bi-Level Retail ➡

UPPER LEVEL	5,412 SF	CEILING HT-13'6"
GROUND LEVEL	3,812 SF	CEILING HT-13'6"
TOTAL AVAILABLE	9,224 SF	

OPTION 1: Trinity Church Bi-Level Retail



OVERVIEW



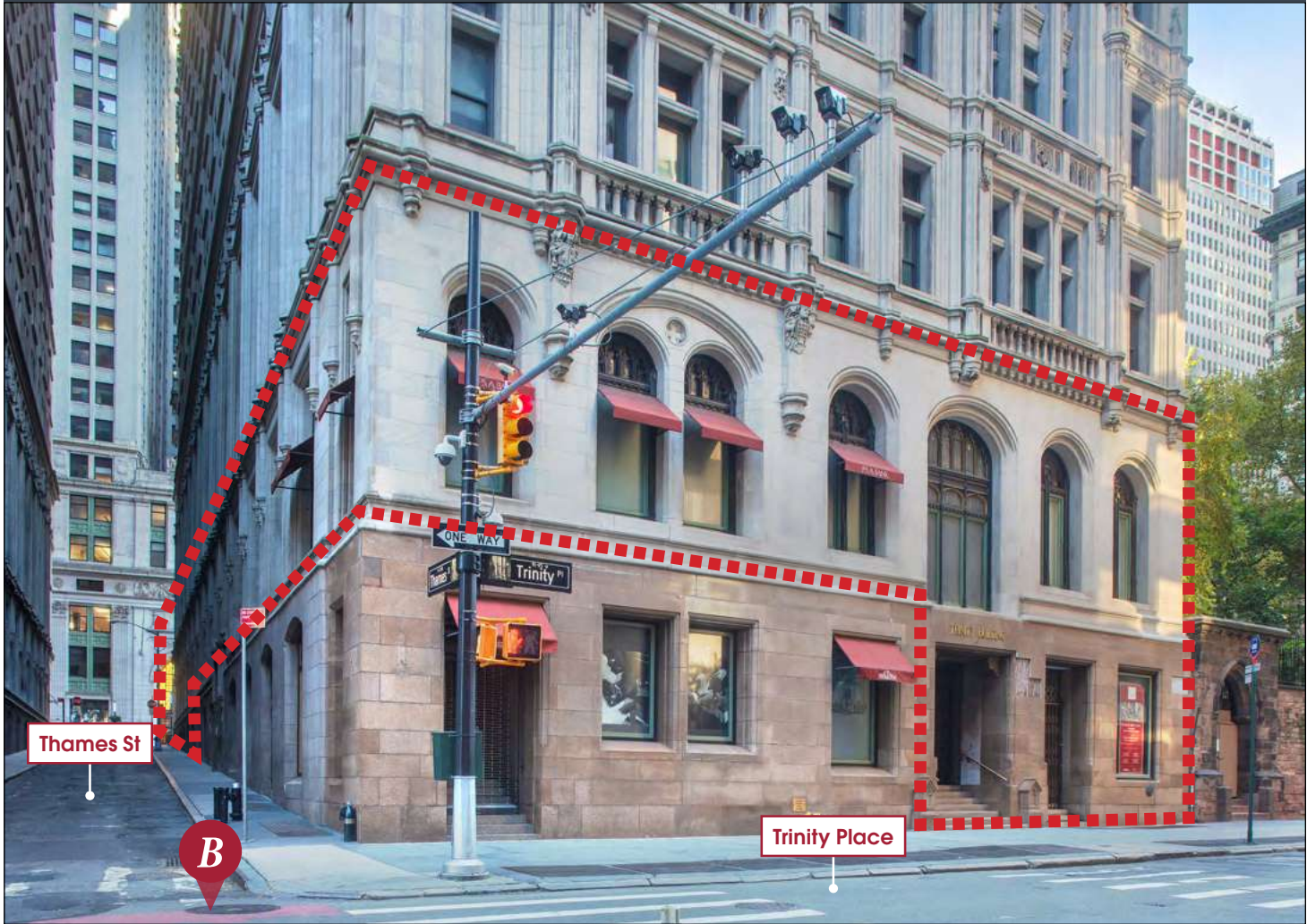
Big-box opportunity with excellent frontage and multiple entries on Broadway and Trinity Place

- Two contiguous floors of full selling retail with multiple entryways
- Can be divided

1. Broadway Level frontage and access



2. Trinity Level frontage and access



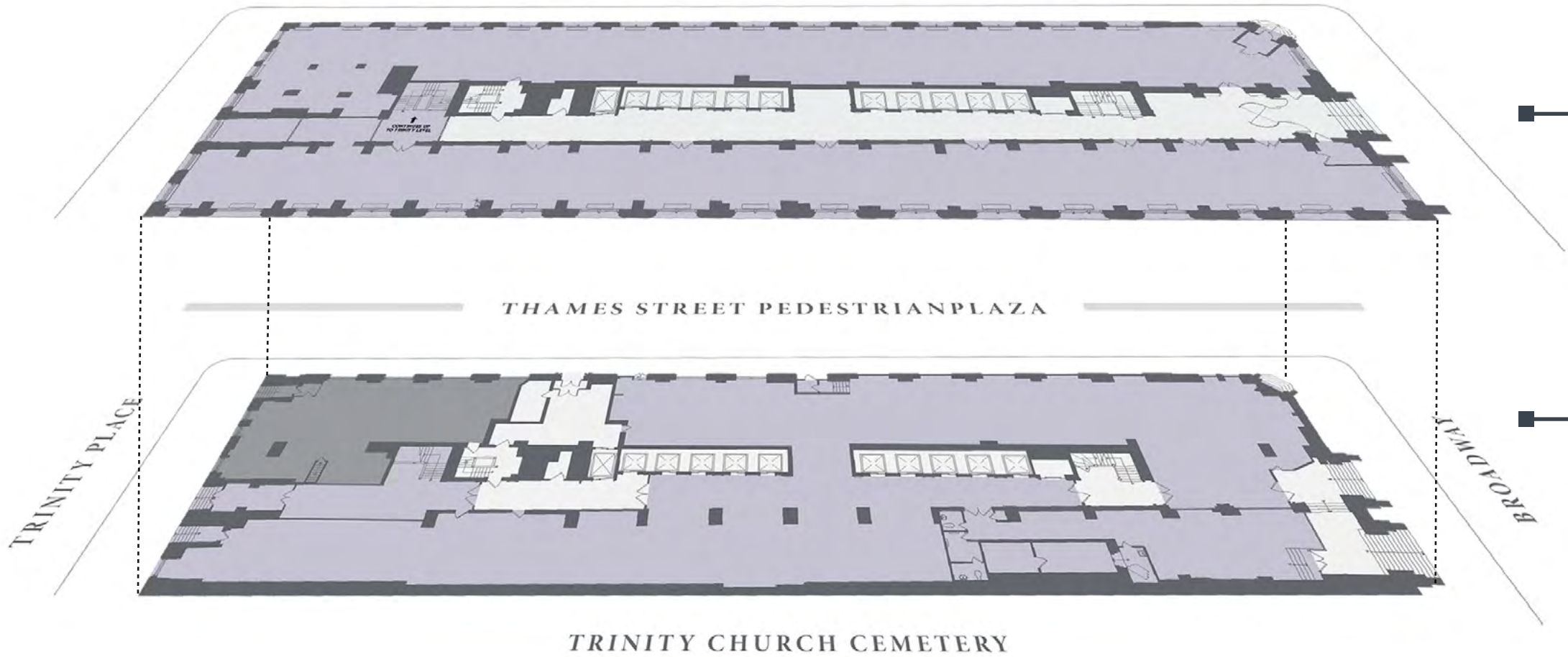
OPTION 1: Trinity Church Bi-Level Retail



FLOORPLAN



TOTAL AVAILABLE
26,506 SF



BROADWAY LEVEL – 111 BROADWAY
14,276 SF CEILING HT-16'6"

TRINITY LEVEL – 111 BROADWAY
12,230 SF CEILING HT-13'6"



OPTION 2: Food Hall Opportunity



OVERVIEW



Excellent opportunity to curate a food and beverage program for the upcoming Thames Street Pedestrian Plaza

- Full service, grab and go and bar program with established operators all welcome
- Multiple configurations and scenarios possible

1. Trinity Place and Thames Street Pedestrian Plaza access and frontage



2. New Outdoor Thames Street Pedestrian Plaza view

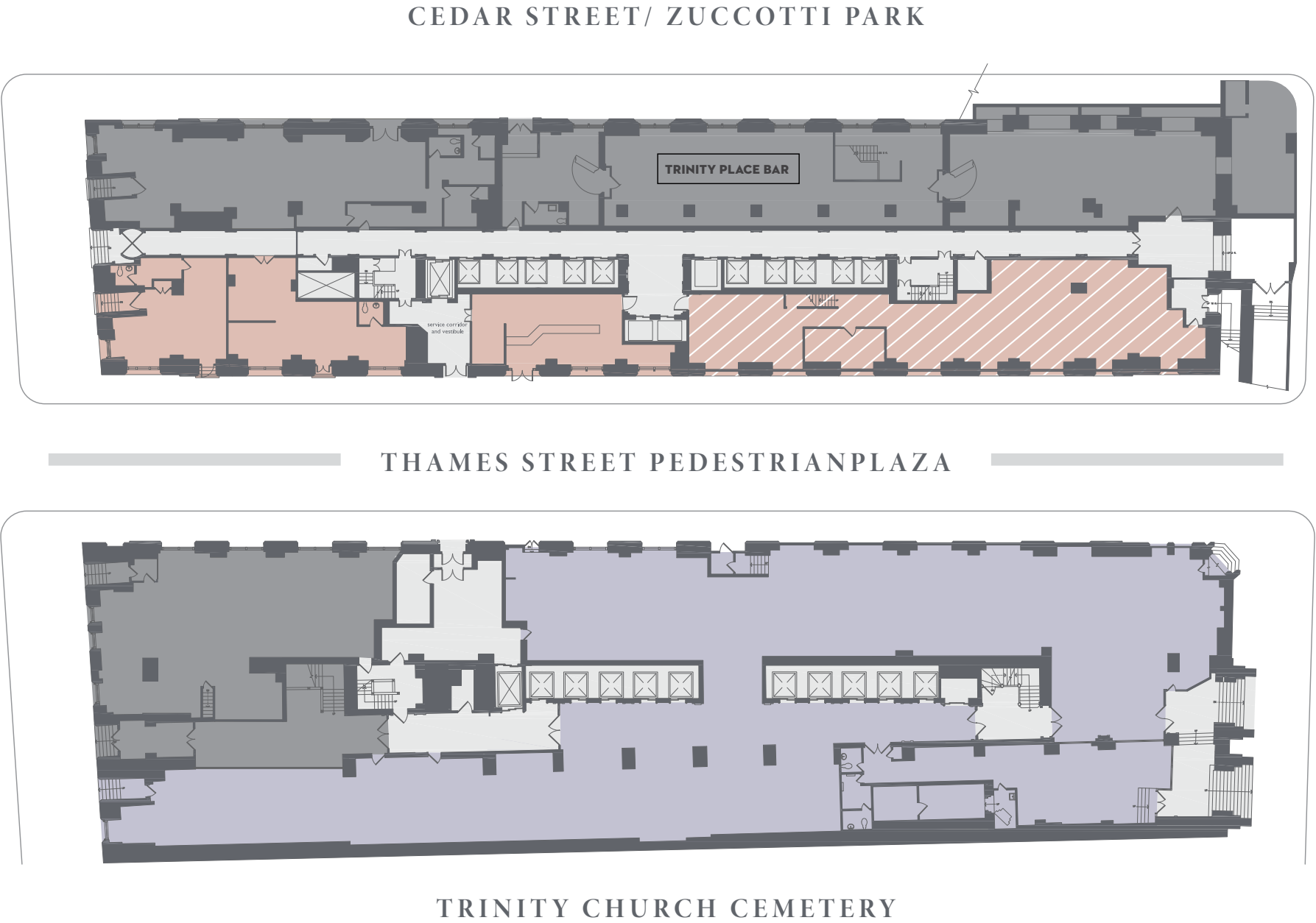


3. Current view of Thames Street



OPTION 2: Food Hall Opportunity

FLOORPLAN



TOTAL AVAILABLE
17,642 SF

GROUND LEVEL – 115 BROADWAY
5,412 SF CEILING HT-13'6"

GROUND LEVEL – 111 BROADWAY
12,230 SF CEILING HT-13'6"

- 115 Broadway Availability
- 111 Broadway Availability
- Below Grade

*111 BROADWAY AVAILABILITY IS THE SAME AS OPTION 1; CAN BE COMBINED WITH UPPER LEVEL (SEE OPTION 1)



OPTION 3: 115 Broadway – Corner Retail



OVERVIEW



Prime corner opportunity diagonally across from the entrance to the Oculus and on Zuccotti Park

- Perfect for grab and go, full service food and beverage or dry use retail

1. Cedar Street and Trinity Place frontage and access

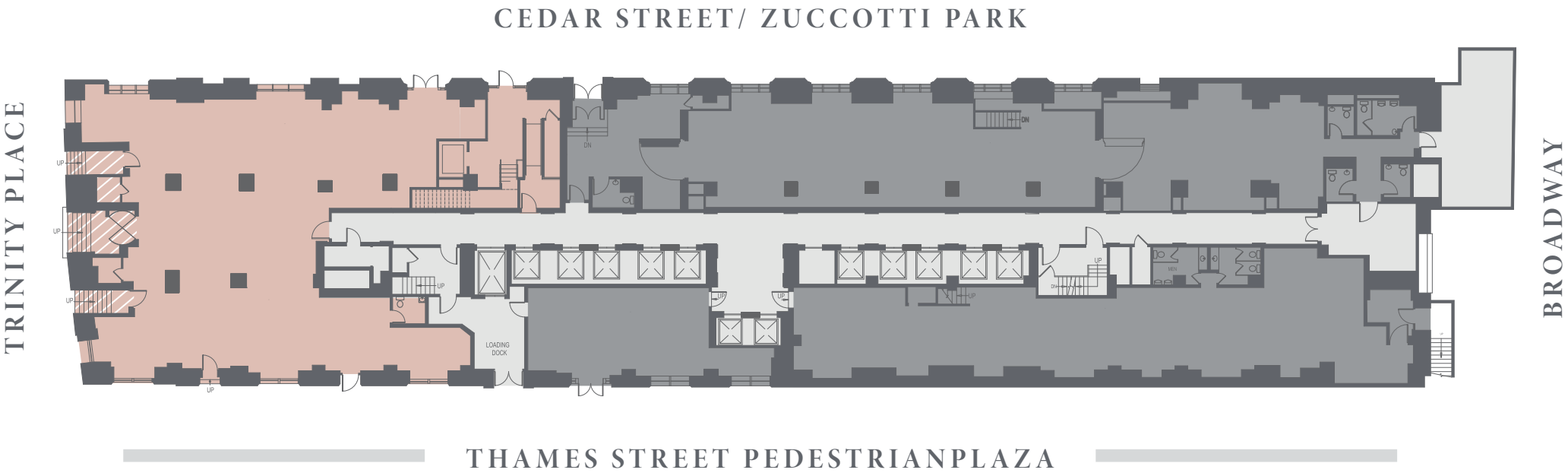


OPTION 3: 115 Broadway – Corner Retail

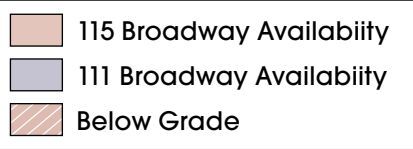
FLOORPLAN



TOTAL AVAILABLE
3,812 SF



GROUND LEVEL – 115 BROADWAY
3,812 SF CEILING HT-13'6"



OPTION 4: 115 Broadway – Upper Level Retail

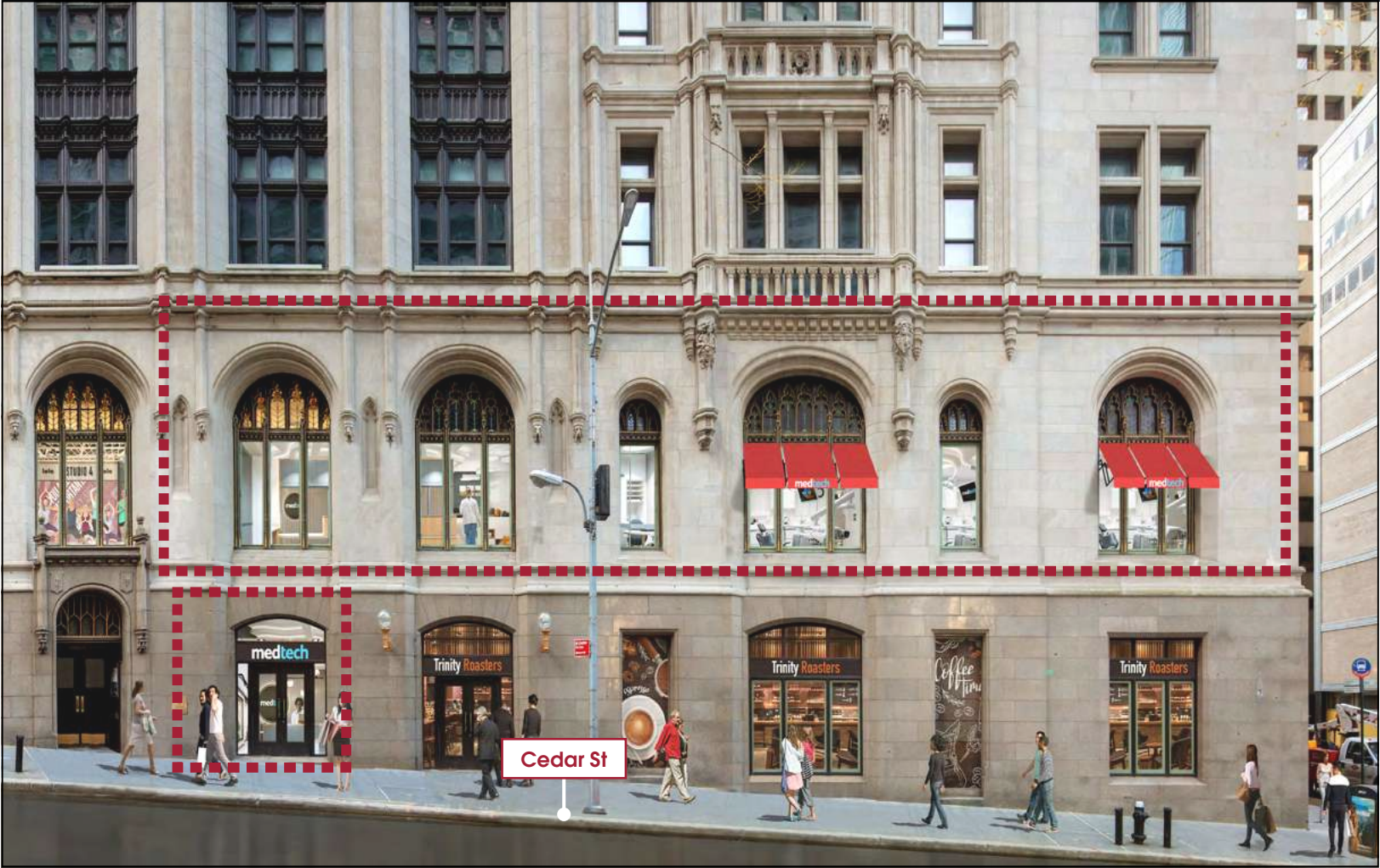
OVERVIEW



Upper level space perfect for fitness and medical use with excellent ceiling heights, views and character

- Ground level vestibule entrance connects to the Upper level space
- Can be combined with ground floor retail for a double height presence (See option 5)

1. Cedar Street frontage and access



2. Cedar Street and Trinity Place frontage and access



OPTION 4: 115 Broadway – Upper Level Retail

FLOORPLAN



TOTAL AVAILABLE
5,822 SF

UPPER LEVEL – 115 BROADWAY
5227 SF CEILING HT-16'6"

GROUND LEVEL – 115 BROADWAY
595 SF CEILING HT-11'8"



OPTION 5: 115 Broadway – Bi-Level Retail



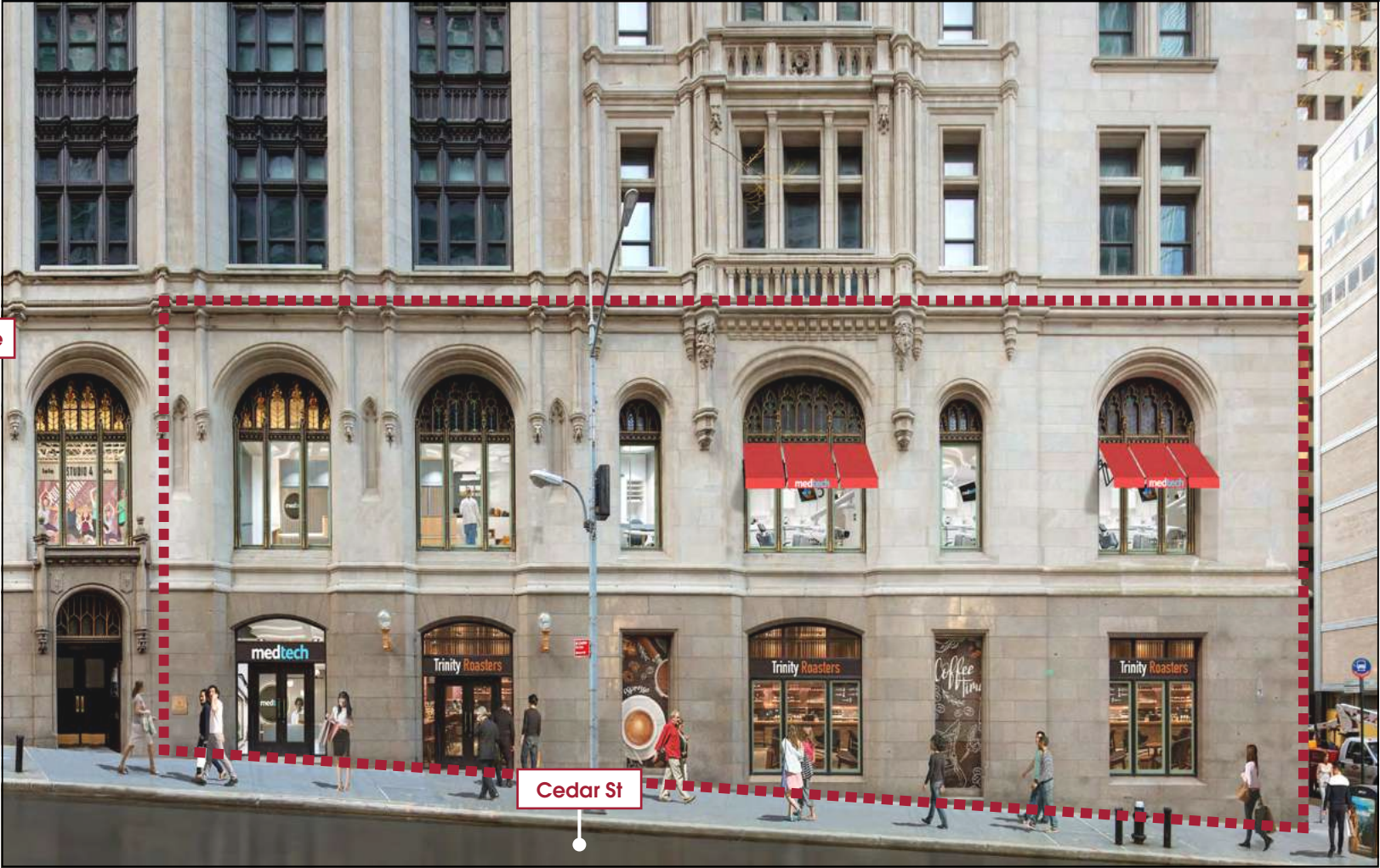
OVERVIEW



Multi-level flagship opportunity on Zucotti Park

- Perfect for full service food and beverage or dry use retail
- Can be divided

1. Cedar Street frontage and access



2. Cedar Street and Trinity Place frontage and access



OPTION 5: 115 Broadway – Bi-Level Retail

FLOORPLANS



TOTAL AVAILABLE
9,224 SF

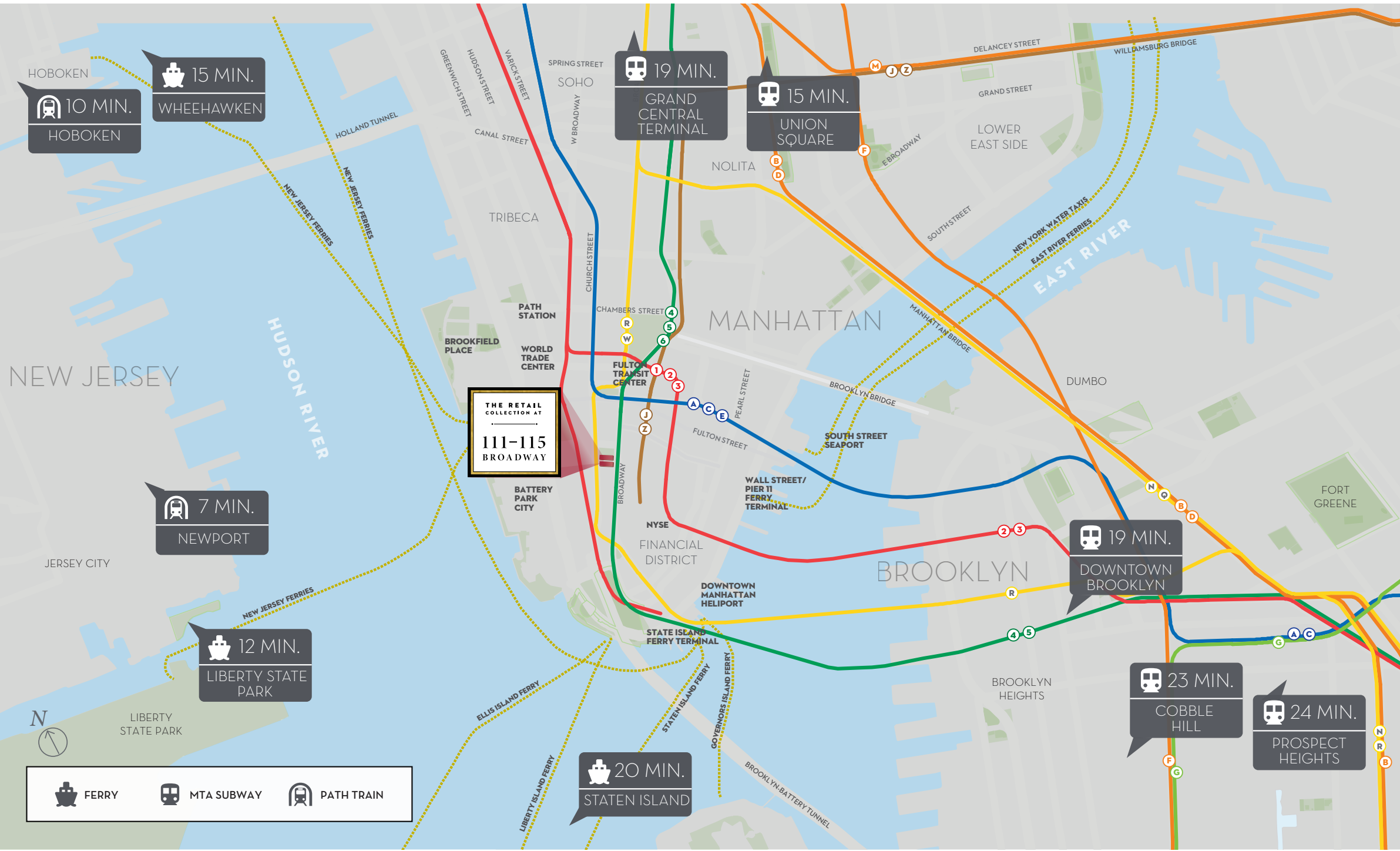
UPPER LEVEL - 115 BROADWAY
5,412 SF CEILING HT-13'6"

GROUND LEVEL - 115 BROADWAY
3,812 SF CEILING HT-13'6"

- 115 Broadway Availability
- 111 Broadway Availability
- Below Grade



Area Transportation Stats



14 SUBWAY LINES
①②③④⑤⑥
A C E R W J Z
FULTON ST STATION - 5TH BUSIEST STATION
CHAMBERS ST, WTC / PARK PL / CORTLANDT ST STATION - 9TH BUSIEST STATION



32 CITIBIKE STATIONS



6 LOCAL /
24 EXPRESS BUS ROUTES



17 COMMUTER FERRY ROUTES



PATH TRAIN TO NEW JERSEY

Area Retail Stats

“ \$8.8 Billion

Annual Spending Power of
Lower Manhattan Market – 2019 ”

17.1 Million

Annual Unique Visitors – 2019

64,000

Estimated Number of Residents

171,304

Average Weekday
Subway Ridership

\$235,424

Average Household Income*

NEIGHBORING COMPANIES:

AIG, AMERICAN EXPRESS, CONDÉ NAST, GOLDMAN SACHS, GUCCI, HARPER COLLINS, PUBLISHERS, HUDSON'S BAY, COMPANY, HUGO BOSS, MACMILLAN PUBLISHERS, MCGRAW-HILL, REVLON, SPOTIFY, TEACH FOR AMERICA, VOX MEDIA, WEWORK.

Source: Downtown Alliance

*Avg HH income reflects 2018 ACS 5-year Estimates.



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COLLECTION AT

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BROADWAY

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