

195 Broadway

at Dey Street



BETWEEN BROADWAY & CHURCH STREET

Retail + Food & Beverage Opportunity
in the Heart of the Financial District

195 Broadway

at Dey Street

PREMISES

Mezzanine	2,276 SF
Ground Floor	3,334 SF
Total	5,610 SF

Possession	Immediate
Lease Type	Direct
Lease Term	Long term
Asking Rent	Upon Request

COMMENTS

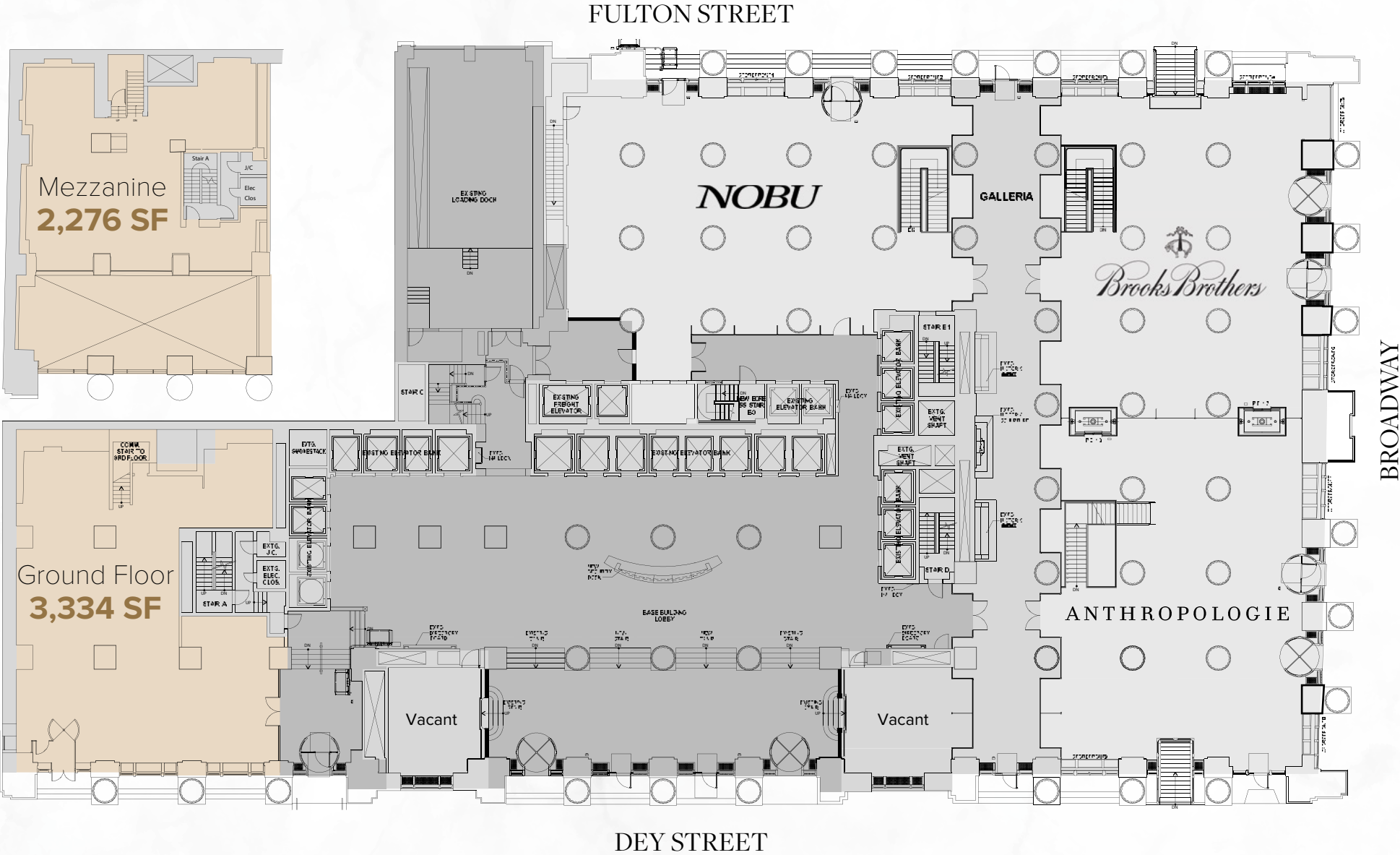
- Retail-Food & Beverage opportunity at the base of 195 Broadway, a one million-square-foot Class A office tower in the heart of the Financial District
- Well positioned at the nexus of the Fulton Center & World Trade Center transit hubs
- Strong office, residential, and tourist traffic
- Located on Dey Street with grand façade and exterior signage
- Mezzanine space included for storage or additional customer activation area
- Open to vented and non-vented uses
- Formerly Starbucks
- Direct access into the space from the building lobby in addition to the Dey Street entry
- Additional non-contiguous storage space can be made available



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FLOOR PLANS





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SEPHORA

RESIDENTS



\$278,986

AVERAGE HOUSEHOLD INCOME



70K

RESIDENTS

+ 3,900

RESIDENTS IN 2025

+ 56K

RESIDENTS SINCE 2010

TOURISTS



8.1M

TOURISTS IN 2025



\$385

AVERAGE DAILY HOTEL RATE



**UP TO
300K**

DAILY VISITORS IN THE WTC OCULUS

EMPLOYMENT



94.82%

FIDI EMPLOYMENT RATE



83M SF

OF OFFICE SPACE



4.75M SF

OFFICE SF LEASED IN 2025

HOSPITALITY



7,900

HOTEL ROOMS IN 41 HOTELS



90%

HIGHEST OCCUPANCY ON RECORD



468

ROOMS IN DEVELOPMENT PIPELINE

FOR MORE INFORMATION, PLEASE CONTACT

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