

A RARE NYC FLAGSHIP OPPORTUNITY

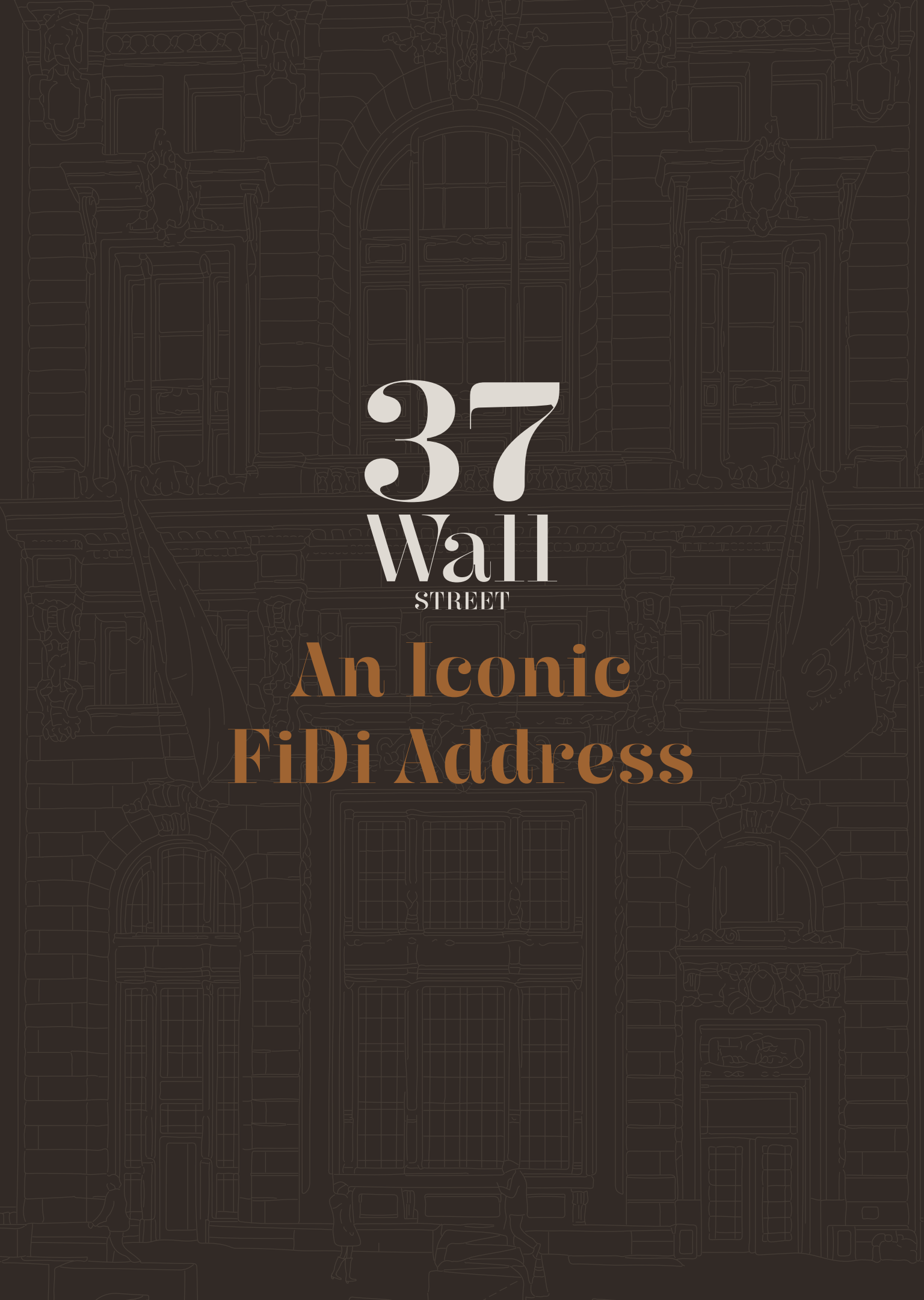
37 Wall STREET

FIDI'S MOST ICONIC CORRIDOR

Steps From NY Stock Exchange
Between Broad & William Streets

S | K | Y | L | I | N | E

**CUSHMAN &
WAKEFIELD**



37 Wall STREET

An Iconic FiDi Address

Located in the heart of the Financial Capital of the world, 37 Wall Street is a landmark Beaux-Arts building in the Financial District, Manhattan. Built in 1907 by prolific New York architect Francis Kimball, the building features a white marble base with intricate carvings and a distinctive six-story bay set into a red brick façade. Originally constructed as headquarters for the Trust Company of America, it served as home to a succession of major Wall Street financial institutions for nearly seven decades. In 2007, the building underwent a dramatic transformation, converting into 373 luxury residences across 25 floors by Skyline Developers, with Costas Kondylis as architect - with the former banking hall preserved as the building's anchor retail space.

Over the last 20 years, 37 Wall Street's grand former banking hall has served as Tiffany & Co.'s Financial District flagship. Available to the market for the first time in two decades, the space showcases a luxury-grade buildout with soaring double-height ceilings, a sweeping sculptural staircase connecting the ground floor to the mezzanine, custom millwork and gilded detailing throughout, and an elevator serving all three levels. An iconic, turnkey space ready to be reimagined as the Financial District's next great flagship for decades to come.



Ground Floor



Exterior View



Staircase Leading to Mezzanine



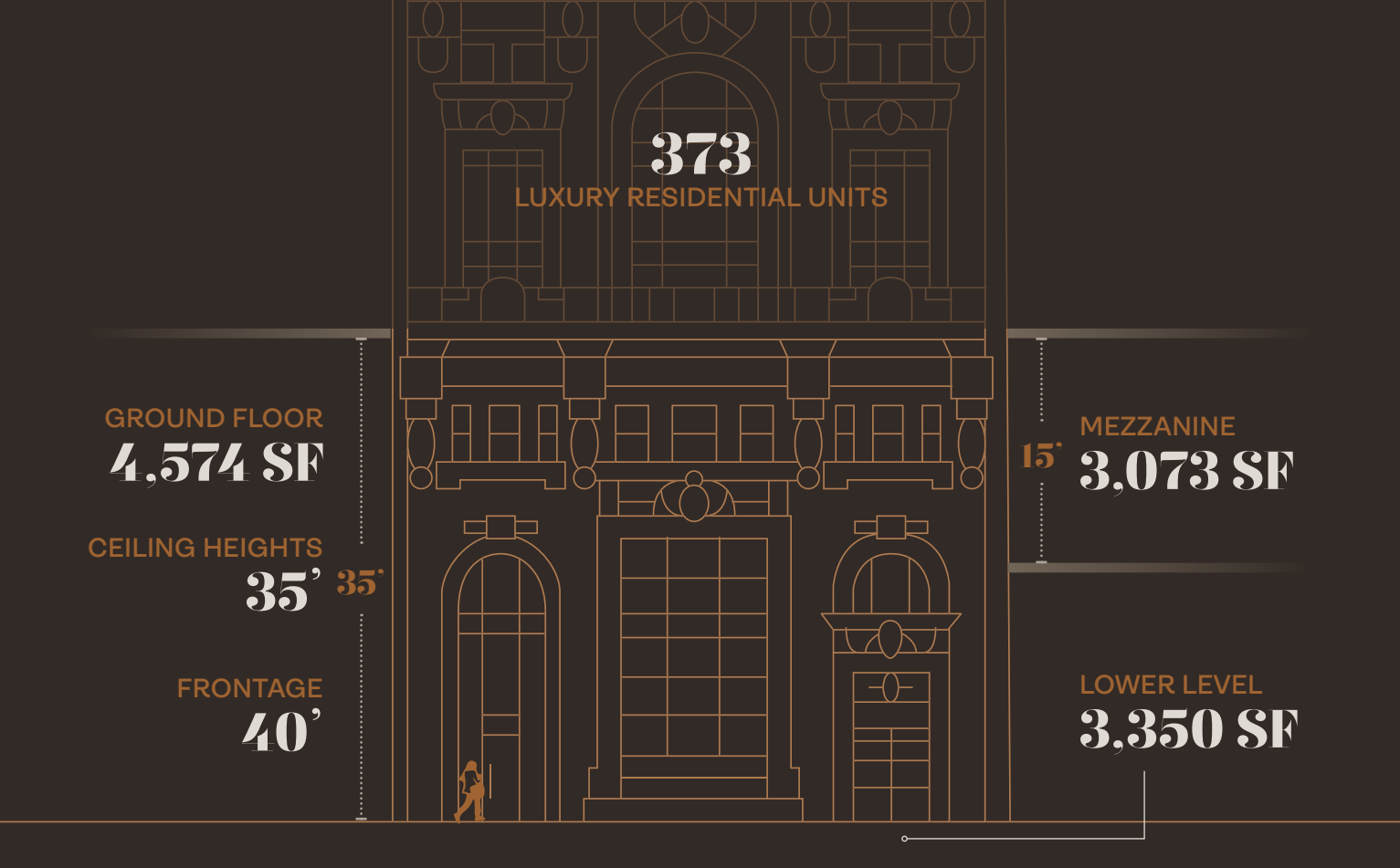
All Glass Case Elevator



Mezzanine Level



Lower Level



~11,000 SF of Flagship Retail Space Available

Available for the **First Time in 20 Years**

Possession **April 2027**

Dramatic Double-Height,
Detailed Gilded Millwork + Original Marble Columns

Glass Enclosed Private Elevator Serving All Three Floors

Dedicated Large Flagpole on Wall Street

All Uses Considered – Ability to Vent for Restaurant Use

Neighboring Tenants



Neighborhood Demographics



RESIDENTIAL
TOTAL RESIDENTS
70,000

HOUSEHOLD MEDIAN INCOME
\$192,009

RESIDENTIAL UNITS
37,283

RESIDENTIAL BUILDINGS
351



UNDER CONSTRUCTION OR
PLANNED FOR DEVELOPMENT
RESIDENTIAL UNITS
8,987

RESIDENTIAL BUILDINGS
32



TRANSPORTATION
TOTAL ANNUAL RIDERSHIP (2024)
66.4 Million



RETAIL
NEW STOREFRONT OPENINGS IN 2025
83

TOTAL SQUARE FEET LEASED
3.26 Million



OFFICE
TOTAL INVENTORY (SF)
82.3 Million

TOTAL EMPLOYEES
282,009



TOURISM
UNIQUE VISITORS IN 2025
10.3 Million

HOTEL ROOMS
7,928

HOTELS
41

37 Wall Street Now Welcomes

its next great retail destination – set at the center of Lower Manhattan’s largest residential transformation since the 1990s.





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EXCLUSIVE LEASING AGENT:

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