

45 WALL STREET

FINANCIAL DISTRICT

NEW YORK, NY 10005



OVER 24,000 SF
OF RETAIL AVAILABLE

WRG | WINICK
REALTY
GROUP



45 WALL STREET

FINANCIAL DISTRICT - NEW YORK, NY 10005

SIZE

Ground Floor	4,070 Square Feet
Lower Level	15,871 Square Feet
Sub-Cellar	4,171 Square Feet
Total	24,112 Square Feet

CEILING HEIGHTS

Ground Floor	16' - 9"
Lower Level	13' - 4"
Sub-Cellar	12'

FRONTAGE

137' wraparound

POSSESSION

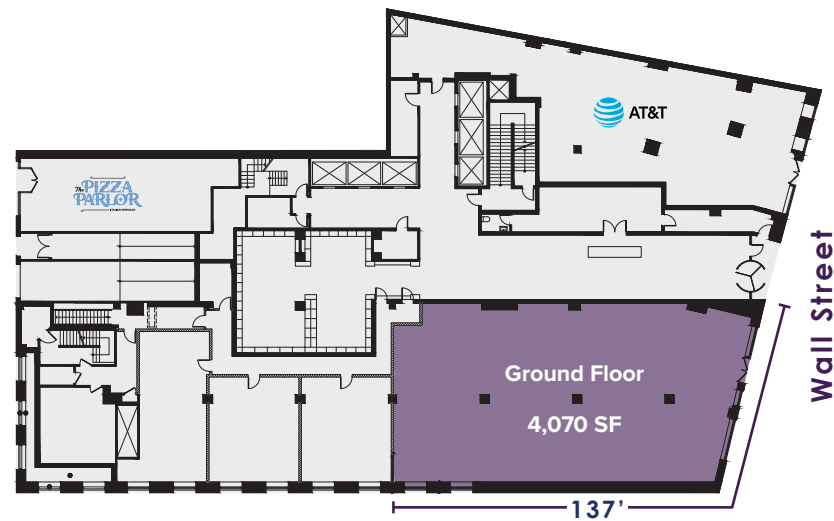
Arranged

NOTES

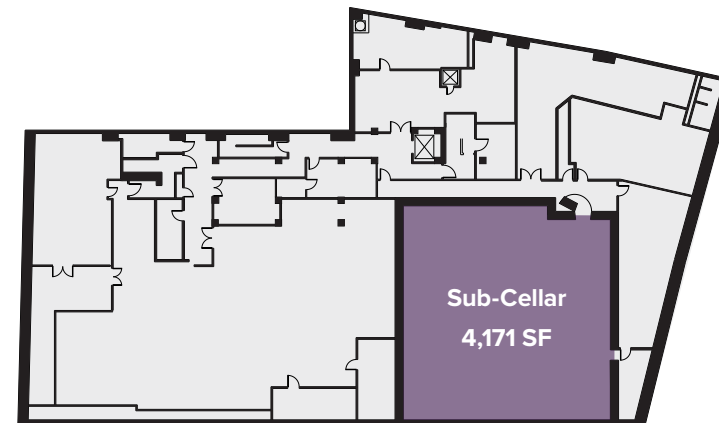
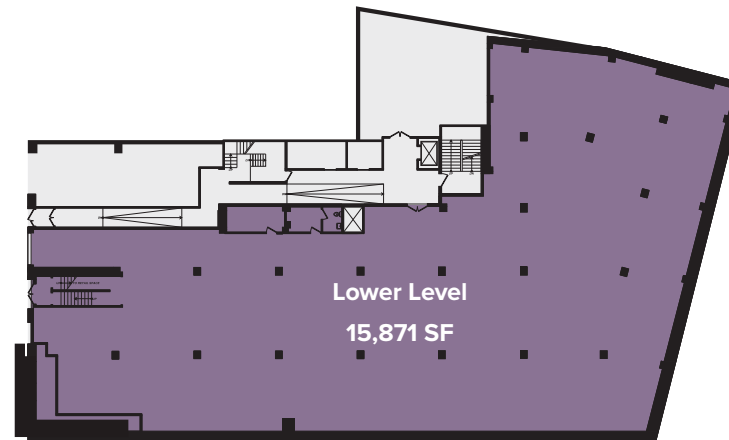
- Rare Large format opportunity in FiDi
- Existing garage in the lower level to be converted to Selling space
- Currently Chase Bank & Icon Parking
- Loading dock via Exchange Place
- Venting is possible
- At the base of a 435 Unit luxury residential tower
- Immediately adjacent to the 2-3 Subway lines
- Ground Floor can be leased separately

NEIGHBORS

Cipriani, Tiffany & Co, New York Stock Exchange, Hermes, Capital Grille, Delmonico's, Cucina Bene Pizza, Alamo Theaters



William Street



VIBRANT FIDI LOCATION





DEMOGRAPHICS

WALK TIME OF 5 MINUTES

KEY FACTS



5,813
Population



32.7
Median Age



1.8
Average
Household Size



\$179,127
Median
Household Income

BUSINESS



6,235
Businesses



136,607
Employees

TOTAL CONSUMER SPENDING BY CATEGORY



\$255.6 M
Food



\$56.8 M
Apparel & Services



\$83.4 M
Entertainment
& Recreation



\$23.5 M
Personal Care
Products & Services

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