

OFFERING MEMORANDUM

6th Floor Penthouse at the Mercantile Building

6 Harrison Street
New York NY 10013

Ron Molcho
Molcho Realty Group
Broker and Owner
(718) 981-3400
info@molchorealtygroup.com

Maurice Molcho
Molcho Realty Group
NJ | NY Assoc. RE Broker
(917) 657-1384
moe@molchorealtygroup.com

Richard Dinerman
Molcho Realty Group
NYS Real Estate Broker
(917) 204-2040
rich@molchorealtygroup.com



THE SPACE

Location	6 Harrison Street New York, NY 10013
Cross Street	Hudson Street
Square Feet	7695
Rent PSF (Monthly)	\$53.00
Lease Type	Modified Gross

HIGHLIGHTS

- Exclusive Office Space at the Iconic Tribeca Mercantile Clocktower. Discover an unparalleled opportunity in the heart of Tribeca at the historic New York Mercantile Building, established in 1884. This open loft penthouse offers the perfect combination of elegance and functionality, making a strong impression for any business seeking to embrace the energy of downtown Manhattan.
- Skylights providing East and South exposure, filling the space with natural light
- High gabled ceilings with multiple seating levels for optimal privacy and collaboration
- Wet Pantry equipped for all catering needs
- Beautiful Wood Floors
- Architectural Details throughout for a distinguished aesthetic
- Private Restrooms for tenant convenience
- Conference Room for seamless meetings
- Oversized common work space, 8 work stations, 2 private offices, 1 conference room



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
152,851	1,009,722	2,378,540

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$199,433	\$185,172	\$169,662

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
75,522	499,760	1,106,915

PROPERTY FEATURES

BUILDING SF	53,685
PENTHOUSE SF	7,695
YEAR BUILT	1884
ZONING TYPE	C6-2A (HIGH DENSITY COMMERCIAL)
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	8.5
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
ELEVATOR	Yes
BUILDING ACCESS	24/7
LOBBY ATTENDANT	Full Time

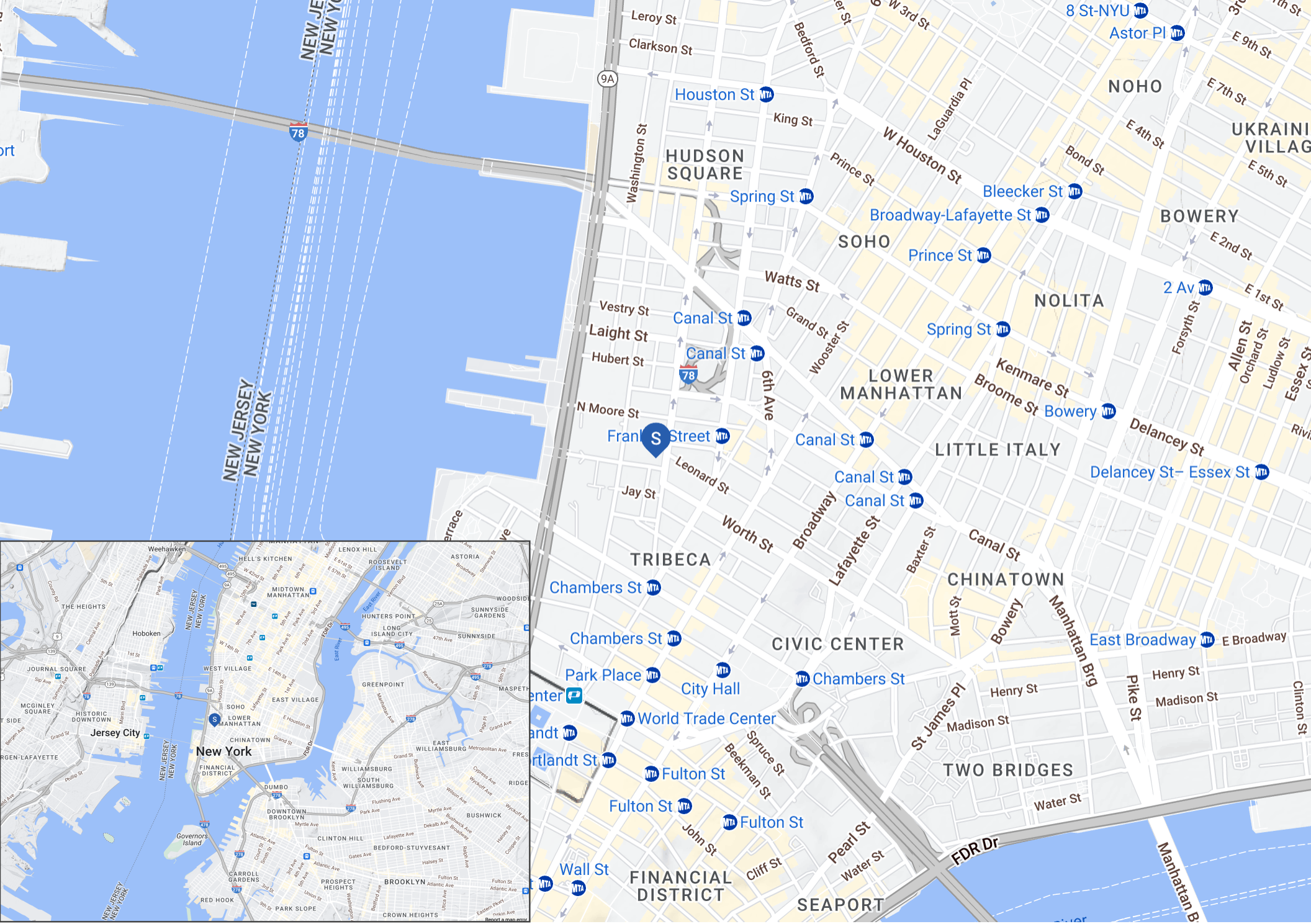
MECHANICAL

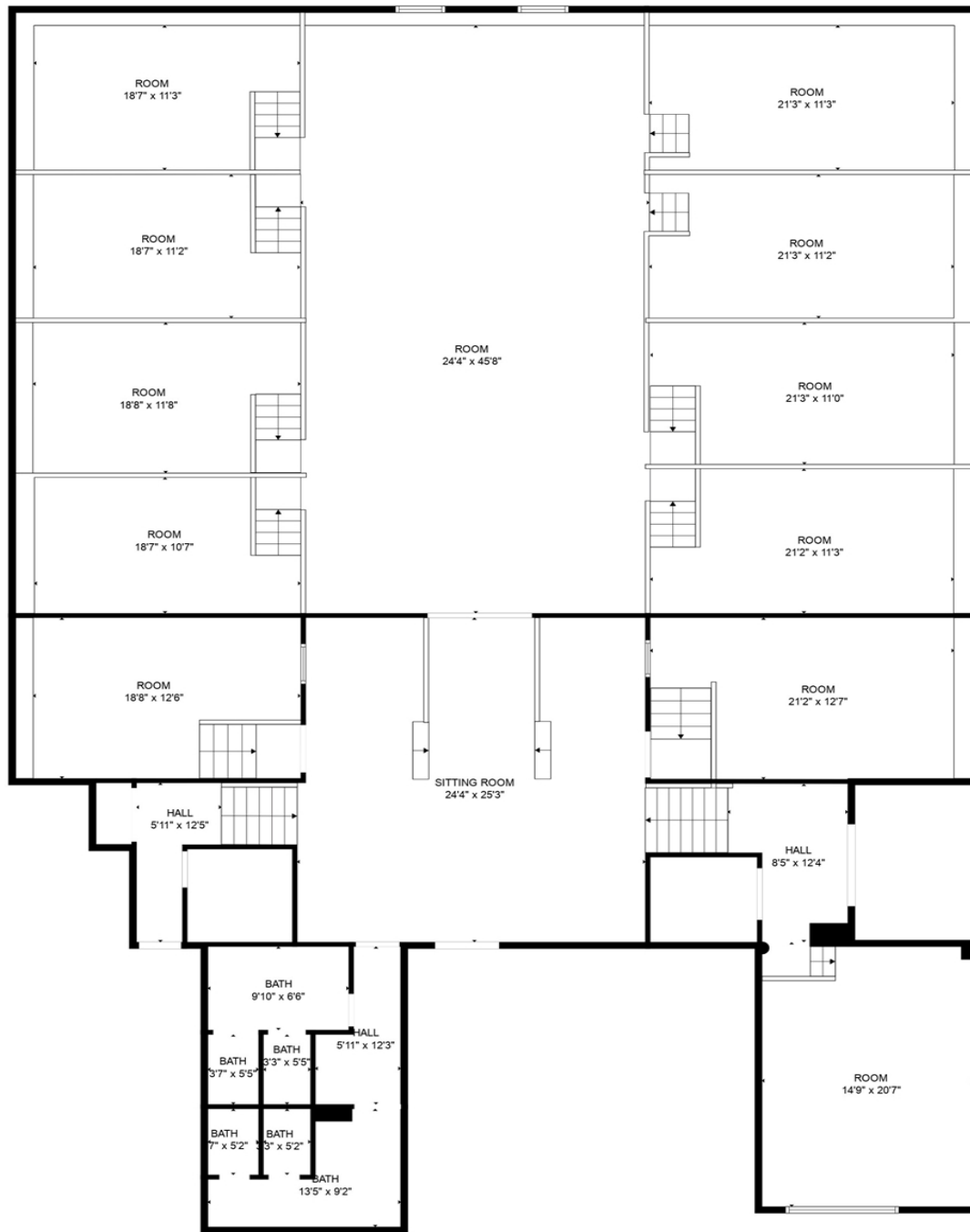
HVAC	Tenant-Controlled
ELECTRICAL / POWER	Sub Metered

TENANT INFORMATION

MAJOR TENANT/S	Public.com
MAJOR TENANT/S	Communications Workers Union of America







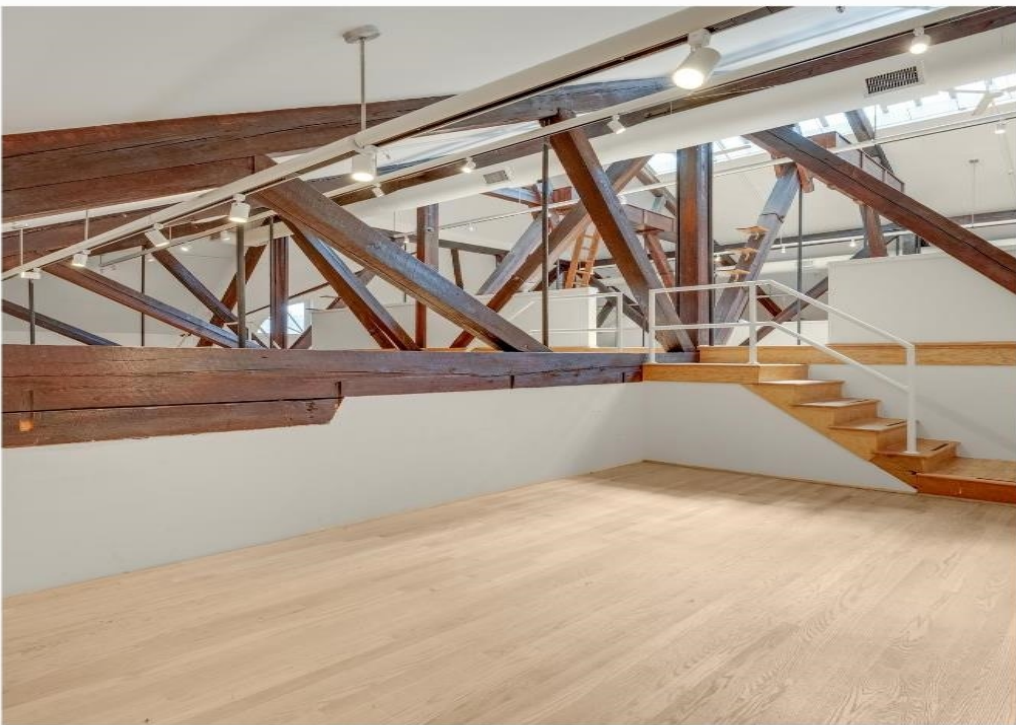
6 Harrison St. 6th Floor Penthouse, New York, NY 10013





An uncommon commonspace











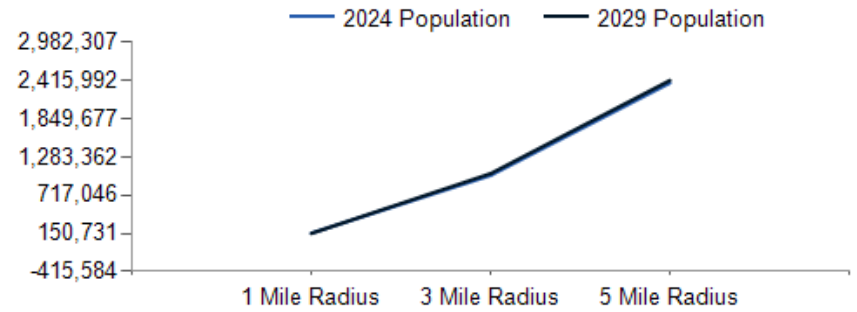




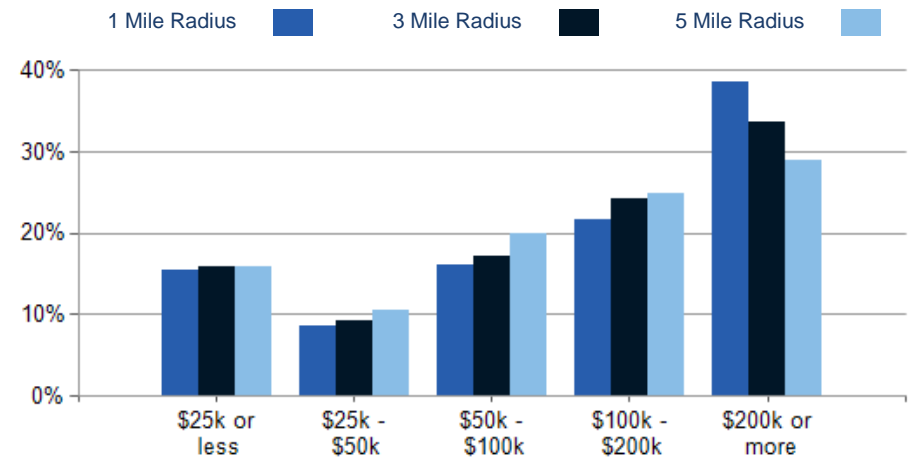
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	120,954	796,302	1,990,261
2010 Population	141,710	866,828	2,095,310
2024 Population	152,851	1,009,722	2,378,540
2029 Population	150,731	1,036,756	2,415,992
2024-2029: Population: Growth Rate	-1.40%	2.65%	1.55%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,236	56,362	119,687
\$15,000-\$24,999	3,372	22,474	55,607
\$25,000-\$34,999	2,652	18,947	48,668
\$35,000-\$49,999	3,773	27,215	68,164
\$50,000-\$74,999	5,914	44,380	115,571
\$75,000-\$99,999	6,147	41,400	104,308
\$100,000-\$149,999	9,189	67,249	158,566
\$150,000-\$199,999	7,173	53,977	115,289
\$200,000 or greater	29,064	167,723	320,961
Median HH Income	\$139,320	\$124,911	\$109,896
Average HH Income	\$199,433	\$185,172	\$169,662

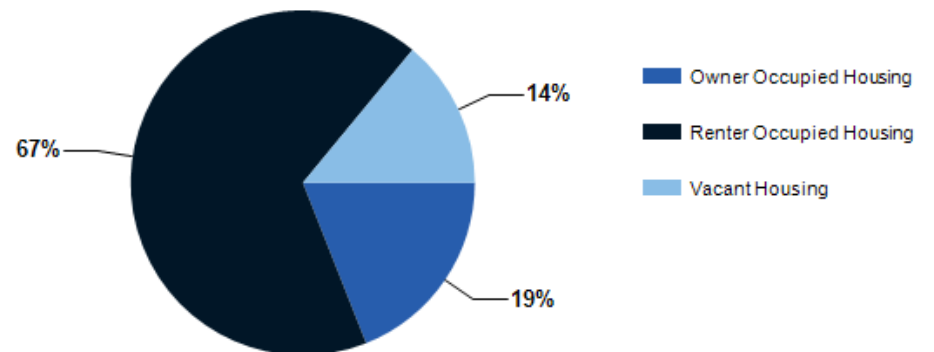
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	58,351	399,713	956,441
2010 Total Households	67,848	420,523	954,867
2024 Total Households	75,522	499,760	1,106,915
2029 Total Households	76,286	524,465	1,146,844
2024 Average Household Size	1.92	1.93	2.09
2024-2029: Households: Growth Rate	1.00%	4.85%	3.55%



2024 Household Income

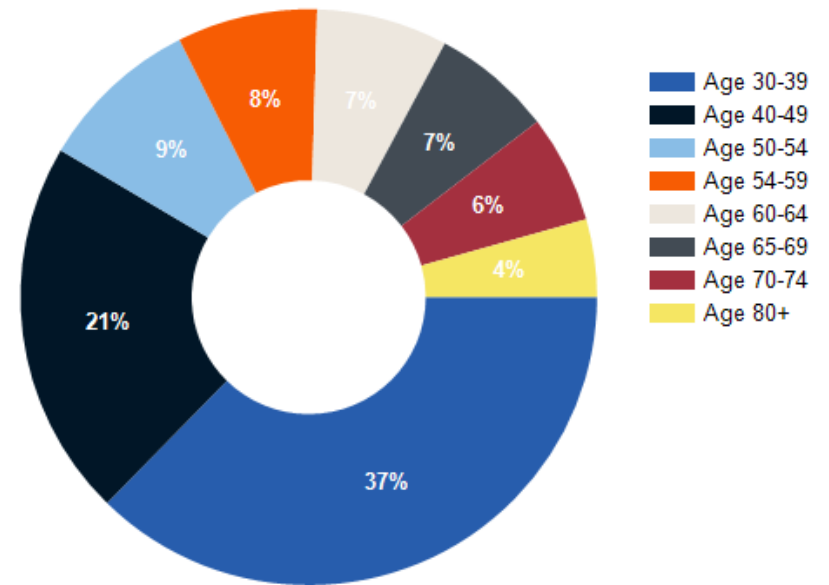


2024 Own vs. Rent - 1 Mile Radius

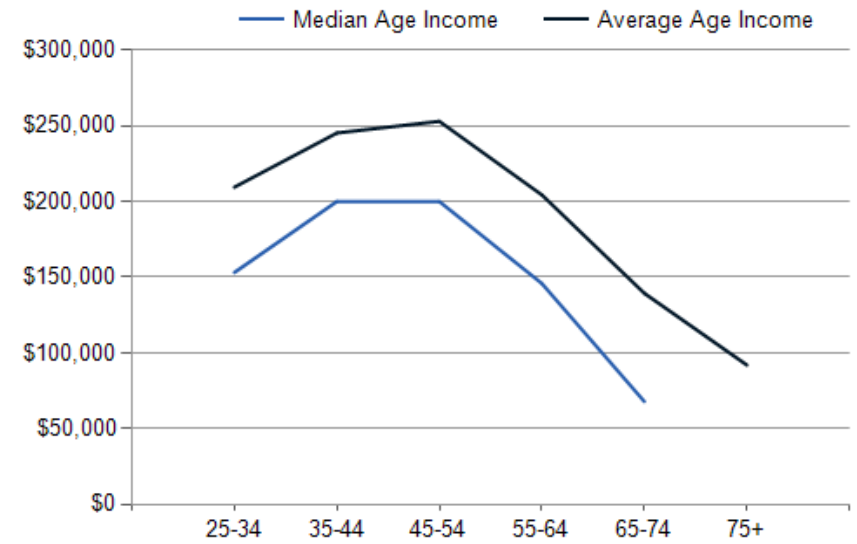


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	20,124	147,234	321,677
2024 Population Age 35-39	13,894	101,548	233,488
2024 Population Age 40-44	10,746	73,727	176,011
2024 Population Age 45-49	8,571	55,102	134,996
2024 Population Age 50-54	8,273	50,892	126,932
2024 Population Age 55-59	7,166	44,665	111,585
2024 Population Age 60-64	6,718	41,690	104,582
2024 Population Age 65-69	6,136	37,043	92,278
2024 Population Age 70-74	5,530	31,959	78,507
2024 Population Age 75-79	3,981	24,036	61,680
2024 Population Age 80-84	2,558	15,098	39,462
2024 Population Age 85+	3,111	15,857	39,897
2024 Population Age 18+	133,008	871,924	2,012,492
2024 Median Age	35	35	35
2029 Median Age	37	37	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$153,093	\$136,378	\$120,270
Average Household Income 25-34	\$209,441	\$193,851	\$176,583
Median Household Income 35-44	\$200,001	\$172,362	\$145,781
Average Household Income 35-44	\$245,287	\$225,026	\$201,009
Median Household Income 45-54	\$200,001	\$176,739	\$144,771
Average Household Income 45-54	\$252,962	\$228,210	\$202,786
Median Household Income 55-64	\$145,839	\$118,807	\$106,086
Average Household Income 55-64	\$204,376	\$183,590	\$170,741
Median Household Income 65-74	\$67,793	\$60,993	\$64,349
Average Household Income 65-74	\$139,341	\$127,881	\$128,621
Average Household Income 75+	\$91,932	\$93,343	\$101,503



6th Floor Penthouse at the Mercantile Building

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Molcho Realty Group and it should not be made available to any other person or entity without the written consent of Molcho Realty Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Molcho Realty Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Molcho Realty Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Molcho Realty Group has not verified, and will not verify, any of the information contained herein, nor has Molcho Realty Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Ron Molcho
Molcho Realty Group
Broker and Owner
(718) 981-3400
info@molchorealtygroup.com



Maurice Molcho
Molcho Realty Group
NJ | NY Assoc. RE Broker
(917) 657-1384
moe@molchorealtygroup.com



Richard Dinerman
Molcho Realty Group
NYS Real Estate Broker
(917) 204-2040
rich@molchorealtygroup.com



MOLCHO
REALTY GROUP

<https://molchorealtygroup.com/>