

# 40 RECTOR STREET

48,824 RSF  
ENTIRE 6<sup>TH</sup> & 7<sup>TH</sup> FLOORS  
OFFICE CONDOMINIUMS FOR SALE  
**REQUEST FOR PROPOSAL**  
DELIVERED VACANT - SOLD TOGETHER OR SEPARATELY



## EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the entire sixth (6th) and seventh (7th) floors at 40 Rector Street (“The Property”). Located in the heart of Lower Manhattan, the building is in close proximity to the newly redeveloped World Trade Center site and Brookfield Place with access to many subways, the PATH train and several ferry lines. This ownership opportunity would provide most non-profits and government entities an exemption from paying real estate taxes. The space is built-out as a modern higher-education installation with 16 classrooms, 59 offices, 2 computer labs, a large library, student lounge, 4 conference rooms, multiple server/IT rooms, 8 single restrooms and 4 communal restrooms.

**Seller may also consider offers for its entire premises, which would include the entire 6th through 8th floors and a partial 6,719 GSF high-ceilinged ground floor premises currently serving as a dedicated entrance at 60 West Street, office, and event space along with building signage and two dedicated elevators.**

## MECHANICAL SPECS

- Air Handlers (Chill water coil/air cooled DX backup) 6th Floor - 4 units (6,000 CFM; 7,800 CFM; 9,350 CFM; 4,500 CFM) HVAC: 7th Floor - 3 units (7,300 CFM; 7,150 CFM; 10,000 CFM)
- Recent Building Projects: Roof (2021) , Chill Water Tower (2023), Condenser Water Tower (2023)
- Glycol condenser water systems – Liebert units, 6th Floor - 1.5 ton capacity used for networking closet, 7th Floor - 1.5 ton capacity used for networking closet
- Two elevators (shared only with Seller) and entrance on West Street



## PROPERTY INFORMATION

Location	The north side of Rector Street between West and Washington Streets
Units	200, 300, 700 & 800
Block / Lots	55 / 1002, 1003, 1014 & 1015
1st Floor Rentable SF (approx.)	6,719
1st Floor Common Charges (Annual)	\$52,887
1st Floor Real Estate Taxes (Annual)	\$36,919
1st Floor Common Interest	1.2157%
6th Floor Rentable SF (approx.)	24,412
6th Floor Common Charges (Annual)	\$262,501
6th Floor Real Estate Taxes (Annual)	\$185,420
6th Floor Common Interest	6.0340%
7th Floor Rentable SF (approx.)	24,412
7th Floor Common Charges (Annual)	\$262,440
7th Floor Real Estate Taxes (Annual)	\$185,379
7th Floor Common Interest	6.0326%
8th Floor Rentable SF (approx.)	24,412
8th Floor Common Charges (Annual)	262,448
8th Floor Real Estate Taxes (Annual)	262,448
8th Floor Common Interest	6.0328%

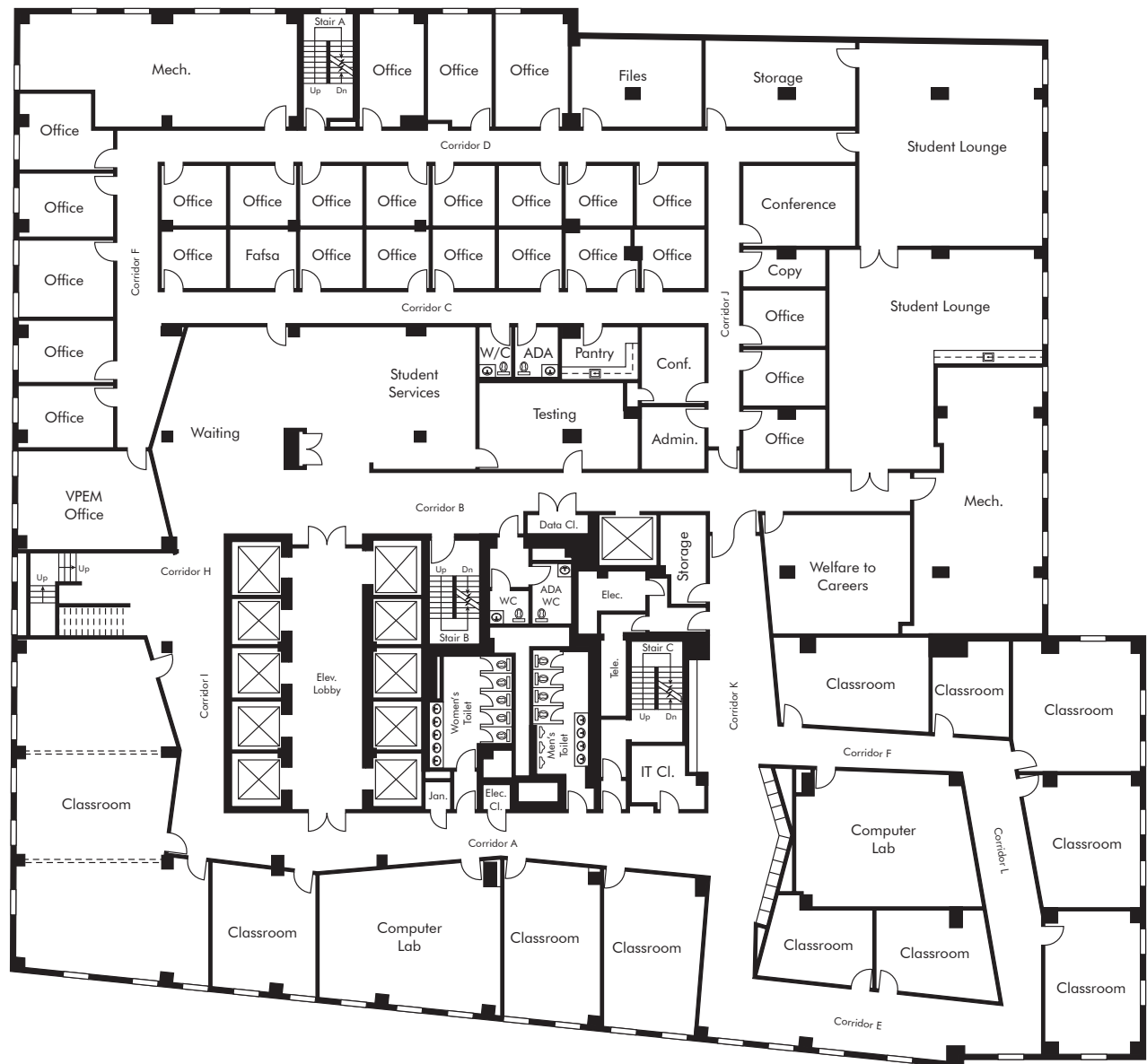


## GROUND FLOOR - AS-BUILT PLAN



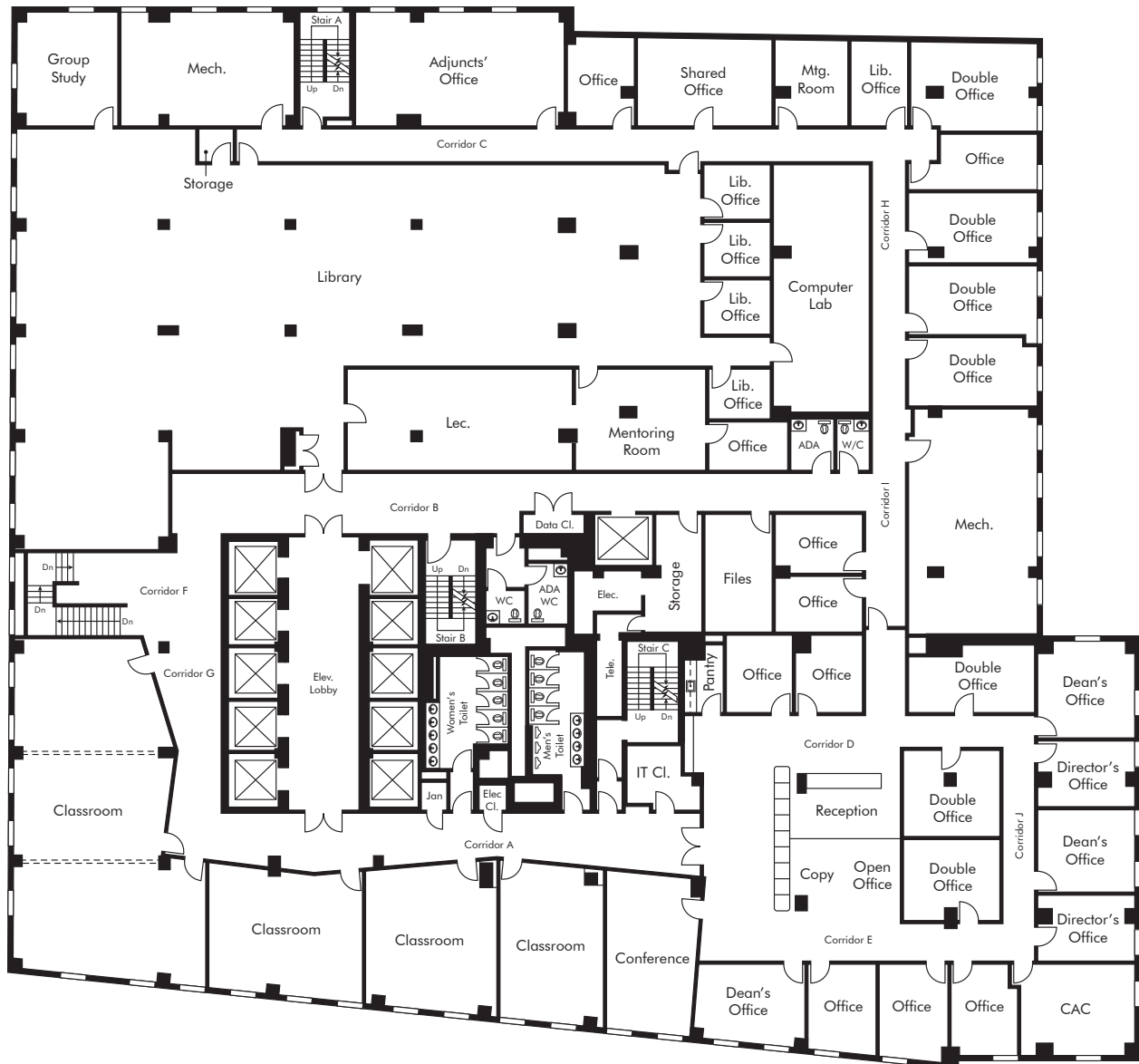


## 6TH FLOOR – AS-BUILT PLAN





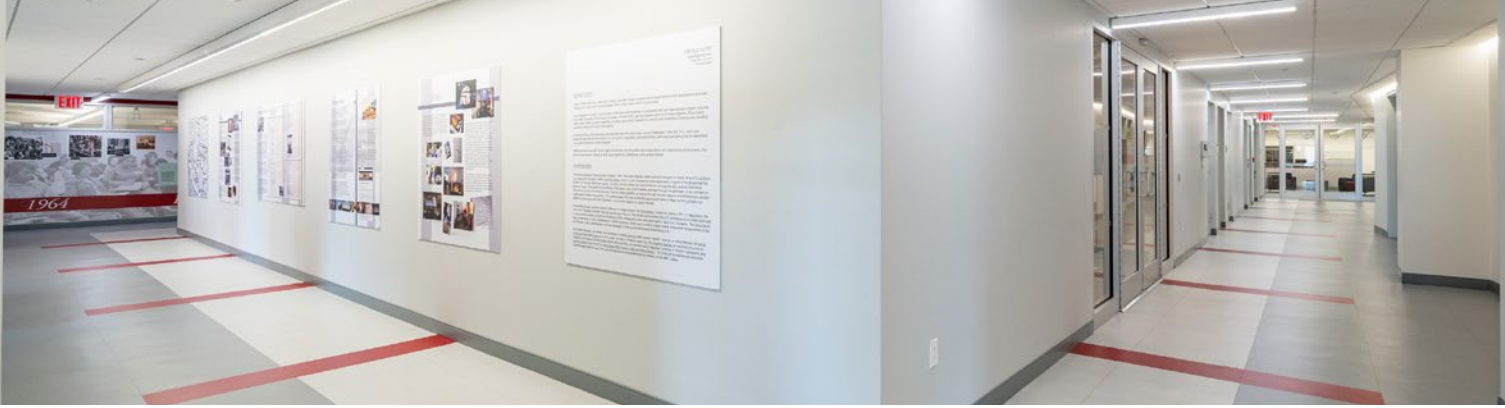
## 7TH FLOOR - AS-BUILT PLAN





## 8TH FLOOR - AS-BUILT PLAN





## PHOTOS

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PHOTOS





## PHOTOS

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# PHOTOS



## 40 RECTOR STREET



# AMENITIES MAP

**40**  
**RECTOR STREET**



10 MIN WALK

5 MIN WALK

## FITNESS

1. EQUINOX
2. EQUINOX
3. BLINK FITNESS
4. F45 TRAINING
5. THE TERRACE CLUB
6. CRUNCH FITNESS
7. ORANGETHEORY FITNESS
8. SWEAT440
9. EQUINOX
10. LIFE TIME
11. LIFE TIME
12. PLANET FITNESS
13. CROSSFIT WALL STREET
14. COMPLETEBODY
15. CBXT
16. XTREME GYM
17. RETRO FITNESS

## HOTELS

1. CONRAD NEW YORK
2. FOUR SEASONS HOTEL
3. MILLENNIUM HILTON
4. MOXY NYC
5. WORLD CENTER HOTEL
6. CLUB QUARTERS
7. ARTEZEN HOTEL
8. RESIDENCE INN
9. NEW YORK MARRIOTT
10. THE CLOUD ONE
11. THE WASHINGTON
12. HOLIDAY INN
13. COURTYARD
14. HOLIDAY INN
15. GILD HALL
16. HOTEL INDIGO
17. RADISSON HOTEL
18. MINT HOUSE AT 70 PINE - NYC
19. THE WAGNER

## ARTS & ENTERTAINMENT

1. NATIONAL SEPTEMBER 11 MEMORIAL MUSEUM
2. NATIONAL MUSEUM OF THE AMERICAN INDIAN
3. MUSEUM OF JEWISH HERITAGE
4. SKYSCRAPER MUSEUM
5. BATTERY PARK
20. HOLIDAY INN EXPRESS
21. HOTEL INDIGO
22. THE WALL STREET HOTEL
23. HYATT CENTRIC
24. WALL STREET INN
25. THE FIDI HOTEL
26. DOUBLETREE
27. HAMPTON INN
28. HILTON GARDEN INN

## RESTAURANTS

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. BAR A VIN</li> <li>2. DOS TOROS TAQUERIA</li> <li>3. MEZZE ON THE RIVER</li> <li>4. LE PAIN QUOTIDIEN</li> <li>5. NAYA</li> <li>6. GANSEVOORT LIBERTY MARKET</li> <li>7. TREADWELL PARK</li> <li>8. EATALY NYC DOWNTOWN</li> <li>9. MORTON'S THE STEAKHOUSE</li> <li>10. OSTERIA DELLA PACE</li> <li>11. MUGHLAI INDIAN CUISINE</li> <li>12. LAZZARO BOWLS</li> <li>13. BILL'S BAR &amp; BURGER DOWNTOWN</li> <li>14. O'HARA'S RESTAURANT AND PUB</li> <li>15. SKINOS</li> <li>16. TRINITY PLACE</li> <li>17. SCHILLING RESTAURANT &amp;</li> </ol> | <ol style="list-style-type: none"> <li>18. BAR</li> <li>19. MANON CAFÉ</li> <li>20. BAO BAO CAFE</li> <li>21. YEH'S BAO</li> <li>22. JIANGNAN CHINESE CUISINE</li> <li>23. ZAZA DINER</li> <li>24. REGULAR</li> <li>25. CLINTON HALL</li> <li>26. TAJIN</li> <li>27. BLISS BOWL</li> <li>28. GREENWICH AND DELANCEY</li> <li>29. GEORGE'S</li> <li>30. WOGIES BAR AND GRILL</li> <li>31. JUST SALAD</li> <li>32. INATTESO CAFE</li> <li>33. CAFE RUMI</li> <li>34. LOX</li> <li>35. RESERVE CUT</li> <li>36. INATTESO PIZZABAR</li> <li>37. EL TORO MEXICAN GRILL</li> </ol> |
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# 40 RECTOR STREET

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