



**356 Broadway
Offering Memorandum**

SERHANT.

**PRIME TRIBECA
OPPORTUNITY**

Exclusive Agents

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356 Broadway
New York, NY 10013

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TAX MAP



Positioned along one of Tribeca's most prominent commercial corridors, 356 Broadway offers a rare opportunity to acquire a highly visible retail condominium in the heart of Lower Manhattan. Spanning approximately 4,438 square feet across the ground level, lower level, and sub-lower level, the property provides flexible space ideally suited for flagship retail, showroom, gallery, wellness, or experiential uses. Surrounded by premier retailers, acclaimed restaurants, luxury residential developments, and multiple subway lines, the location benefits from exceptional pedestrian traffic and outstanding connectivity. With classic cast-iron architecture and a prestigious Broadway address, the asset presents a compelling opportunity for both investors and owner-users seeking a presence in one of New York City's most established neighborhoods.

PROPERTY INFORMATION

ADDRESS:	356 Broadway
NEIGHBORHOOD:	Tribeca
BLOCK & LOT	00171-7501
TYPE:	Retail
STORIES	5
ZONING:	C6-4A / R10A equiv.
UNIT SQUARE FOOTAGE	4,438
COMMON CHARGES	\$21,210
ANNUAL RE TAXES	\$86,003

NEARBY TRANSPORTATION



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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

356 Broadway

New York, NY 10013



Executive Summary

Located in the heart of Tribeca, this exceptional retail condominium presents a rare opportunity to purchase or lease a highly versatile commercial asset in one of Manhattan's most sought-after neighborhoods. The property features an expansive, light-filled ground-floor retail space with impressive ceiling heights and an open layout, making it ideal for a flagship retail store, gallery, showroom, luxury brand, wellness concept, or other experiential use. Surrounded by acclaimed restaurants, luxury residential developments, and thriving retail, the location benefits from strong pedestrian traffic, outstanding visibility, and excellent accessibility.

The property encompasses approximately 4,438 SF in total, including 2,838 SF of prime ground-level retail, 1,000 SF on the lower level, and an additional 600 SF sub-lower level. This efficient multi-level layout provides valuable office, storage, operational, and back-of-house support while maximizing the expansive retail footprint above, creating an exceptional opportunity for owner-users, retailers, and investors seeking a premier commercial asset in one of Downtown Manhattan's most established retail corridors.

Situated in the heart of Tribeca, 356 Broadway is surrounded by some of Downtown Manhattan's most sought-after lifestyle, dining, retail, and cultural destinations. Just moments from SoHo, Hudson Square, the Financial District, and Chinatown, the property is ideally positioned near Washington Market Park, City Hall Park, the New York City Hall complex, and the Tribeca Film Center, while being surrounded by luxury boutiques, renowned art galleries, creative offices, and flagship retailers. The neighborhood is home to acclaimed restaurants including Bubby's, Locanda Verde, Frenchette, The Odeon, Walker's, and Marc Forgione, as well as premier amenities such as Whole Foods Market, Equinox Tribeca, and Brookfield Place, creating an exceptional environment that continues to attract residents, professionals, tourists, and businesses alike.



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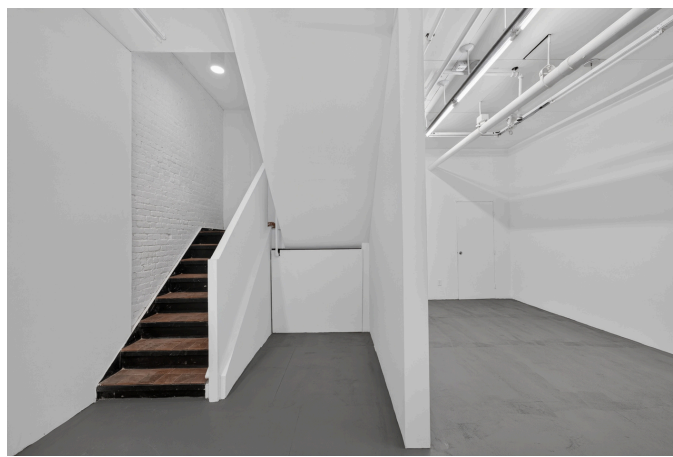
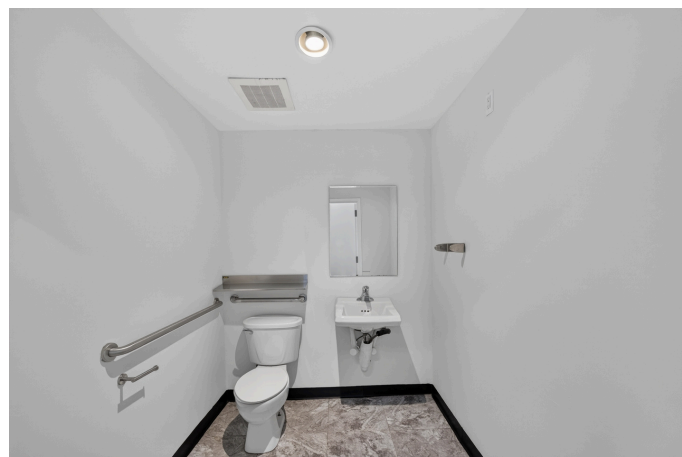


Positioned in the heart of Tribeca, 356 Broadway is surrounded by one of Manhattan's strongest public transportation networks. Within a short walk are the Canal Street, Chambers Street, and City Hall subway stations, providing access to the N, Q, R, W, A, C, E, 1, 2, 3, 4, 5, 6, J, and Z lines and offering seamless connectivity throughout New York City. This exceptional transit access enhances convenience for employees, customers, and visitors alike, further strengthening the property's appeal for both retail and office users.



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The background is a solid dark blue color. It features several white, curved lines that sweep across the frame, creating a sense of movement and depth. One large curve starts from the top left and arcs towards the center. Another curve starts from the bottom left and arcs towards the right. A third curve starts from the top right and arcs towards the center. A fourth curve starts from the middle right and arcs towards the bottom right.

Sales Team



Dominique Florio

Lic. Associate RE Broker
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(516) 509-5476

Dominique Florio is a highly regarded real estate advisor known for her strategic mindset, market expertise, and ability to deliver results across New York City's competitive real estate landscape. As an Associate Broker at SERHANT. and the Founder of The Exchange Team, her work is largely focused on commercial real estate, advising investors, owners, and operators on acquisitions, sales, and leasing strategies throughout Manhattan, Brooklyn, Queens, and Long Island.

Dominique's experience is heavily concentrated in mixed-use buildings, multifamily assets, retail, development opportunities, and commercial leasing. She is known for her ability to analyze complex assets, identify value, and strategically position properties within the market. With a strong understanding of both operational performance and investment fundamentals, Dominique helps clients evaluate opportunities, structure transactions, and navigate negotiations with clarity and confidence.

As the founder of The Exchange Team at SERHANT., Dominique leads a relationship-driven platform centered on strategic advisory and hands-on execution. She personally oversees marketing strategy, deal negotiations, and client communications to ensure each asset is presented effectively and receives meaningful exposure across the brokerage and investor community.

Clients rely on Dominique for her market knowledge and decisive approach to transactions. Her ability to combine strong market intelligence with disciplined negotiation has made her a trusted advisor to property owners, developers, and investors navigating the complexities of New York City real estate.



Francesca Baglio

Senior Advisor

Lic. Real Estate Salesperson
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With over a decade of experience in the dynamic New York City real estate market, **Francesca Baglio** is a trusted expert in both residential and commercial real estate. She currently serves as Senior Advisor to The Exchange, and her work spans new development, investment strategy, and full-cycle project execution across New York City, the Hamptons, and surrounding markets.

Francesca has extensive experience across a wide range of asset types, from single-family homes to large-scale investment properties and full condominium building sellouts. She has played key roles in multiple successful new development projects, including the sellout of several nine-figure developments, contributing to pricing strategy, unit mix positioning, marketing oversight, and direct sales execution.

In addition to her brokerage experience, Francesca is an active real estate investor, bringing a dual perspective that aligns developer objectives with end-user demand. She is known for her ability to identify market opportunities, position product effectively, and drive efficient absorption in competitive markets.

Emanuele Fiore is an international real estate and financial professional with a decade of experience in some of the world's biggest markets. His clients appreciate his honesty and fun personality, and as a financial advisor he provides the added benefit of helping them ground their real estate decisions with a broader investment-based perspective. Originally from Torino, Italy, Emanuele moved to Milan when he was 18 and pursued a successful modeling career. He then started his own real estate agency, CASA IN, doing rentals and sales throughout Italy while partnering with other agencies in Europe. He broke into the New York market with one of the most prestigious teams in Manhattan, which consistently ranked in the top ten in terms of listing volume and sales. Now at SERHANT, Emanuele works with buyers, sellers, investors, and developers in NYC, the Hamptons, and Miami. While he specializes in high-end luxury listings and new development projects like 432 Park Avenue, he loves working with clients at all price points and property types. Emanuele has lived all over the world, including Milan, Tokyo, London, Paris, Miami, Hamburg, and New York. He is fluent in Italian, English, Spanish, and Portuguese, and his personal interests include art, finance, and photography.

TEAM LEADER "EMANUELE FIORE TEAM"
Associate Real Estate Broker

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is the first
real estate
company
designed for
the marketplace of
tomorrow and is the
most followed real estate
brand in the world.

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