

COMPASS



160 Pearl St, New York, NY 10005

Development Site with Flexible Ground Lease/Purchase Options



160 Pearl St | New York, NY 10005

Block/Lot:	0039/0006
Square Feet:	22,614
Building Dimensions:	47' X 88'
Stories:	6
Lot SF:	4,343
Lot Dimensions:	47' X 101' (IRR)
Zoning:	C5-5 (R10 Equivalent)/LM
Residential FAR:	12 (As Of Right With Rec Bonus)
Residential BSF:	52,116 (As Of Right Inc Rec Bonus)
Max Residential BSF:	62,477 (Plus Air Rights)
Commercial BSF:	65,145
Taxes (23/24):	\$216,299
Tax Class:	4

Property Overview

Compass has been retained on an exclusive basis to facilitate the ground lease or sale of 160 Pearl Street, a prime development opportunity in the Financial District. This 22,614 SF six-story building sits on a 4,343 square foot lot and offers a maximum of 65,145 buildable square feet.

With C5-5 (R10 equivalent)/LM zoning, the property has a residential FAR of 12 (including the recreation bonus) allowing for 52,116 BSF as of right, which can be increased to 62,477 BSF by purchasing the neighboring air rights. The commercial FAR of 15 entails a maximum of 65,145 BSF between residential and commercial uses. Positioned amidst the thriving FiDi market, which has condo sales ranging from \$2,500 per square foot, and rentals from \$100 per square foot, 160 Pearl Street is a lucrative canvas for a value-add investor or an end-user.

Ownership is open to various proposals that reflect the unique nature of this property, including but not limited to a ground lease or lease-to-own scenario. This flexibility, combined with the building's exceptional location and development potential, makes 160 Pearl Street an unparalleled mixed-use opportunity for a creative developer.

Feel free to reach out with any questions, to request a zoning study, pro forma, or submit an offer via email at Nathan.Horne@Compass.com or call/text 706-255-5657.

Flexible Purchase/Lease Options

(Ground Lease, Lease-to-own, etc.)

65,145 BSF

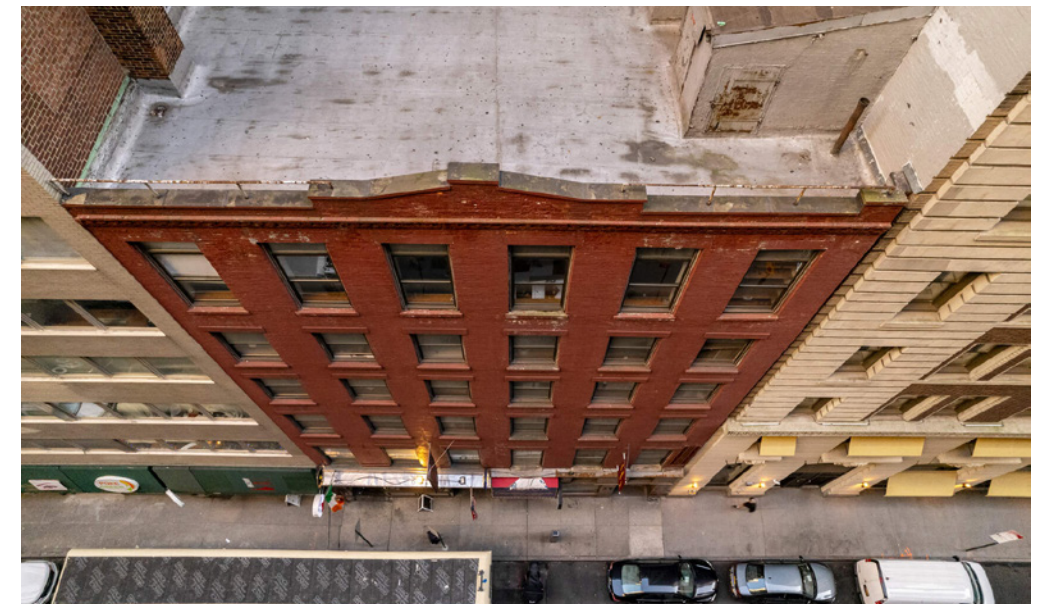
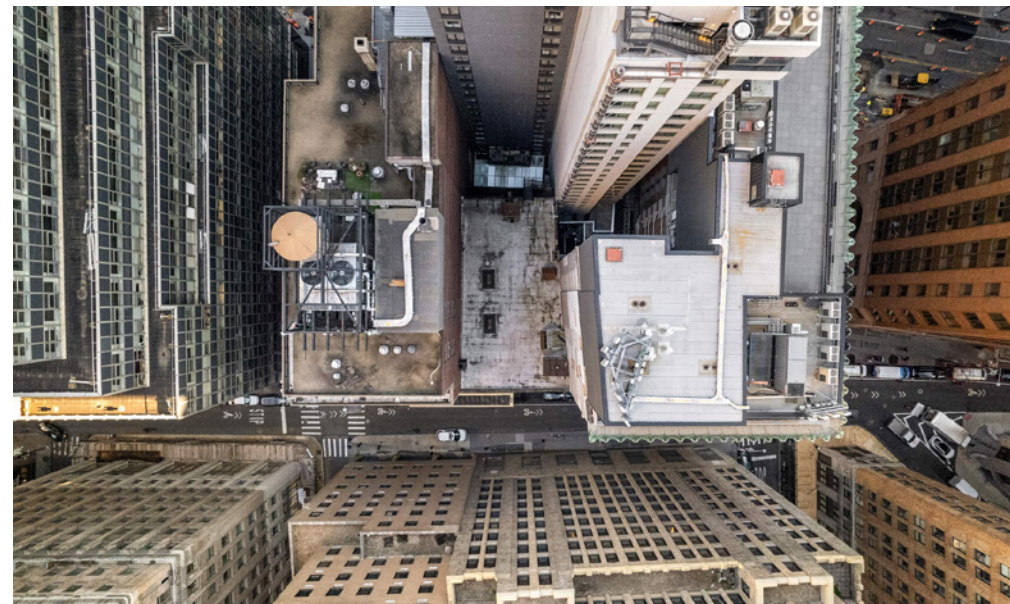
Max Buildable

Condos in FiDi

\$2,500/SF

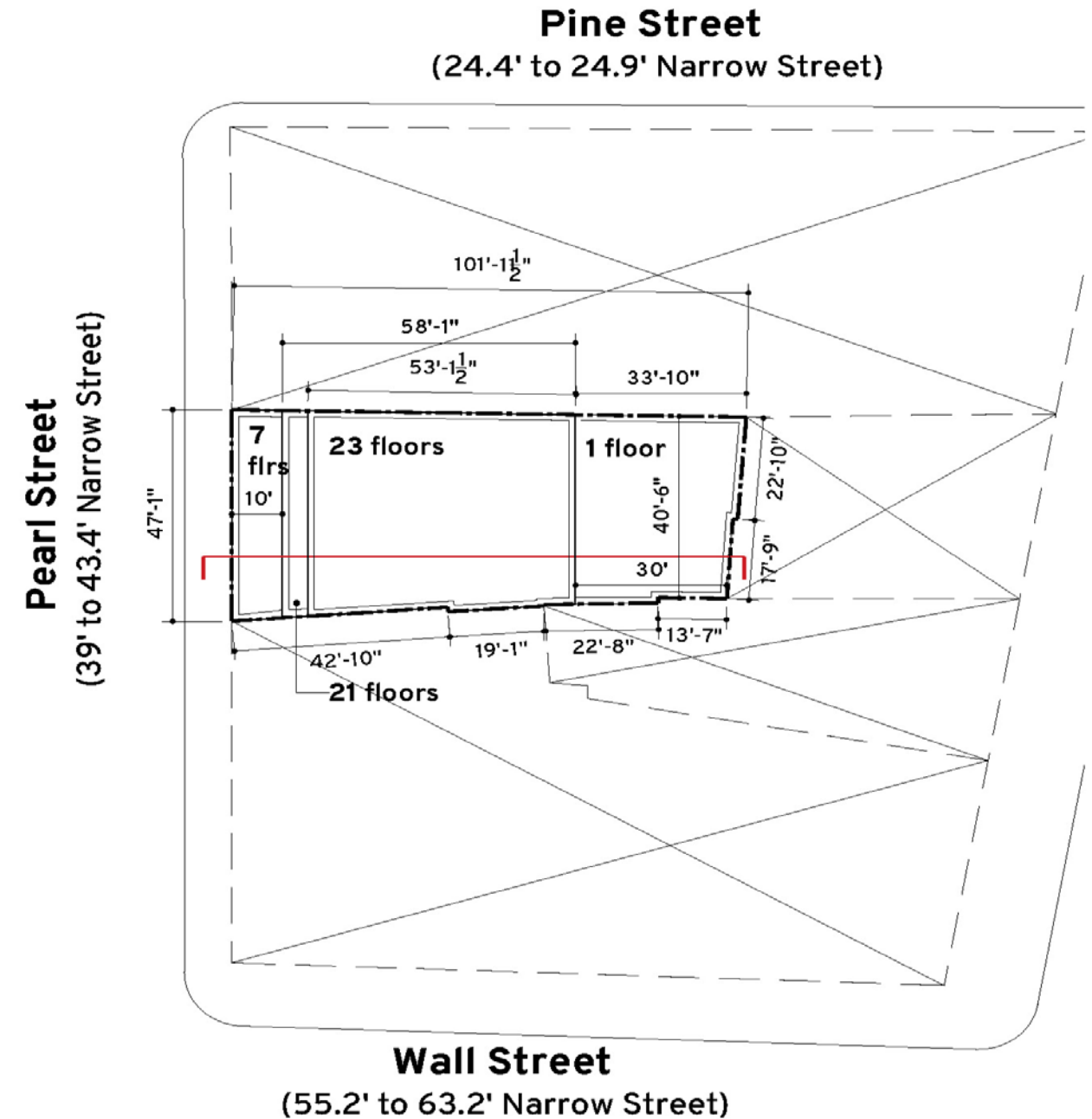
Rentals in FiDi

\$100/SF



Zoning Study / Manhattan Block 39 / Lot 6

Base Scheme (Zone Calculations)	
Lot Area	
Development Lot:	C5-5 (LM) 4,343 SF
Floor Area Ratio (FAR)	
Maximum Residential FAR:	10.00
Maximum Community Facility FAR:	15.00
Maximum Commercial FAR:	15.00
Maximum Residential FAR with Recreation Space Bonus:	12.00
Zoning Floor Area (ZFA)	
Maximum Residential Floor Area with Recreation Space:	10.00
Maximum Community Floor Area:	15.00
Maximum Commercial Facility Floor Area:	15.00
Maximum Total Zoning Floor Area (All Uses):	65,145 SF
- Mechanical Deductions:	4.00% / 2,605.8 SF
- Mechanical Floor Allotment (1 Floor):	2,560 SF
- Quality Housing Deductions:	5.75% / 2,996.7 SF
- Bulkhead:	TBD
- Exterior Wall Deductions:	TBD
- Parking Ramp on First Floor	0.0 SF
Maximum Projected Gross Floor Area Above Grade:	73,307.5 SF
Lot Coverage Calculations	
Maximum Permitted Lot Coverage (65%) from 85' to 300':	2,823 SF
Proposed Lot Coverage between 85' to 300':	2,330 SF
Parking Calculations	
No Parking Required.	
Parking Calculations	
Required Recreation Space for 12.0 Residential FAR:	5,000 SF
Proposed Rooftop Recreation Space:	1,800 SF
Proposed Inner Court Recreation Space:	1,317 SF
Proposed Setback above 7th Floor Recreation Space:	695 SF
Proposed Interior Recreation Space at 8th Floor:	1,188 SF
Maximum Total Zoning Floor Area (All Uses):	5,000 SF
Quality Housing Recreation Space Requirement:	1,453.4 SF
Proposed Interior Deductible Recreation Space:	1,188 SF



1 site plan
1/32" = 1'-0"

Zoning Notes and Assumptions

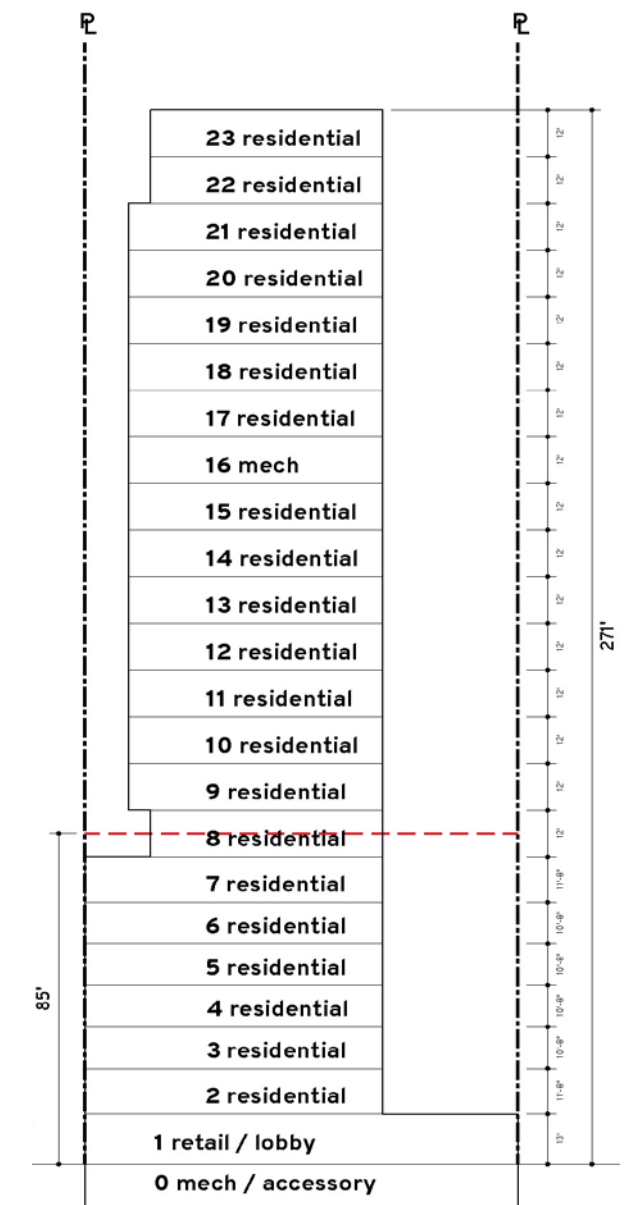
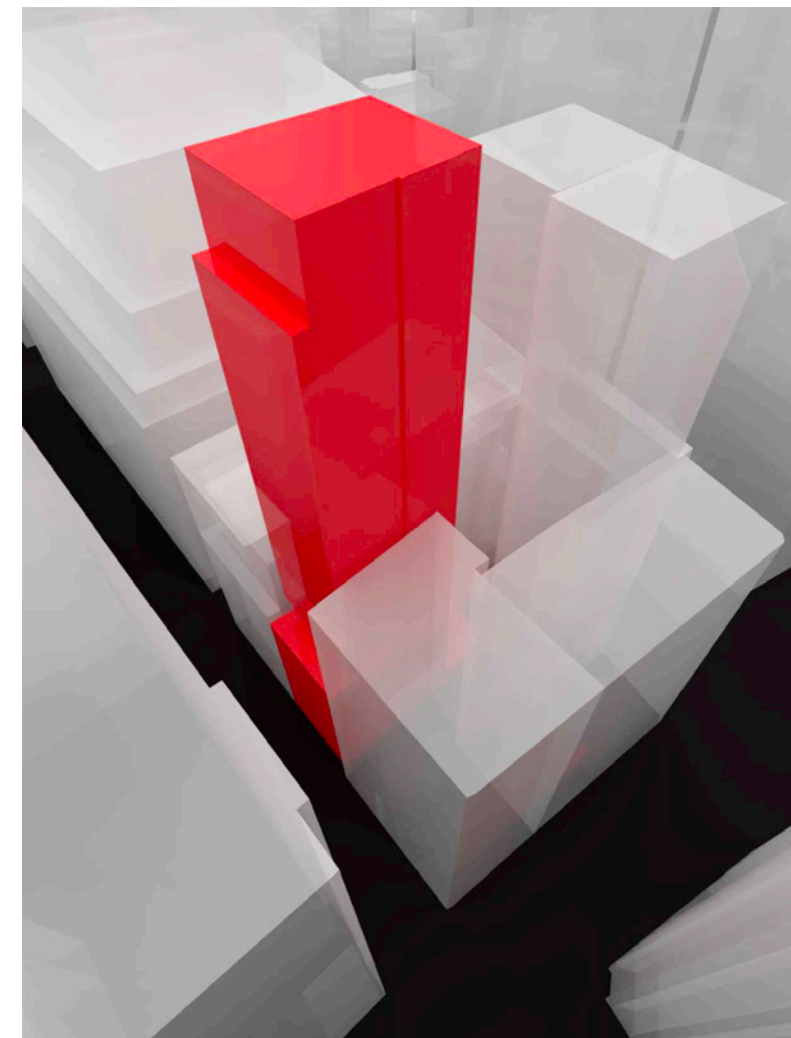
- (1) Zoning Lot Area as per ACRIS Recorded Deed Land Description. Subject to Survey confirmation. Major ir between deed document and DOF tax maps noted. Survey should be updated to resolve all courses outlir Description.
- (2) Estimated mechanical deductions subject to building design development. Scheme assumes one mecha
- (3) 12.0 Maximum FAR for residential uses subject to recreation space requirement. Recreation space to be i the main roof, above the 7th floor setback, at the 8th floor, and in the inner court above the first floor.
- (4) Building may make use of additional development rights from adjacent parcels if so acquired. For fully buil adjacent parcels, transaction may involve a transfer of up to 10,361 SF from 160 Pearl Street in exchange corresponding and equal amount of residential development rights.

Residential Base Scheme / Manhattan Block 39 / Lot 6

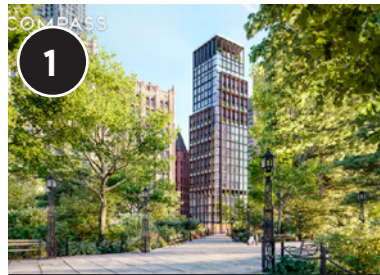
Gross Floor Area Chart (by Floor)						
Floor (Range)	Floor (Quality)	Residential	Community Facility	Commercial	Floor Plate Total	Building Region Subtotal
C	1	0.0 SF	0.0 SF	4,343 SF	4,343 SF	4,343 SF
1	1	1,350 SF	0.0 SF	2,993 SF	4,343 SF	4,343 SF
2 to 7	6	3,026 SF	–	0.0 SF	3,026 SF	18,156 SF
8	1	2,330 SF	–	–	2,330 SF	2,330 SF
9 to 21	13	2,560 SF	–	–	2,560 SF	33,280 SF
22 and 23	2	2,330 SF	–	–	–	4,660 SF
Gross Floor Area	24					67,112 SF
Gross Floor Area (Above Ground)	23					62,769 SF

Gross Floor Area Chart						
Floor (Range)	Floor (Quality)	Residential	Community Facility	Commercial	Floor Plate Total	Building Region Subtotal
C	1	0 SF	0.0 SF	4,343 SF	–	4,343 SF
1	1	1,350 SF	0.0 SF	2,993 SF	–	4,343 SF
2 to 7	6	18,156 SF	0.0 SF	0.0 SF	–	18,156 SF
8	1	2,330 SF	0.0 SF	0.0 SF	–	2,330 SF
9 to 21	13	33,280 SF	0.0 SF	0.0 SF	–	33,280 SF
22 and 23	2	4,660 SF	0.0 SF	0.0 SF	–	4,660 SF
Gross Floor Area	24	59,776 SF	0.0 SF			67,112 SF
Gross Floor Area (Above Ground)	23	59,776 SF	0.0 SF			62,769 SF

Project Zoning Floor Area Utilized						
Use	Mechanical				Gross Above Grade	Zoning Floor Area
	Mechanical	Bulkhead	Parking	Quality Housing		
Residential	4,738.6 SF	TBD	0.0 SF	3,131 SF	59,776 SF	51,905.6 SF
Commercial	115.1 SF	TBD	0.0 SF	0.0 SF	2,993 SF	2,877.9 SF
Community Facility	0.0 SF	TBD	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Total	4,853 SF	0.0 SF	0.0 SF	3,131.8 SF	62,769 SF	54,783.5 SF
Remaining Total Zoning Floor Area in Proposed Scheme:						10,361.5 SF
Remaining Residential Zoning Floor Area in Proposed Scheme:						210.4 SF



Sales Comps

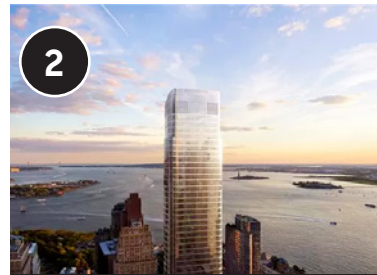


1

33 Park Row, Unit 15A

2,183 SF

\$2,671 PPSF



2

50 West St, Unit 49B

1,513 SF

\$2,578/SF

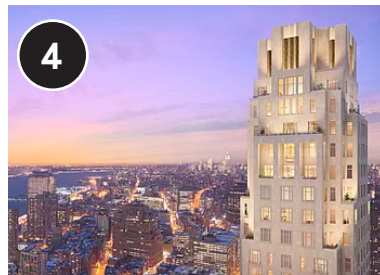


3

123 Washington St, Unit 51B

1,175 SF

\$2,551 PPSF

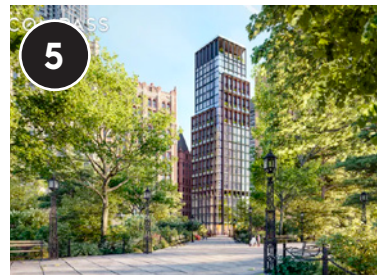


4

30 Park Pl, Unit 39D

498 SF

\$2,711/SF

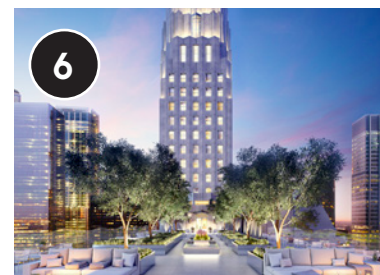


5

33 Park Row, Unit 17B

1,175 SF

\$2,899/SF

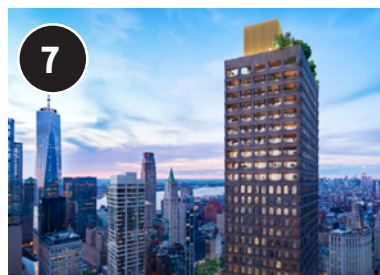


6

1 Wall St, Unit 3301

2,280 SF

\$2,705/SF



7

130 William St, Unit 45C

1,042 SF

\$2,506 PPSF

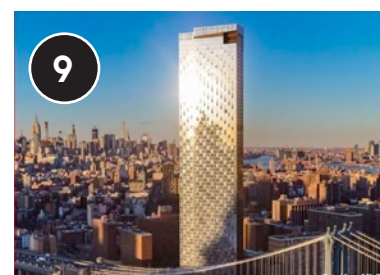


8

25 Park Row, Unit 44A

3,580 SF

\$3,352/SF



9

225 Cherry St, Unit 39A

1,163 SF

\$2,579/SF



Rental Comps



1
225 Cherry St, Unit 23A

1,162 SF

\$103.27 P/SF



2
19 Dutch St, Unit PH7

1,209 SF

\$112.07 P/SF



3
20 Pine St, Unit 1404

1,350 SF

\$88.89 P/SF



4
1 Wall St, Unit 2512

833 SF

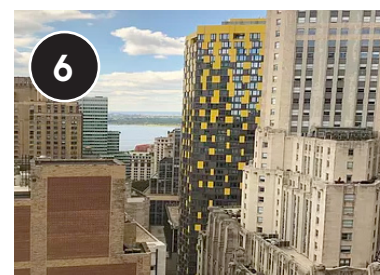
\$122.38 P/SF



5
99 John St, Unit 2203

800 SF

\$112.50 P/SF



6
75 Wall St, Unit 24G

653 SF

\$110.63 P/SF



7
180 Water St, Unit 1714

699 SF

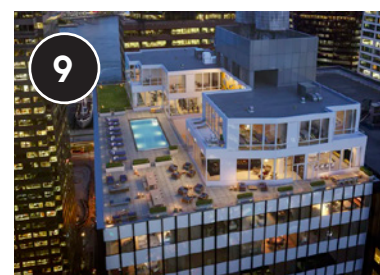
\$105.58 P/SF



8
70 Pine St, Unit 5201

820 SF

\$85.02 P/SF



9
180 Water St, Unit 2415

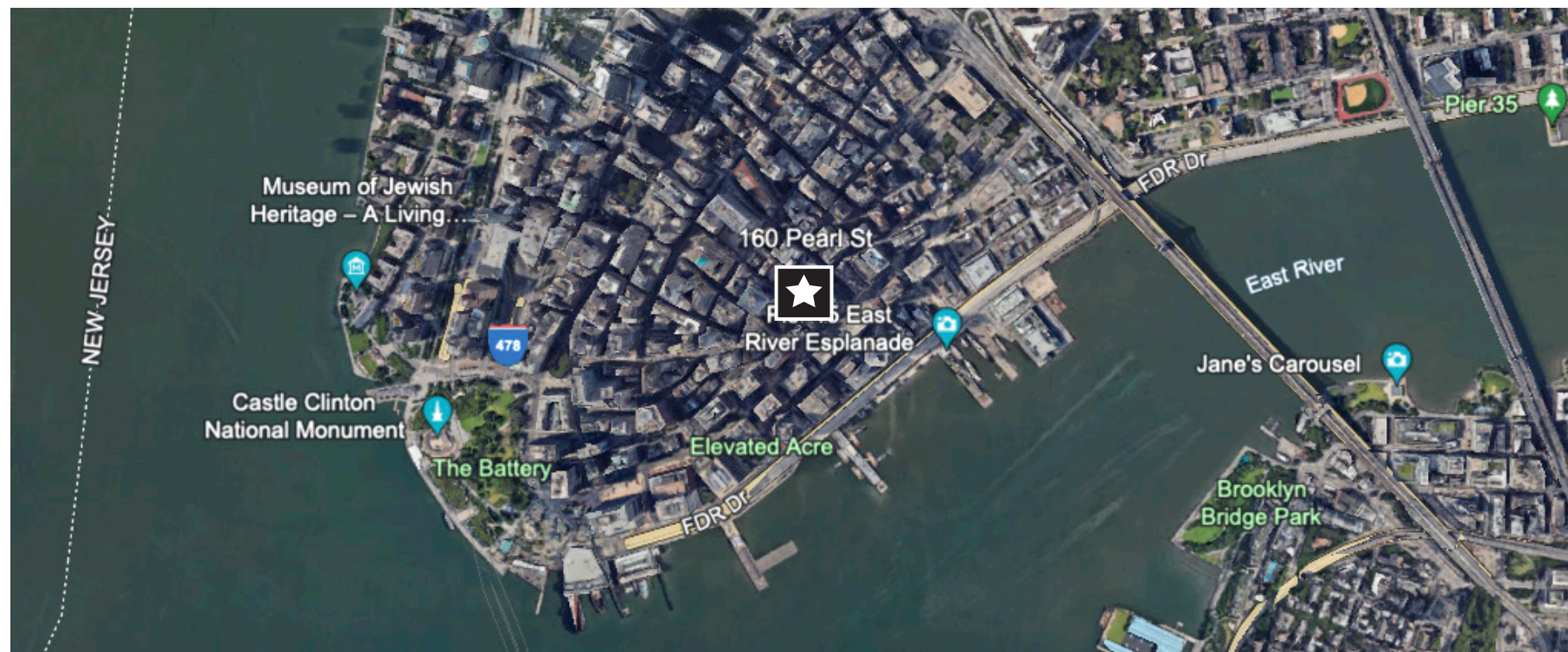
849 SF

\$93.00 P/SF



Lower Manhattan

Lower Manhattan, a pivotal hub of global finance and culture, stands as the historic core of New York City as well as the birthplace of American capitalism and a symbol of economic power worldwide. This area's rich history, tracing back to the early days of the New Amsterdam settlement, juxtaposes with its modern skyline, showcasing an evolution from a colonial outpost to a towering center of commerce and finance. The neighborhoods in Lower Manhattan, such as the Financial District, Tribeca, and Battery Park City, are not only renowned for their skyscrapers but also for their significant contributions to arts, culture, and history. Here, the intertwining of historic streets and monumental architecture narrates the story of the city's growth and resilience. Lower Manhattan's ongoing development reflects its adaptive nature, as it continues to be a prime location for influential businesses, luxury real estate, and vibrant cultural institutions, further cementing its status as a global icon of urban progress and diversity.



Point of Interests



- ★ 160 Pearl St, New York, NY 10005
- ① The Battery Park
- ② Whitehall St-South Ferry
- ③ One New York Plaza
- ④ Brooklyn Bridge
- ⑤ Manhattan Bridge
- ⑥ Brooklyn Bridge Park
- ⑦ Pier 11 / Wall St.
- ⑧ Interstate-478
- ⑨ New York Stock Exchange
- ⑩ Wall Street
- ⑪ Twenty Exchange
- ⑫ Federal Reserve Bank of New York
- ⑬ City Hall Park
- ⑭ Brookfield Place
- ⑮ Battery Park City / Vesey St.
- ⑯ Lower Manhattan
- ⑰ Soho
- ⑱ Williamsburg Bridge
- ⑲ Chinatown
- ⑳ Lower East Side
- ㉑ Pier 36 NYC

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