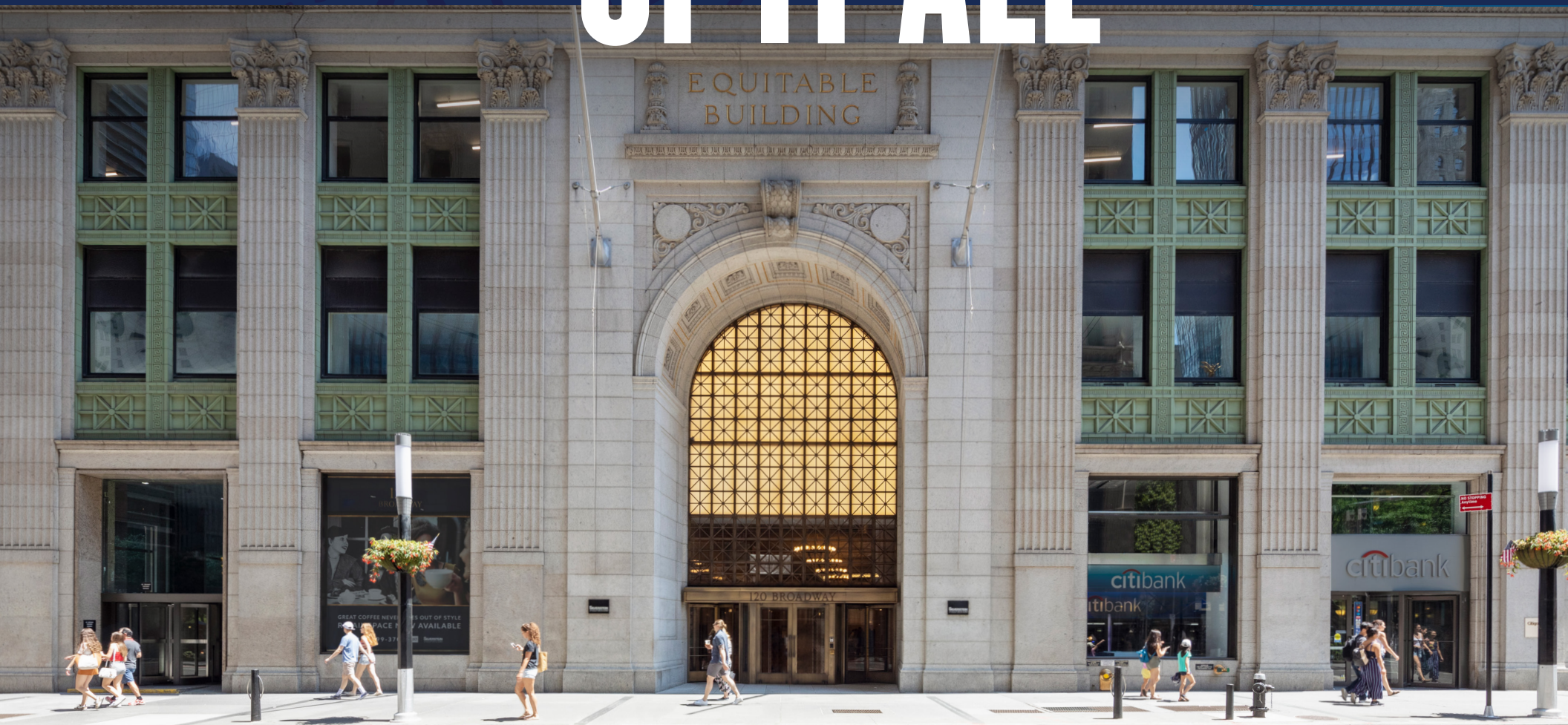


RETAIL AND RESTAURANT OPPORTUNITIES

120
BROADWAY

IN THE CENTER OF IT ALL



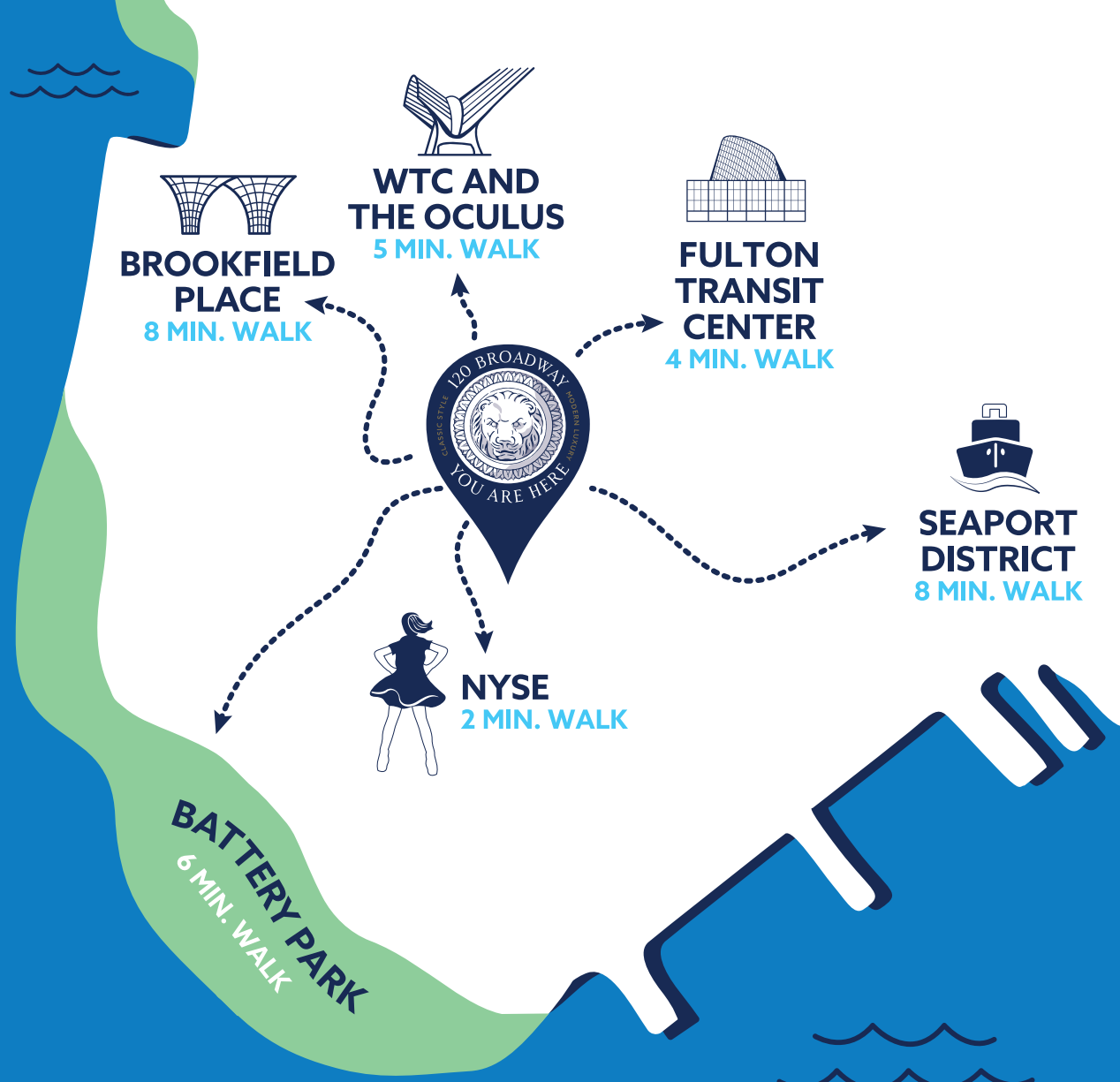
STEPS FROM EVERYTHING

120 Broadway is a 1.9 million square foot office building that takes up a full city block in the heart of Downtown's vibrant and energized Financial District.

BROADWAY CORNER SPACE



THE MIDDLE OF THE ACTION



120 Broadway is a short walk from FiDi's various traffic generators, transportation hubs and tourist attractions. The building's location provides retailers/restaurants spectacular foot traffic, visibility, and brand positioning.



YOU HAVE ARRIVED

IN-BUILDING ACCESS TO:



NEARBY ACCESS TO:



PATH



DOWNTOWN
CONNECTION
SHUTTLE SERVICE



NEIGHBORS:

OFFICE

ALM Media
Macmillan Publishers
AIG
Conde Nast
Spotify
Brown Brothers Harriman
MoëtHennessey
Uber
Cleary Gottlieb
Diageo
WPP
HarperCollins
Omnicom Group
Zola
Group M

RETAIL

Tiffany & Co.
Anthropologie
SoulCycle
Equinox
Whole Foods
Manhatta
H&M
Eataly

THE DOWNTOWN MARKET

64,000

Residents living in Lower Manhattan



1,187

Retailers in Lower Manhattan



\$8.8 BILLION

Annual Spending Power of Lower Manhattan



33,380

Residential Units

14 MILLION

Tourists visited Lower Manhattan



357,961

Average Weekday Subway Ridership

253,237

Private Sector Employees in the Area



92,708

Daily Ferry Ridership

55,125

Daily PATH Ridership



GROUND FLOOR

SITE PLAN



BROADWAY CORNER SPACE

APPROXIMATE SIZE

Ground Floor | 7,114 SF
Mezzanine | 1,739 SF
Lower Level | 5,092 SF
Total | 13,945 SF

CEILING HEIGHTS

Ground Floor | 20'
Mezzanine | 10'
Lower Level | 14'

POSSESSION

Immediate

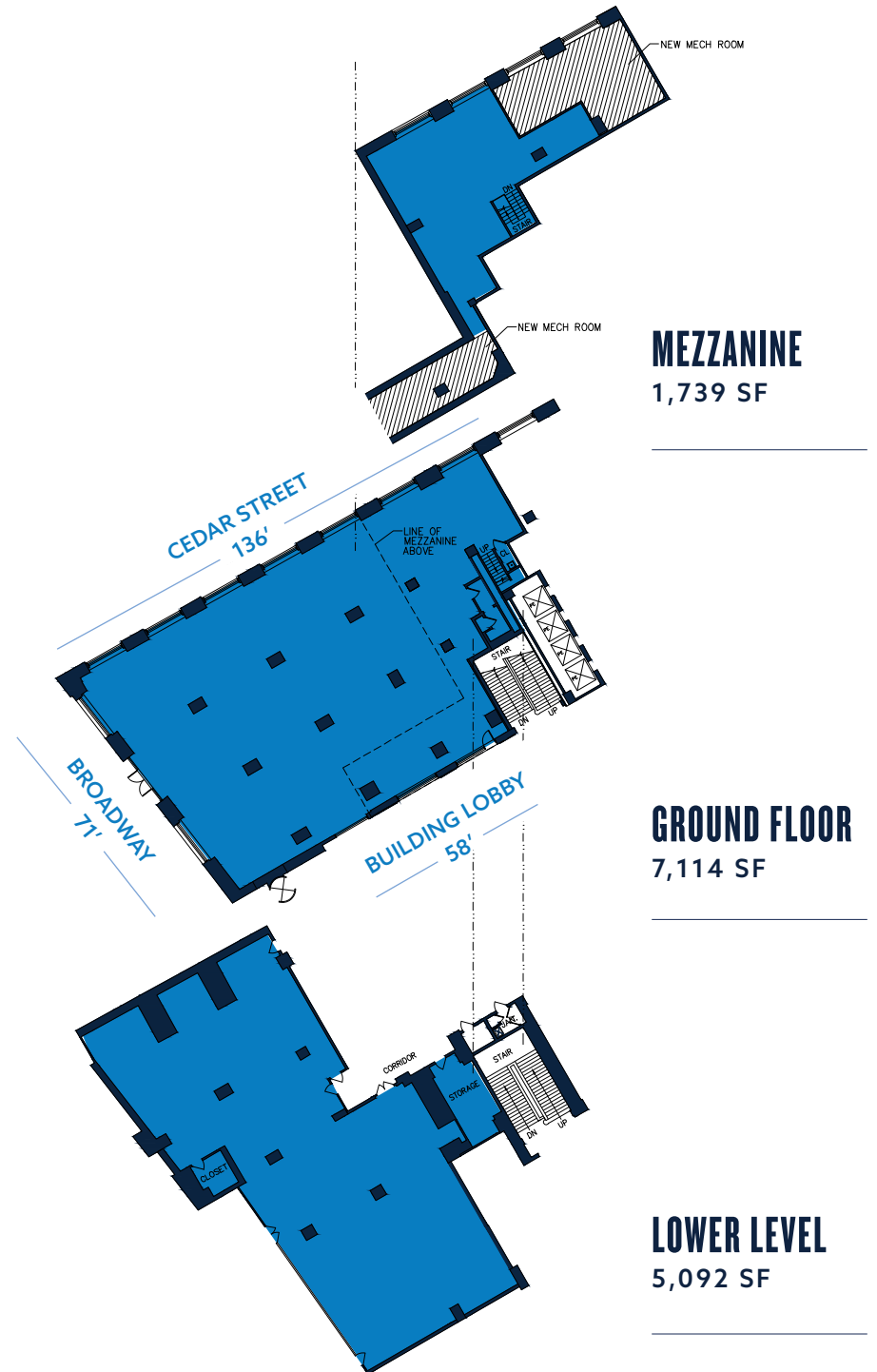
FRONTAGE

Broadway | 71'
Cedar Street | 136'
Building Lobby | 58'

TERM

10-15 years

- Corner retail/restaurant opportunity
- Space is accessible from building lobby



BROADWAY CORNER SPACE

CONCEPTUAL RESTAURANT RENDERING



NASSAU CORNER SPACE

APPROXIMATE SIZE

Ground Floor | 3,043

CEILING HEIGHTS

Ground Floor | 20'

FRONTAGE

Nassau Street | 57'

Cedar Street | 50'

Building Lobby | 25'

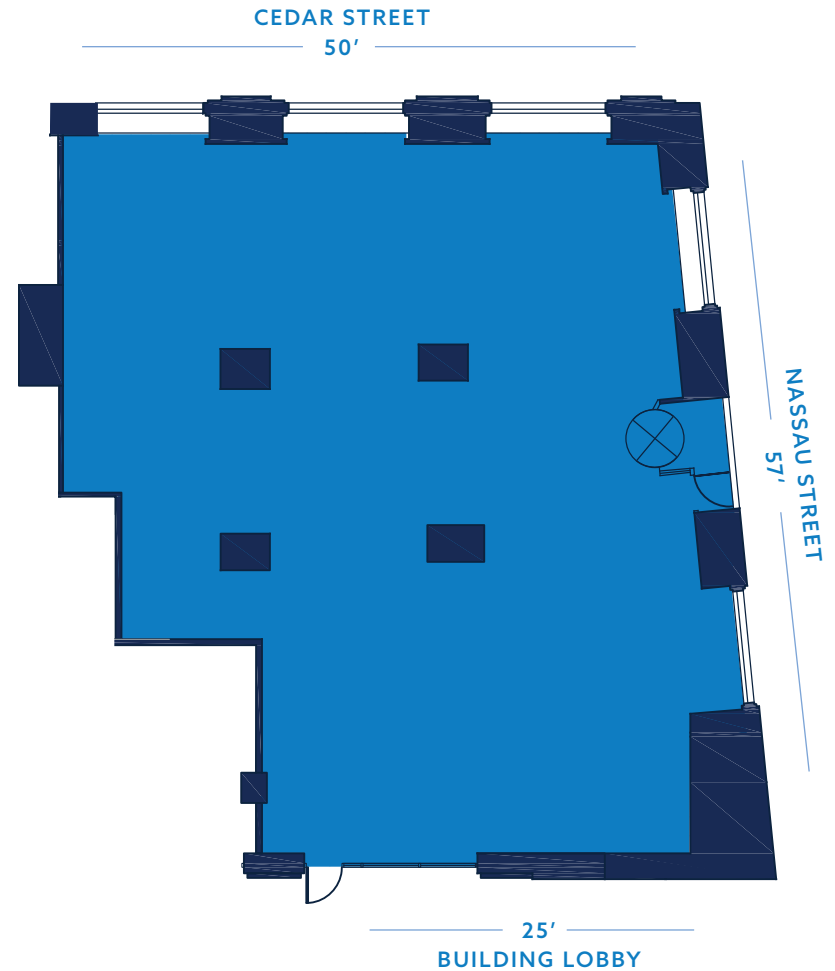
POSSESSION

Immediate

TERM

10-15 years

- Can be combined with Cedar Street space to create a 4,764 SF store
- Space is accessible from the building lobby
- Ideal space for most uses including athleisure, fitness, financial and non-cooking food tenants.
- Plaque signage available
- Unbeatable window heights with exceptional visibility into the space
- Over 5M SF of offices within one block



GROUND FLOOR
3,043 SF

NASSAU CORNER SPACE

CONCEPTUAL RENDERING



CEDAR ST. SPACE

APPROXIMATE SIZE

Ground Floor | 1,721 SF

Mechanical/Storage
Mezzanine | 1,936 SF

FRONTAGE

Cedar Street | 50'

CEILING HEIGHTS

Ground Floor | 20'

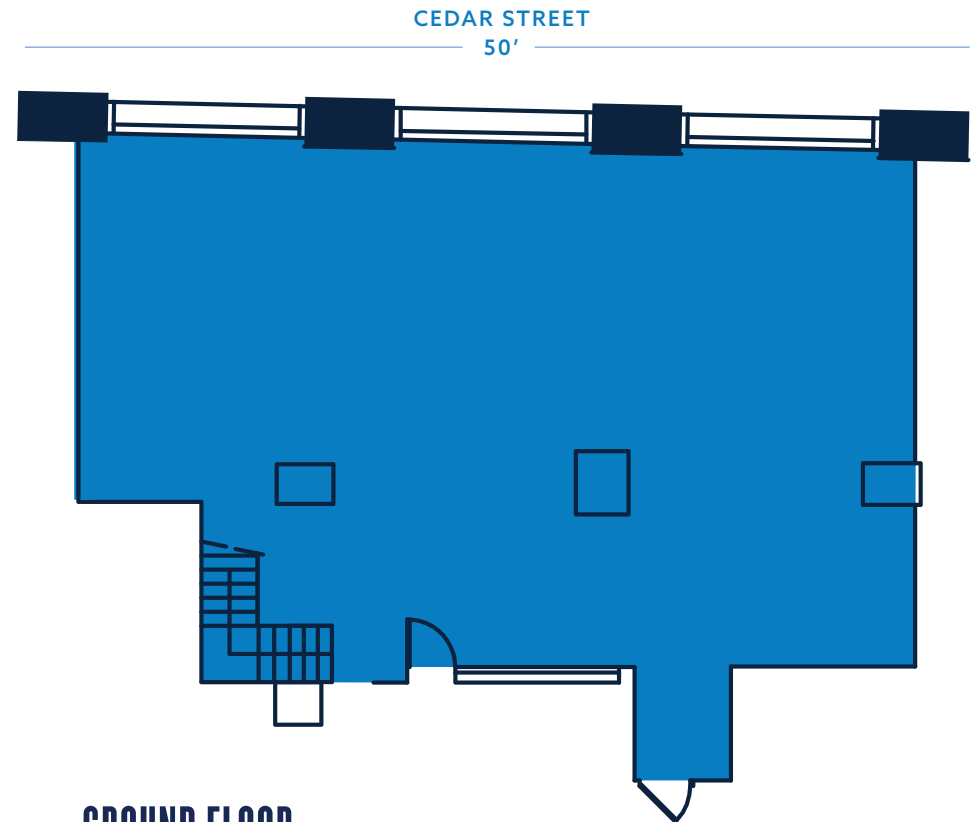
POSSESSION

Immediate

TERM

10-15 years

- Can be combined with Nassau space to create a 4,764 SF store
- Space is accessible from the lobby
- Space has a 1,936 SF mechanical/storage mezzanine
- Office tenants in the area include Brown Brothers Harriman, Macmillian Publishers, Cleary Gottlieb, NYC Economic Development Corporation, Beyer Blinder Belle, Group M, and Spotify



GROUND FLOOR

1,721 SF

COMING SOON

World Trade Center Retail

- Aesop
- Aldo
- Apple
- AT&T
- Banana Republic
- Blue Bottle Coffee
- Breitling
- Casper
- Charles Tyrwhitt
- Cole Haan
- Designer Eyes
- Devon & Blakely
- Eataly
- Fossil
- Glovesworx
- H&M
- John Varvatos
- Kiehl's
- L'Occitane en Provence
- Lk Bennett
- Longines
- M-A-C
- Montblanc
- Pandora
- Reiss
- Sephora
- Stuart Weitzman
- Swatch
- Tissot
- Tumi
- Victoria's Secret

Brookfield Place Retail

- Bonobos
- Bottega Veneta
- Club Monaco
- Cos Bar
- drybar
- Equinox
- Gucci
- J.Crew
- lululemon
- Michael Kors
- Oliver Peoples
- Omega
- Rhone
- Salvatore Ferragamo
- Sant Ambroeus
- Suit Supply
- Theory
- Tory Burch
- Vince
- Zegna

Fulton Center Retail

- Dunkin Donuts
- Freedom Wine Cellar
- Irving Farm
- Mrs. Blooms
- Neuhaus
- PNC Bank
- Pressed Juicery
- Shake Shack
- Wetzel's Pretzels
- Zaro's

Seaport District

- Big Gay Ice Cream byChloe
- IPic Theater
- Jean Georges Fish Market
- Jean Georges Seafood Restaurant
- Live Nation
- Momofuku
- Scotch & Soda
- TKTS

THE NEIGHBORHOOD



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SILVERSTEIN
PROPERTIES

NEWMARK