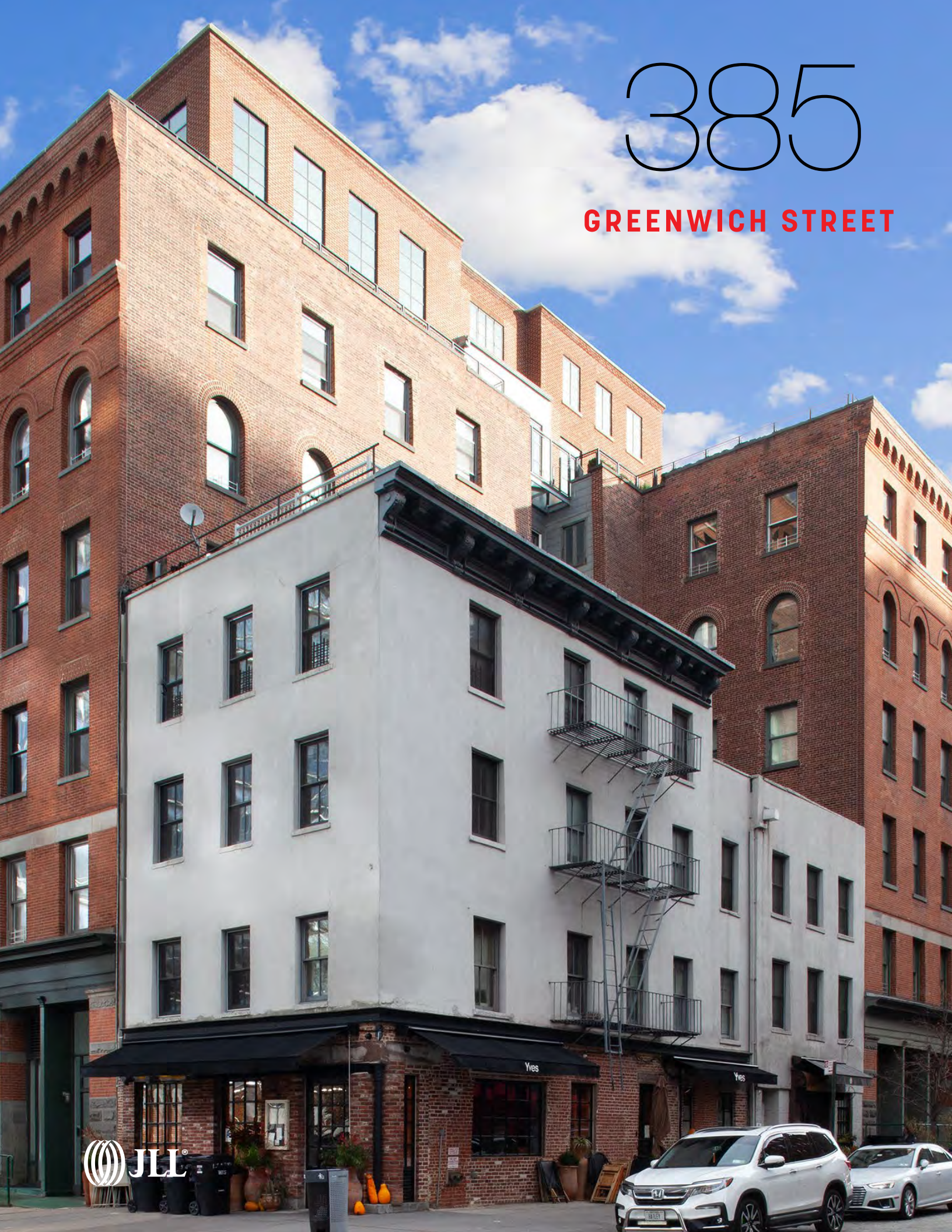


385

GREENWICH STREET



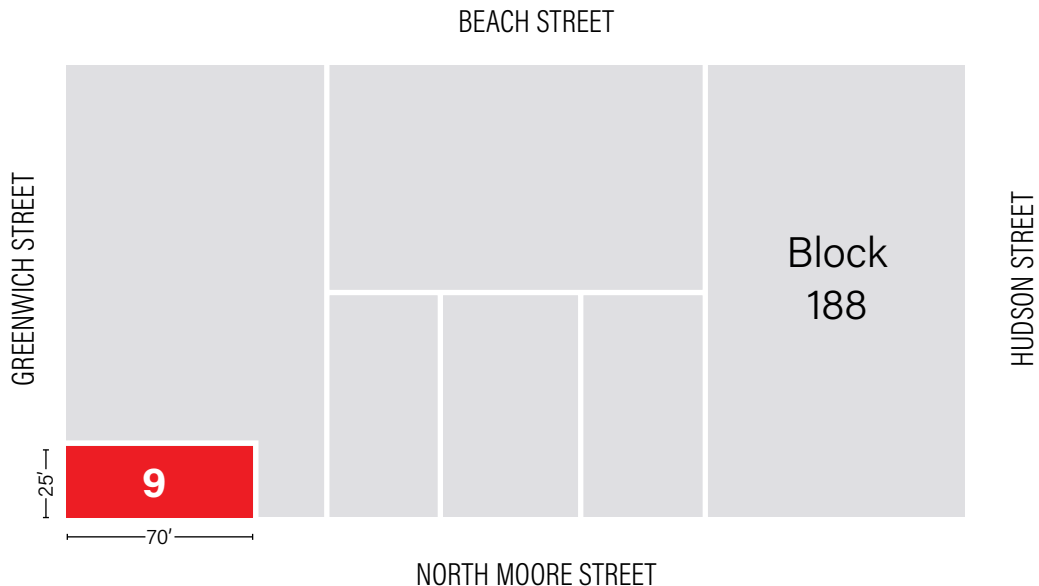
PROPERTY INFORMATION

Address:	385 Greenwich Street New York, NY 10013
Location:	Located on the northeast corner of Greenwich and North Moore Streets.
Block / Lot:	188 / 9
Year Built:	1920
Lot Dimensions:	25' x 70'
Lot Square Footage:	1,742
Zoning:	C6-2A / TMU
Building Dimensions:	25' x 70'
Gross Square Footage:	6,211
Stories:	4
Commercial Units:	2
Residential Units:	3
Total Units:	5
Assessment (23/24):	\$332,983
Taxes (23/24):	\$40,847 (Tax Class 2A)

*All square footages are approximate



ASKING PRICE: \$9,000,000



EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale 385 Greenwich Street ("The Property"), a 4-story, 100% Free Market and tax class protected building in the heart of Tribeca. The Property features (3) apartments over (2) stores with 95' of wraparound frontage on the corner of North Moore and Greenwich Street. Purchasers will benefit from a strong combination of retail & residential income streams with the potential to un-lock additional value.

The current 6,211 square foot building features (3) full-floor residential units above two (2) ground floor commercial units. The Property's corner positioning provides excellent light & air with unobstructed views of the Hudson River from the upper floors. It may be possible for future ownership to create outdoor spaces offering residents greater access to these rare views.

The two (2) ground floor commercial spaces are leased to Yves (~1,000 SF), a popular French restaurant that has been labeled as the best view for water and people watching in Tribeca and Smith & Mills (~400 SF), a quaint bar serving small plates and classic cocktails. Both commercial spaces have leases in place until 2025.

The residential unit are comprised of (3) Free Market apartments; two (2) flex 4-bedrooms and one (1) 2-bedroom. The apartments contain individual HVAC systems whose operation are a responsibility of the tenants, tall ceilings, in-unit washer/dryers, and modern features.

In terms of connectivity to the rest of the city, the nearby Franklin Street subway provides access to the 1 subway line and the Canal Street station to the northeast services the **A C E** trains. For those who prefer biking, there are ample Citi Bike stations are conveniently located throughout the neighborhood. Tribeca offers easy access to major highways and tunnels, making it convenient for those commuting by car or traveling to other boroughs or New Jersey.

385 Greenwich will appeal to purchasers seeking a low maintenance, well-located property with strong income and excellent long term value potential. Additionally, The Property's protected tax class, individual heating systems and exemption from rent regulation will limit expense growth and maximize future returns. Ownership is separately offering 90 Nassau Street for sale.

PROPERTY HIGHLIGHTS



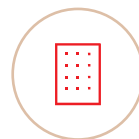
100% Free Market



Strong Cash-Flowing Retail



Tax Class Protected (7% of EGI)



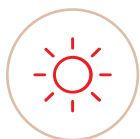
3 Full-Floor Apartments



Corner w/ 95' of Wraparound Frontage



Hudson River Views / Great Light & Air



Light Value Add Potential



Prime Tribeca Location

UNIT PHOTOS



KITCHEN & LIVING ROOM



LIVING ROOM



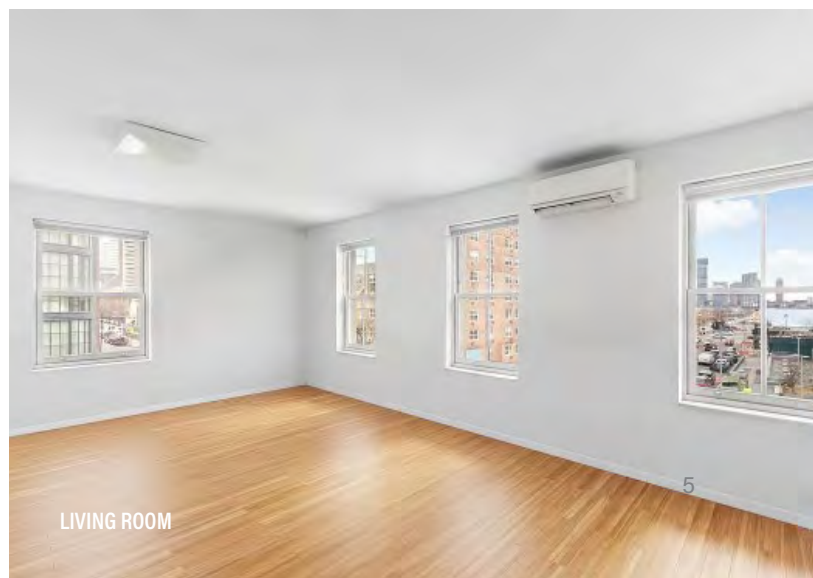
LIVING ROOM



KITCHEN



KITCHEN



LIVING ROOM

NEIGHBORHOOD CHARACTER

Dining & Nightlife Scene

Tribeca offers a vibrant dining scene with a diverse range of culinary options. From upscale eateries to cozy neighborhood gems, there is something for every palate. Notable spots include Jungsik, serving innovative Korean cuisine, Locanda Verde, known for its Italian dishes and lively ambiance, and the Brandy Library, a refined bar and lounge specializing in rare spirits.

Washington Market Park

Washington Market Park is a charming urban oasis nestled in the heart of Tribeca. This vibrant green space offers a respite from the bustling city with beautifully manicured lawns, tree-lined pathways, and attractive flower beds. Popular among families, the park features a variety of amenities including playgrounds, basketball courts, a community garden, and a delightful children's splash fountain, making it a perfect spot for relaxation, picnics, and outdoor recreation.

Tribeca Film Festival

The Tribeca Film Festival is a prestigious annual event that transforms Tribeca into a hub of cinematic celebration. Established in 2002, the festival showcases a diverse range of independent films, documentaries, and virtual reality experiences from both

established and emerging filmmakers. Aside from screening compelling films, the festival also hosts panels, workshops, and special events, attracting industry professionals, film enthusiasts, and celebrities from all over the world.

West Side Highway

The West Side Highway in Manhattan is a major thoroughfare running along the Hudson River, offering breathtaking views of the water and the city skyline. The highway provides convenient access to various neighborhoods and attractions, making it a popular route for commuters, joggers, and cyclists enjoying the scenic waterfront path. There are also various eating and drinking options for visitors to enjoy, especially during the warmer months.

World Trade Center

The World Trade Center in NYC is a landmark complex that serves as a symbol of resilience and economic vitality. Standing tall in Lower Manhattan, the site is home to several prominent buildings, including One World Trade Center, the tallest building in the Western Hemisphere. Visitors can explore the 9/11 Memorial and Museum, experience breathtaking views from the observation deck, and enjoy a vibrant mix of shopping, dining, and cultural experiences in the bustling WTC neighborhood.



NEIGHBORHOOD MAP

385
GREENWICH STREET

- BROOKFIELD PLACE**
- Ap** Associated Press
- Santander**
- Brookfield Properties**
- MERRILL** A BANK OF AMERICA COMPANY
- AMERICAN PACIFIC**
- BANK OF AMERICA**
- REGAL**



385

GREENWICH STREET

For more information, please contact exclusive agents:

BOB KNAKAL

Senior Managing Director,
Head of NY Private Capital Group
+1 917 509 9501
bob.knakal@jll.com

JONATHAN HAGEMAN

Managing Director
+1 212 812 5995
jonathan.hageman@jll.com

HALL OSTER

Managing Director
+1 212 377 2136
hall.oster@jll.com

CLINT OLSEN

Managing Director
+1 917 691 6961
clint.olsen@jll.com

TEDDY GALLIGAN

Vice President
+1 212 377 2519
teddy.galligan@jll.com

STEPHEN GODNICK

Vice President
+1 212 271 6402
stephen.godnick@jll.com

JACOB RUSSELL

Associate
+1 212 812 6442
jacob.russell@jll.com



330 Madison Avenue, 4th Floor
New York, NY, 10017
jll.com

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