

# 1 PARK PLACE × 250 BROADWAY

65,000 SF OF RETAIL | 645,000 SF OF OFFICE SPACE

TRIBECA X FIDI, NYC

40°42'47.4"N 74°00'28.3"W

# THE OPPORTUNITY

250 Broadway presents a tenant with a flagship opportunity to take space in an Emery Roth designed building.

The building is adjacent to the **123456RWJZACE** Subway lines, and surrounded by retailers like Zara and Anthropologie, and established hospitality groups such as The Four Seasons and Nobu.



AVAILABLE RETAIL  
**65,000 SF**

WRAPAROUND FRONTAGE  
**475 FEET**

ACROSS FROM  
**CITY HALL**

BROOKLYN BRIDGE CITY HALL AND FULTON CENTER  
**TWO TRANSPORTATION HUBS**

OFFICE SPACE  
**645,000 SF**





CORE

CORE

CORE

CORE

CORE  
1 PARK PLACE

Bourride  
1 PARK PLACE

Argyle

# 1 PARK PLACE SCENARIO 1

## GROUND FLOOR

SPACE A: 3,013 SF  
 CEILING HEIGHTS: 34 FT  
 FRONTAGE: 34'

## SECOND FLOOR

SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT

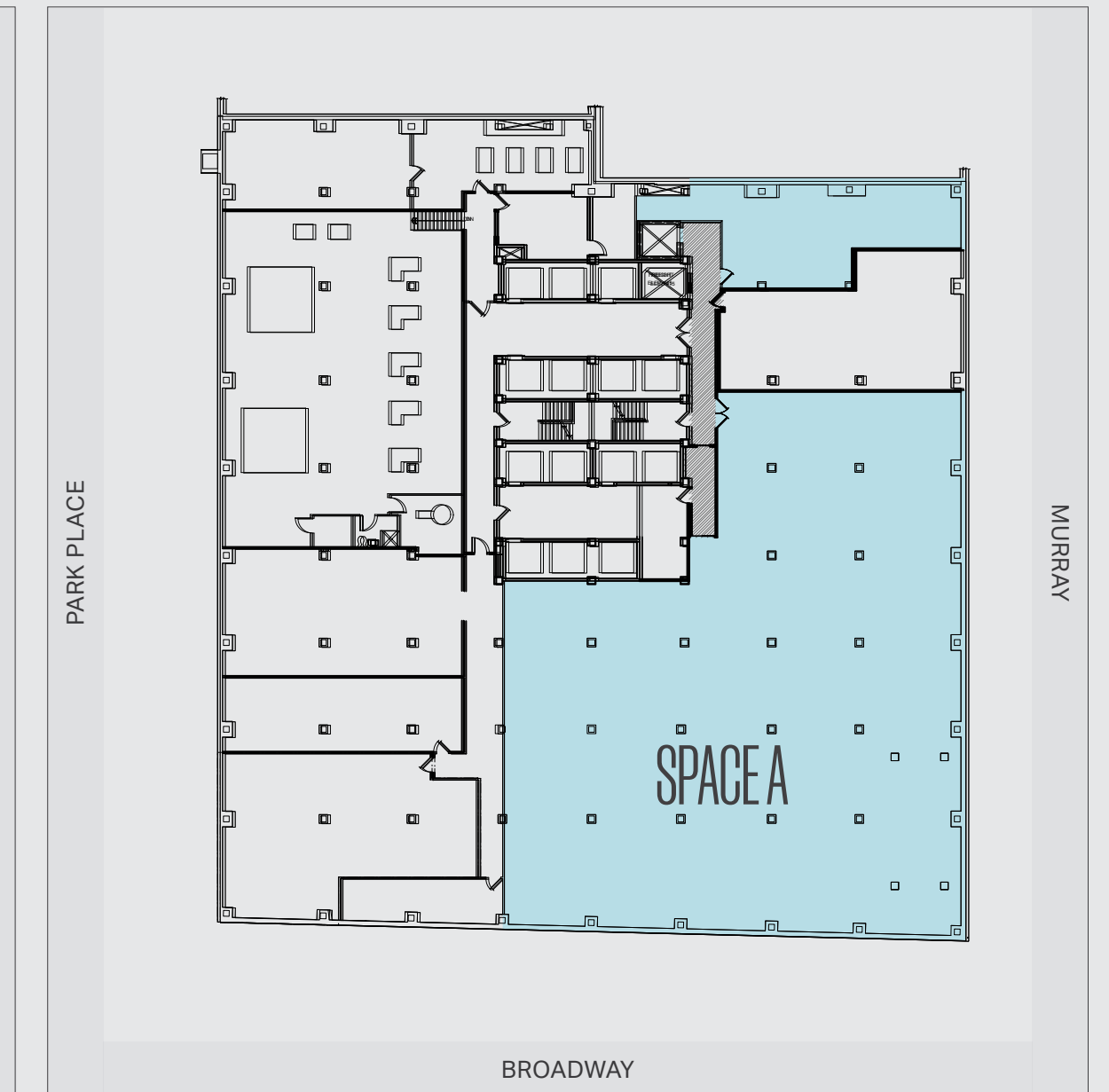
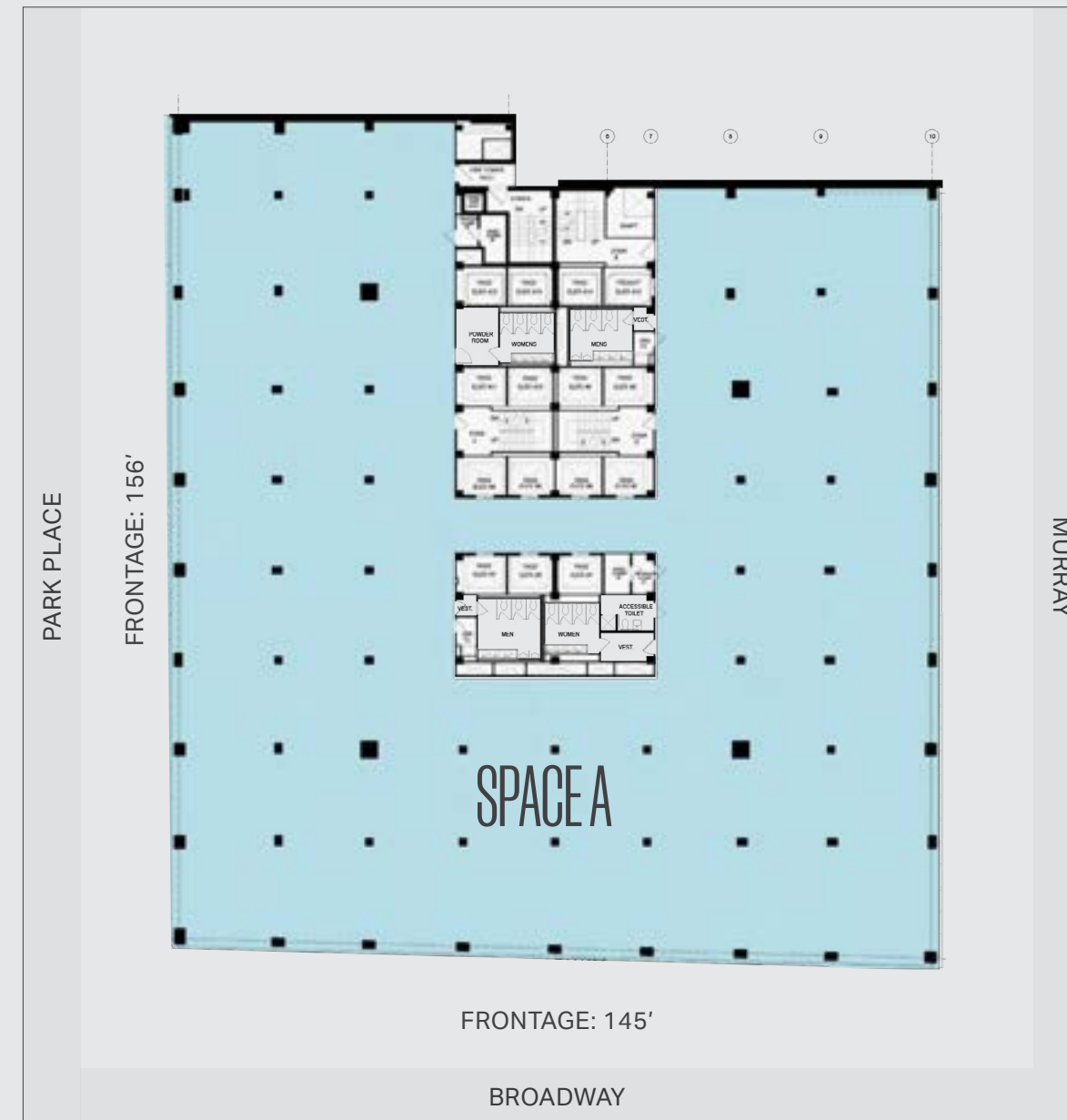
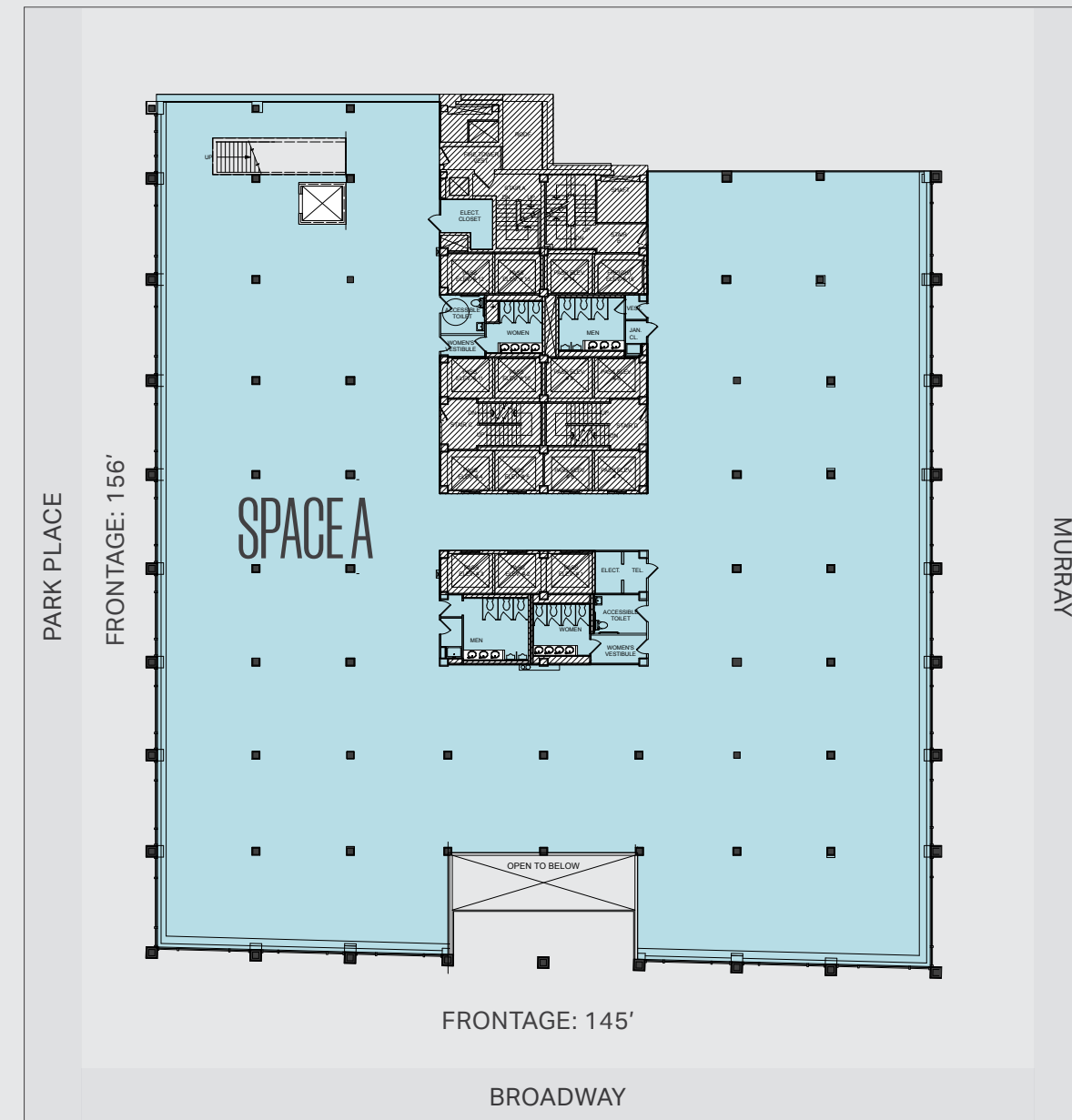
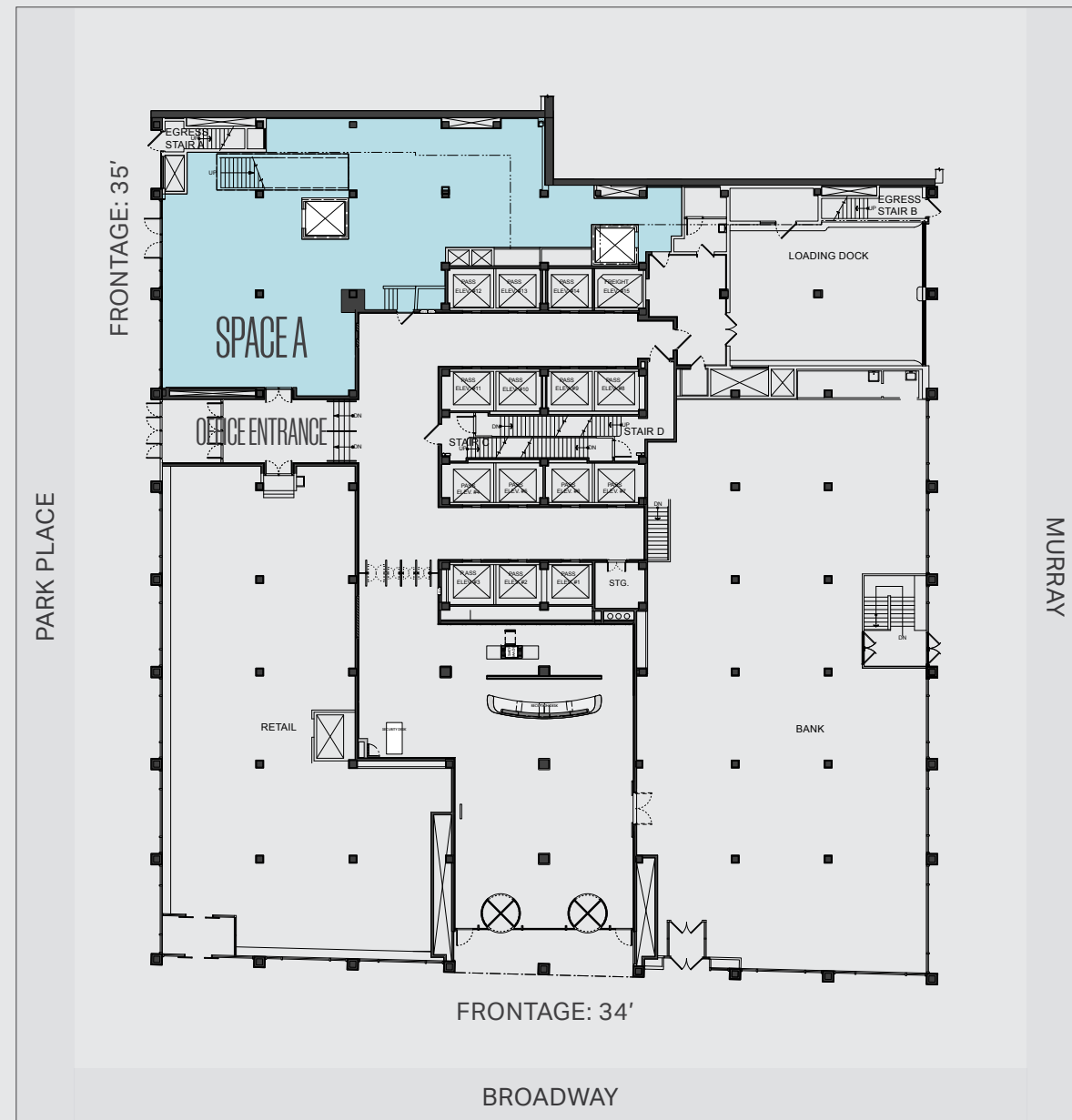
## THIRD FLOOR

SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT

## SUB-LOWER LEVEL

SPACE A: 9,940 SF  
 CEILING HEIGHTS: 10.5 FT

\*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B



# 1 PARK PLACE SCENARIO 2

## GROUND FLOOR

SPACE A: 1,713 SF  
 SPACE B: 577 SF  
 CEILING HEIGHTS: 18 FT

\*SPACE B CAN BE LEASED SEPARATELY

## SECOND FLOOR

SPACE A: 10,000 SF  
 SPACE B: 13,380 SF  
 CEILING HEIGHTS: 10.75 FT

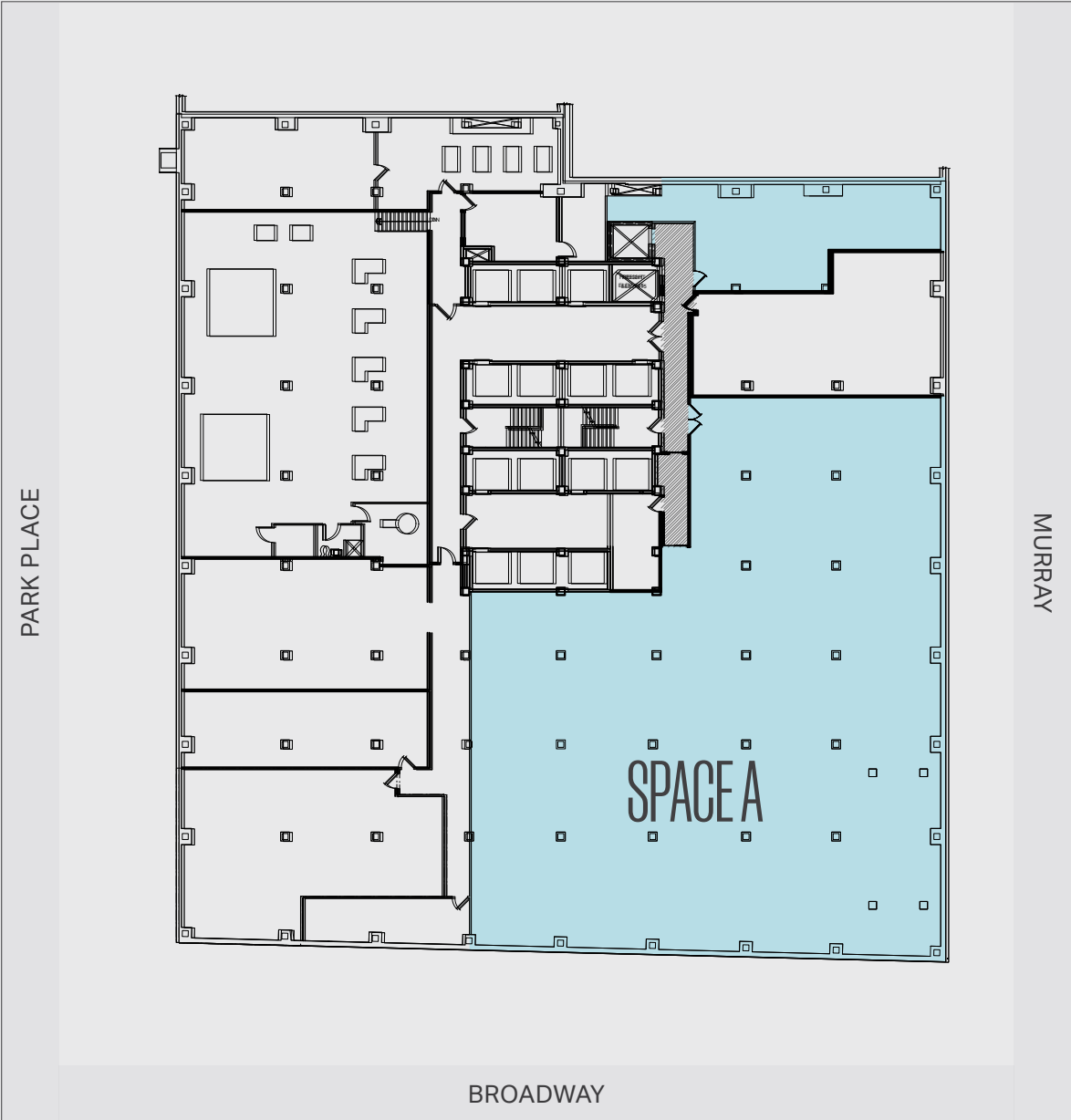
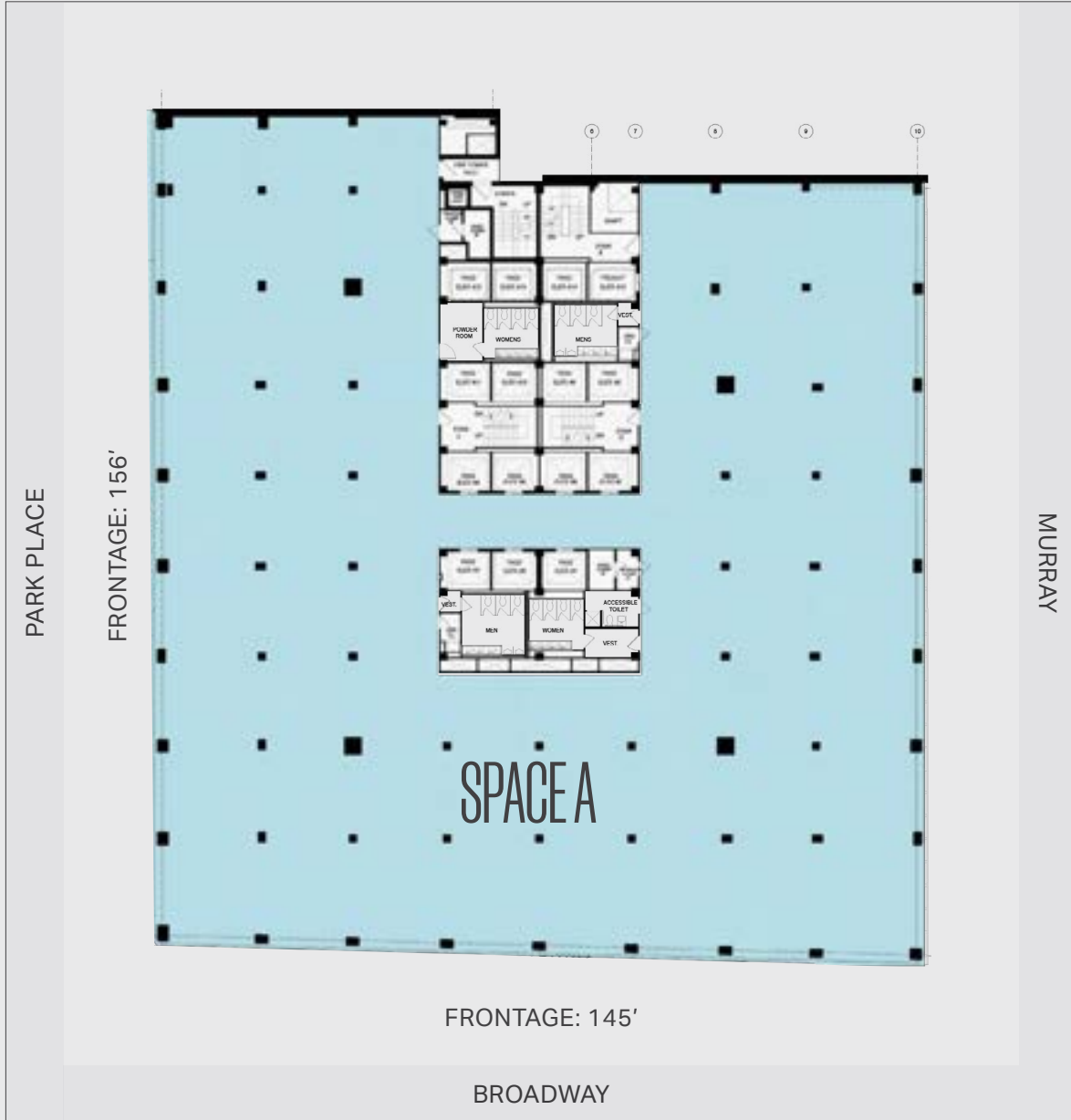
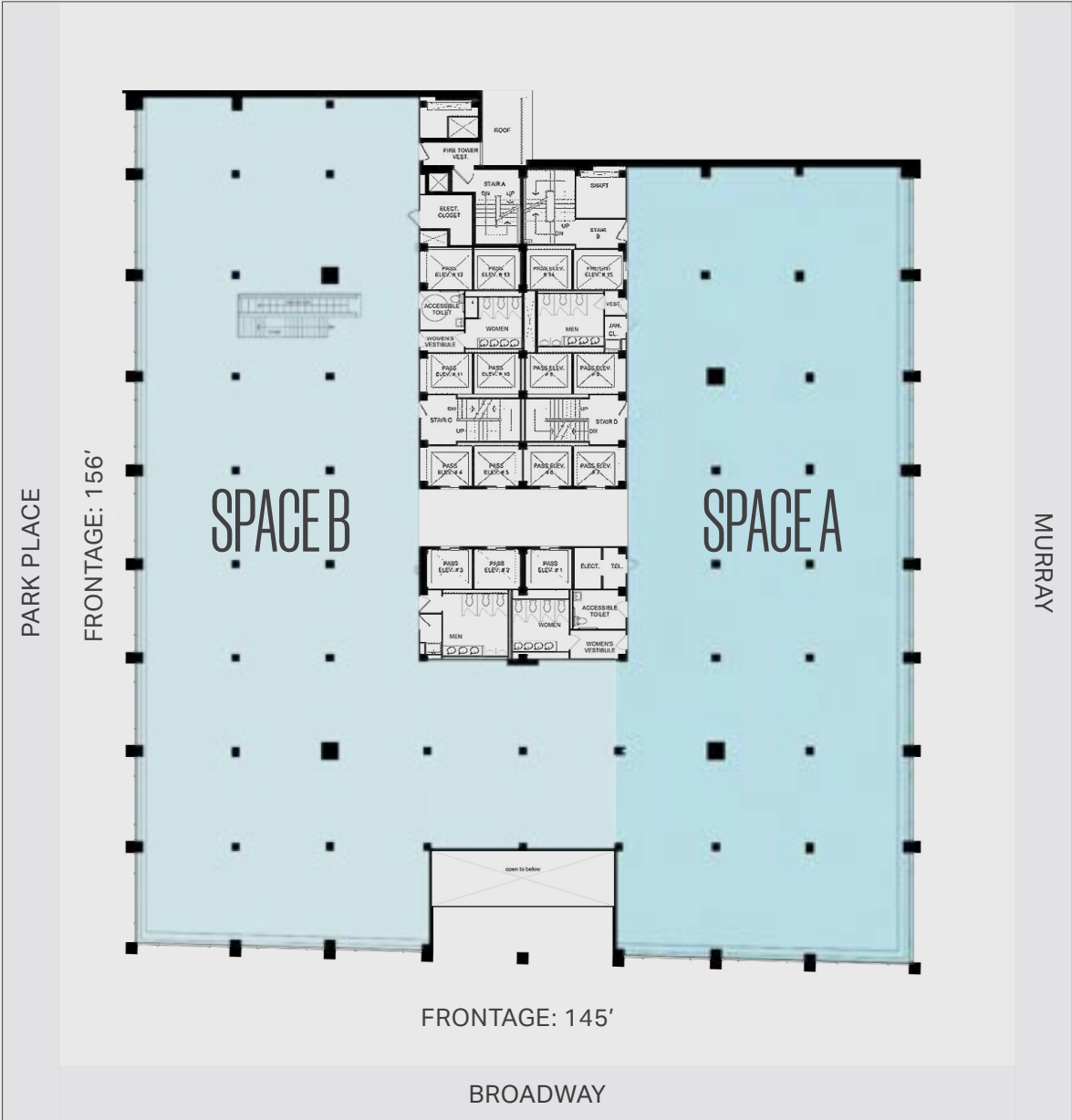
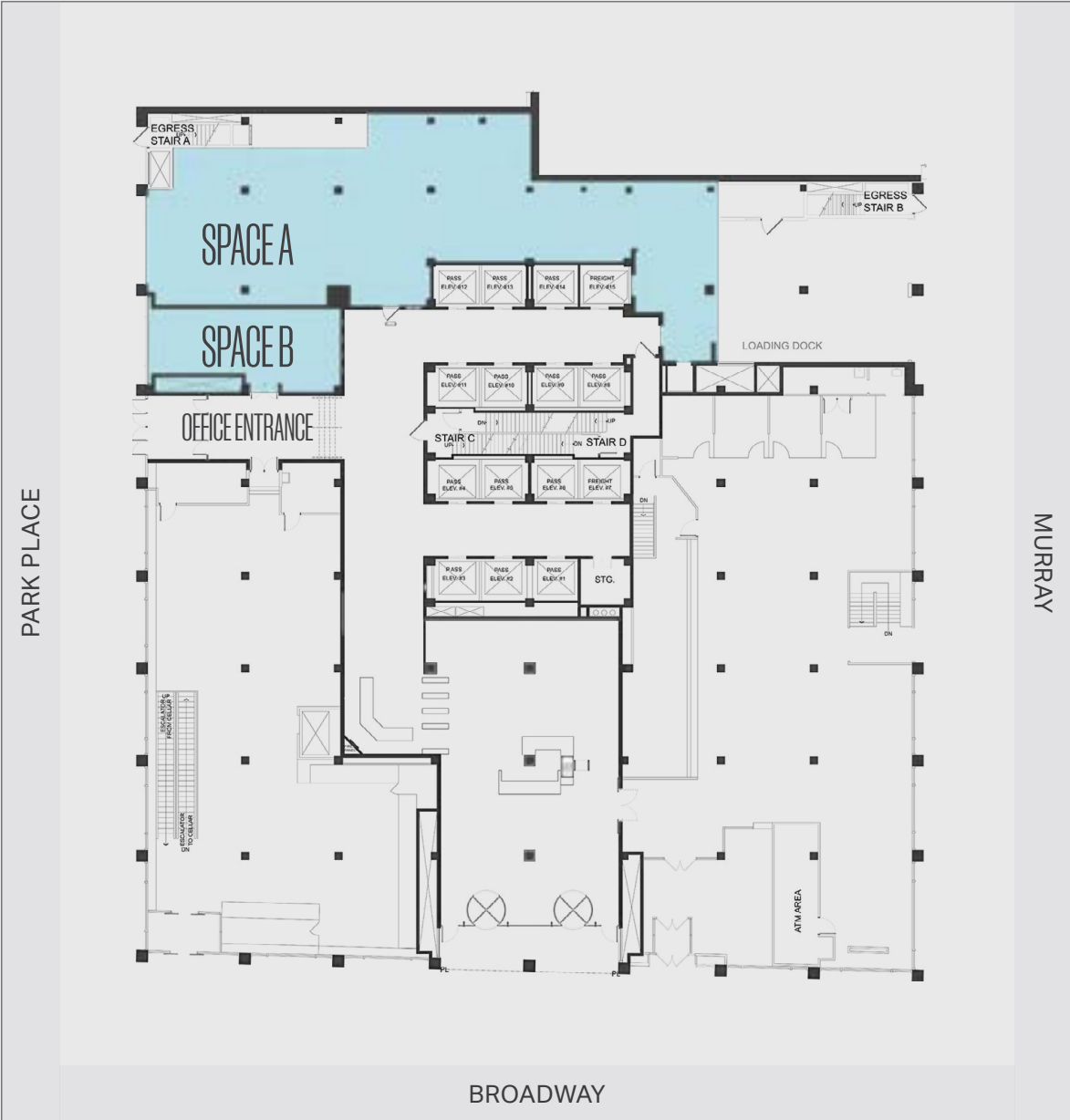
## THIRD FLOOR

SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT

\*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B

## SUB-LOWER LEVEL

SPACE A: 9,940 SF  
 CEILING HEIGHTS: 10.5 FT



CORE

CORE

Core Power

CORE

250 BROADWAY

citibank

Bourgeois

Argyle

Argyle

Argyle

citibank

Unlock NYC.

citibank

# 250 BROADWAY SCENARIO 1

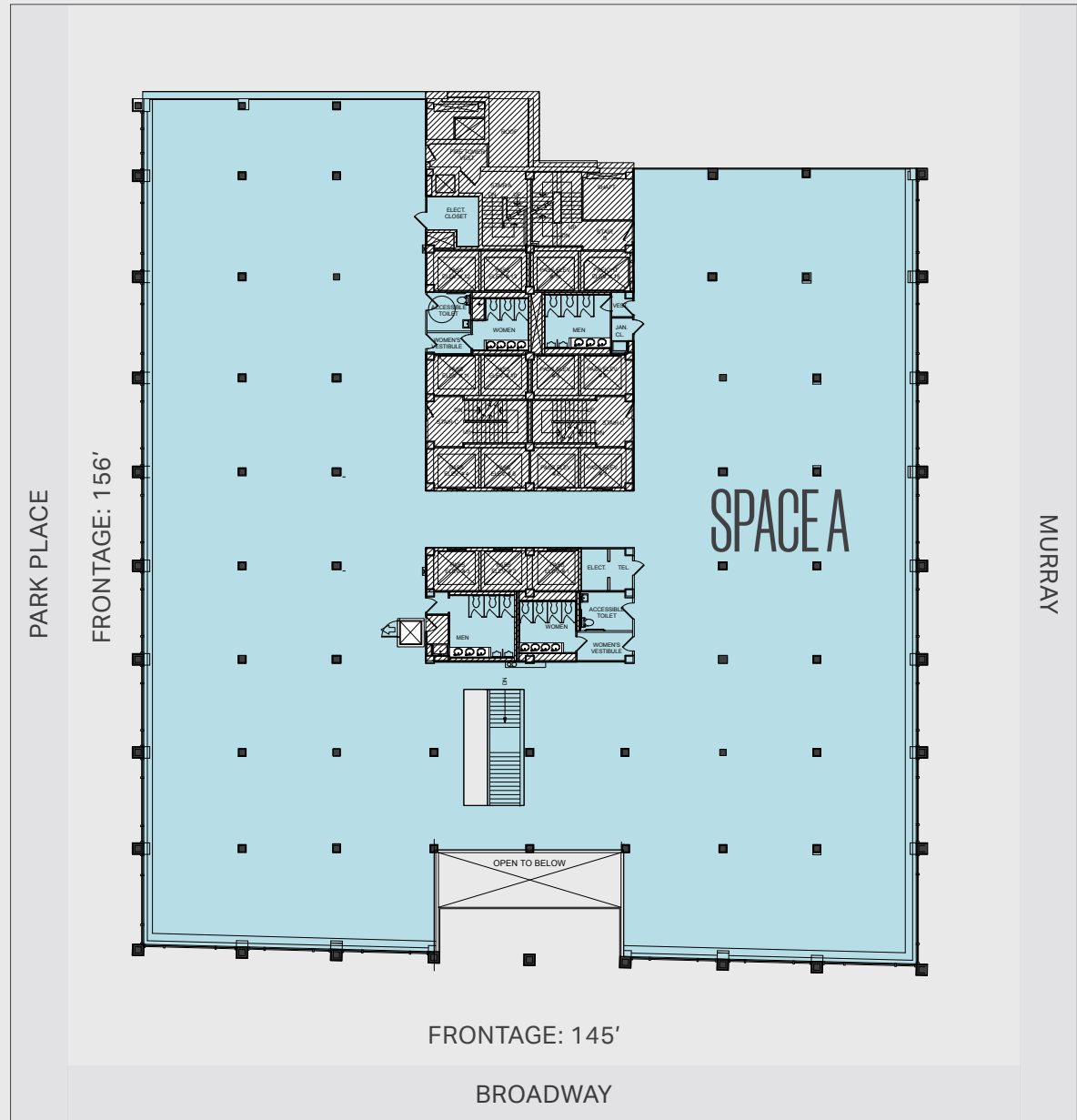
## GROUND FLOOR

SPACE A: 2,613 SF  
 CEILING HEIGHTS: 18 FT



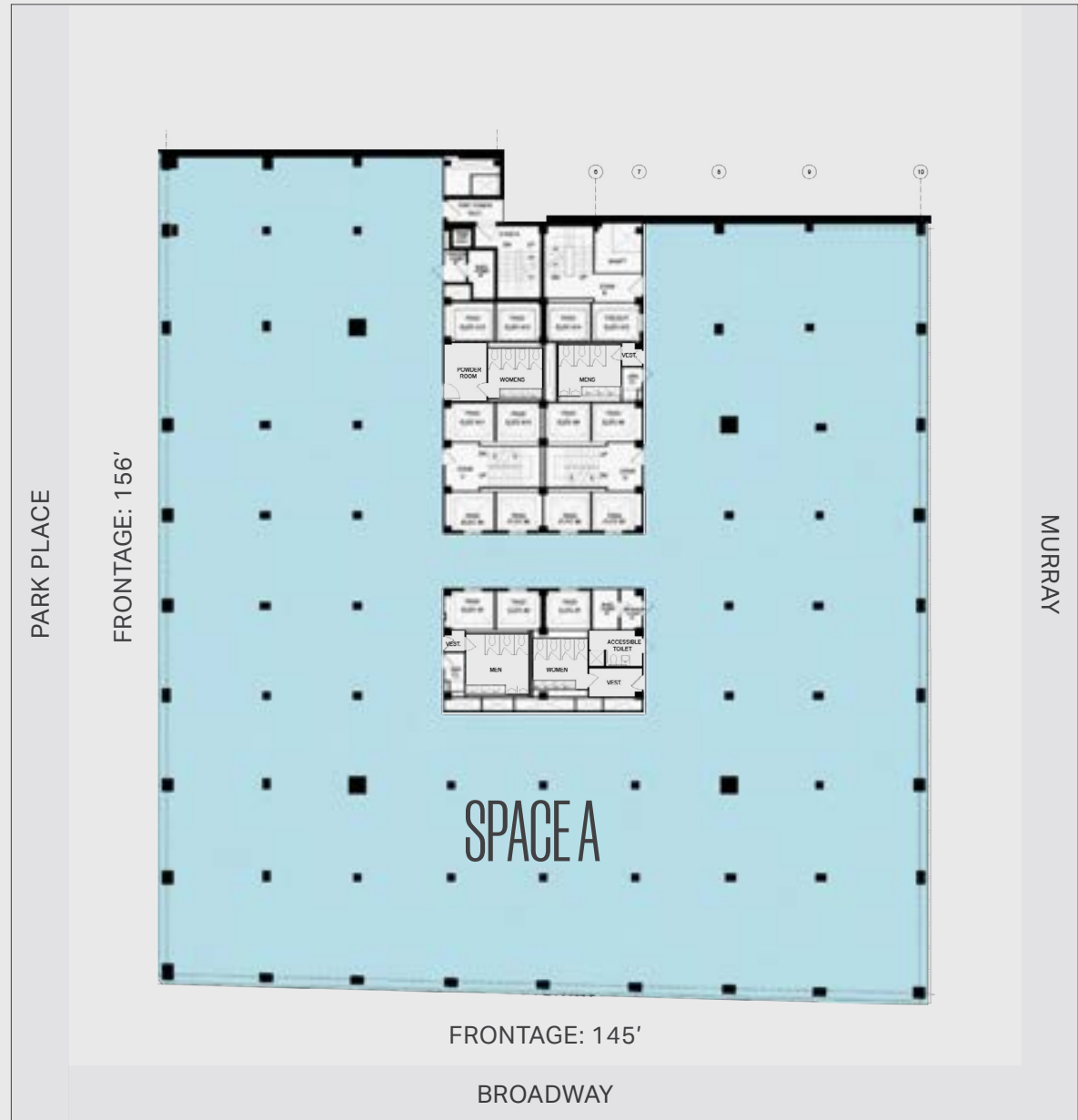
## SECOND FLOOR

SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT



## THIRD FLOOR

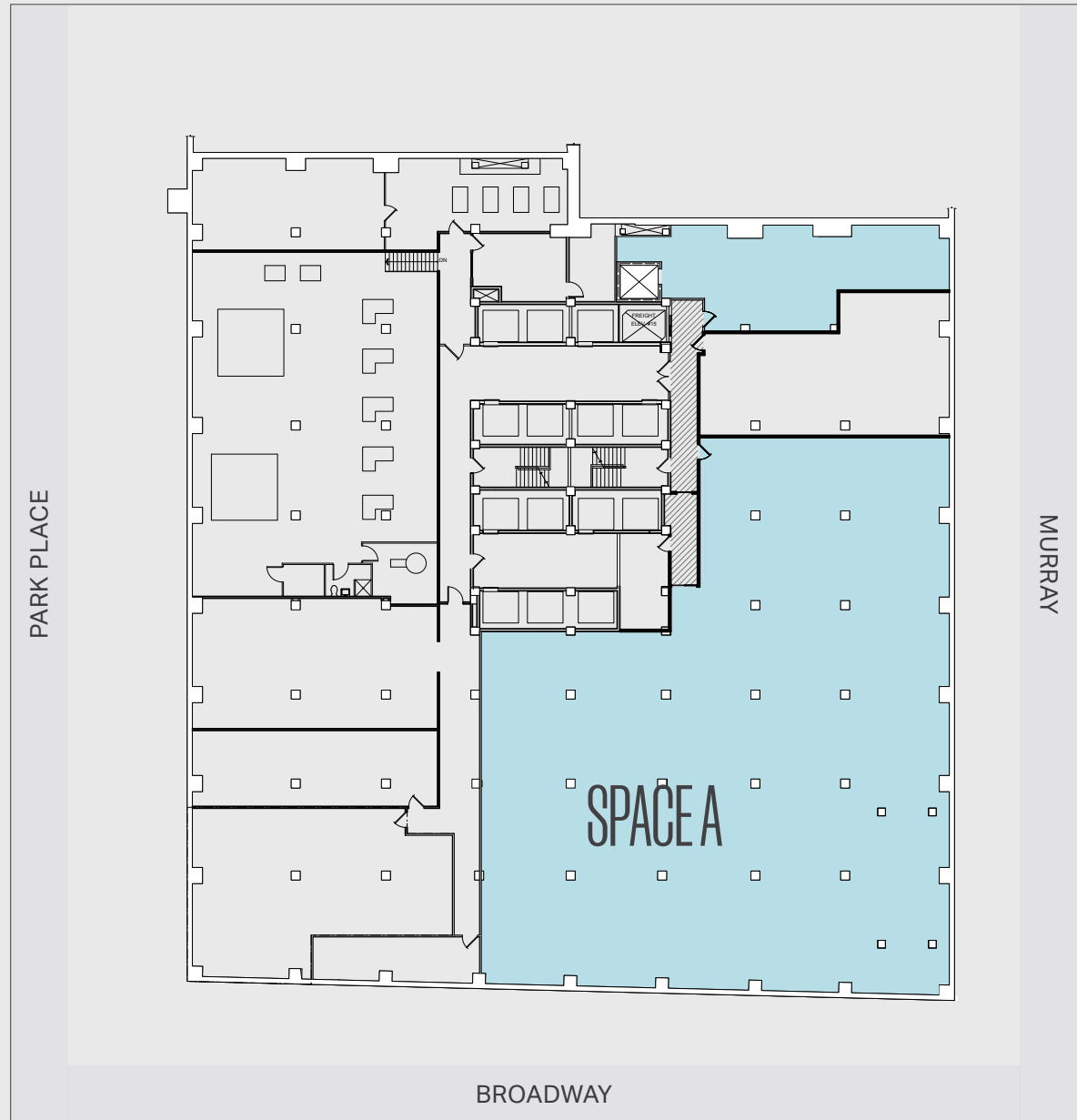
SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT



\*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B

## SUB-LOWER LEVEL

SPACE A: 9,958 SF  
 CEILING HEIGHTS: 10.5 FT





# 250 BROADWAY SCENARIO 2

## GROUND FLOOR

SPACE A: 2,613 SF  
 CEILING HEIGHTS: 18 FT

## SECOND FLOOR

SPACE A: 13,380 SF  
 SPACE B: 10,000 SF  
 CEILING HEIGHTS: 10.75 FT

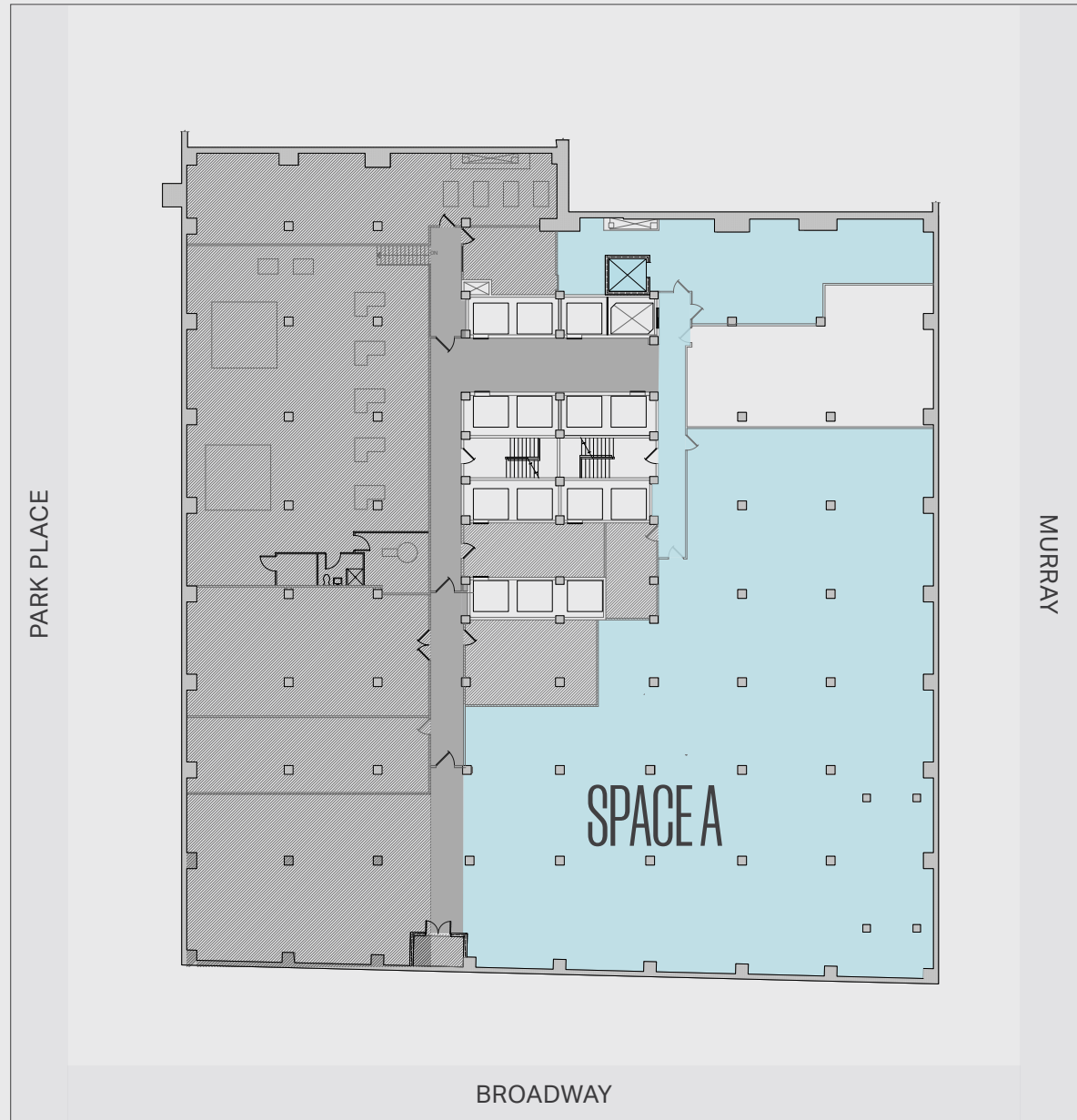
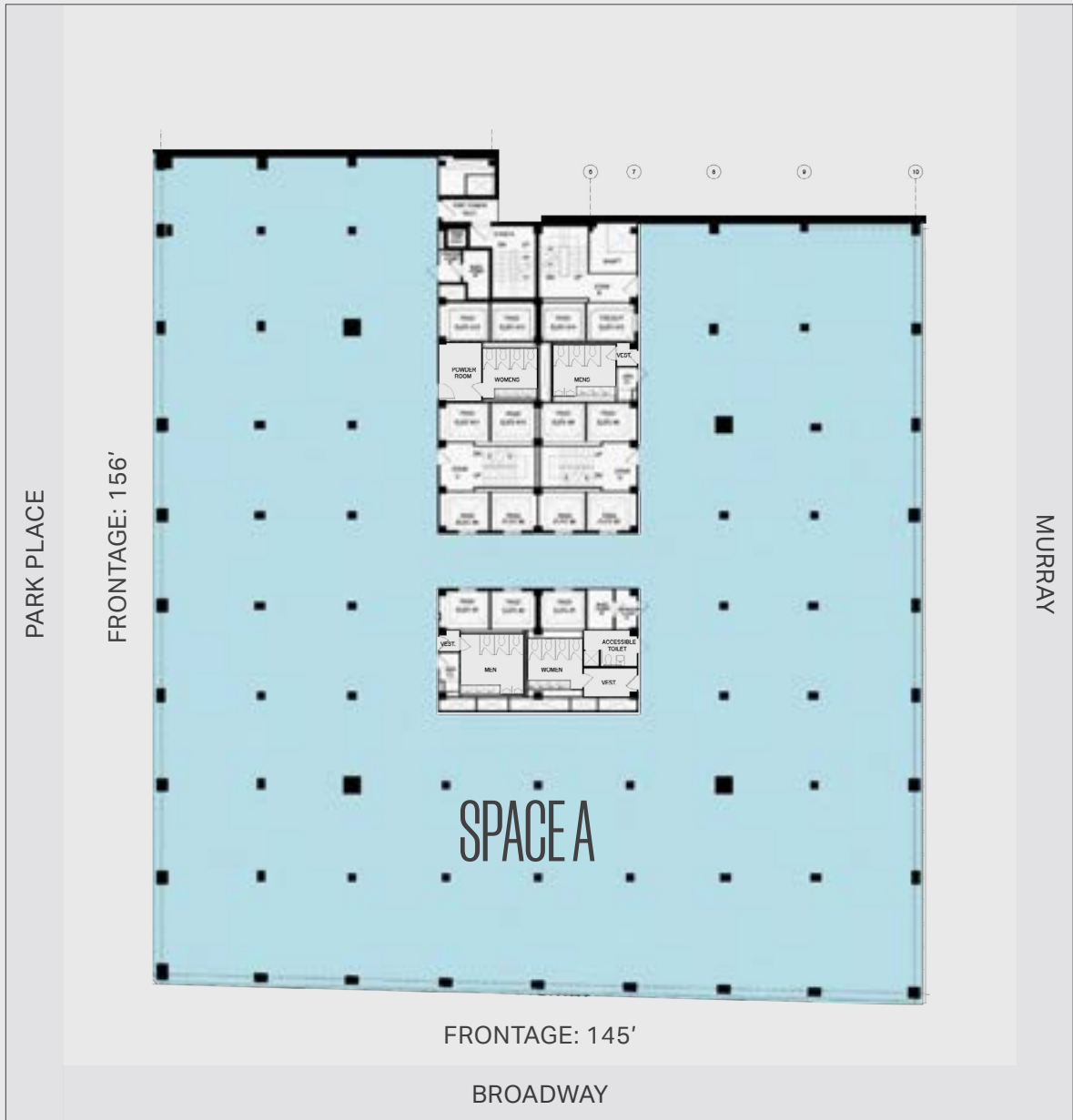
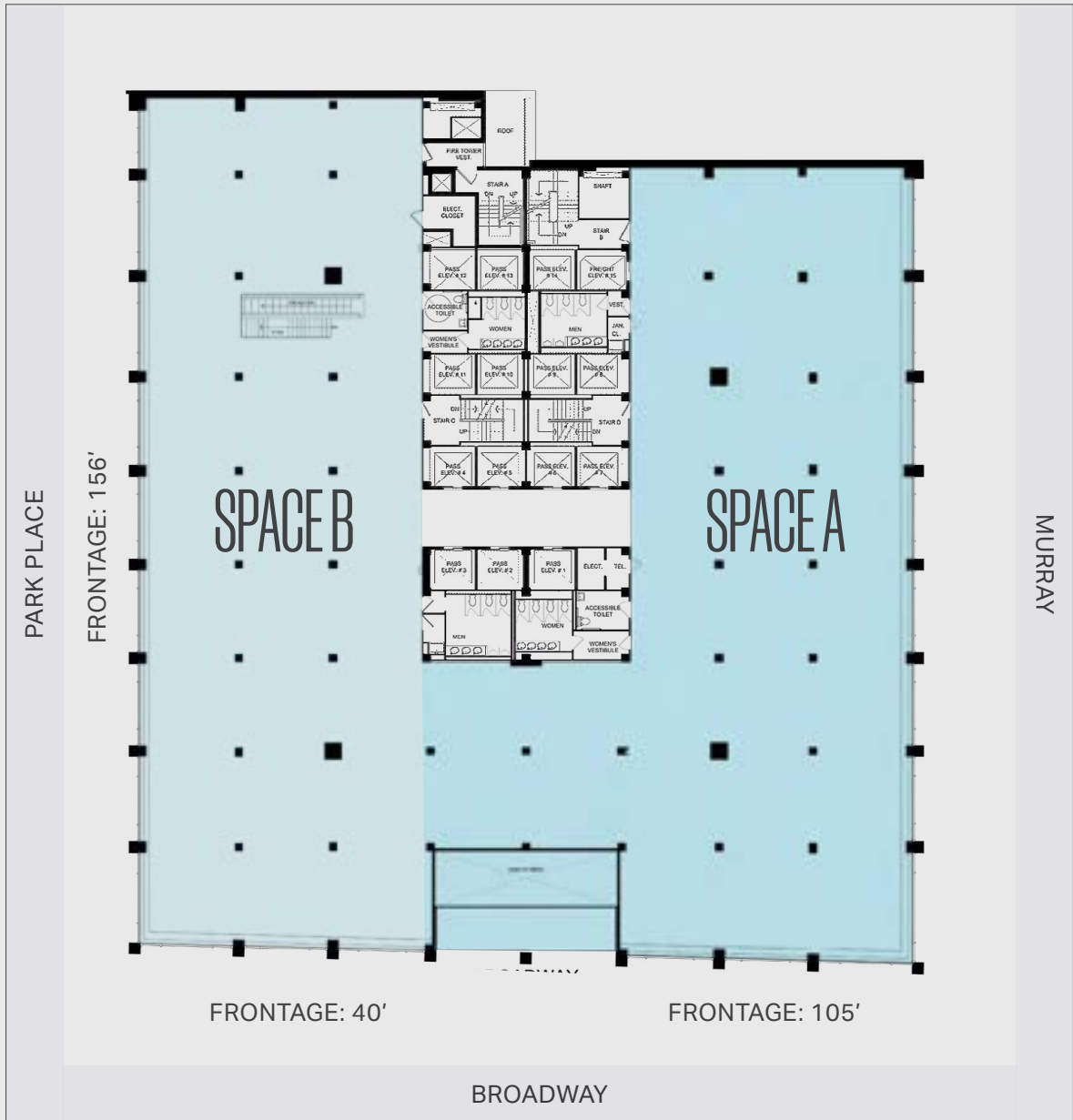
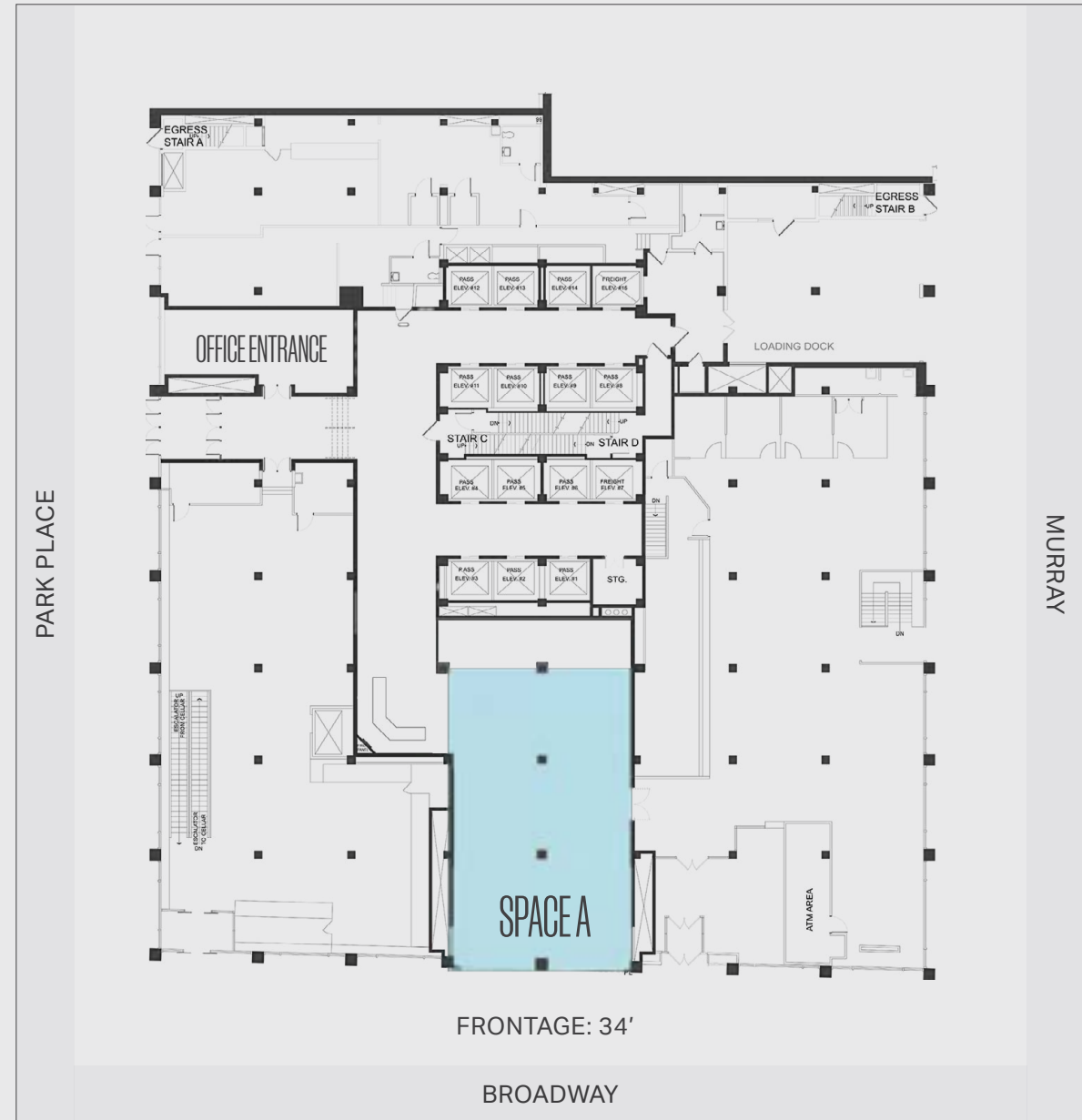
## THIRD FLOOR

SPACE A: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT

\*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B

## SUB-LOWER LEVEL

SPACE A: 9,940 SF  
 CEILING HEIGHTS: 10.5 FT





# PARK PLACE X BROADWAY SCENARIO

## GROUND FLOOR

SPACE A: 1,981 SF  
 SPACE B: 616 SF  
 SPACE C: 1,516 SF  
 SPACE D: 3,216 SF  
 CEILING HEIGHTS: 18 FT

## SECOND FLOOR

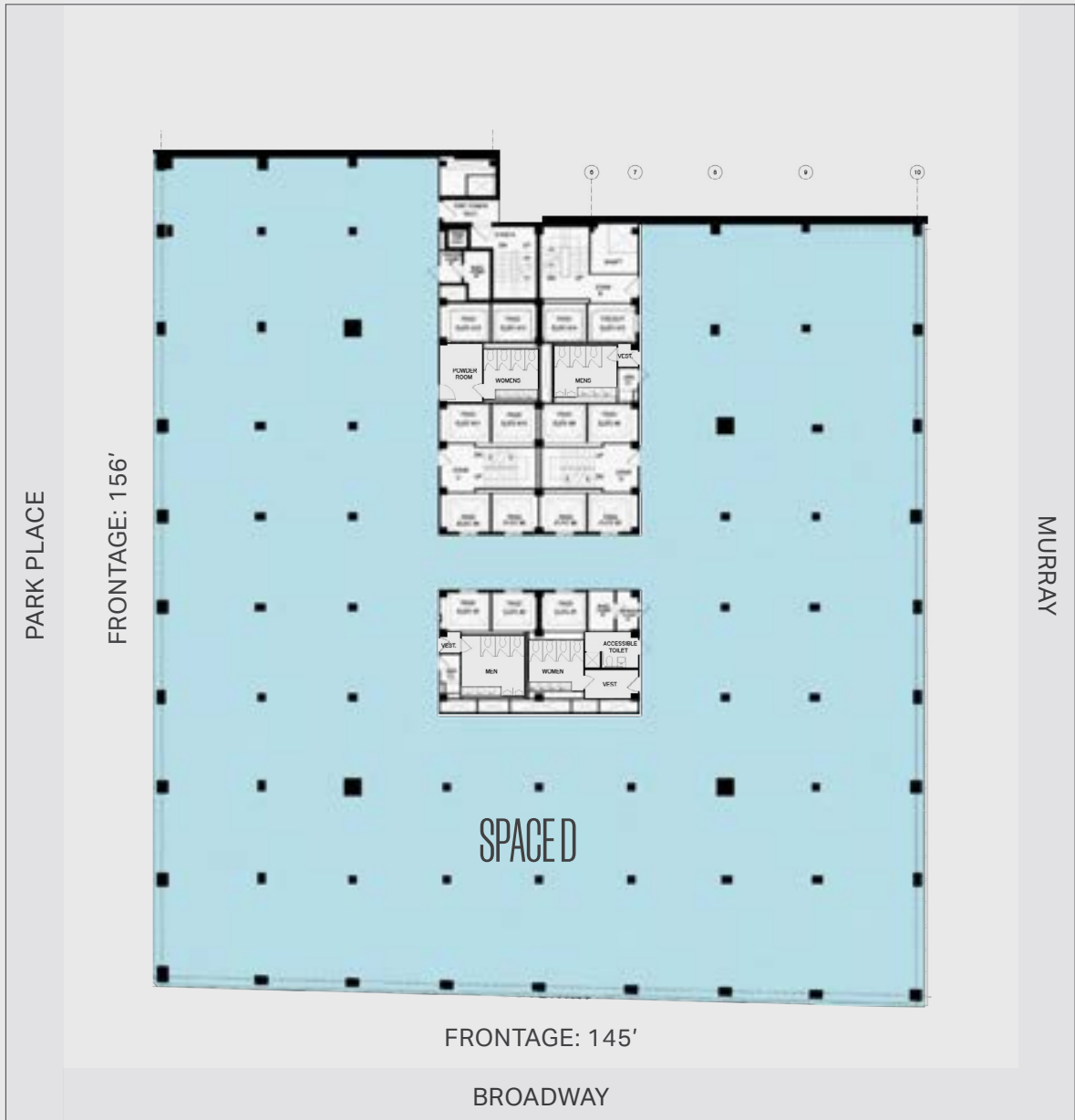
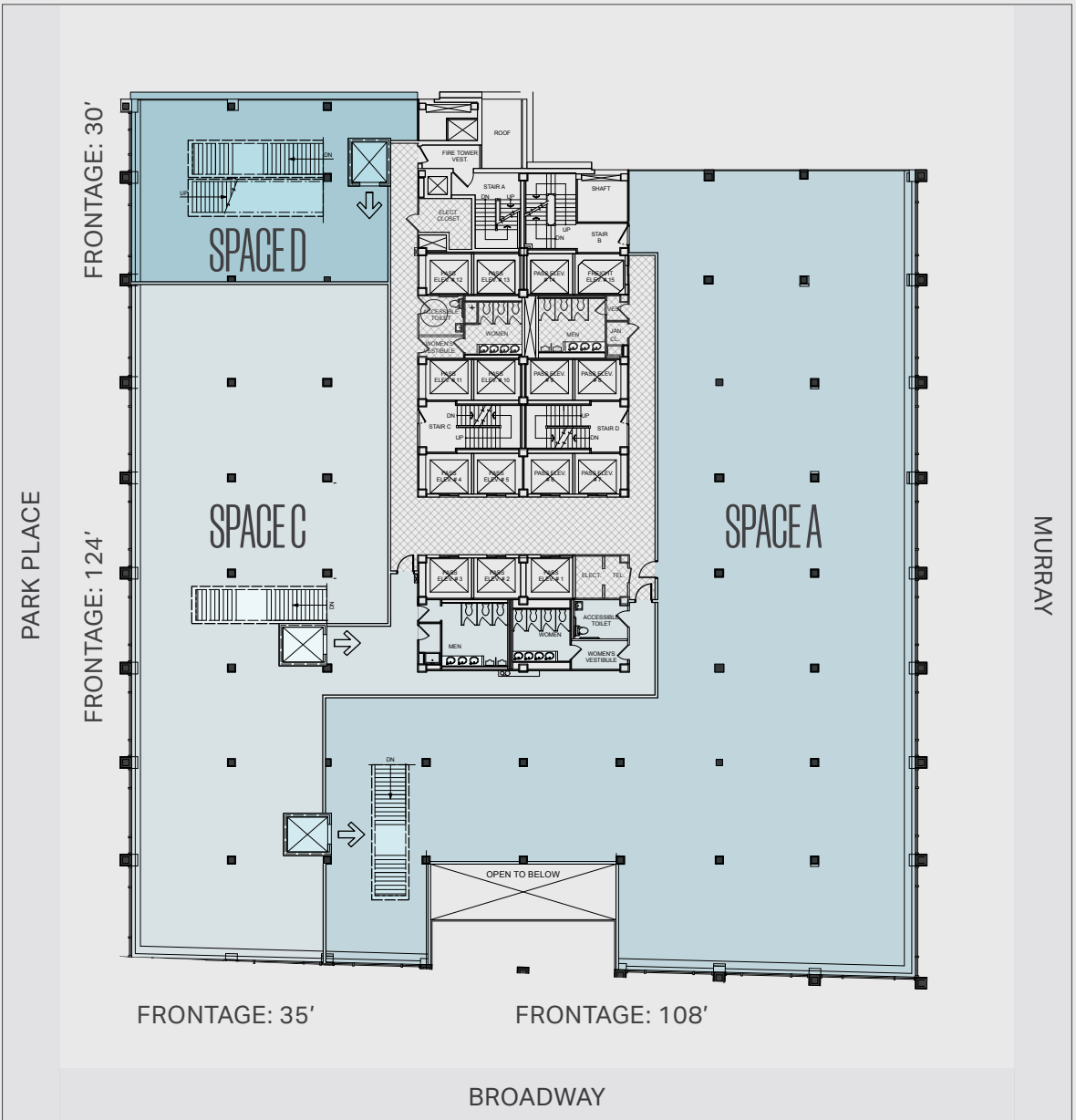
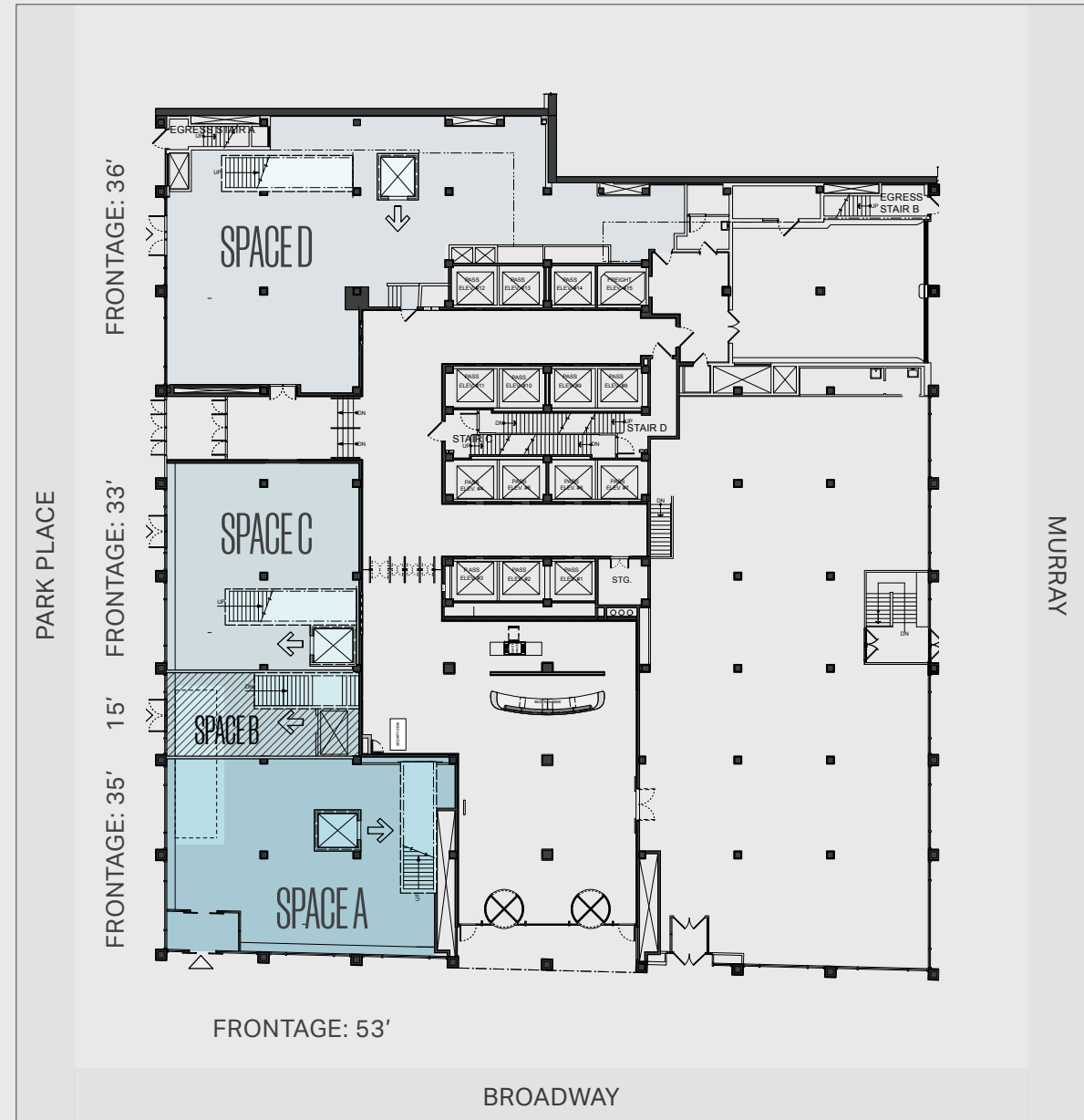
SPACE A: 10,668 SF  
 SPACE C: 6,818 SF  
 SPACE D: 1,918 SF  
 CEILING HEIGHTS: 10.75 FT

## THIRD FLOOR

SPACE D: 23,380 SF  
 CEILING HEIGHTS: 10.75 FT

## SUB-LOWER LEVEL

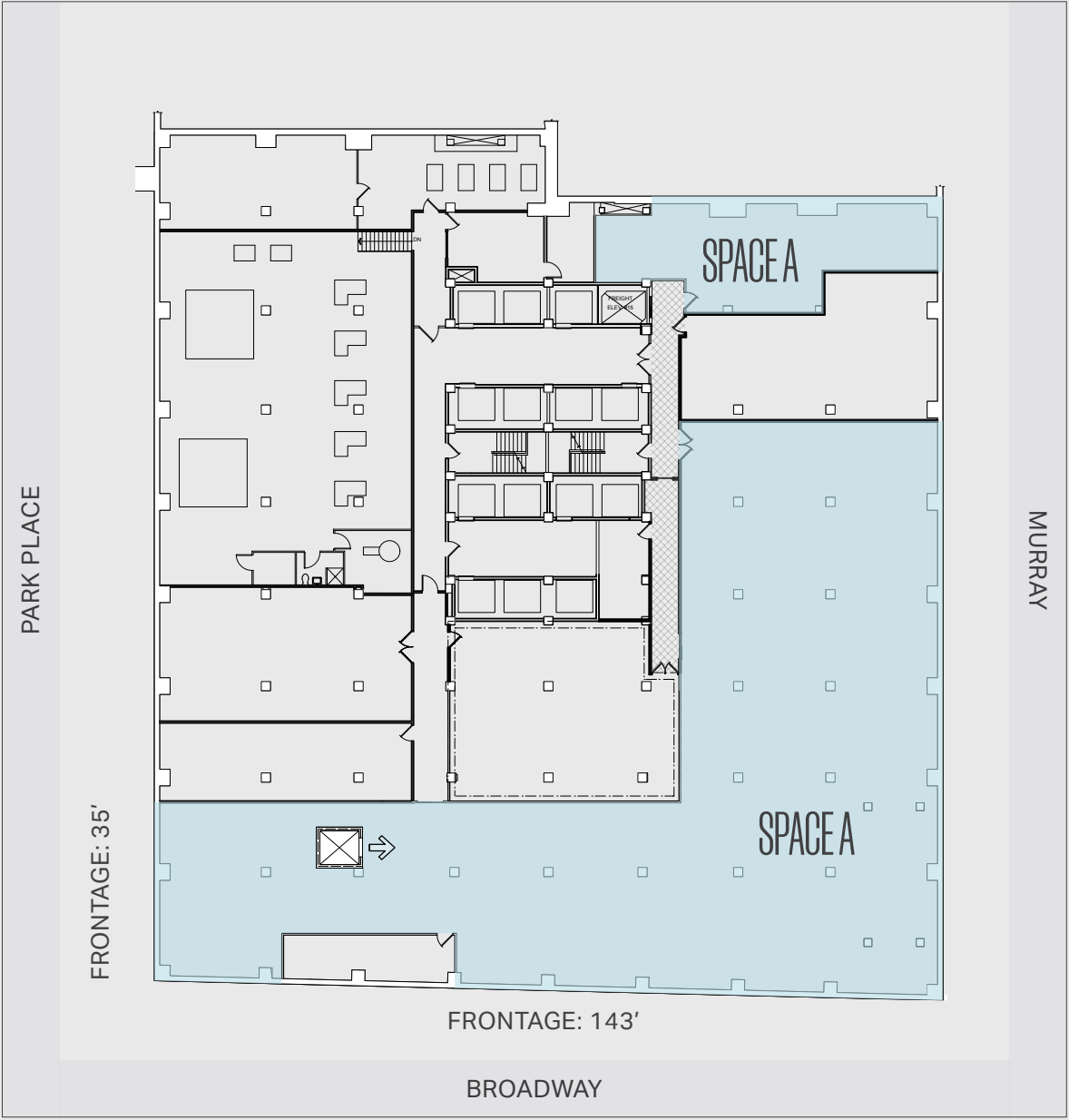
SPACE B: 8,357 SF  
 CEILING HEIGHTS: 10.5 FT

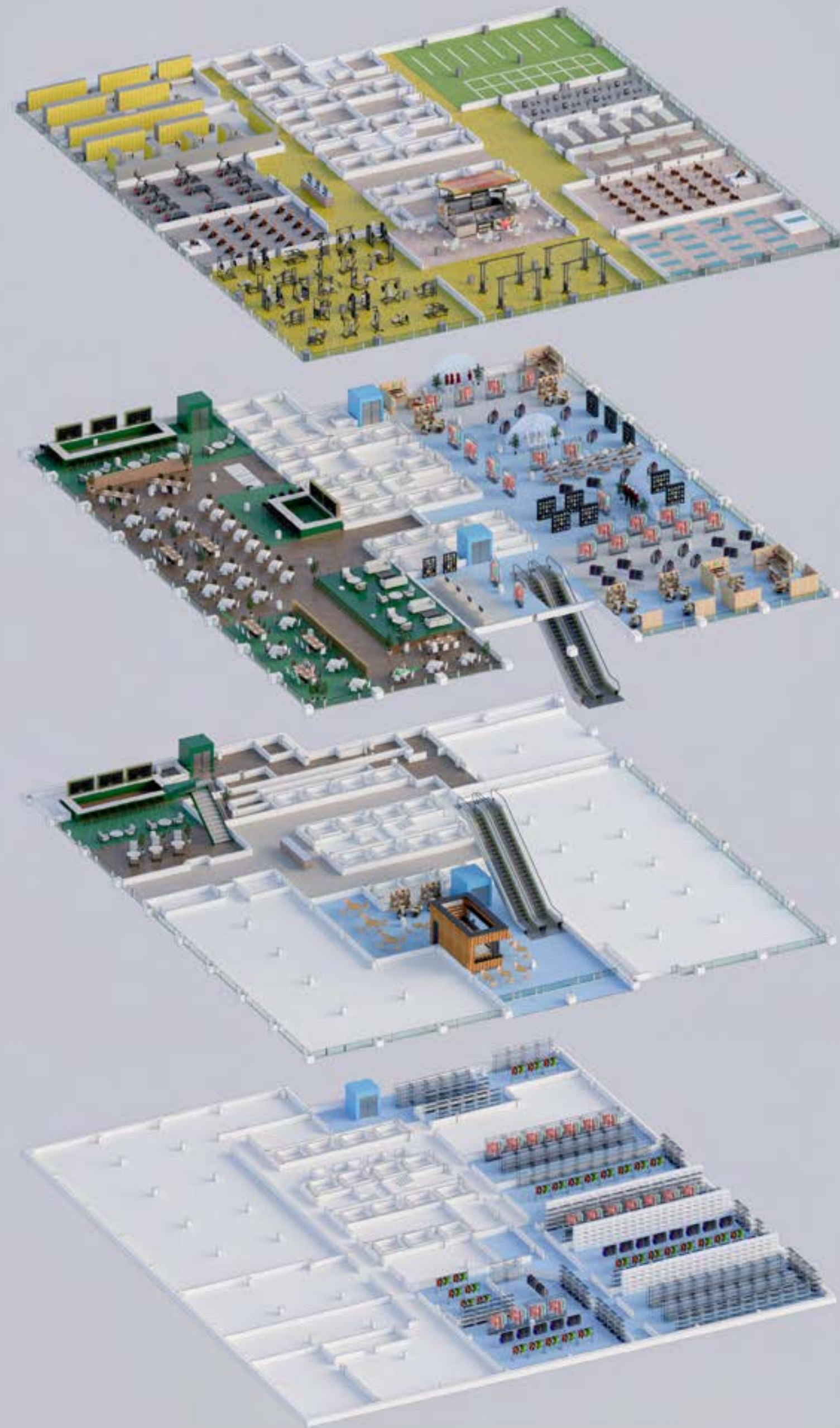


# PARK PLACE X BROADWAY SCENARIO

## SUB-CELLAR

SPACE A: 10,113 SF  
CEILING HEIGHTS: 10.5 FT

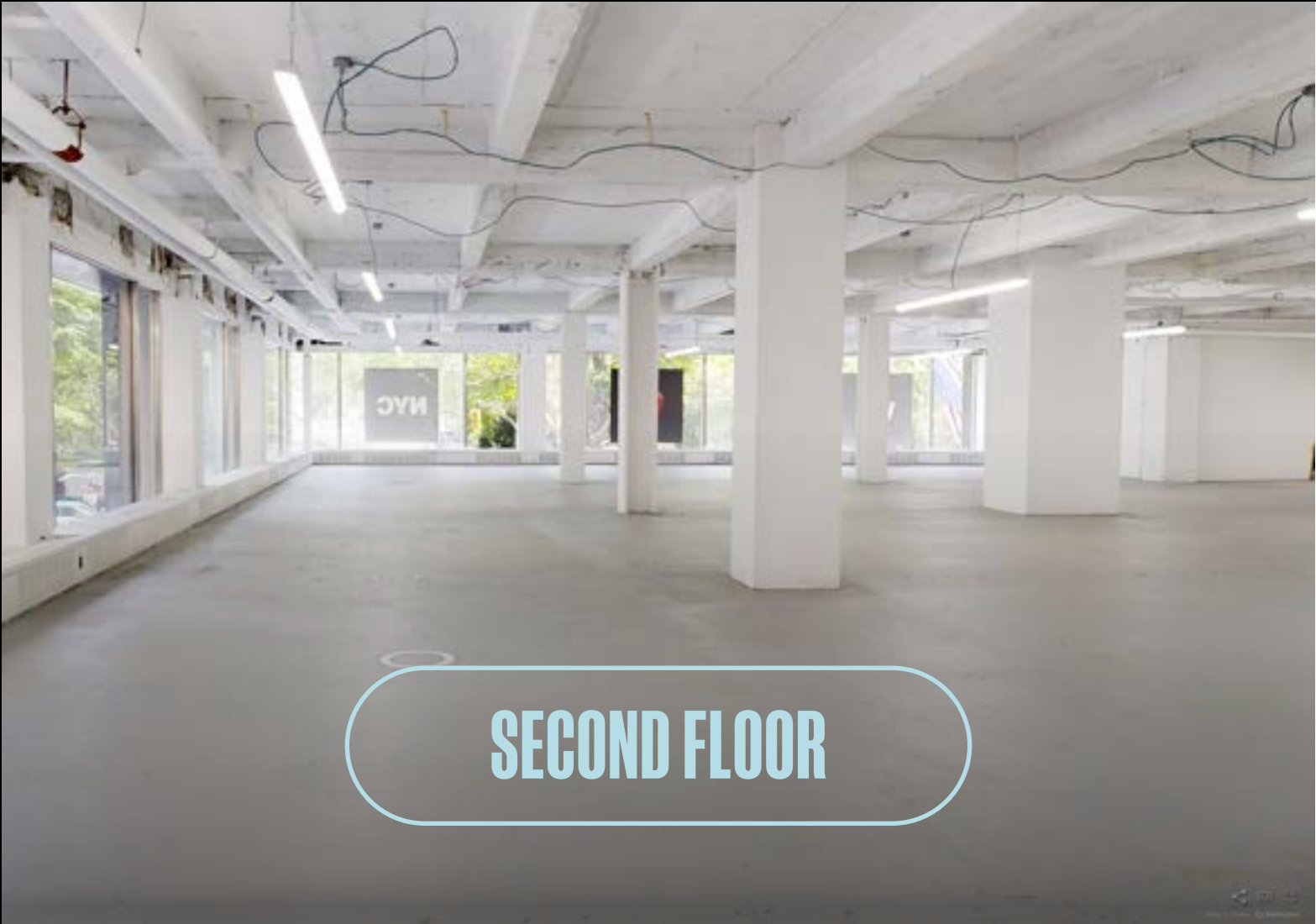




# VIRTUAL TOUR



GROUND FLOOR



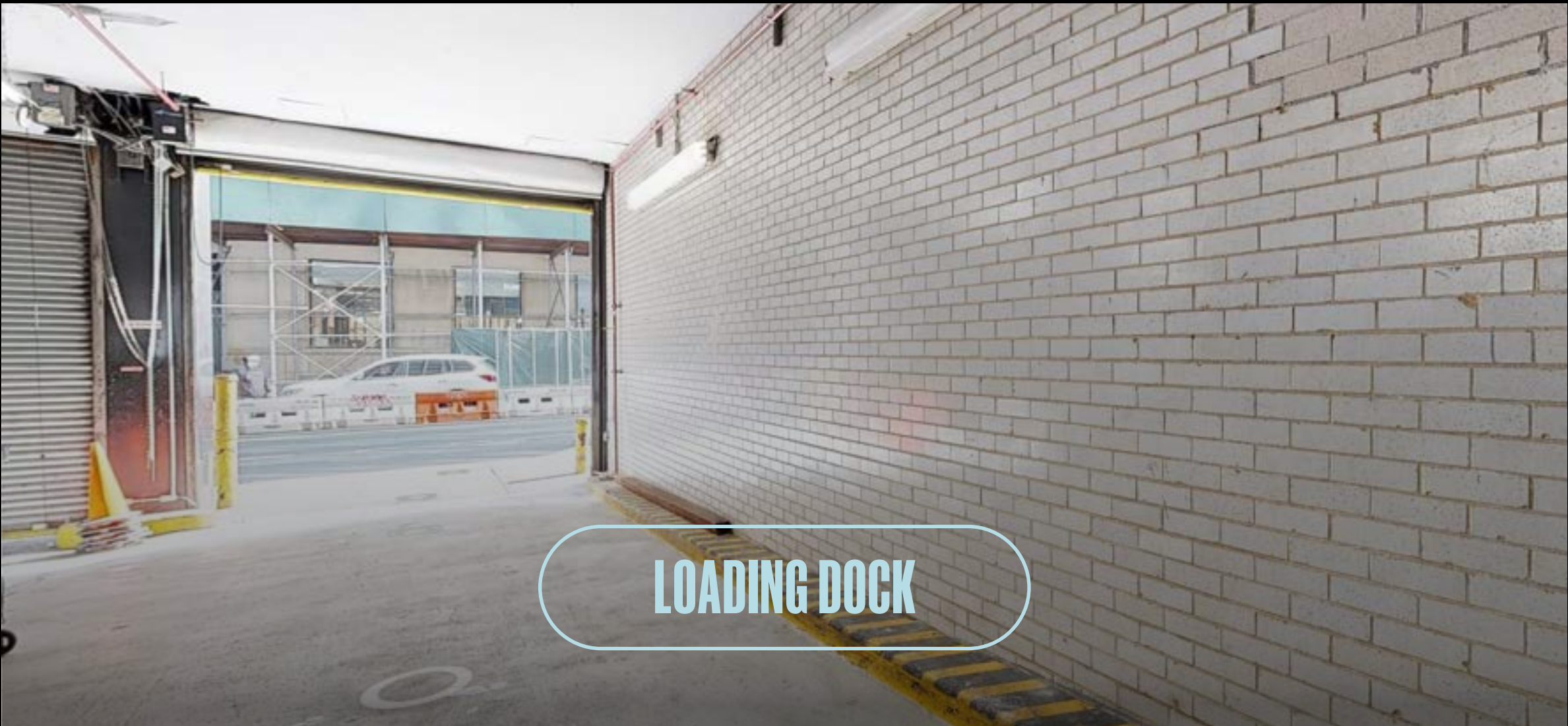
SECOND FLOOR



THIRD FLOOR



SUB-CELLAR



LOADING DOCK

# THE MARKET TRIBECA X FIDI

250 Broadway is a uniquely positioned asset in the heart of Lower Manhattan, bordering Tribeca and the Financial District and across the street from City Hall. From business professionals to families to tourist; this section Lower Manhattan has become a 24-hour neighborhood. Surrounded by fine dining, cafes, fitness, shopping and entertainment; there's something here for everyone.



**42 MILLION**  
TOTAL AREA RIDERSHIP

**14.2 MILLION**  
ANNUAL TOURISTS

**88 MILLION**  
SQUARE FEET OF OFFICE SPACE

**\$8 BILLION +**  
ANNUAL SPENDING POWER

**33.9**  
MEDIAN AGE

**300,000+**  
AREA EMPLOYEES

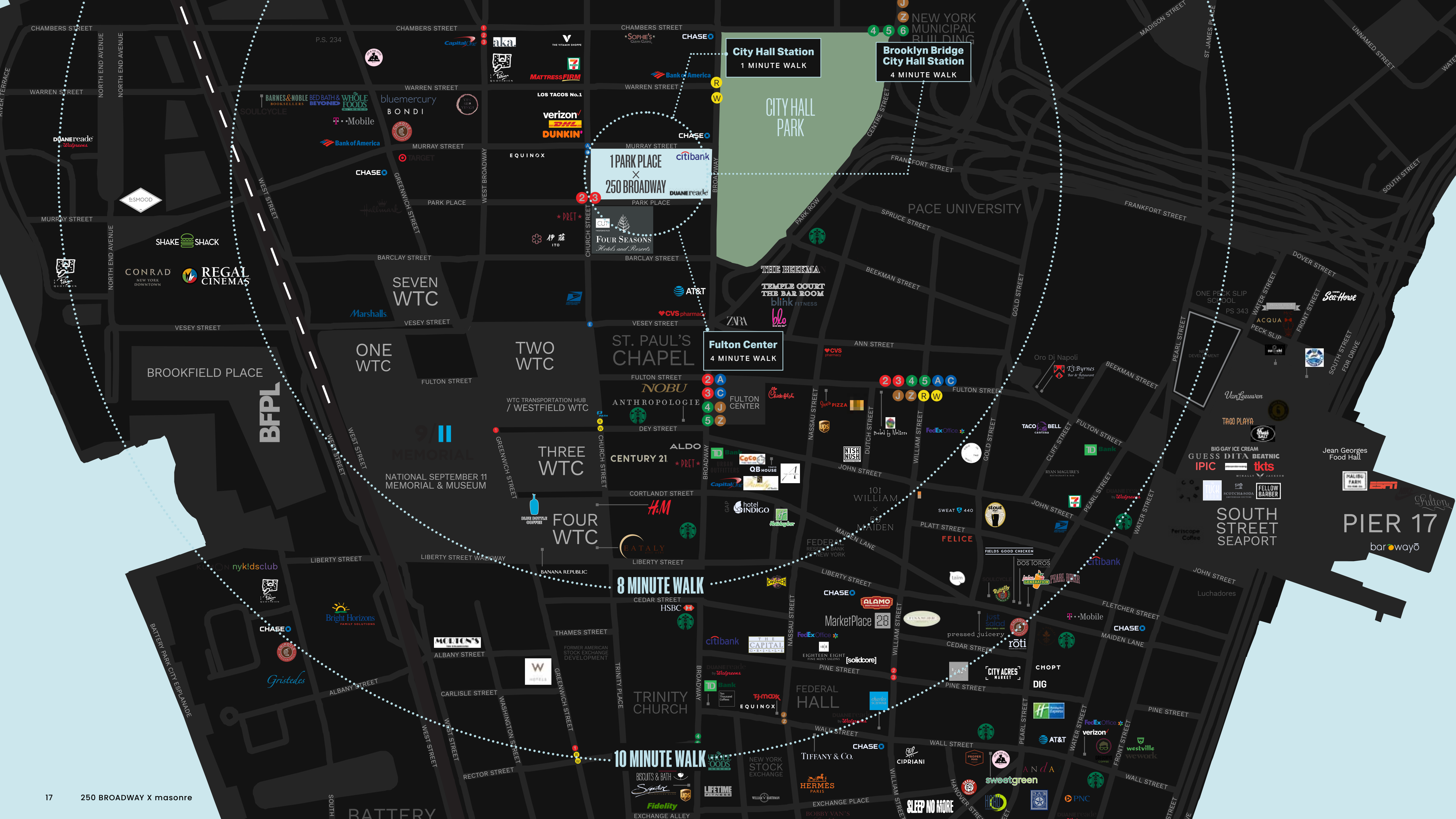
**6,000+**  
HOTEL ROOMS

**\$3.5 MILLION**  
MEDIAN HOME VALUE

# THE NEIGHBORHOOD







City Hall Station  
1 MINUTE WALK

Brooklyn Bridge  
City Hall Station  
4 MINUTE WALK

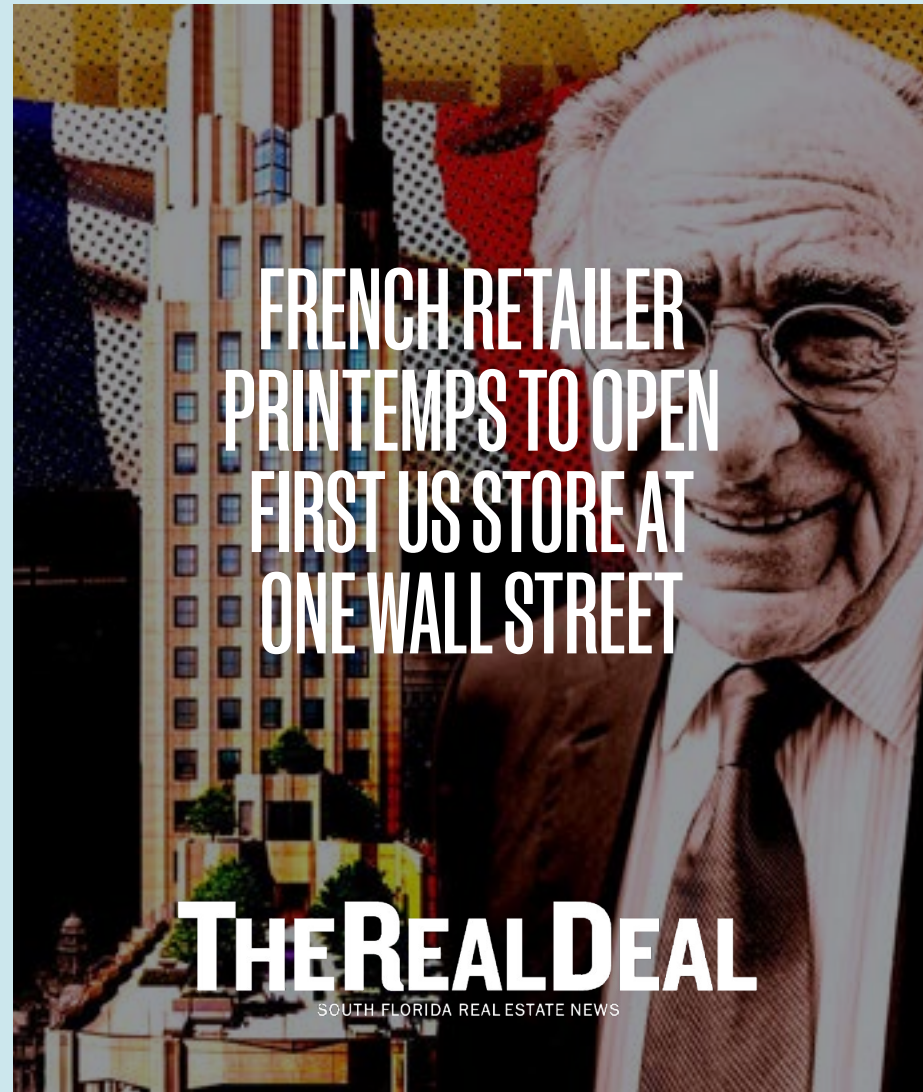
1 PARK PLACE  
X  
250 BROADWAY

Fulton Center  
4 MINUTE WALK

8 MINUTE WALK

10 MINUTE WALK

# PRESS



FRENCH RETAILER  
PRINTEMPS TO OPEN  
FIRST US STORE AT  
ONE WALL STREET

**THE REAL DEAL**  
SOUTH FLORIDA REAL ESTATE NEWS



LUXURY CONDO SALES AT  
130 WILLIAM PROVIDE  
RESIDENTIAL RESURGENCE  
IN DOWNTOWN NYC

**NEW YORK POST**



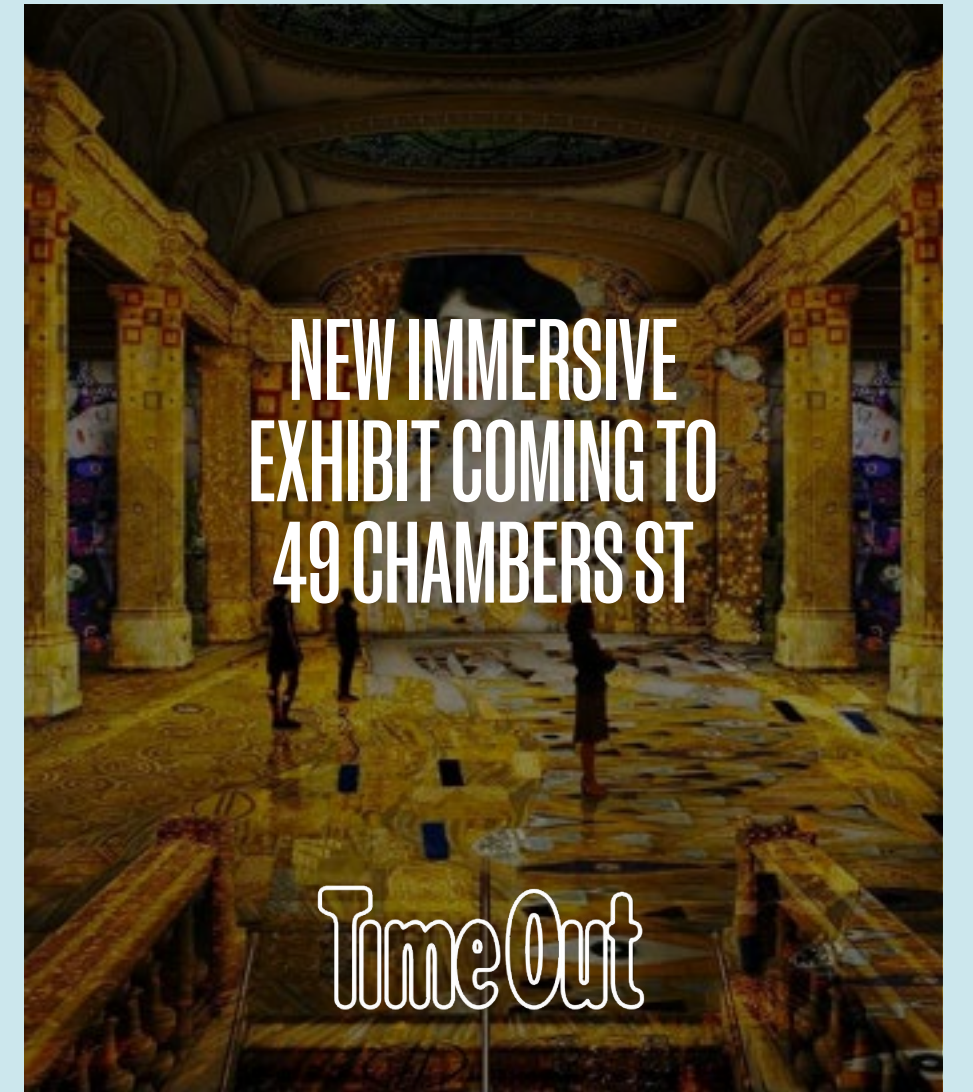
NYC OFFICE  
LEASING HEATING UP,  
250,000,000  
INVESTED AT 60 WALL

**NEW YORK POST**



ALEXANDER WANG'S  
NEW OFFICES TO BE DESIGNED  
TO ATTRACT EMPLOYEES  
BACK TO WORK

**WWD**  
WOMEN'S WEAR DAILY



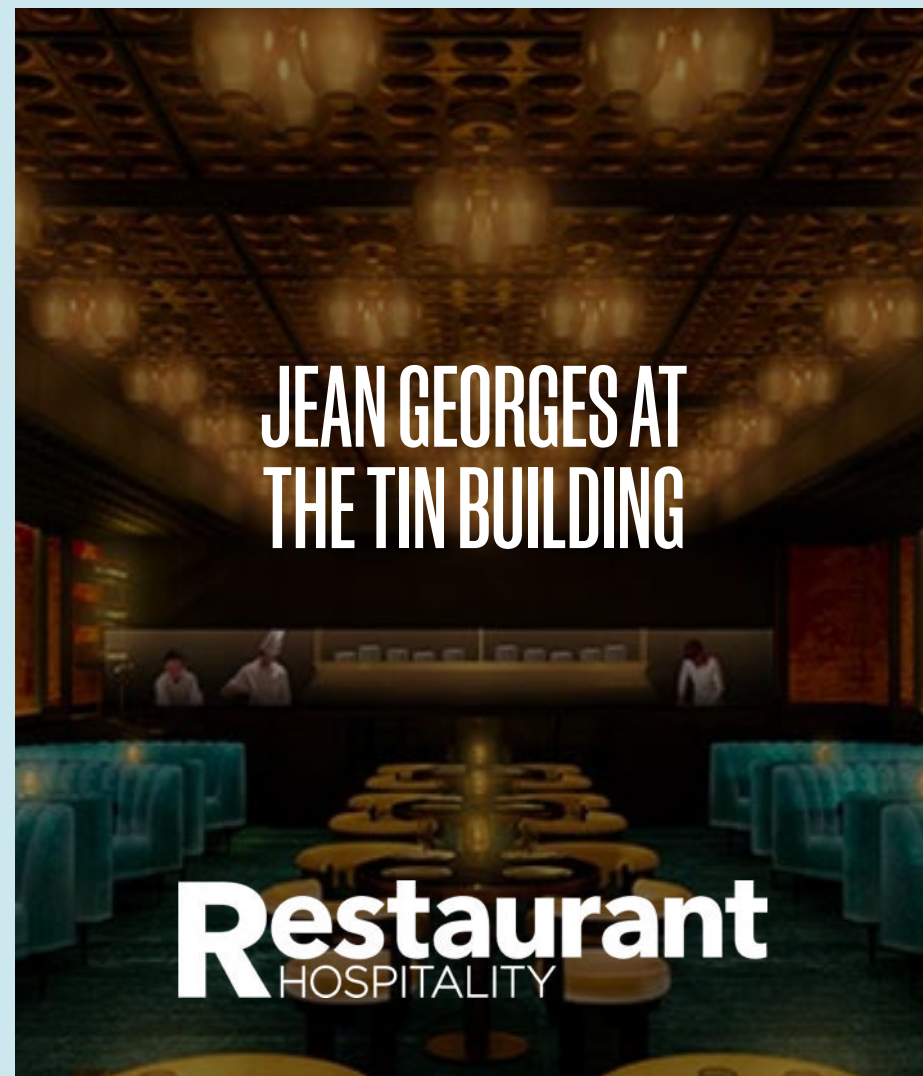
NEW IMMERSIVE  
EXHIBIT COMING TO  
49 CHAMBERS ST

**TimeOut**



SON OF BERNARD ARNAULT,  
WORLD'S RICHEST PERSON,  
BUYS MANHATTAN PENTHOUSE  
FOR ABOUT 18 MILLION

**MANSION  
GLOBAL**



JEAN GEORGES AT  
THE TIN BUILDING

**Restaurant**  
HOSPITALITY



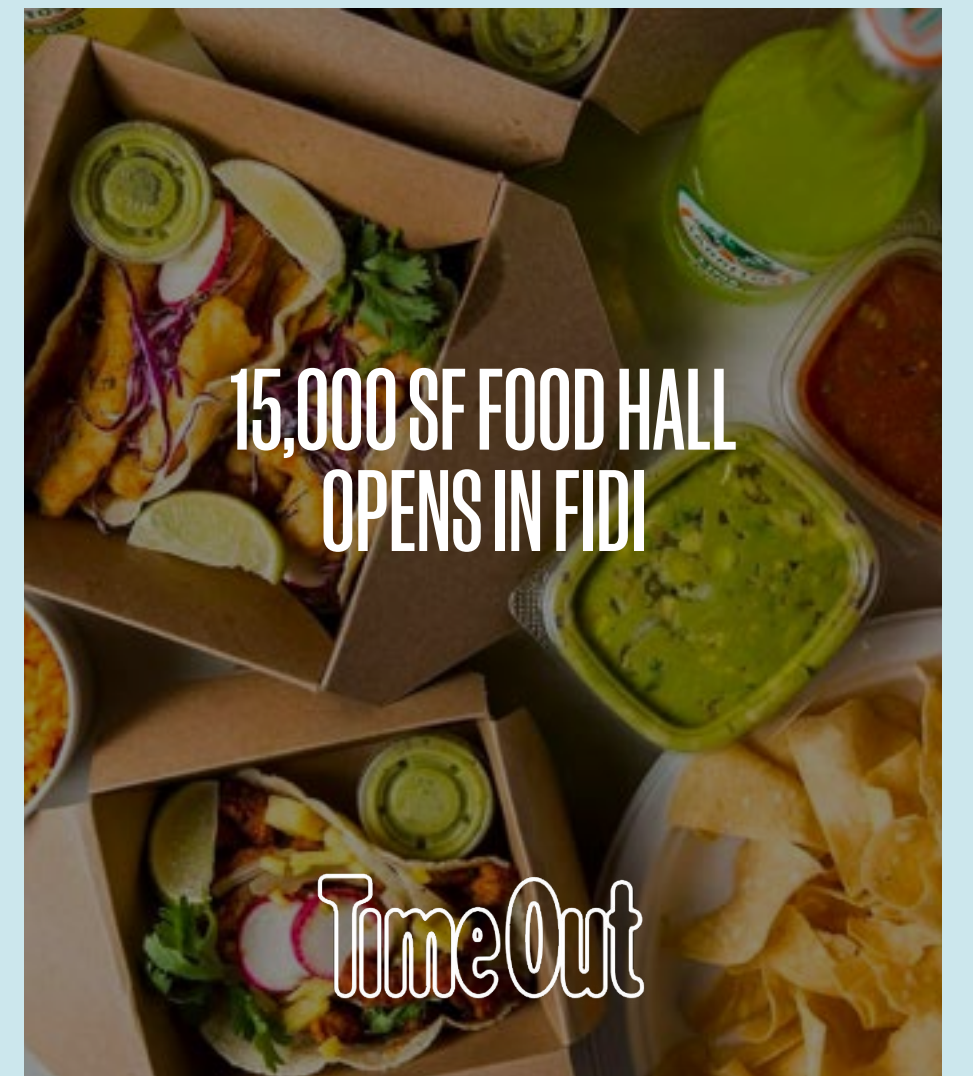
BILL GATES'  
DAUGHTER REPORTEDLY  
PAID 51 MILLION FOR  
THIS NYC PENTHOUSE

**CNBC make it**



RELATED UPS CELEB-  
FRIENDLY CONDO  
OFFERINGS IN TRIBECA  
WITH NEW BUILD

**NEW YORK POST**



15,000 SF FOOD HALL  
OPENS IN FIDI

**TimeOut**

# SURROUNDED BY LUXURY RESIDENTIAL



## 30 PARK PLACE, FOUR SEASONS

- 157 Luxury Residential Units
- 189 Room Four Seasons Hotel
- Designed by Robert A.M. Stern
- #9 Best Selling NYC Building of All Time with over \$1 Billion in Sales



## 130 WILLIAM

- 242 Luxury Residential Units
- Studios to 4 Bedrooms priced between \$895,000 - \$20,000,000
- High end new development in the Fulton/Seaport area of the Financial District
- Ranked by the Real Deal as one of the top selling new developments in 2021, with 81 signed contracts totaling \$218,202,658 in Sales volume



## 56 LEONARD

- 145 Luxury Residential Units
- Two to 5 Bedrooms priced between \$3,500,000 - \$50,000,000
- Tallest Building in Tribeca
- #10 Beset Selling NYC Building All Time with over \$1 Billion in Sales



## 1 WALL STREET

- 566 Residential Units, anchored by Whole Foods and Lifetime Fitness
- Studios to 5+ Bedrooms priced between \$990,000 - \$20,000,000 (there are plans for a massive penthouse which could ask upwards of \$40,000,000 + although very little info has been released)
- Largest office to condominium conversion in NYC history - 1.2 Million Square Feet



## 8 SPRUCE STREET

- 899 Unit Luxury Rental Building
- Studios to 4 Bedrooms with prices ranging from approx. \$4,000/month to upwards of \$25,000/month
- 94% Occupancy
- Elementary/Middle School taking up the first 5 floors of the building
- Blackstone recently acquired the building for \$930,000,000



## 450 WASHINGTON

- 176 Luxury Residential Units by Related
- NYC's Best Selling New Development in February 2023
- Studios to 5 Beds Priced Between \$939,000 and \$17,300,000



## 443 GREENWICH STREET

- 53 Luxury Residential Units
- Several Notable Celebrities Purchased in the Building
- The PH recently sold for \$51,000,000

# CONTACT EXCLUSIVE AGENTS

## masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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