



49-51

Chambers Street

New York



PROMINENT
PROPERTIES
COMMERCIAL

PROPERTY SUMMARY

Address	49–51 Chambers Street, New York, NY 10007
Type	Commercial Condominium (Lower Level through Ground Floor)
Year Built	1912 (Renovated 2019)
GBA	32,098 SF
Zoning	C6-4A
Ownership	Fee Simple

**Building Total Floors: 17 above ground + basement*



Stable, Passive Income via Triple Net Lease

- Tenant pays property taxes, insurance, and all maintenance expenses
- Owner receives net rent with minimal operating risk
- Long-term lease in place with predictable, stable cash flow

Ownership of a Landmark Space

- Located in a registered NYC landmark with Beaux-Arts architecture
- Features include a 40-foot grand vaulted ceiling, marble-clad hallways, and historic vault door
- Irreplaceable space ideal for high-end cultural, tech, or media use

Globally Recognized Tenant

- Hall des Lumières is a destination venue known for immersive exhibitions featuring Van Gogh, Klimt, Dalí, and more
- Drives high foot traffic from tourists, cultural enthusiasts, and locals alike
- Enhances prestige and long-term value of the space

Prime Downtown Manhattan Location

- Situated across from City Hall Park
- 2-minute walk to 7 major subway lines (A/C/J/Z/R/2/3)
- Surrounded by civic institutions, courthouses, and high-income neighborhoods like Tribeca and SoHo

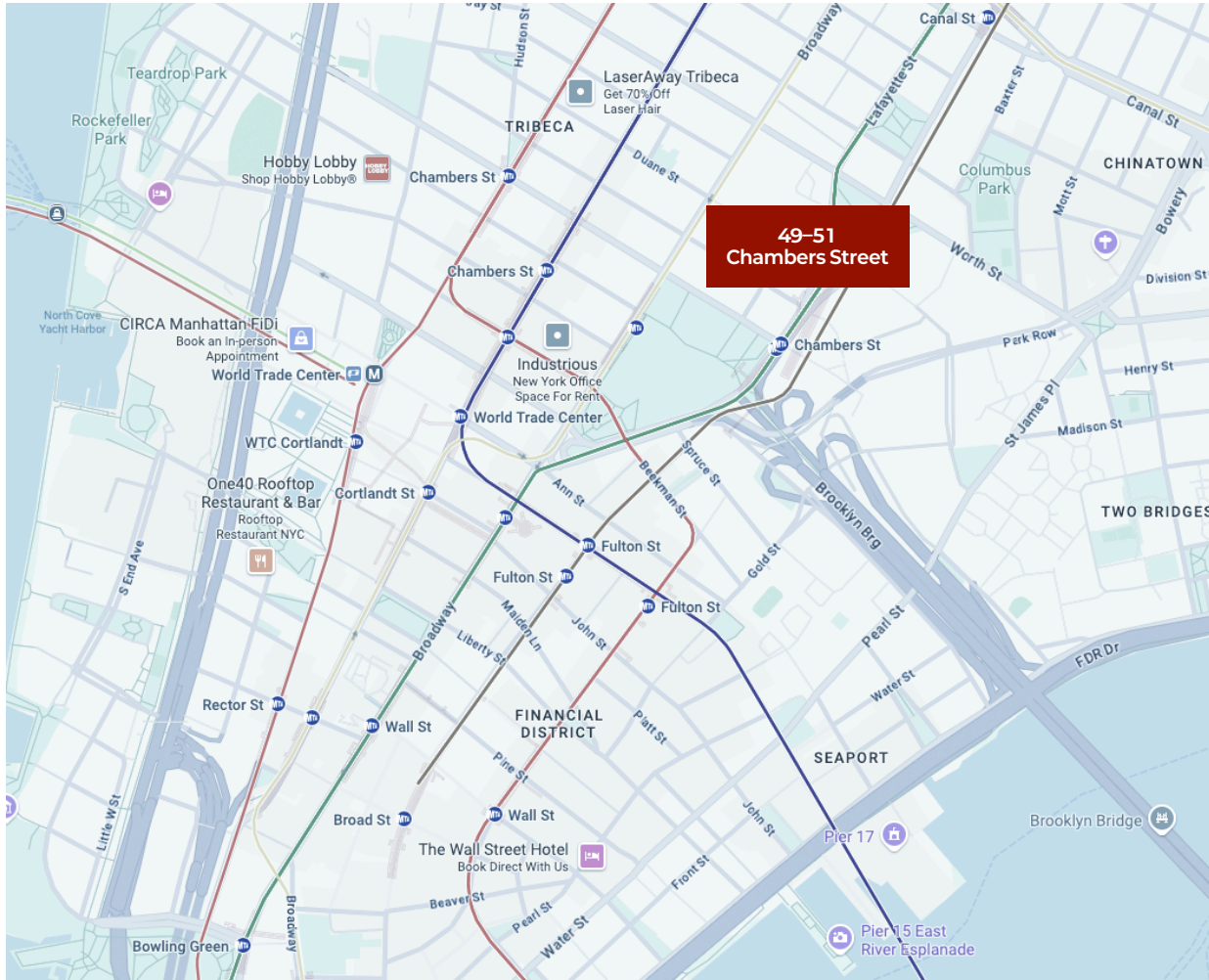
Capital Appreciation Potential

- Commercial condo in a trophy historic building with limited supply
- Attractive to future buyers or tenants in cultural, luxury retail, or experiential sectors
- Event-ready space allows for diversified use and value-add strategies

Fee Simple, Individually Deeded Ownership

- Fully independent title – own and control your commercial unit
- Flexible asset: can be held, leased, or resold without affecting the residential portion of the building

LOCATION



Where Culture, Commerce, and Community Converge

- Unrivaled Transit Access
Just steps from A, C, J, Z, R, 2, 3 subway lines
– under 2 minutes on foot
- Civic Center Core
Surrounded by New York City Hall, federal and state courthouses, and key municipal buildings
- Proximity to Tribeca, SoHo, and the Financial District
Vibrant neighborhoods known for culture, dining, and business
- Tourism & Foot Traffic
Benefit from year-round visitors to nearby Brooklyn Bridge, World Trade Center, and Seaport District
- Prestigious Address: A landmark building in a historically significant and architecturally rich area

TENANT PROFILE

Tenant	IMG Worldwide, LLC (d/b/a CultureSpaces)
Use	Immersive Art Space – Hall des Lumières
Lease Start	2020
Lease End	2030
Lease Type	NNN (Tenant pays all operating expenses)
CAM Charge	Tenant pays 100%
Annual Escalation	3%



Rent Roll Summary

Year	Annual Rent (\$)	Monthly Rent (\$)
2020	1,899,999.96	158,333.33
2021	1,957,000.00	163,083.33
2022	2,015,710.00	167,975.83
2023	2,076,181.30	173,015.11
2024	2,138,466.74	178,205.56
2025	2,202,620.75	183,551.72
2026	2,268,699.37	189,058.28
2027	2,336,760.35	194,730.02
2028	2,406,863.16	200,571.92
2029	2,479,069.06	206,589.08
2030	2,553,441.07	212,786.76

REAL ESTATE TAX INFORMATION

- No landlord expense for property tax
- 100% of tax passed through to tenant under NNN lease
- Predictable and net income stability

Tax Year	FY 2024/2025
Annual Tax	\$425,000 (Estimated)
Tax Basis	Based on condo valuation and NYC Class 4 (Commercial)
Assessment	Subject to annual reassessment by NYC Department of Finance
Lease Structure	Triple Net Lease (NNN)
Tax Responsibility	Tenant pays 100% of all property taxes
Abatements/Exemptions	None currently apply



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