

100 EAST BROADWAY

9

8

CONFIDENTIAL OFFERING MEMORANDUM




**CUSHMAN &
WAKEFIELD**



ASKING PRICE
\$1,100,000 - \$1,735,000

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For more information, please contact one of the following individuals:

MICHAEL F. DECHESER

Senior Managing Director
212 660 7772
michael.decheser@cushwake.com

BRYAN F. HURLEY

Associate Director
212 660 7706
bryan.hurley@cushwake.com

EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of 6 new office condominium units on 8th and 9th Floors of the newly constructed retail/office building at 100 East Broadway. The property is located at the intersection of the Lower East Side and Chinatown East, at the corner of East Broadway, Pike and Division Street. The 8th and 9th floors contain a total gross SF of 7,216, and each have 3 available office units (801, 802, 804 & 901, 902, 903). The individual unit sizes are 853 SF to 1380 SF (units can be combined). Each floor has 12' ceiling heights, individual heating system with a personalized control panel, and floor-to-ceiling windows. The property is serviced by 2 high-speed elevators, fully sprinklered throughout and security at the lobby during business hours. It is perfect for an office occupier, or investor looking to own class A office space in a convenient downtown location. The building is conveniently located next to the **B**, **D** and **F** trains.

PROPERTY HIGHLIGHTS



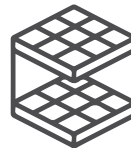
2019 BRAND
NEW OFFICE
CONDOS



BLOCK/LOT:
282/58
(6 UNITS)



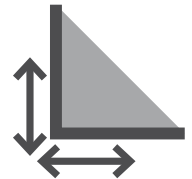
UNITS #: 801,
802, 804, 901,
902, 903



FLOOR:
8TH to 9TH
FLOOR



CEILING
HEIGHTS:
12 FT



TOTAL
GROSS:
7,216 SF



01 / 100 EAST BROADWAY



PROPERTY DESCRIPTION

LOCATION	Corner of of Pike Street, East Broadway and Division Street	
BLOCK / LOT	258 / 1215, 1216, 1218, 1219, 1220, 1221	
LOT DIMENSIONS	130.3' x 75' (Approx.)	
STORIES	14	
UNITS #	801, 802, 804, 901, 902, 903	
FLOOR	8th & 9th Floor	
CEILING HEIGHTS	12 Ft	
TOTAL GROSS SF	7,216	
TOTAL REAL ESTATE TAXES	\$161,889	(Annual)
TOTAL COMMON CHARGES	\$85,012	(Annual)



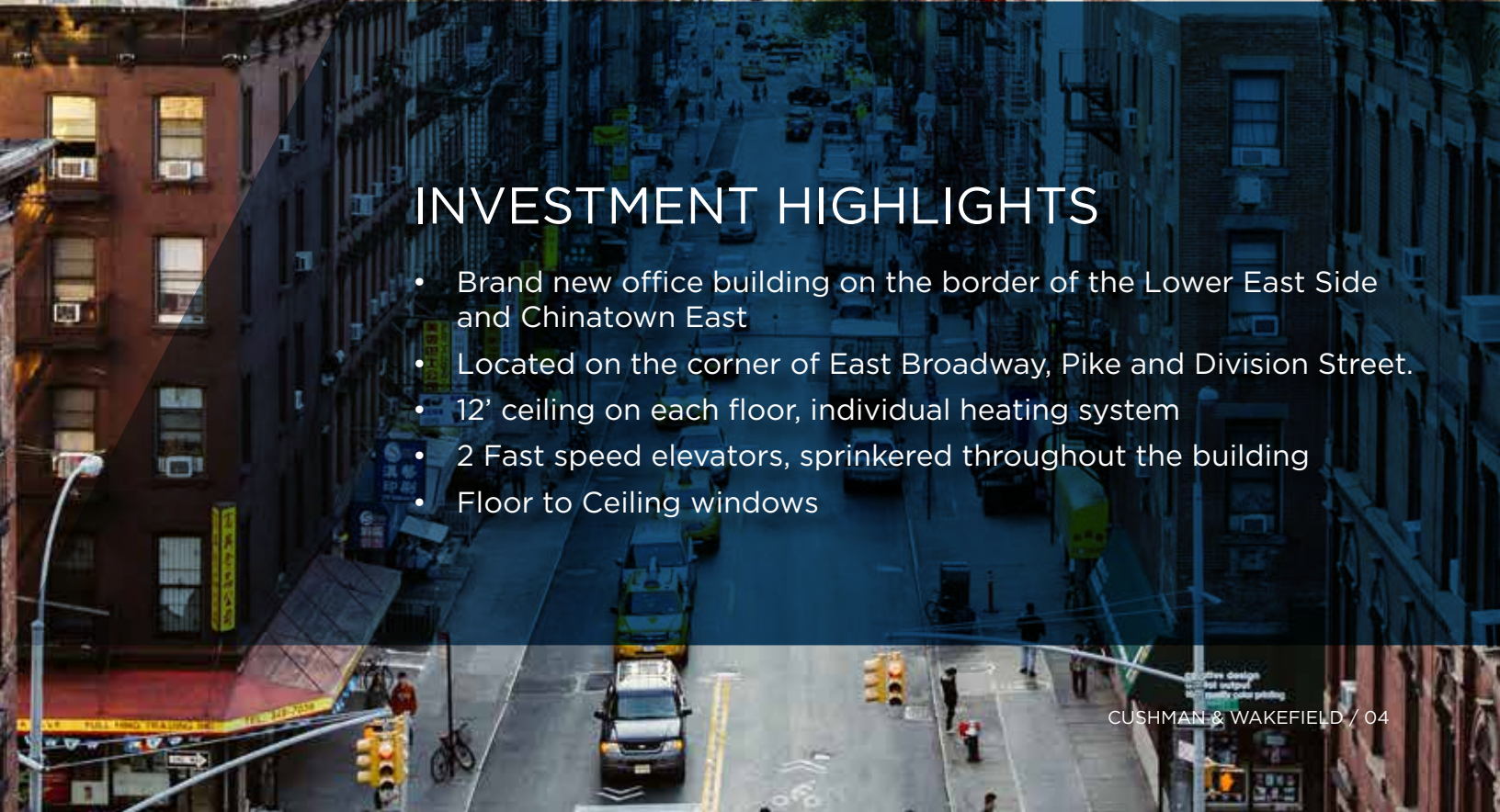
UNIT PRICING & CARRYING COSTS 8TH & 9TH FLOORS

Unit	Asking Price	GSF	\$/RSF	Annual CC	Annual RE Taxes	Total Carrying Cost
801	\$1,450,000	1,162	\$1,248	\$13,655	\$26,004	\$39,659
802	\$1,100,000	853	\$1,290	\$9,969	\$18,985	\$28,954
804	\$1,460,000	1,167	\$1,251	\$13,716	\$26,119	\$39,834
901	\$1,730,000	1,375	\$1,258	\$16,253	\$30,951	\$47,204
902	\$1,599,000	1,279	\$1,250	\$15,045	\$28,650	\$43,695
903	\$1,735,000	1,380	\$1,257	\$16,374	\$31,181	\$47,555
Total	\$9,074,000	7,216	\$1,257	\$85,012	\$161,889	\$246,901



INVESTMENT HIGHLIGHTS

- Brand new office building on the border of the Lower East Side and Chinatown East
- Located on the corner of East Broadway, Pike and Division Street.
- 12' ceiling on each floor, individual heating system
- 2 Fast speed elevators, sprinklered throughout the building
- Floor to Ceiling windows



NEIGHBORHOOD

LOWER EAST SIDE

In the past few decades, the Lower East Side has progressively become one of New York City's most dynamic and diverse neighborhoods. It is built on the unique combination of being one of Manhattan's most historically rich neighborhoods yet also being home to some of New York City's best modern shopping, dining, and nightlife options. For example, The Lower East Side Tenement Museum was once home to 7,000 immigrants during 1863 to 1935. During this time, The Lower East Side was a popular destination for many Eastern European residents. Today it is home to many Chinese, Hispanic, Jewish and African-American residents, with a steady infusion of new arrivals. In the last decade, the Lower East Side has drawn in a younger population consisting of students, young professionals, and new families attracted to the growth and development experienced by the neighborhood.

Interspersed between hundred year old tenements are new signs of luxury. The corner of Houston and Bowery houses a new Whole Foods store, the largest supermarket in New York City. Ultra-luxury hotels such as the Hotel on Rivington, the Blue Moon Hotel, and the Thompson LES have sprung up among a fantastic array of bars, boutiques and restaurants. As the Lower East Side Business Improvement District describes the neighborhood, it is "rooted in history and blossoming today."

When in the Lower East Side, tourists and New Yorkers alike flock to Orchard Street. Orchard Street is one of the Lower East Side's most prominent market areas, comprised of an array of boutiques, designer shops, upscale restaurants, bars, and galleries. On Sundays, Orchard Street is closed to traffic from Delancey up to East Houston, turning the street into a pedestrian mall.



In addition to the shopping options located in the Lower East Side, one of the biggest perks of the neighborhood consists of the wide selection of food establishments that it has to offer. Ranging from well known New York City restaurants as well as unique international eateries to small cafes and local diner favorites, the Lower East Side has it all. Some of these popular dining selections include Azul Bistro, wd-50, as well as Katz's Delicatessen.

The nightlife of the Lower East Side is one that is unmatched. Comprised of a wide variety of bars, lounges, clubs, and music venues, Lower East Side nightlife has something to offer for all. Mercury Lounge's curtained stage and acoustic system have hosted both new and established musical talent. The Bowery Ballroom also offers a setting to catch a band, a cocktail, and a picturesque view of Manhattan. Hotel Chantelle has a rooftop dining area

with enjoyable views of the Williamsburg Bridge. Pianos, on Ludlow Street, hosts live music and DJs spinning dance music, while Barramundi, a funky, Australian owned bar on Clinton Street, attracts an international crowd.

However the entertainment on the Lower East Side is not only restricted to the thriving restaurant and nightlife industry. During the day, the Lower East Side has an assortment of historical attractions to attract tourists and New Yorkers alike. The Lower East Side Tenement Museum's lively tour guides lead hundreds of visitors and around 30,000 students through the preserved apartments each year. The museum also offers historical tours of the neighborhood. The magnificently restored Eldridge Street Synagogue hosts multiple groups a week, educating and entertaining visitors with the history of New York City and the Jewish immigrant community.



NEIGHBORHOOD

LOWER EAST SIDE

Individuals are seamlessly able to travel throughout the Lower East Side due to the vast public transportation system in the neighborhood. Subway users can take the B or D train to Grand Street, the F or V train to Second Avenue, the J or M train to Bowery, or the No. 6 train to Broadway/ Lafayette. Additionally, for those who would like to take the bus instead, the M9 goes downtown on Essex Street, the M15 runs on Allen Street both downtown and uptown, the M103 travels along the Bowery, and the M21 travels cross-town on Hudson Street.

The Lower East Side continues to benefit from its proximity to Chinatown, the center of politics, economics, and culture of the Chinese communities in New York City. Thousands of tourists stroll the streets of Chinatown each day visiting the numerous restaurants, jewelry shops, and food markets that it has to offer. While Chinatown is a popular destination for many Chinese immigrants, more recently the neighborhood has also become home to individuals from a number of other backgrounds such as Dominicans, Puerto Ricans, and Vietnamese. Chinatown is home to hundreds of authentic Chinese restaurants, booming fish markets, and countless shops of knickknacks and sweets. Almost all Chinese goods found in China can be found here including food, clothing, jewelry, and souvenirs. Famous for the authentic dining options available in Chinatown, this neighborhood is home to over 200 restaurants. These restaurants cover all different tastes of Chinese cuisine affirming the authenticity of the neighborhood.





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PROPERTY PHOTOS





PROPERTY PHOTOS

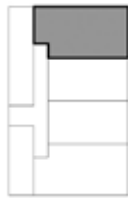
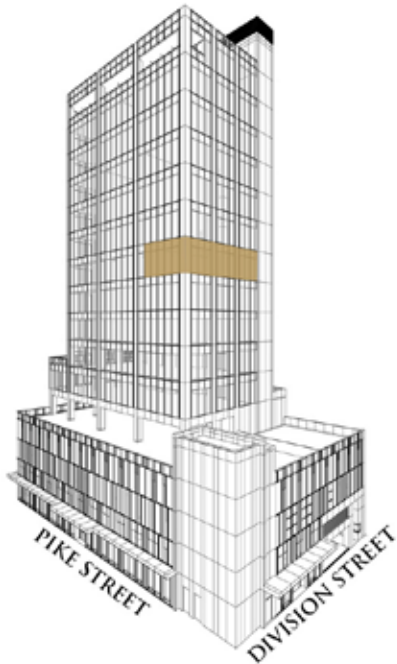




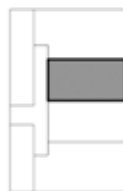
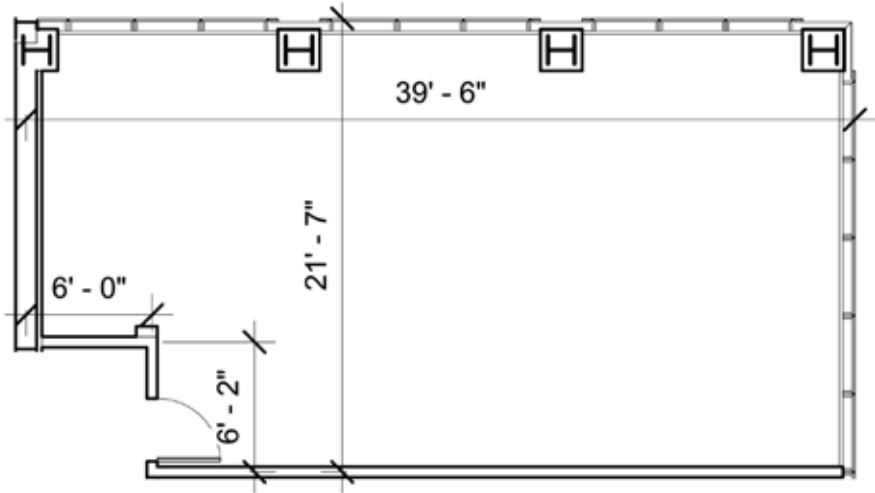
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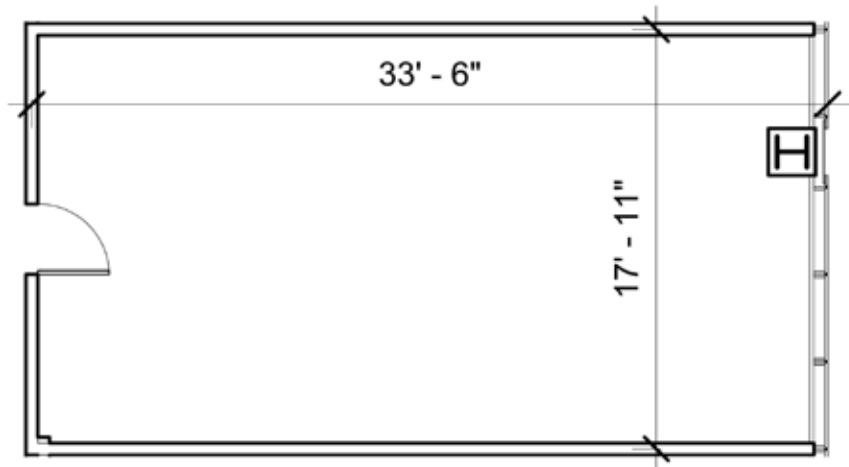
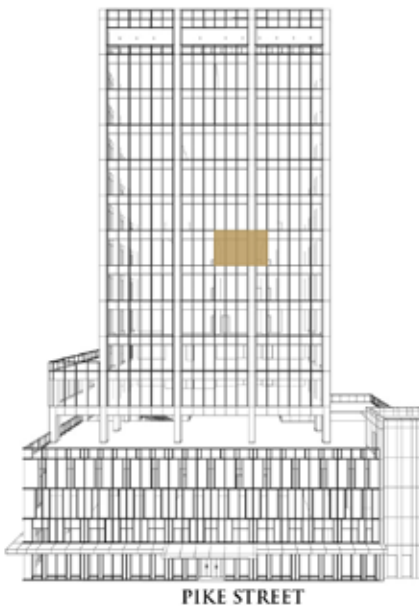
FLOOR PLAN



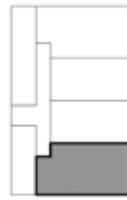
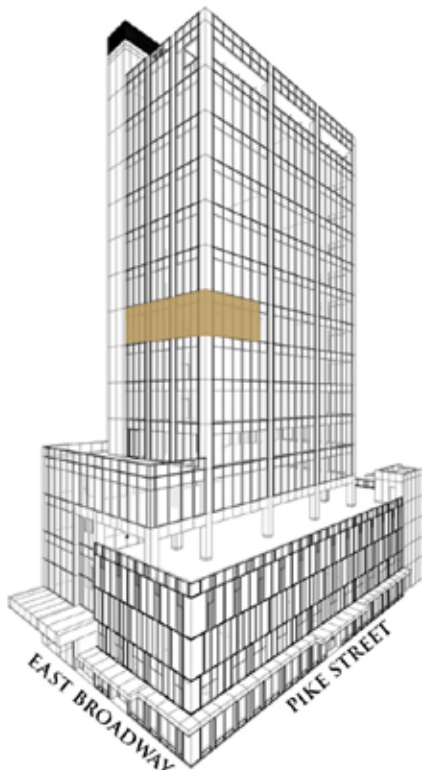
UNIT 801 - 8th Floor
 USE: OFFICE
 GROSS SF: 1,162 SF
 Price Per GSF: \$1,248
 Asking Price: \$1,450,000



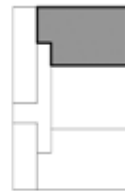
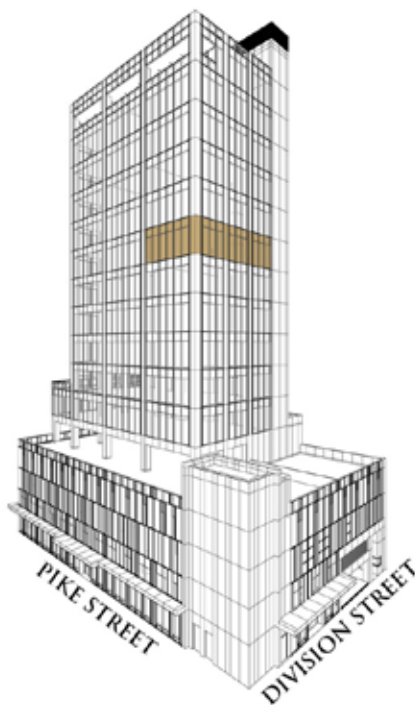
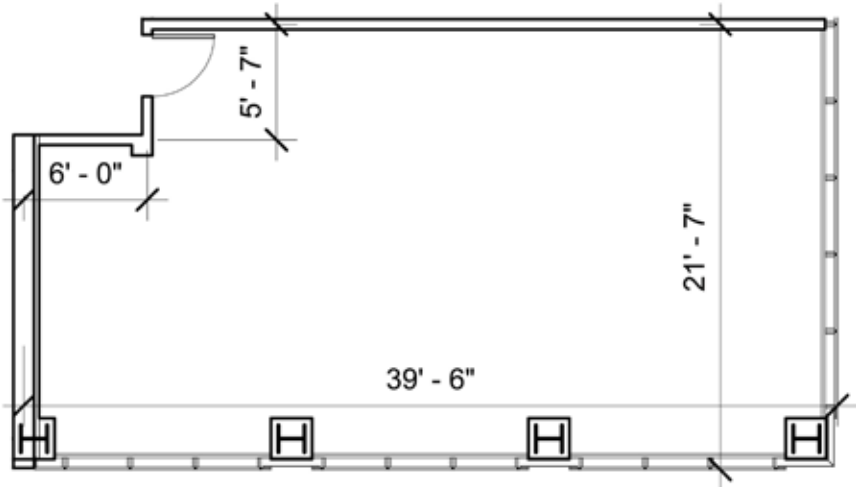
UNIT 802 - 8th Floor
 USE: OFFICE
 GROSS SF: 853 SF
 Price Per GSF: \$1,290
 Asking Price: \$1,100,000



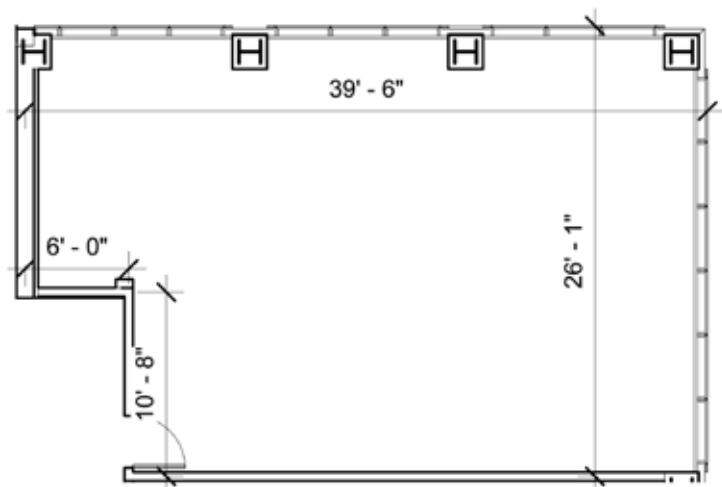
FLOOR PLAN



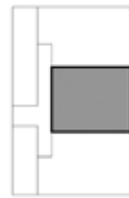
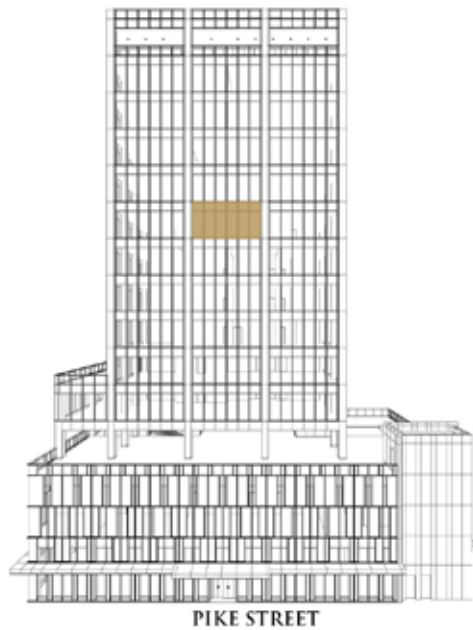
UNIT 804 - 8th Floor
 USE: OFFICE
 GROSS SF: 1,167 SF
 Price Per GSF: \$1,251
 Asking Price: \$1,460,000



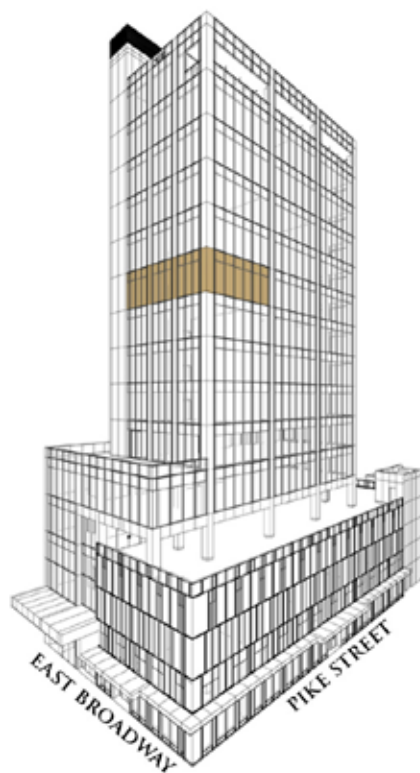
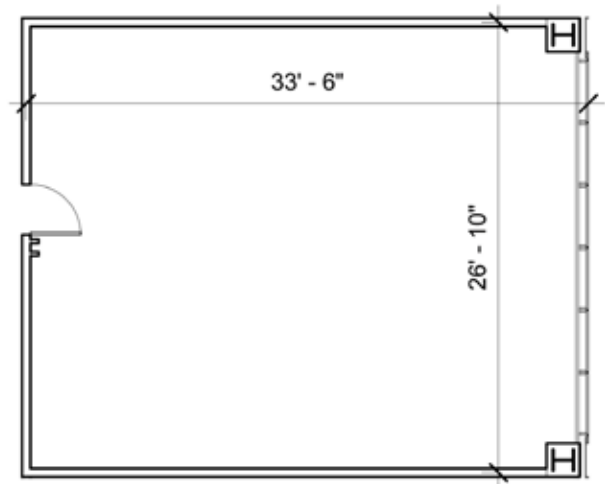
UNIT 901 - 9th Floor
 USE: OFFICE
 GROSS SF: 1,375 SF
 Price Per GSF: \$1,258
 Asking Price: \$1,730,000



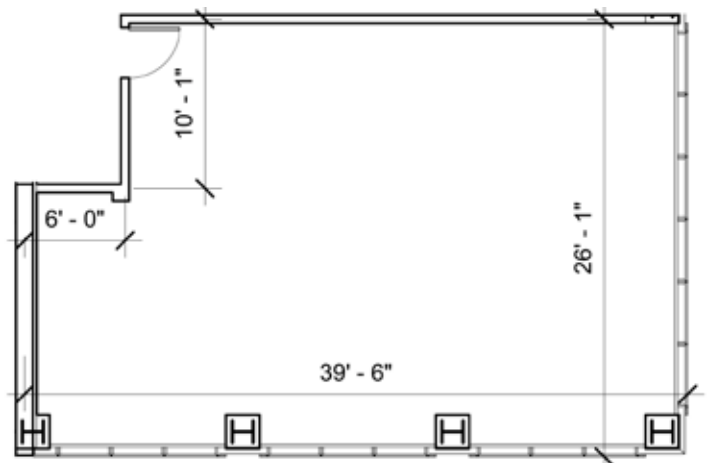
FLOOR PLAN



UNIT 902 - 9th Floor
USE: OFFICE
GROSS SF: 1,279 SF
Price Per GSF: \$1,250
Asking Price: \$1,599,000



UNIT 903 - 9th Floor
USE: OFFICE
GROSS SF: 1,380SF
Price Per GSF: \$1,257
Asking Price: \$1,735,000



POINTS OF INTEREST



For more information, please contact Exclusive Agents:

MICHAEL F. DECHESER
Senior Managing Director
212 660 7772
michael.decheser@cushwake.com

BRYAN F. HURLEY
Associate Director
212 660 7706
bryan.hurley@cushwake.com

