

COMPASS



160 Pearl St, New York, NY 10005

Development Site with Flexible Ground Lease/Purchase Options


HORNE
TEAM

160 Pearl St | New York, NY 10005

Block/Lot:	0039/0006
Square Feet:	22,614
Building Dimensions:	47' X 88'
Stories:	6
Lot SF:	4,343
Lot Dimensions:	47' X 101' (IRR)
Zoning:	C5-5 (R10 Equivalent)/LM
Residential FAR (as of right):	10
Residential BSF (as of right):	43,430
Residential FAR (UAP):	12
Residential BSF (UAP):	52,116
Commercial/Mixed Use FAR:	15
Commercial/Mixed-Use BSF:	65,145
Commercial BSF:	65,145
Taxes (23/24):	\$216,299
Tax Class:	4

Property Overview

Compass has been retained on an exclusive basis to facilitate the ground lease or sale of 160 Pearl Street, a prime development opportunity in the Financial District. This 22,614 SF six-story building sits on a 4,343 square foot lot and offers a maximum of 65,145 buildable square feet.

With C5-5 (R10 equivalent)/LM zoning, the property has a residential FAR of 12 (UAP) allowing for 52,116, as well as a commercial FAR of 15, allowing for a mixed-use property of 65,145 BSF, as well as the potential to purchase additional air rights from next door. Preliminary plans for a 75k GSF (60k ZFA) mixed-use property utilizing the ultra-low energy bonus can be provided upon request. Positioned amidst the thriving FiDi market, which has condo sales ranging up to \$2,500/SF and rentals averaging \$100/SF, the property offers multiple redevelopment opportunities -- 485X, 467M, ULEB, etc. -- in prime southern Manhattan.

Ownership is open to various proposals that reflect the unique nature of this property, including but not limited to a ground lease or lease-to-own scenario. This flexibility, combined with the building's exceptional location and development potential, makes 160 Pearl Street an unparalleled mixed-use opportunity for a creative developer.

Feel free to reach out with any questions, to request a zoning study, pro forma, or submit an offer. via email at Nathan.Horne@Compass.com or call/text 706-255-5657.

Flexible Purchase/Lease Options

(Ground Lease, Lease-to-own, etc.)

65,145 BSF

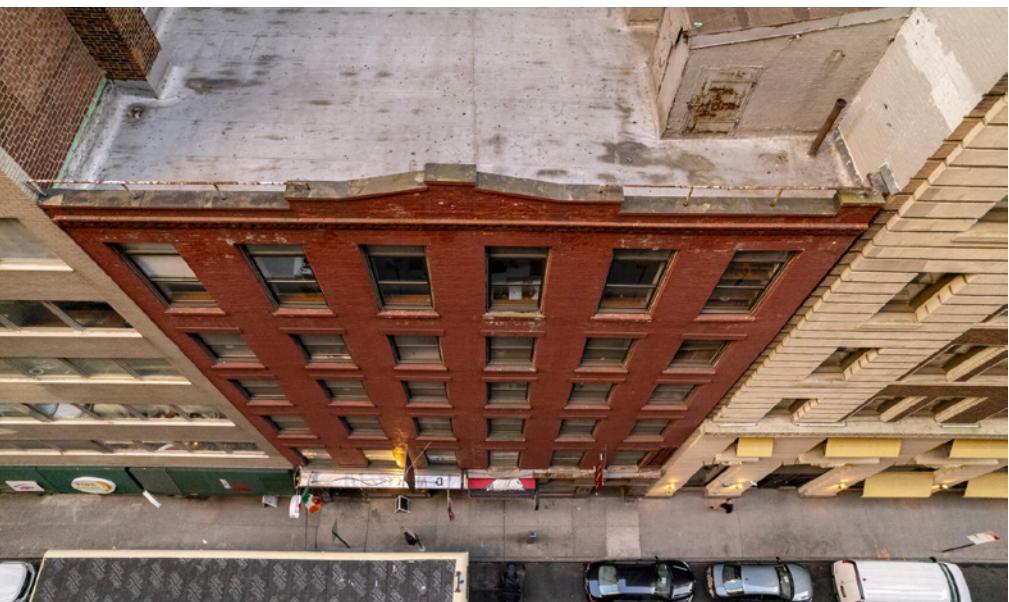
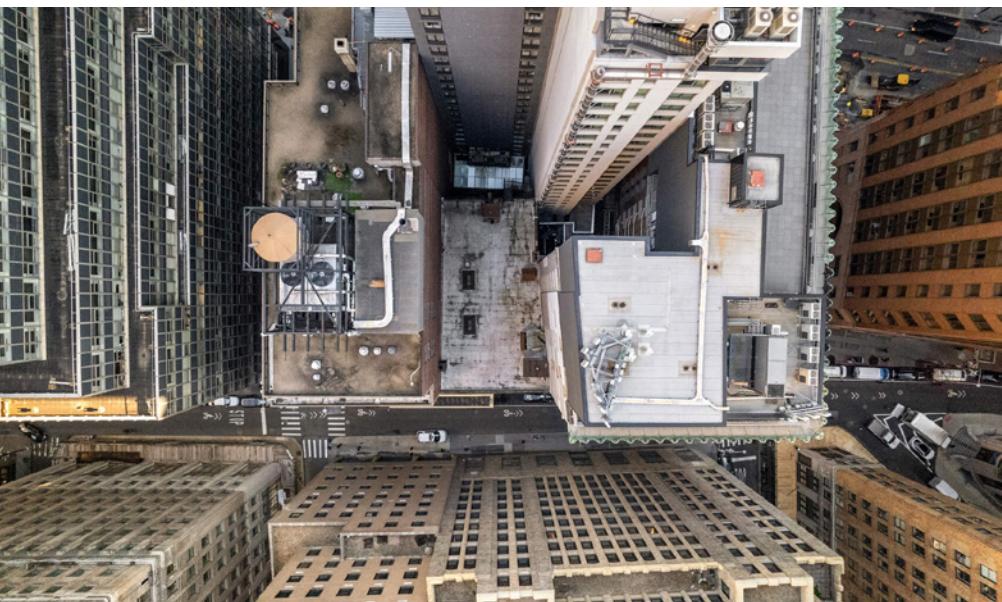
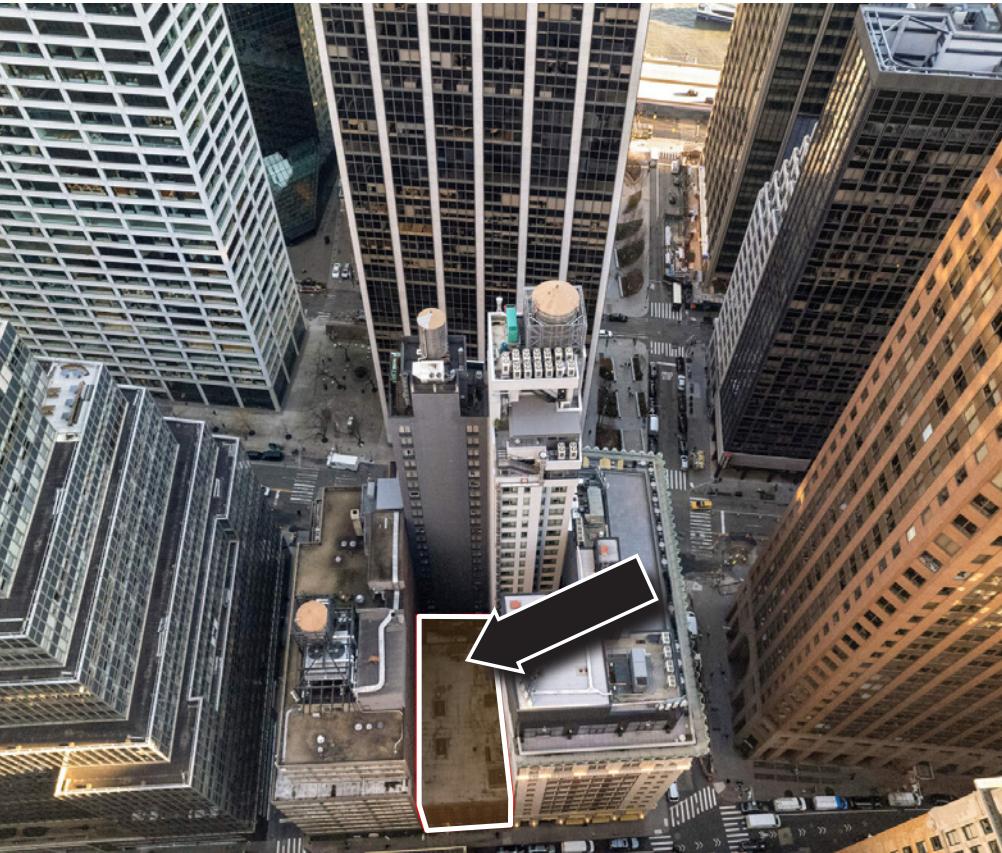
Max Buildable

Condos in FiDi

\$2,500/SF

Rentals in FiDi

\$100/SF



Zoning Study / Manhattan Block 39 / Lot 6

Preliminary Zoning Study
Scheme I - UAP/485-X Scheme
 Manhattan Block 39, Lot 6

Scheme Summary

This scheme proposes a 23-story predominantly residential building at 160 Pearl Street. The scheme assumes the use of the UAP program, though UAP is not mandatory. Any residential floor area in excess of the total sum of 10.0 FAR plus the proposed commercial floor area is assumed to be allotted to UAP.

Zoning Notes and Assumptions

1. Zoning Lot Area as per ACRIS Recorded Deed Land Description. Subject to Survey confirmation. Major inconsistencies between deed document and DOF tax maps noted. Survey should be updated to resolve all courses outlined in the Land Description.
2. Percentage Deduction as per Z-002 chart. Subject to final building design. Additional deductions may be available.
3. Scheme assumes 3% recreation space requirement to be provided in interior of building. Additional 2% to be provided in building interior in form of deductible amenity spaces. 2% deduction may include co-working areas, library or reading rooms, music practice rooms, package or storage rooms, laundry facilities, and/or pet-related facilities. Additional deductions up to proposed percentage assumed from corridor deduction. Subject to design development.
4. Additional 5% deduction is available if building is fully electrified and classified as an ultra-low energy building as per ZR 12-10. Deduction assumed in proposed massing.
5. UAP Floor Area Calculation as per DCP guidance. Subject to verification by agencies holding jurisdiction.
6. Site is located in an Off-Site UAP Area and therefore may utilize off-site affordable to meet the required affordable floor area in a scheme where the residential floor area exceeds 10.0 FAR.
7. No yard requirement as per ZR 23-344 (b).
8. Court regulations not applicable as long as no rear wall articulation is provided.
9. 20' minimum window-to-lot-line distance when required windows are proposed. 1'-3" portion of rear wall does not meet perpendicular distance (no required windows to be provided within that 1'-3" portion).
10. Scheme assumes duplex unit at the 23rd floor.
11. 485-X / UAP Requirements are preliminary and assume mirrored distribution of units without market-rate to affordable variance in size. Subject to design development.

Alternate Schemes / Further Studies

1. Reduced-FAR Market-Rate Scheme

A reduction of 2.0 FAR from the maximum permitted floor area may be proposed resulting in reduction of 8,686 zoning square feet of residential floor area. The scheme would be structured to deliver only market-rate units.

2. Floor Area Exchange with Lot 38

A zoning lot merger where excess commercial floor area is transferred to Lot 38 which then results in an effective increase in their available residential development rights. These can be transferred to 160 Pearl Street. This approach may reduce the affordable housing requirement. However, compliance with applicable court regulations may reduce the floor plate dimension shown in this study.

3. Enlargement Including 126 Water Street (Lot 30)

An enlargement scenario has been considered that incorporates the existing building at 126 Water Street. This configuration increases the maximum base height to 100 feet, but also requires 15' setback above that base height.

4. Enlargement Including 130 Water Street (Lot 7501)

An alternative scheme assumes the enlargement of the adjacent condominium at 130 Water Street within the zoning lot. Under this scenario, base-height setback requirements would be eliminated for most of the lot frontage.

5. ZR 75-23 Certification

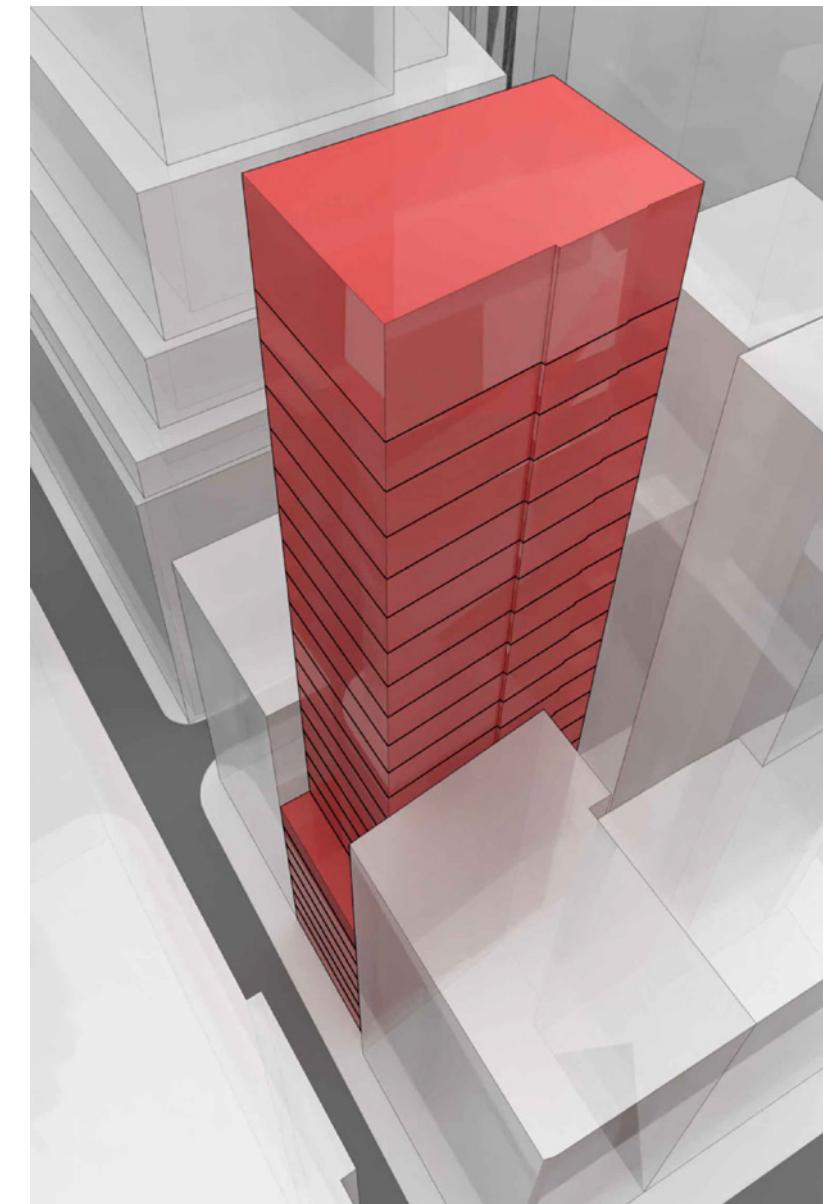
This certification allows for new non-compliances when a building is converted. It would require DCP's concurrence that a conversion and enlargement of the existing building can meet the findings of the certification but would allow for bulk waivers that could potentially create more efficient floor plates on the upper portion of the building stack.

Zoning Study - October 24, 2025

Preliminary Zoning Study

Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations. All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings and other agencies holding jurisdiction.

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 office@redflux.nyc | 212.658.0968
 www.redflux.nyc

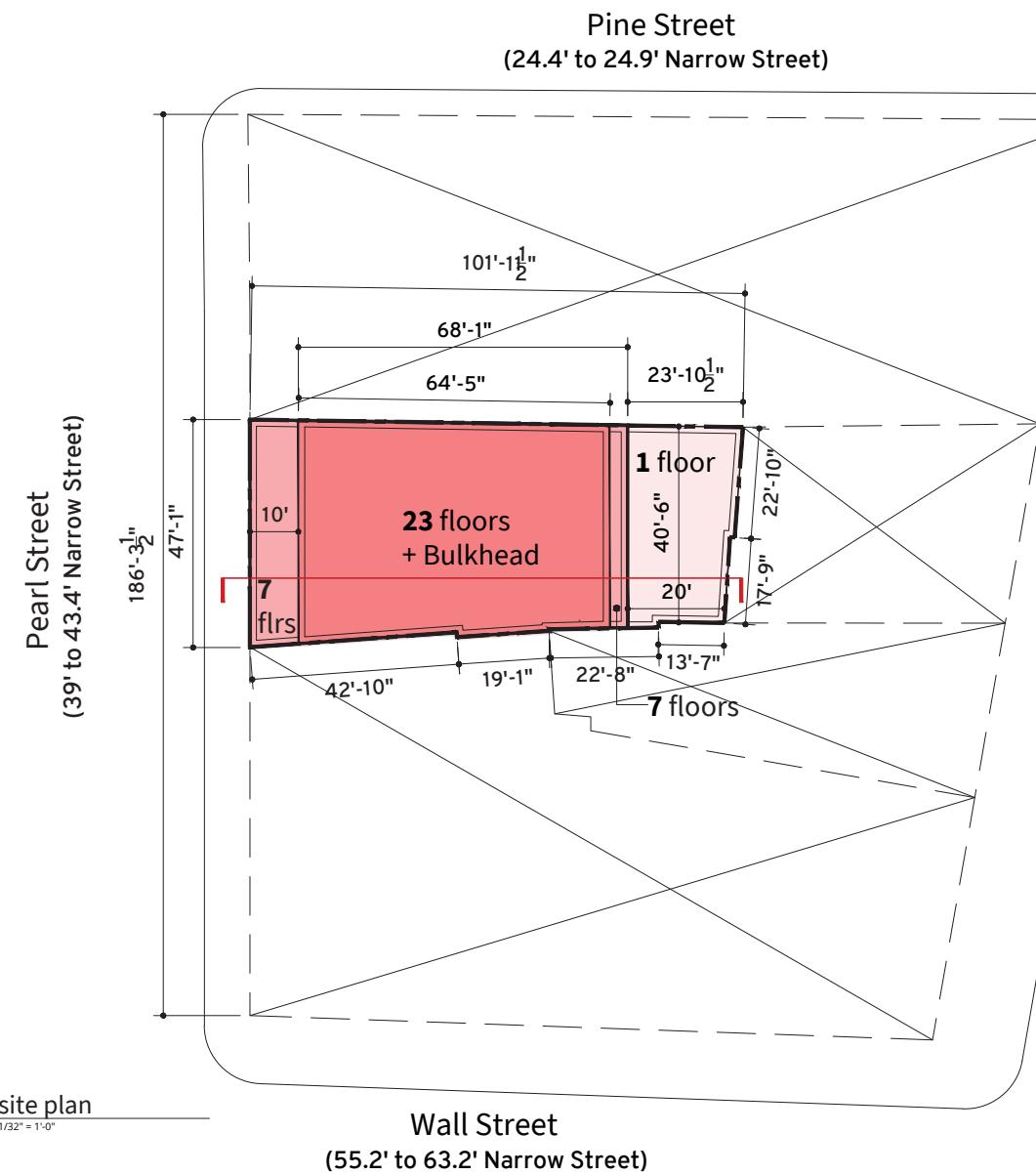


Floor Area Summary		
Use	Floor Area	FAR
Residential:	52,116.1 SF	12.00
Commercial	5,433.2 SF	1.25
Total (After All Projected Deductions):	57,549.3 SF	13.25
Remaining Floor Area (Misc. / Subject to Design Development):	7,595.7 SF	1.75
5% Ultra Low Energy Building Bonus Utilized:	3,028.9 SF	0.70
Total Floor Area Used (Excluding Ultra Low Energy Building Deduction):	60,578.2 SF	13.95

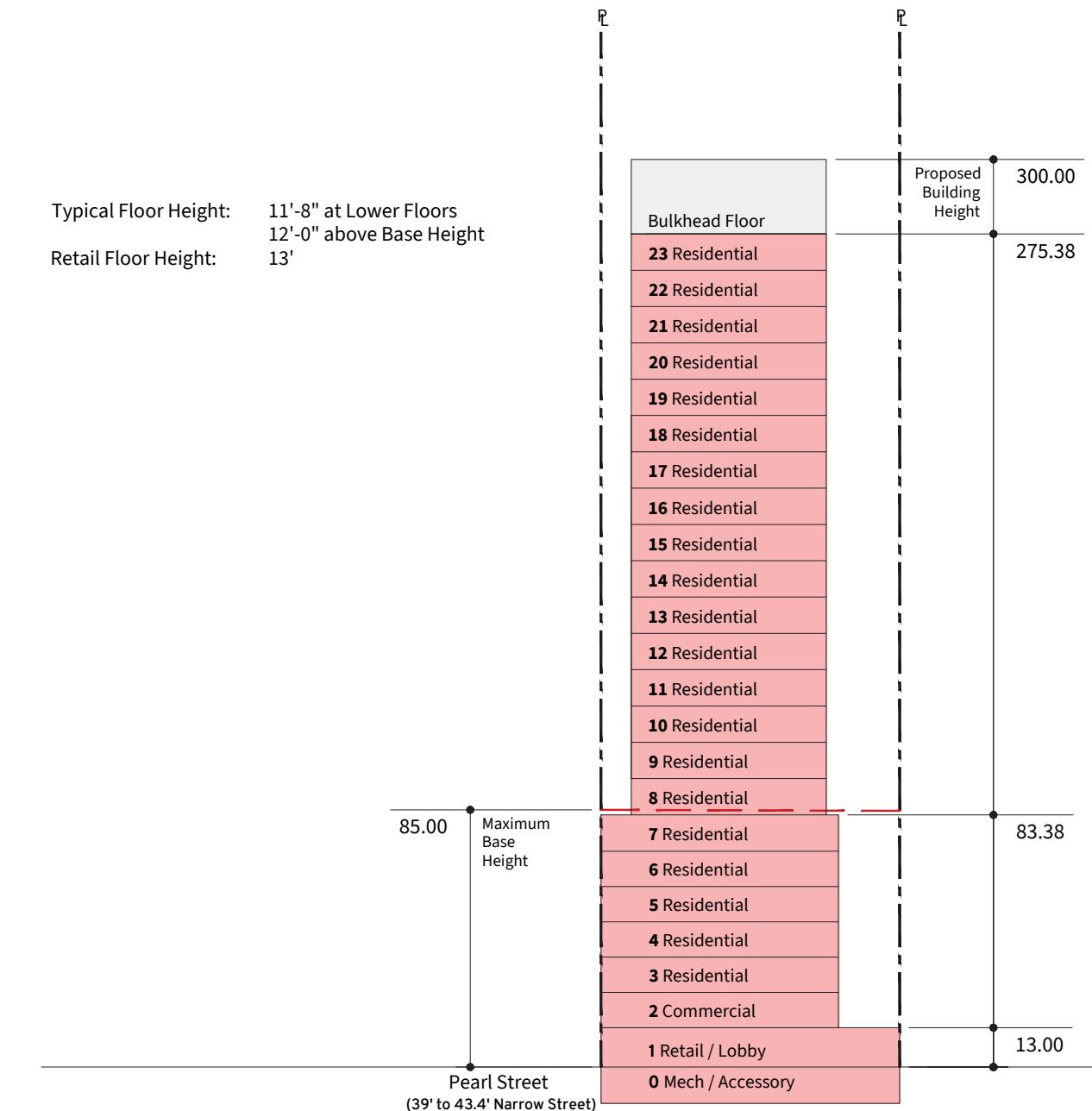
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Residential Base Scheme / Manhattan Block 39 / Lot 6

**Preliminary Zoning Study
Scheme I - UAP/485-X Scheme
Manhattan Block 39, Lot 6**



Typical Floor Height: 11'-8" at Lower Floors
12'-0" above Base Height
Retail Floor Height: 13'



Zoning Study - October 24, 2025

Preliminary Zoning Stu

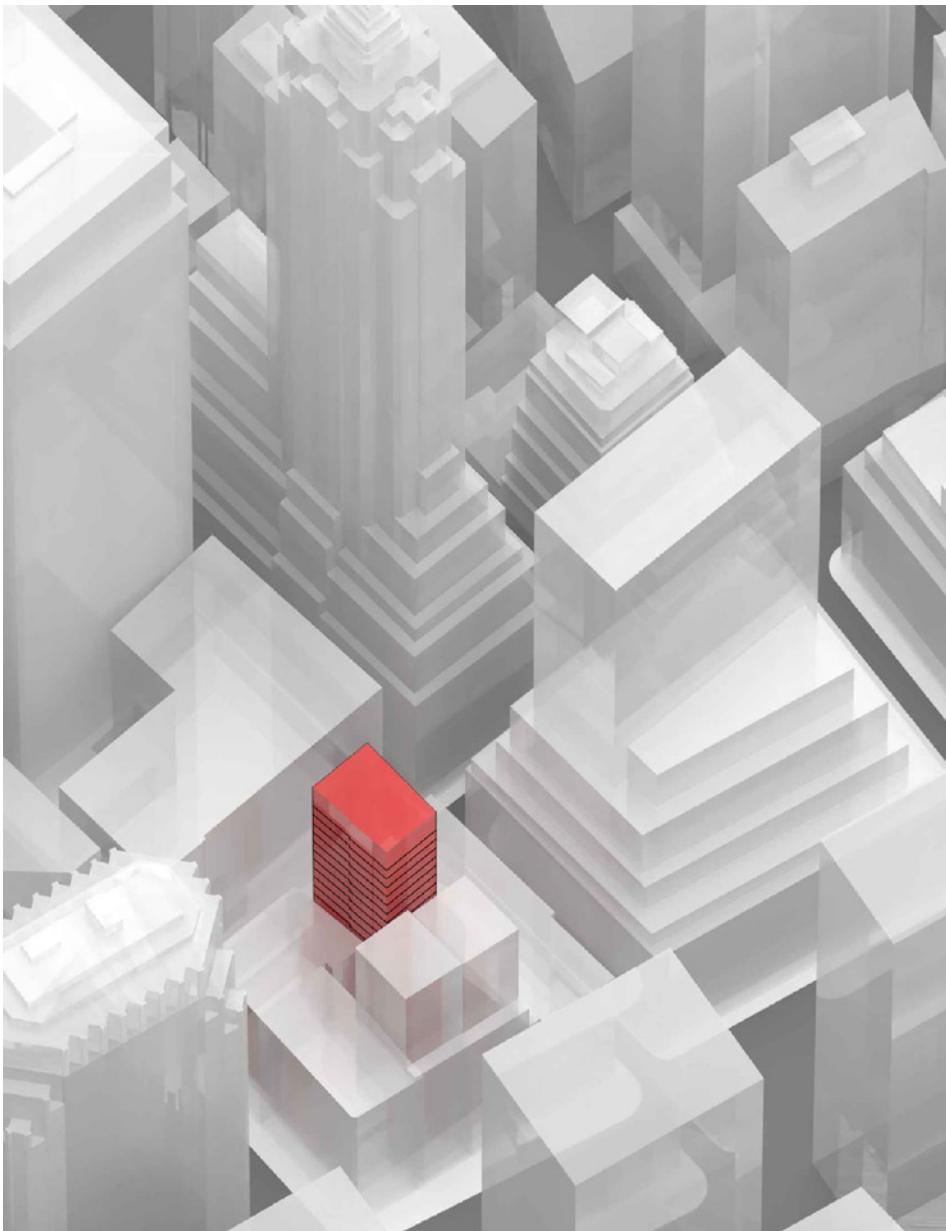
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2 elevation diagram NTS

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Residential Base Scheme / Manhattan Block 39 / Lot 6

Preliminary Zoning Study
Scheme I - UAP/485-X Scheme
 Manhattan Block 39, Lot 6



Zoning Study - October 24, 2025

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UAP / 485-X BUILDING SCHEME
ZONING PARAMETERS (PERMITTED)

LOT AREA

District:	C5-5 SPECIAL LOWER MANHATTAN DISTRICT 4,343.0 SF
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Development Lot:

FLOOR AREA RATIO (FAR)

Maximum UAP Residential FAR:	12.00
Maximum Market-Rate FAR:	10.00
Maximum Community Facility FAR:	15.00
Maximum Commercial FAR:	15.00
Maximum Total FAR:	15.00

ZONING FLOOR AREA (ZFA)

Maximum Permitted Residential Floor Area:	52,116.0 SF
Maximum Permitted Floor Area:	65,145.0 SF
+ Mechanical (Approx. 73% of a Typical Floor + 5%):	8.16%
+ Multi-Family Building Deductions	10.00%
+ 5% Ultra-Low Energy Building Assumptions (To be recalculated in Projected Floor Area Table):	5.00%
+ Misc Amenity:	0.00%
+ Exterior Wall Deduction:	TBD
+ Other Deductions:	TBD
Maximum Projected Gross Floor Area Above Grade:	80,234.6 SF

PEDESTRIAN CIRCULATION SPACE REQUIREMENT

New Floor Area Proposed:	65,145.0 SF
Waived for Zoning Lot with less than 70,000 SF of newly-proposed floor area.	

PARKING

No Parking Required.

AFFORDABLE FLOOR AREA REQUIREMENT (UAP)

Proposed Residential Floor Area (after 5% Ultra Low Energy Building Deduction):	52,116.1 SF
Residential Floor Area in Excess of 10.0 FAR:	8,686.1 SF
Required Affordable Floor Area at 60% AMI:	8,686.1 SF

TOWER PORTION COVERAGE

Maximum Tower Coverage Above Base Height:	65.00%	2,823.0 SF
Proposed Tower Coverage Above Base Height:		2,822.8 SF

485-X CALCULATIONS

20% of Residential Floor Area (485-X Requirement):	10,423.2 SF
Required Affordable Floor Area at 60% AMI:	8,686.1 SF
Remaining 485-X Affordable Floor Area:	1,737.2 SF
Preliminary Weighted AMI Calculation (Capped at 80% Max):	66.67%

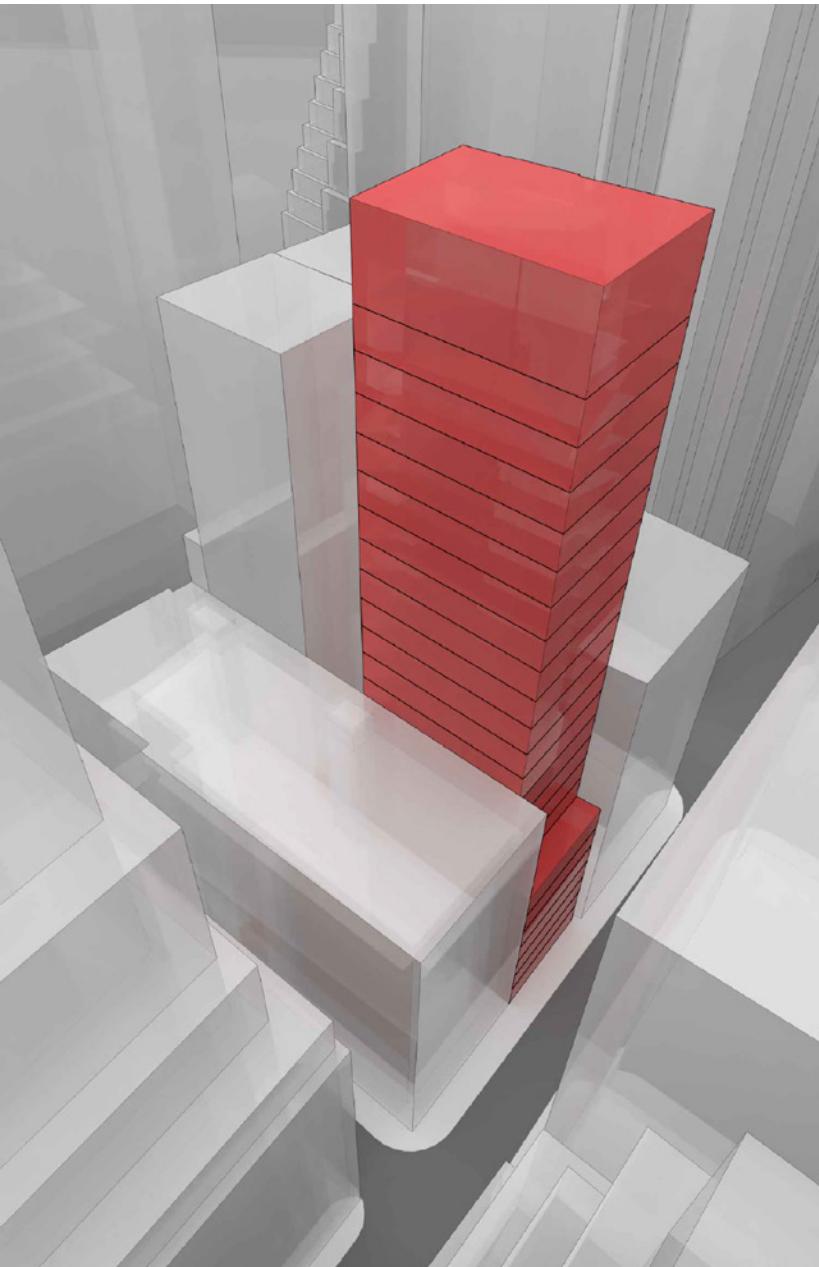
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Residential Base Scheme / Manhattan Block 39 / Lot 6

Preliminary Zoning Study

Scheme I - UAP/485-X Scheme

Manhattan Block 39, Lot 6



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PROPOSED GROSS FLOOR AREA CHART (BY FLOOR)

FLOOR (RANGE)	FLOOR (QUANTITY)	RESIDENTIAL	COMMUNITY FACILITY	COMMERCIAL	FLOORPLATE TOTAL	BUILDING REGION SUBTOTAL
C	1	2,000.0 SF	0.0 SF	2,343.0 SF	4,343.0 SF	4,343.0 SF
1	1	2,000.0 SF	0.0 SF	2,343.0 SF	4,343.0 SF	4,343.0 SF
2	1	500.0 SF		3,843.0 SF	4,343.0 SF	4,343.0 SF
3 to 7	5	3,445.0 SF		0.0 SF	3,445.0 SF	17,225.0 SF
8 to 22	15	2,822.8 SF		0.0 SF	2,822.8 SF	42,342.0 SF
23	1	2,756.0 SF		0.0 SF	2,756.0 SF	2,756.0 SF
GROSS FLOOR AREA		24				75,352.0 SF
GROSS FLOOR AREA ABOVE GRADE		23				71,009.0 SF

PROPOSED GROSS FLOOR AREA CHART (BY USE)

FLOOR (RANGE)	FLOOR (QUANTITY)	RESIDENTIAL	COMMUNITY FACILITY	COMMERCIAL	FLOORPLATE TOTAL	BUILDING REGION SUBTOTAL
C	1	2,000.0 SF	0.0 SF	2,343.0 SF	4,343.0 SF	4,343.0 SF
1	1	2,000.0 SF	0.0 SF	2,343.0 SF	4,343.0 SF	4,343.0 SF
2	1	500.0 SF	0.0 SF	3,843.0 SF	4,343.0 SF	4,343.0 SF
3 to 7	5	17,225.0 SF	0.0 SF	0.0 SF	3,445.0 SF	17,225.0 SF
8 to 22	15	42,342.0 SF	0.0 SF	0.0 SF	2,822.8 SF	42,342.0 SF
23	1	2,756.0 SF	0.0 SF	0.0 SF	2,756.0 SF	2,756.0 SF
GROSS FLOOR AREA		24	66,823.0 SF	0.0 SF	8,529.0 SF	75,352.0 SF
GROSS FLOOR AREA ABOVE GRADE		23	64,823.0 SF	0.0 SF	6,186.0 SF	71,009.0 SF

PROJECTED ZONING FLOOR AREA UTILIZED

USE	PROJECTED DEDUCTIONS			GROSS ABOVE GRADE	ZONING FLOOR AREA
	MECHANICAL DEDUCTIONS	OTHER DEDUCTION	BULKHEAD		
RESIDENTIAL	4,478.2 SF	5,485.8 SF	TBD	0.0 SF	64,823.0 SF 54,859.0 SF
COMMERCIAL	466.8 SF	0.0 SF	TBD	0.0 SF	6,186.0 SF 5,719.2 SF
COMMUNITY FACILITY	0.0 SF	0.0 SF	TBD	0.0 SF	0.0 SF
TOTAL	4,945.0 SF	0.0 SF	0.0 SF	71,009.0 SF	60,578.2 SF
TOTAL FLOOR AREA AFTER 5% ULTRA-LOW ENERGY BUILDING DEDUCTION:					57,549.3 SF
RESIDENTIAL FLOOR AREA AFTER 5% ULTRA-LOW ENERGY BUILDING DEDUCTION:					52,116.1 SF
REMAINING RESIDENTIAL FLOOR AREA IN PROPOSED SCHEME:					0.0 SF
REMAINING TOTAL ZONING FLOOR AREA IN PROPOSED SCHEME:					7,595.7 SF

Limitations

All figures are approximate. In preparing this analysis we have relied upon public online databases maintained by the Departments of City Planning (ZOLA), Buildings (BIS), and Finance (ACRIS). Red Flux has not carried out an extensive ACRIS search and review of all available documents. This document is not intended to be a comprehensive review or appraisal of the proposed conditions. This analysis is as of the date hereof and we have no obligation to update this document or inform you of any changes that may occur hereafter. All figures and interpretations are subject to survey confirmation and approval by the Department of Buildings and other parties and agencies holding jurisdiction. This document does not constitute investment advice. Professional guidance for parties evaluating any matter related to the site in question is highly recommended. All drawings and renderings are diagrammatic and may not reflect the most current surrounding context.

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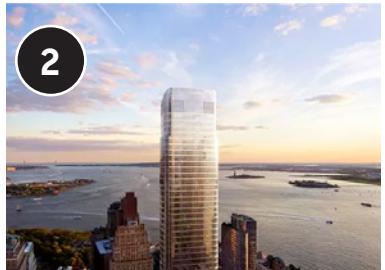
Sales Comps



33 Park Row, Unit 15A

2,183 SF

\$2,671 PPSF



50 West St, Unit 49B

1,513 SF

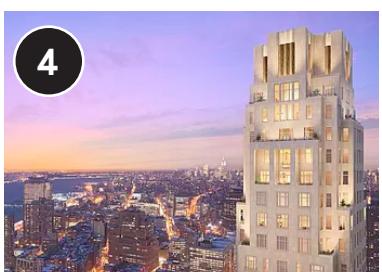
\$2,578/SF



123 Washington St, Unit 51B

1,175 SF

\$2,551 PPSF



30 Park Pl, Unit 39D

498 SF

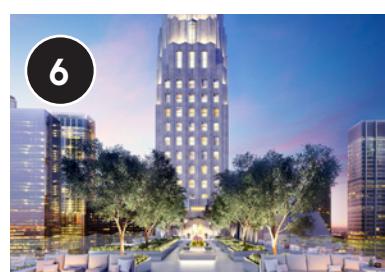
\$2,711/SF



33 Park Row, Unit 17B

1,175 SF

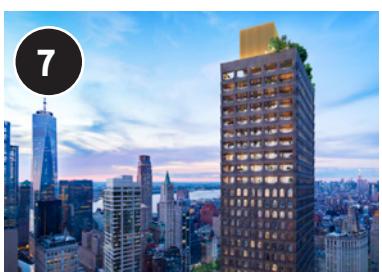
\$2,899/SF



1 Wall St, Unit 3301

2,280 SF

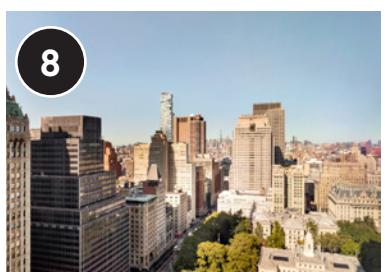
\$2,705/SF



130 William St, Unit 45C

1,042 SF

\$2,506 PPSF



25 Park Row, Unit 44A

3,580 SF

\$3,352/SF



225 Cherry St, Unit 39A

1,163 SF

\$2,579/SF



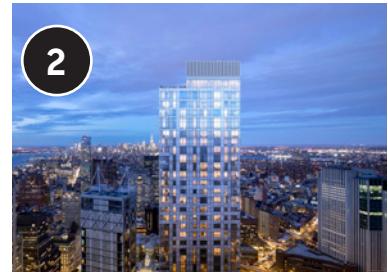
Rental Comps



225 Cherry St, Unit 23A

1,162 SF

\$103.27 P/SF



19 Dutch St, Unit PH7

1,209 SF

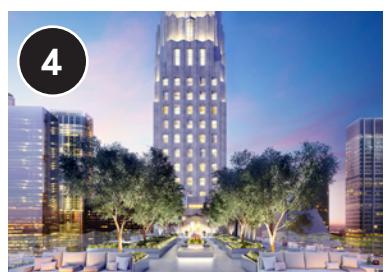
\$112.07 P/SF



20 Pine St, Unit 1404

1,350 SF

\$88.89 P/SF



1 Wall St, Unit 2512

833 SF

\$122.38 P/SF



99 John St, Unit 2203

800 SF

\$112.50 P/SF



75 Wall St, Unit 24G

653 SF

\$110.63 P/SF



180 Water St, Unit 1714

699 SF

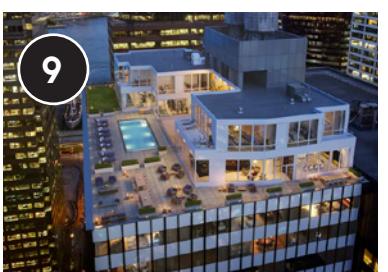
\$105.58 P/SF



70 Pine St, Unit 5201

820 SF

\$85.02 P/SF



180 Water St, Unit 2415

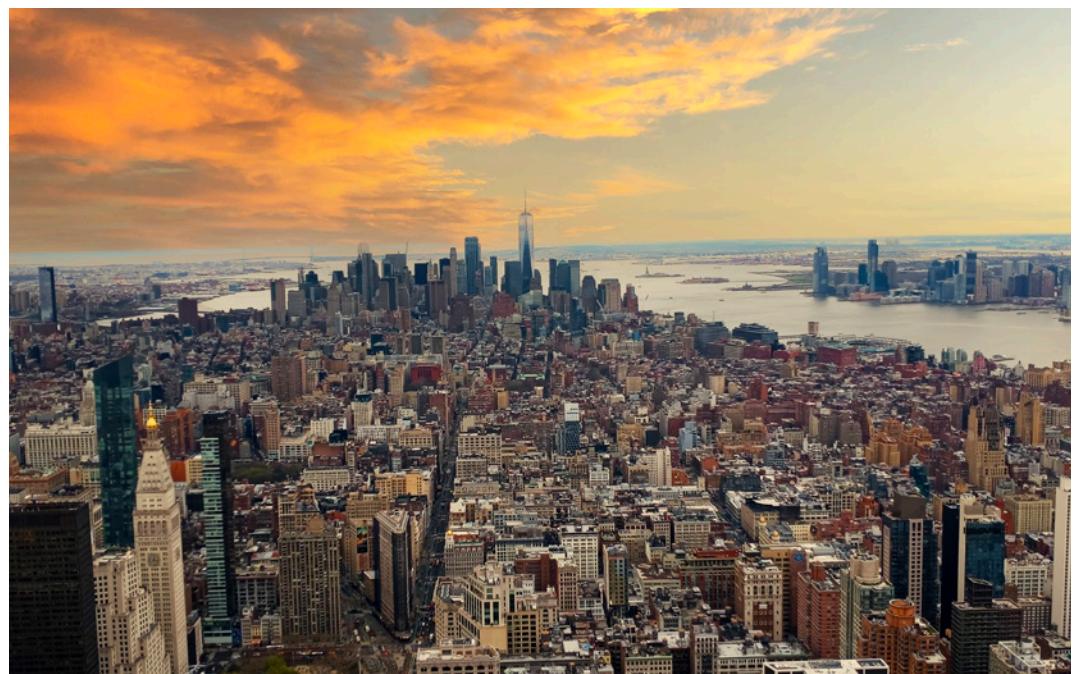
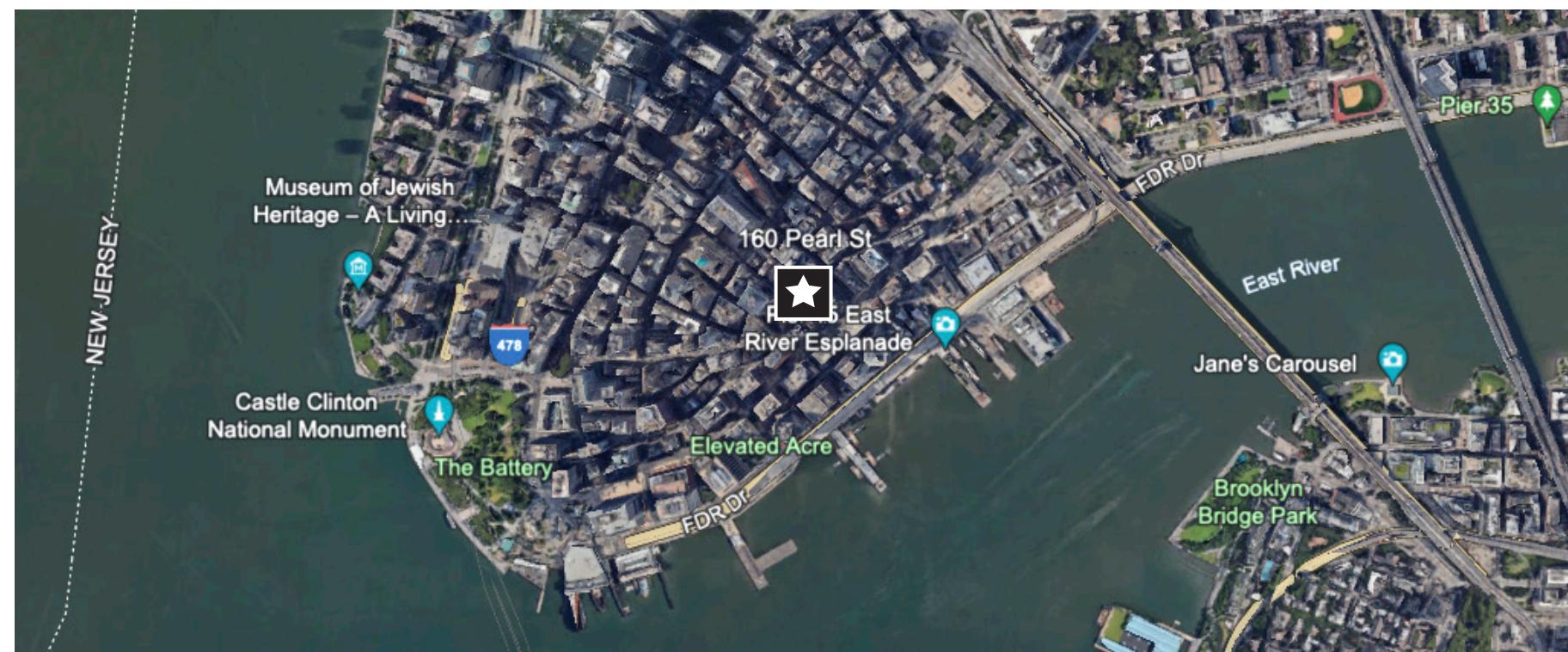
849 SF

\$93.00 P/SF



Lower Manhattan

Lower Manhattan, a pivotal hub of global finance and culture, stands as the historic core of New York City as well as the birthplace of American capitalism and a symbol of economic power worldwide. This area's rich history, tracing back to the early days of the New Amsterdam settlement, juxtaposes with its modern skyline, showcasing an evolution from a colonial outpost to a towering center of commerce and finance. The neighborhoods in Lower Manhattan, such as the Financial District, Tribeca, and Battery Park City, are not only renowned for their skyscrapers but also for their significant contributions to arts, culture, and history. Here, the intertwining of historic streets and monumental architecture narrates the story of the city's growth and resilience. Lower Manhattan's ongoing development reflects its adaptive nature, as it continues to be a prime location for influential businesses, luxury real estate, and vibrant cultural institutions, further cementing its status as a global icon of urban progress and diversity.



Point of Interests



- ★ 160 Pearl St, New York, NY 10005
- 1 The Battery Park
- 2 Whitehall St-South Ferry
- 3 One New York Plaza
- 4 Brooklyn Bridge
- 5 Manhattan Bridge
- 6 Brooklyn Bridge Park
- 7 Pier 11 / Wall St.
- 8 Interstate-478
- 9 New York Stock Exchange
- 10 Wall Street
- 11 Twenty Exchange
- 12 Federal Reserve Bank of New York
- 13 City Hall Park
- 14 Brookfield Place
- 15 Battery Park City / Vesey St.
- 16 Lower Manhattan
- 17 Soho
- 18 Williamsburg Bridge
- 19 Chinatown
- 20 Lower East Side
- 21 Pier 36 NYC



Exclusively Listed By:



Nathan M. Horne, Esq. Lic.

Associate RE Broker
m. 706.255.5657
e. nathan.horne@compass.com



Ehab Elshinawy Lic.

Associate RE Broker
m. 347-213-5968
e. ehab@compass.com



Gregg Haft Lic. Associate RE

Salesperson
m. 917.833.5059
e. gregg.haft@compass.com

