

40

RECTOR STREET



101,542 RSF
ENTIRE 6TH, 7TH & 8TH FLOORS
GROUND FLOOR PRIVATE ENTRANCE
COMMERCIAL CONDOMINIUM FOR SALE

INQUIRE FOR PRICING
DELIVERED VACANT



**CUSHMAN &
WAKEFIELD**



EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in ground floor space with a private entrance, the entire sixth (6th), seventh (7th) and eighth (8th) floors at 40 Rector Street ("The Property"). Located in the heart of Lower Manhattan, the building is in close proximity to the newly redeveloped World Trade Center site and Brookfield Place with access to many subways, the PATH train and several ferry lines. This ownership opportunity would provide most non-profits and government entities an exemption from paying real estate taxes. The space is built-out as a modern higher-education installation with a ground floor multi-function room (including a public assembly permit), 31 classrooms, 118 offices, 5 computer labs, a large library, student lounge, 5 conference rooms, multiple server/IT rooms, 4 pantries, 12 single restrooms and 8 communal restrooms.

Offer includes a partial 6,719 GSF high-ceilinged ground floor premises currently serving as a dedicated entrance at 60 West Street, office, and event space along with building signage and two dedicated elevators.

MECHANICAL Specs

- Air Handlers: Ground Floor - 3 units, 6th Floor - 4 units, 7th Floor - 3 units, 8th Floor - 3 units
- Recent Building Projects: Roof (2021), Chill Water Tower (2023), Condenser Water Tower (2023)
- Glycol condenser water systems - Liebert units, 6th Floor - 1.5 ton capacity used for networking closet, 7th Floor - 1.5 ton capacity used for networking closet, 8th Floor - 1.5 ton capacity and two 5 ton units
- Two private elevators and entrance on West Street



PROPERTY INFORMATION

Location	The north side of Rector Street between West and Washington Streets
Units	200, 300, 700 & 800
Block / Lots	55 / 1002, 1003, 1014 & 1015
1st Floor SF (approx.)	6,719
1st Floor Rentable SF (approx.)	8,533
1st Floor Common Charges (Annual)	\$52,887
1st Floor Real Estate Taxes (Annual)	\$36,919
1st Floor Common Interest	1.2157%
6th Floor SF (approx.)	24,412
6th Floor Rentable SF (approx.)	31,003
6th Floor Common Charges (Annual)	\$262,501
6th Floor Real Estate Taxes (Annual)	\$185,420
6th Floor Common Interest	6.0340%
7th Floor SF (approx.)	24,412
7th Floor Rentable SF (approx.)	31,003
7th Floor Common Charges (Annual)	\$262,440
7th Floor Real Estate Taxes (Annual)	\$185,379
7th Floor Common Interest	6.0326%
8th Floor SF (approx.)	24,412
8th Floor Rentable SF (approx.)	31,003
8th Floor Common Charges (Annual)	\$262,448
8th Floor Real Estate Taxes (Annual)	\$185,385
8th Floor Common Interest	6.0328%

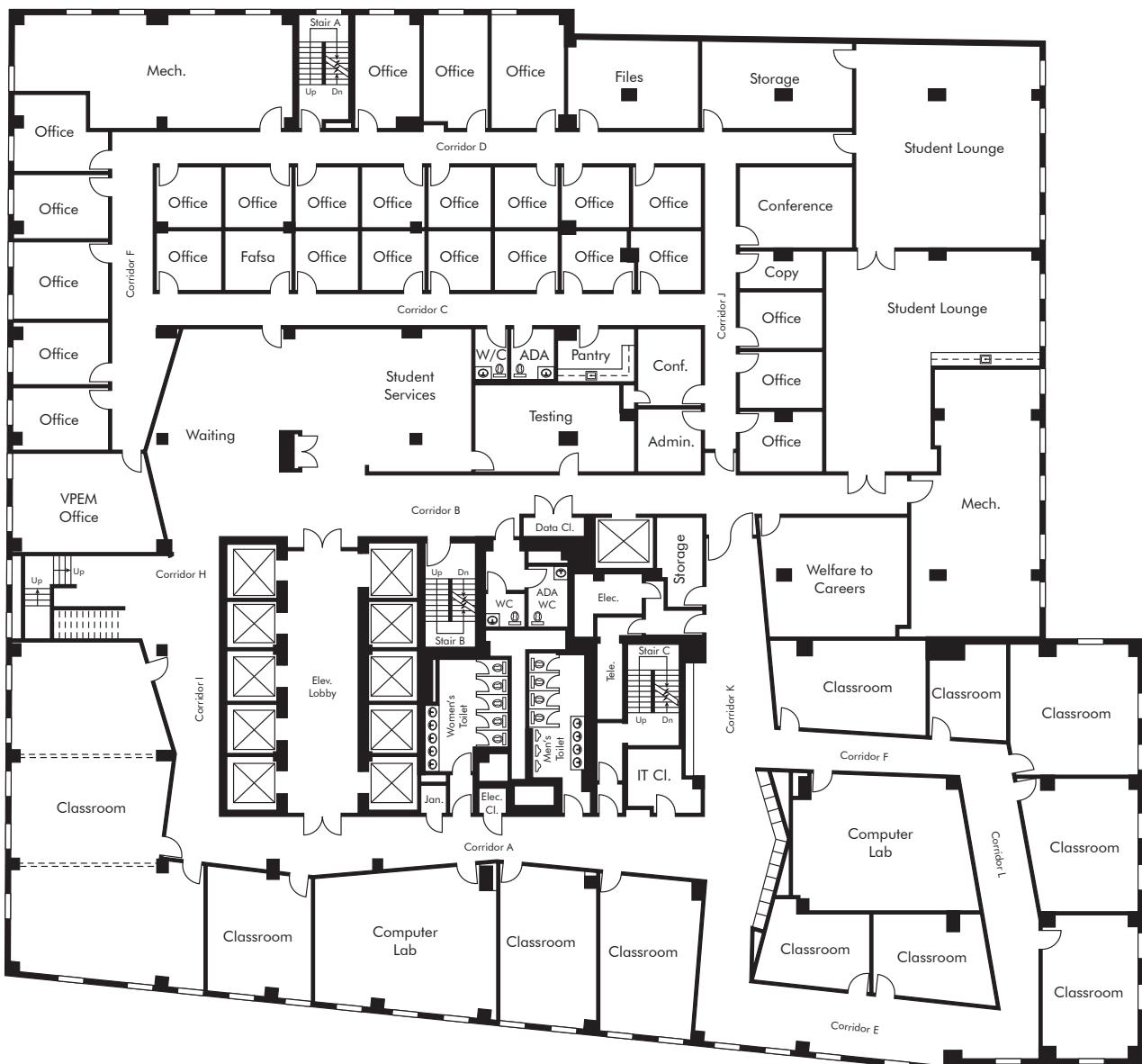


GROUND FLOOR - AS-BUILT PLAN



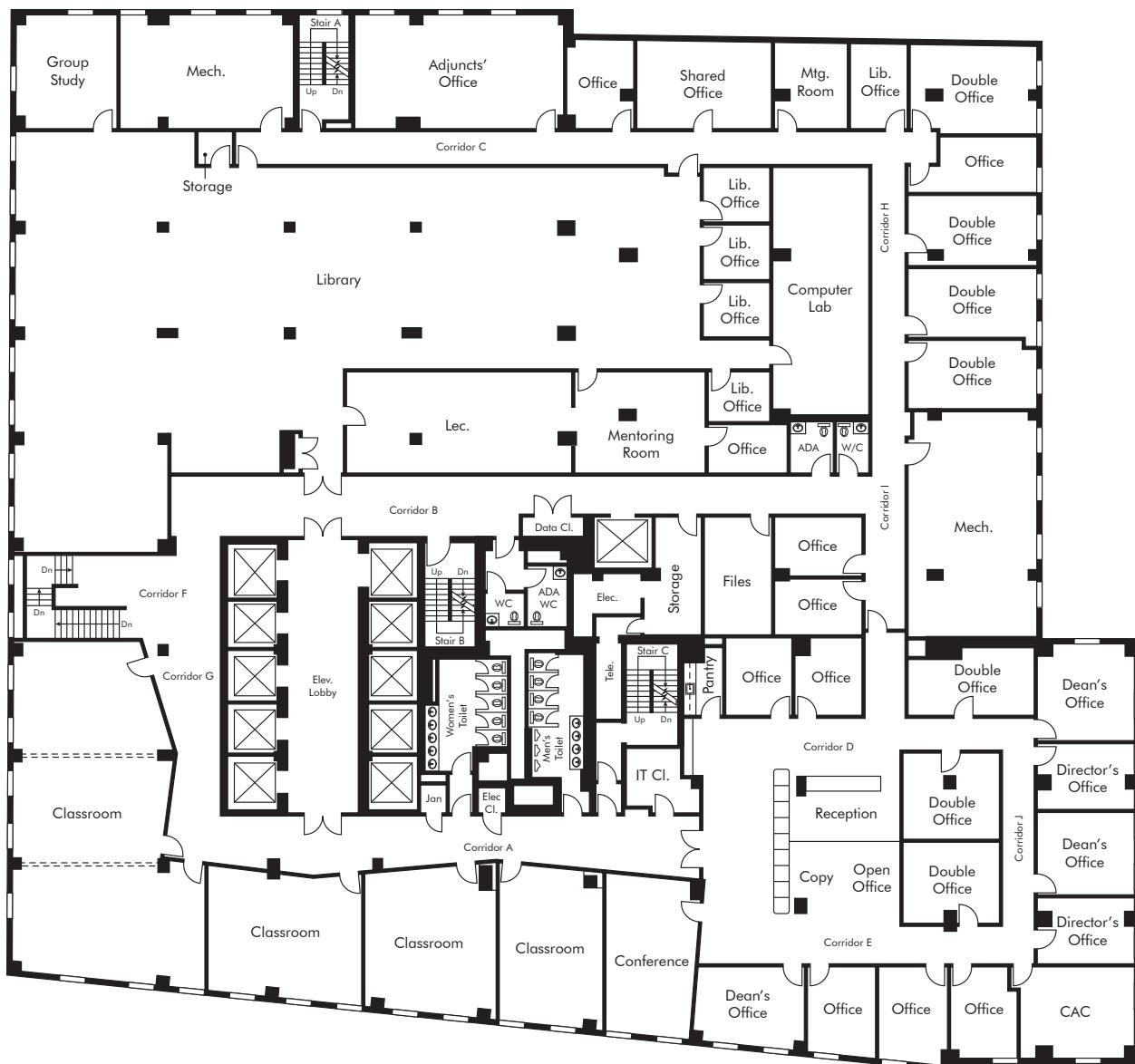


6TH FLOOR - AS-BUILT PLAN



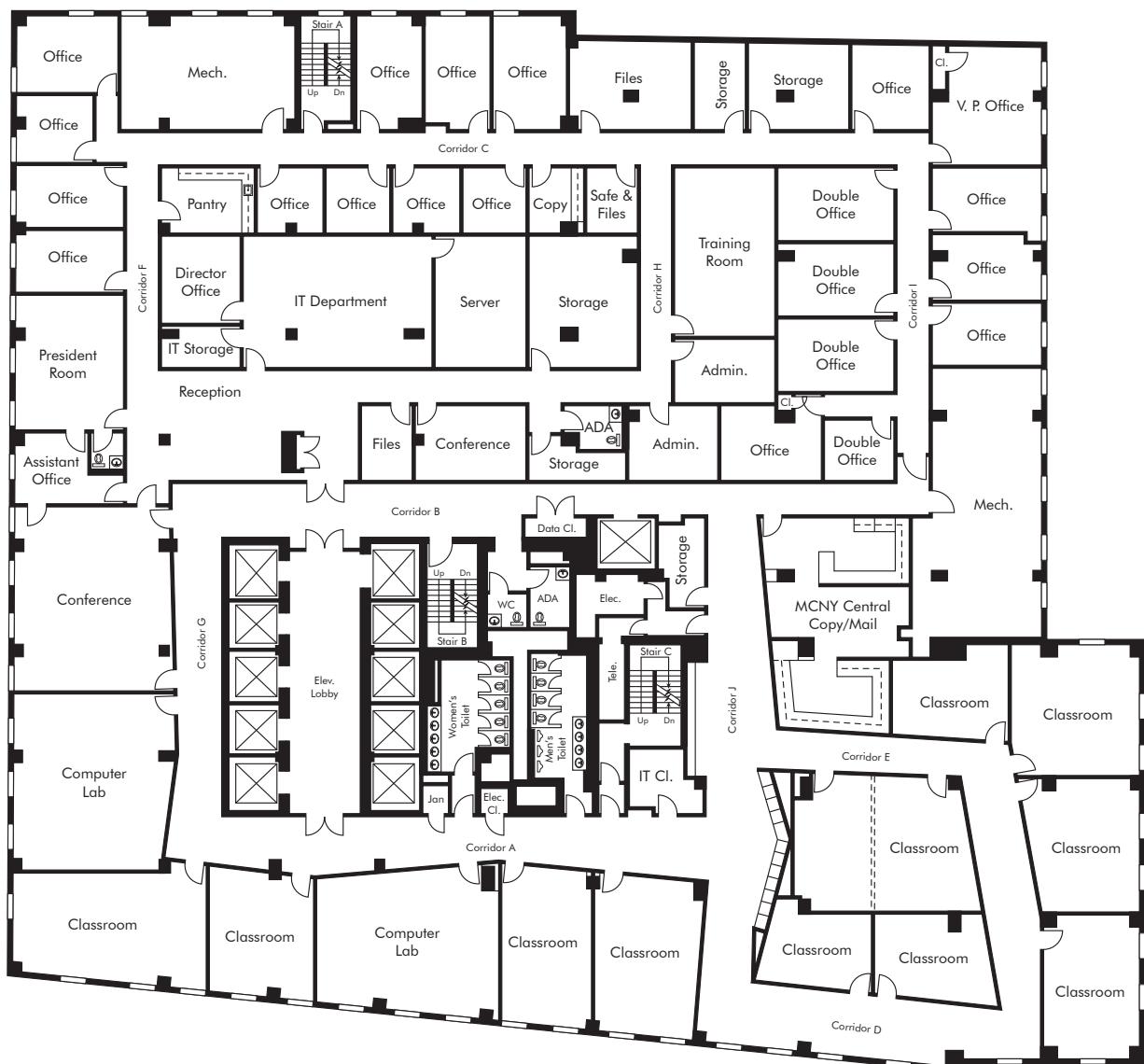


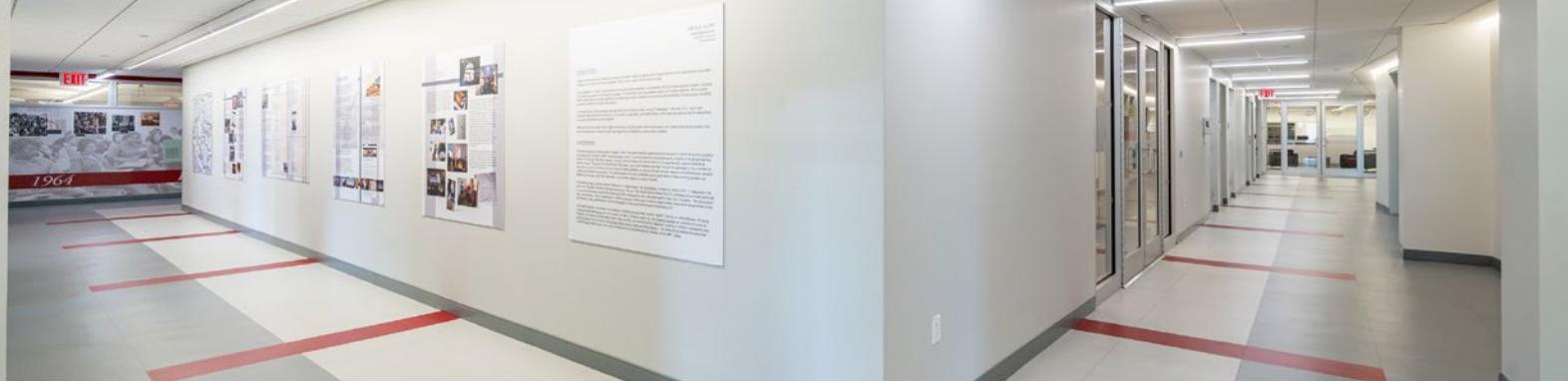
7TH FLOOR – AS-BUILT PLAN



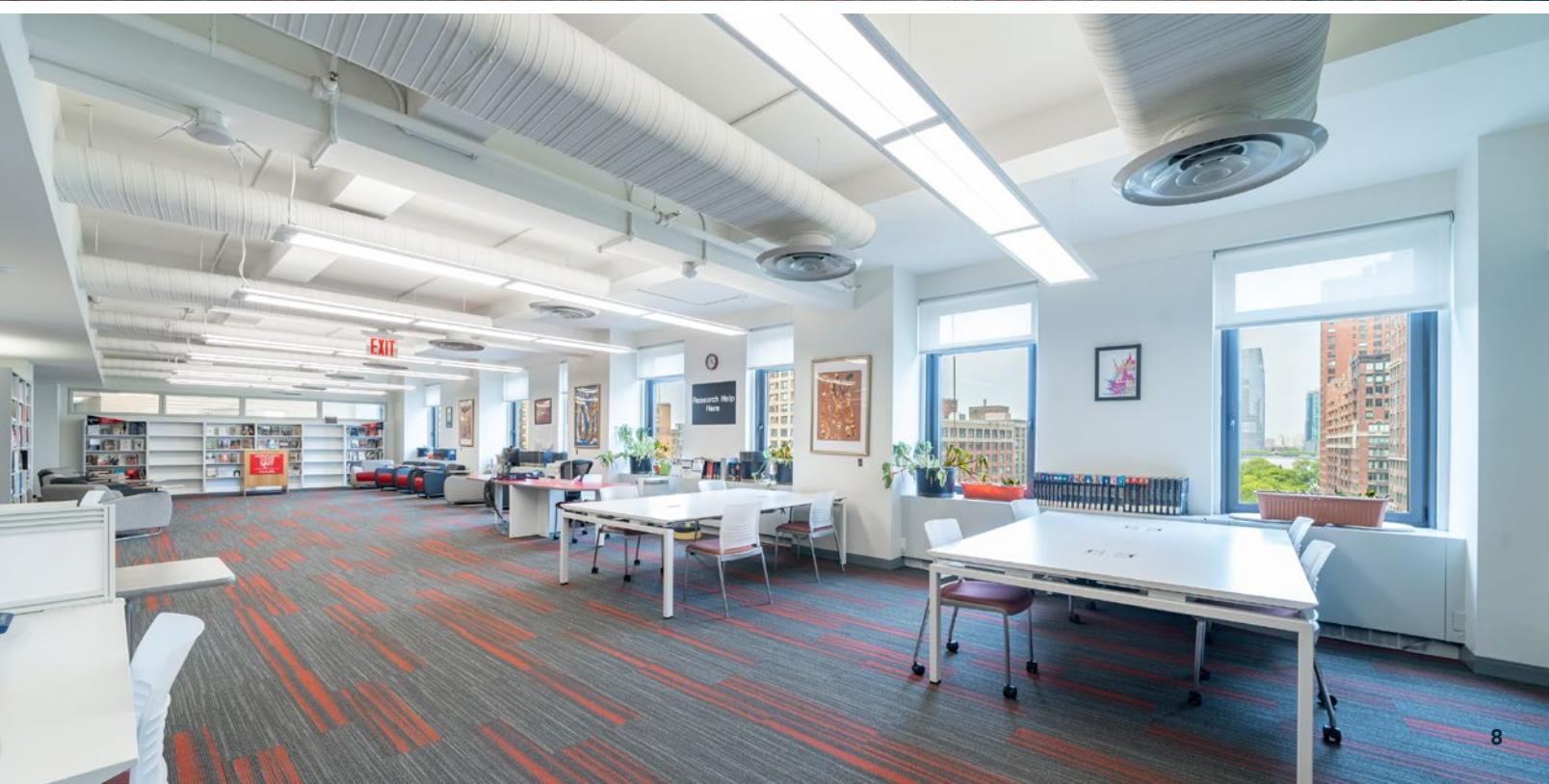


8TH FLOOR – AS-BUILT PLAN





PHOTOS

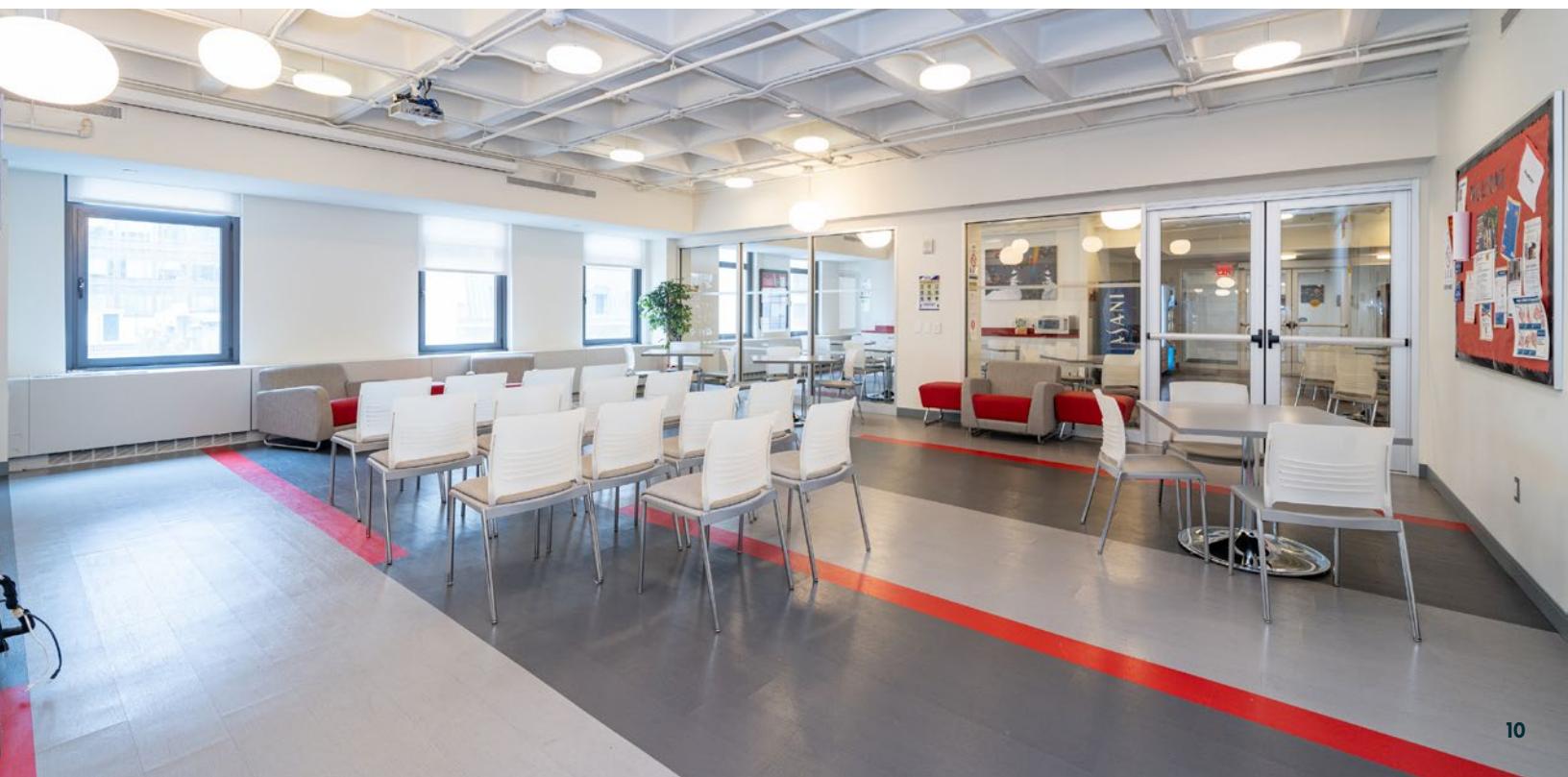
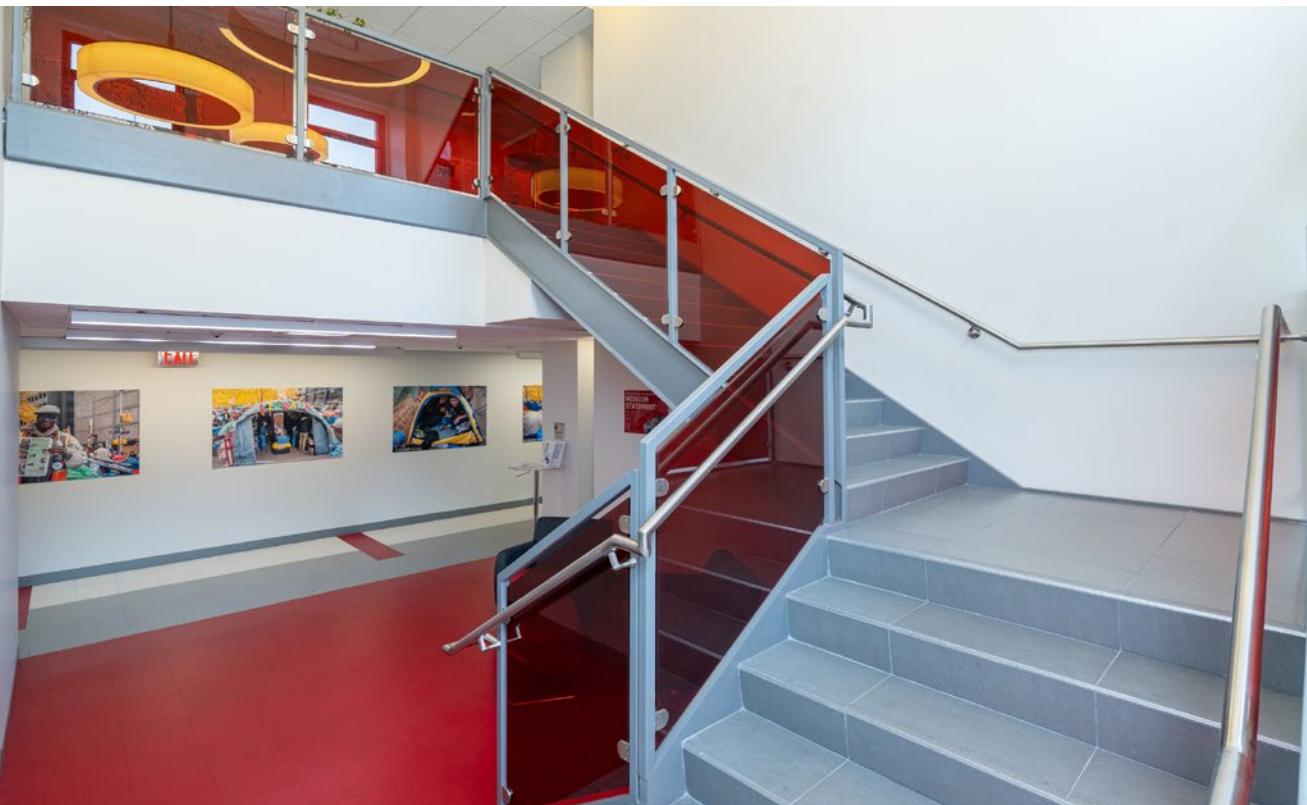


PHOTOS





PHOTOS



PHOTOS



TRANSPORTATION MAP

40
RECTOR
STREET



AMENITIES MAP

40
RECTOR
STREET

10 MIN WALK

5 MIN WALK



FITNESS

1. EQUINOX
2. EQUINOX
3. BLINK FITNESS
4. F45 TRAINING
5. THE TERRACE CLUB
6. CRUNCH FITNESS
7. ORANGETHEORY FITNESS
8. SWEAT440
9. EQUINOX
10. LIFE TIME
11. LIFE TIME
12. PLANET FITNESS
13. CROSSFIT WALL STREET
14. COMPLETEBODY
15. CBXT
16. XTREME GYM
17. RETRO FITNESS

HOTELS

1. CONRAD NEW YORK
2. FOUR SEASONS HOTEL
3. MILLENNIUM HILTON
4. MOXY NYC
5. WORLD CENTER HOTEL
6. CLUB QUARTERS
7. ARTEZEN HOTEL
8. RESIDENCE INN
9. NEW YORK MARRIOTT
10. THE CLOUD ONE
11. THE WASHINGTON
12. HOLIDAY INN
13. COURTYARD
14. HOLIDAY INN
15. GILD HALL
16. HOTEL INDIGO
17. RADISSON HOTEL
18. MINT HOUSE AT 70 PINE - NYC
19. THE WAGNER
20. HOLIDAY INN EXPRESS
21. HOTEL INDIGO
22. THE WALL STREET HOTEL
23. HYATT CENTRIC
24. WALL STREET INN
25. THE FIDI HOTEL
26. DOUBLETREE
27. HAMPTON INN
28. HILTON GARDEN INN

RESTAURANTS

1. BAR A VIN
2. DOS TOROS TAQUERIA
3. MEZZE ON THE RIVER
4. LE PAIN QUOTIDIEN
5. NAYA
6. GANSEVOORT LIBERTY MARKET
7. TREADWELL PARK
8. EATALY NYC DOWNTOWN
9. MORTON'S THE STEAKHOUSE
10. OSTERIA DELLA PACE
11. MUGHLAI INDIAN CUISINE
12. LAZZARO BOWLS
13. BILL'S BAR & BURGER DOWNTOWN
14. O'HARA'S RESTAURANT AND PUB
15. SKINOS
16. TRINITY PLACE
17. SCHILLING RESTAURANT & BAR
18. MANON CAFE
19. BAO BAO CAFE
20. YEHS BAO
21. JIANGNAN CHINESE CUISINE
22. ZAZA DINER
23. REGULAR
24. CLINTON HALL
25. TAJIN
26. BLISS BOWL
27. GREENWICH AND DELANCEY
28. GEORGE'S
29. WOGIES BAR AND GRILL
30. JUST SALAD
31. INATTESO CAFE
32. CAFE RUMI
33. LOX
34. RESERVE CUT
35. INATTESO PIZZABAR
36. EL TORO MEXICAN GRILL

ARTS & ENTERTAINMENT

1. NATIONAL SEPTEMBER 11 MEMORIAL MUSEUM
2. NATIONAL MUSEUM OF THE AMERICAN INDIAN
3. MUSEUM OF JEWISH HERITAGE
4. SKYSCRAPER MUSEUM
5. BATTERY PARK

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