

14 VESEY STREET

NEW YORK, NY



TABLE OF CONTENTS

04	Executive Summary
05	Property
06	Building Photos
14	Stacking Plans
16	Transportation Map
17	Certificate of Occupancy
18	Area Amenities Map
20	Floor Plans



14 VESEY STREET
NEW YORK, NY

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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 14 Vesey Street, an architecturally significant building located in the heart of Manhattan's Financial District. The property, an individual landmark known as the New York County Lawyers' Association Building, features a gross above-grade space of ± 33,819 square feet. Zoned C5-3 and LM, the building offers a substantial value-add opportunity allowing for versatile uses.

The historical significance of 14 Vesey Street cannot be overstated. Constructed in 1929, it has served as the headquarters for the New York County Lawyers' Association (NYCLA), a pivotal institution in the legal community renowned for its advocacy for legal reforms and public service. Its rich history and enduring architectural appeal make it a prime candidate for preservation and redevelopment.

The building's location offers unparalleled access to transportation and amenities. It is situated near multiple subway lines, including the A, C, J, Z, 2, 3, 4, and 5 trains, providing excellent connectivity across New York City. The surrounding area is vibrant with commercial activity, including proximity to the World Trade Center, making it an attractive destination for both businesses and residents.

In summary, 14 Vesey Street offers a unique blend of historical significance, architectural beauty, and development potential. This prime location in one of Manhattan's most dynamic neighborhoods makes it an exceptional investment opportunity for those looking to capitalize on the building's rich heritage and strategic advantages.

**REDUCED ASKING PRICE:
\$28,500,000**

PROPERTY INFORMATION

Address: 14 Vesey Street, New York, NY 10007
Block & Lot: 88-2
Lot Dimensions: 75.08' x 101.33'
Lot SF: 7,583 SF (approx.)

BUILDING INFORMATION

Building Dimensions: 75' x 99'
Above Grade Gross SF: 33,819 SF (approx.)
Below Grade Gross SF: 17,405 SF (approx.)
Total Gross SF: 51,224 SF (approx.)
Utilities: Oil

ZONING INFORMATION

Zoning: C5-3, LM
Landmark: Individual Landmark
Available Air Rights: None - Sold Off

NYC FINANCIAL INFORMATION (24/25)

Total Assessment: \$2,337,570
Annual Property Tax: \$247,595
Tax Class: 4
Tax Rate: 10.5920%

**PRIME DOWNTOWN
MANHATTAN
LOCATION**



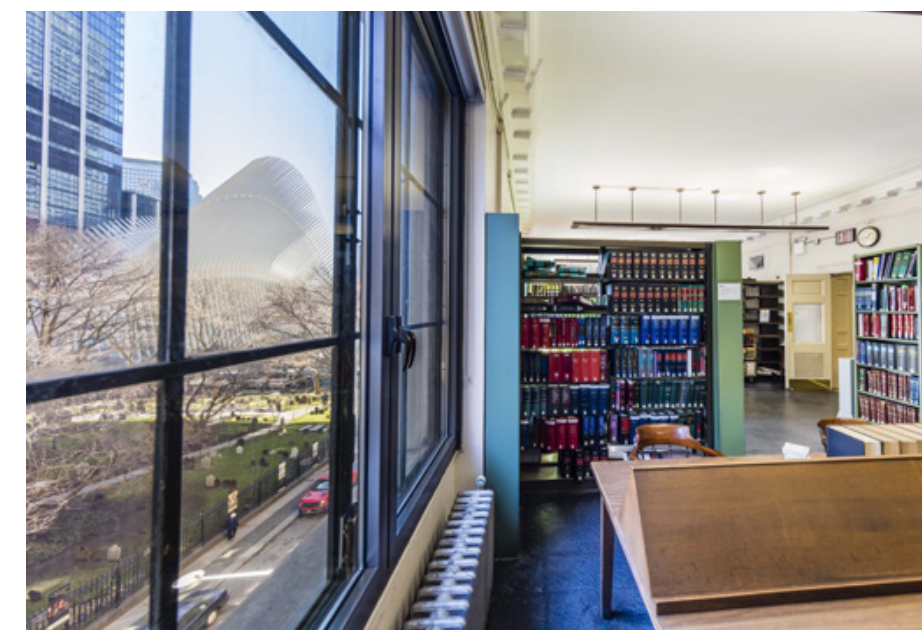
**HISTORICAL AND
ARCHITECTURAL
SIGNIFICANCE**



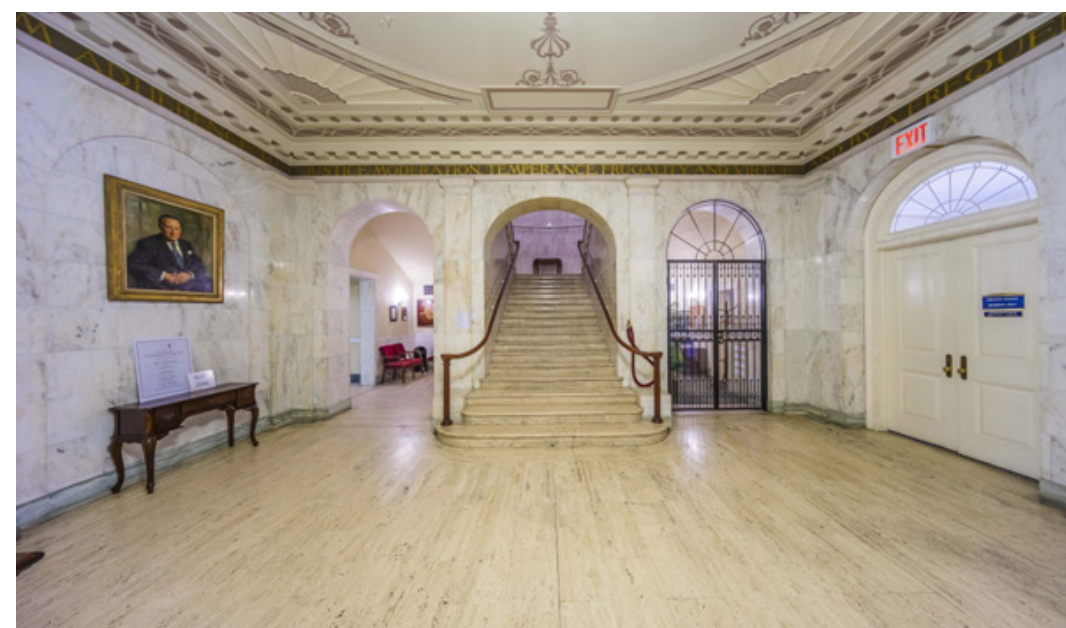
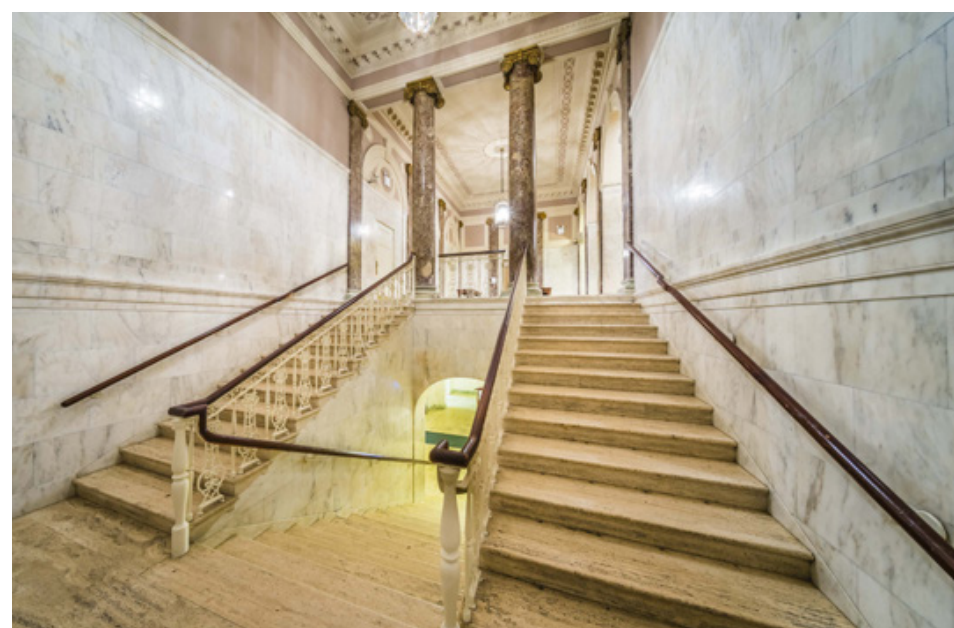
**SIGNIFICANT
VALUE-ADD
OPPORTUNITY**



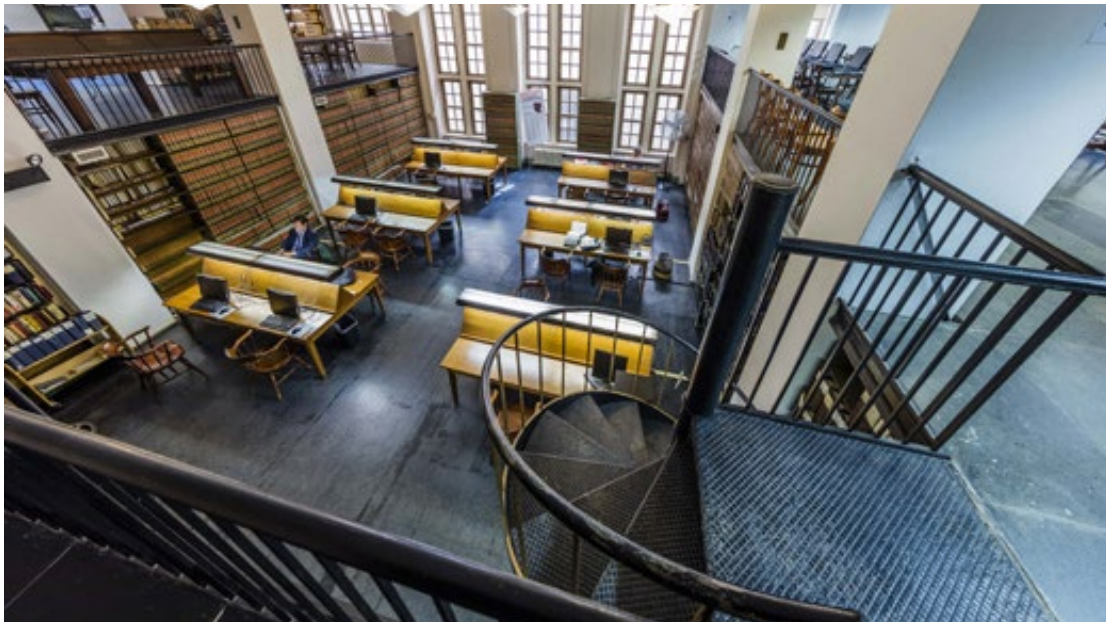
BUILDING PHOTOS



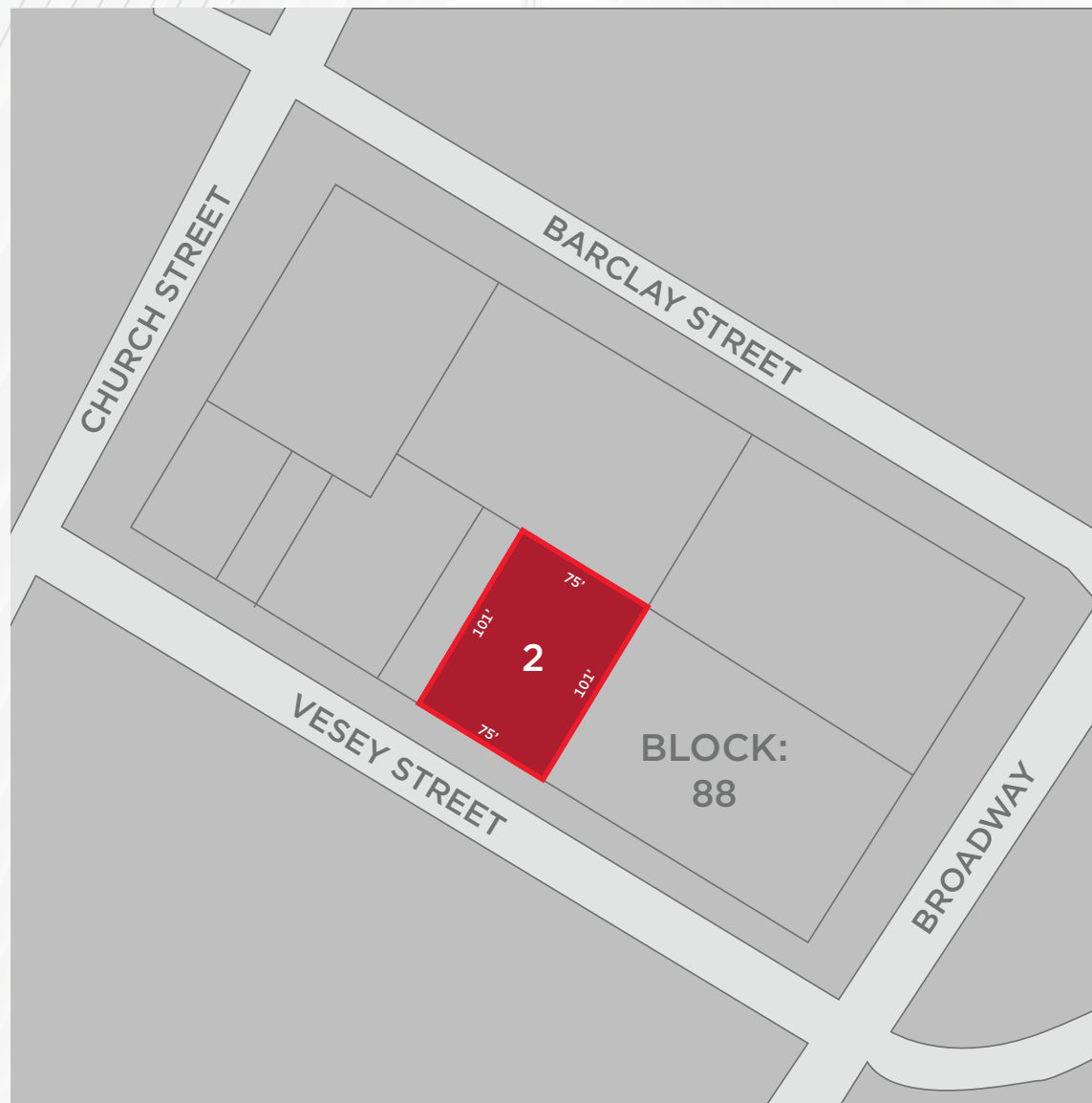
BUILDING PHOTOS



BUILDING PHOTOS



TAX MAP



NOTICE OF PROPERTY VALUE

ESTIMATED 2024-25 PROPERTY TAX

We cannot calculate your 2024-25 property tax until the new tax rate is established by the city council. Until then, you will pay the 2023-24 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 10.592%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the co-op/condo abatement, are not included in this estimate. If you receive any abatements, they will be subtracted from your property taxes. Check your July tax bill for the value of any abatements you receive.

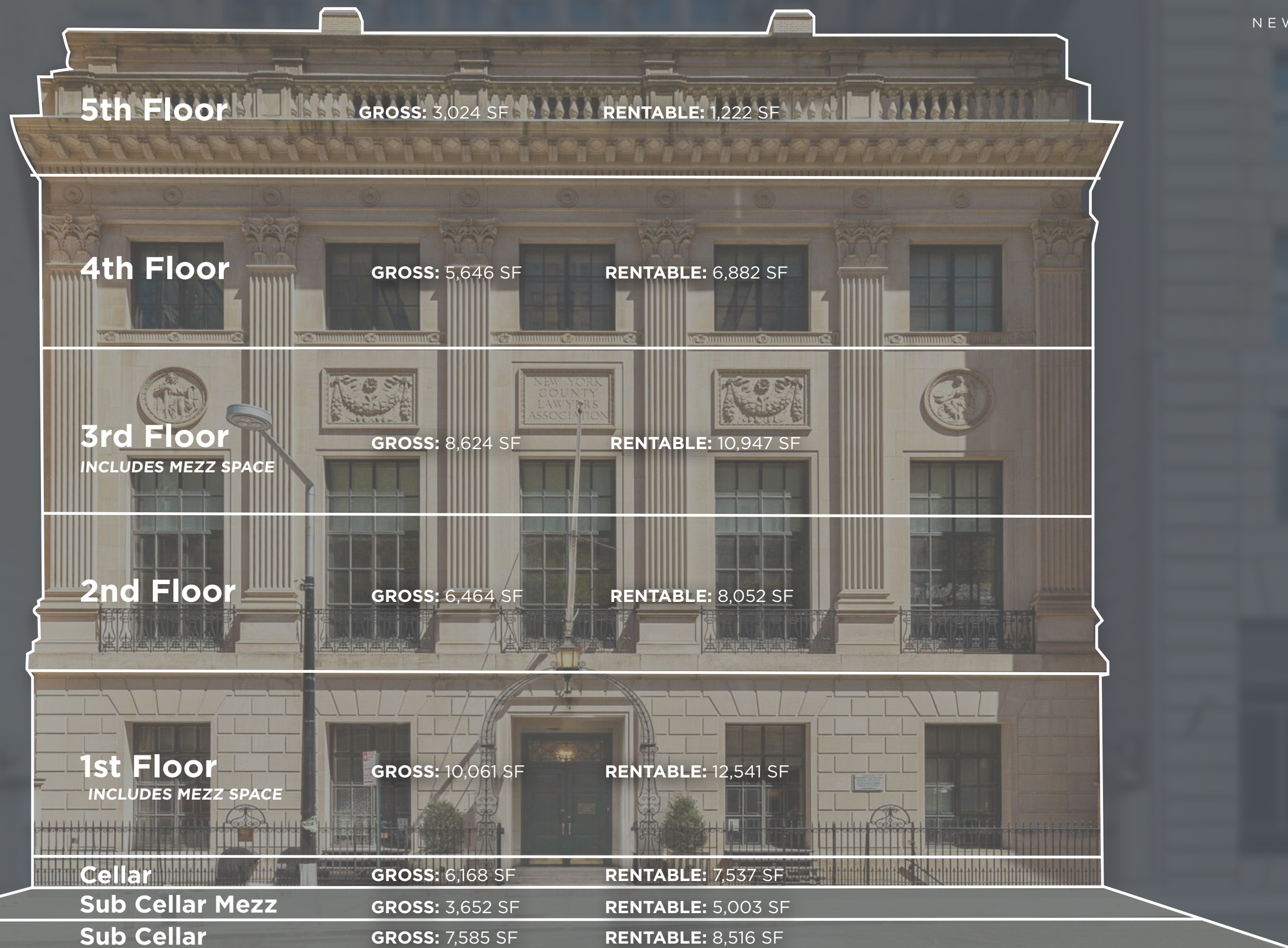
Year	Taxable Value		Tax Rate		Estimated Property Tax
2024-25	\$2,337,570	x	0.10592	=	\$247,595.41



STACKING PLAN

Ceiling Heights

5th Floor	9'6"
4th Floor	13'5"
3rd Floor	18'0"
2nd Floor	19'0"
1st Floor	13'6"



5th Floor

GROSS: 3,024 SF

RENTABLE: 1,222 SF

4th Floor

GROSS: 5,646 SF

RENTABLE: 6,882 SF

3rd Floor

INCLUDES MEZZ SPACE

GROSS: 8,624 SF

RENTABLE: 10,947 SF

2nd Floor

GROSS: 6,464 SF

RENTABLE: 8,052 SF

1st Floor

INCLUDES MEZZ SPACE

GROSS: 10,061 SF

RENTABLE: 12,541 SF

Cellar

GROSS: 6,168 SF

RENTABLE: 7,537 SF

Sub Cellar Mezz

GROSS: 3,652 SF

RENTABLE: 5,003 SF

Sub Cellar

GROSS: 7,585 SF

RENTABLE: 8,516 SF

Total

GROSS: 51,224 SF

RENTABLE: 60,700 SF

TRANSPORTATION MAP



CERTIFICATE OF OCCUPANCY

CERTIFICATE OF OCCUPANCY No. 16605 **1930**

HVC
Supersedes Certificate of Occupancy No. _____

To the owner or owners of the building: _____ New York July 11, 1930

THIS CERTIFIES that the building located on Block 88, Lot 2 & 3
known as 12-16 Vesey Street
75'4" front
under a permit, Application No. 523 N.B of 1929 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of fireproof construction within the meaning of the building code and may be used and occupied as a public building as hereinafter qualified, in an unrestricted district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement					Club House Lockers, Stacks, Switch-board, etc.
1st Story	200-100			Average in building	Stacks, Offices and Reception Rooms
2nd "	100			120	Auditorium, Lounge and Service
3rd "	200-100-60				Reading Rooms
4th "	60				Committee Board Rooms
Pent House					Janitor's Quarters and Pan room

NOTE: Auditorium seats 250 persons; private lectures, not open to general public.

AREA AMENITIES MAP



ARTS & ENTERTAINMENT

- 1 The Flea Theater
- 2 BMCC Tribeca Performing Arts Center
- 3 Regal Battery Park
- 4 One World Observatory
- 5 The Oculus Center
- 6 National September 11 Memorial Museum
- 7 National Museum of the American Indian
- 8 Alamo Drafthouse Cinema Lower Manhattan

HOTELS

- 1 The Frederick Hotel
- 2 Smyth Tribeca
- 3 Four Seasons Hotel
- 4 The Beekman
- 5 Millennium Downtown
- 6 Moxy NYC Downtown
- 7 Aloft
- 8 World Center Hotel
- 9 Club Quarters
- 10 Artezen Hotel
- 11 Residence Inn by Marriott
- 12 Courtyard New York
- 13 The Cloud One
- 14 The Washington
- 15 Hampton Inn
- 16 Holiday Inn New York City
- 17 Plus Seaport Inn Downtown
- 18 Gild Hall
- 19 Four Points by Sheraton
- 20 Courtyard by Marriott
- 21 Residence Inn by Marriott
- 22 Radisson Hotel

HEALTH CLUBS/GYMS

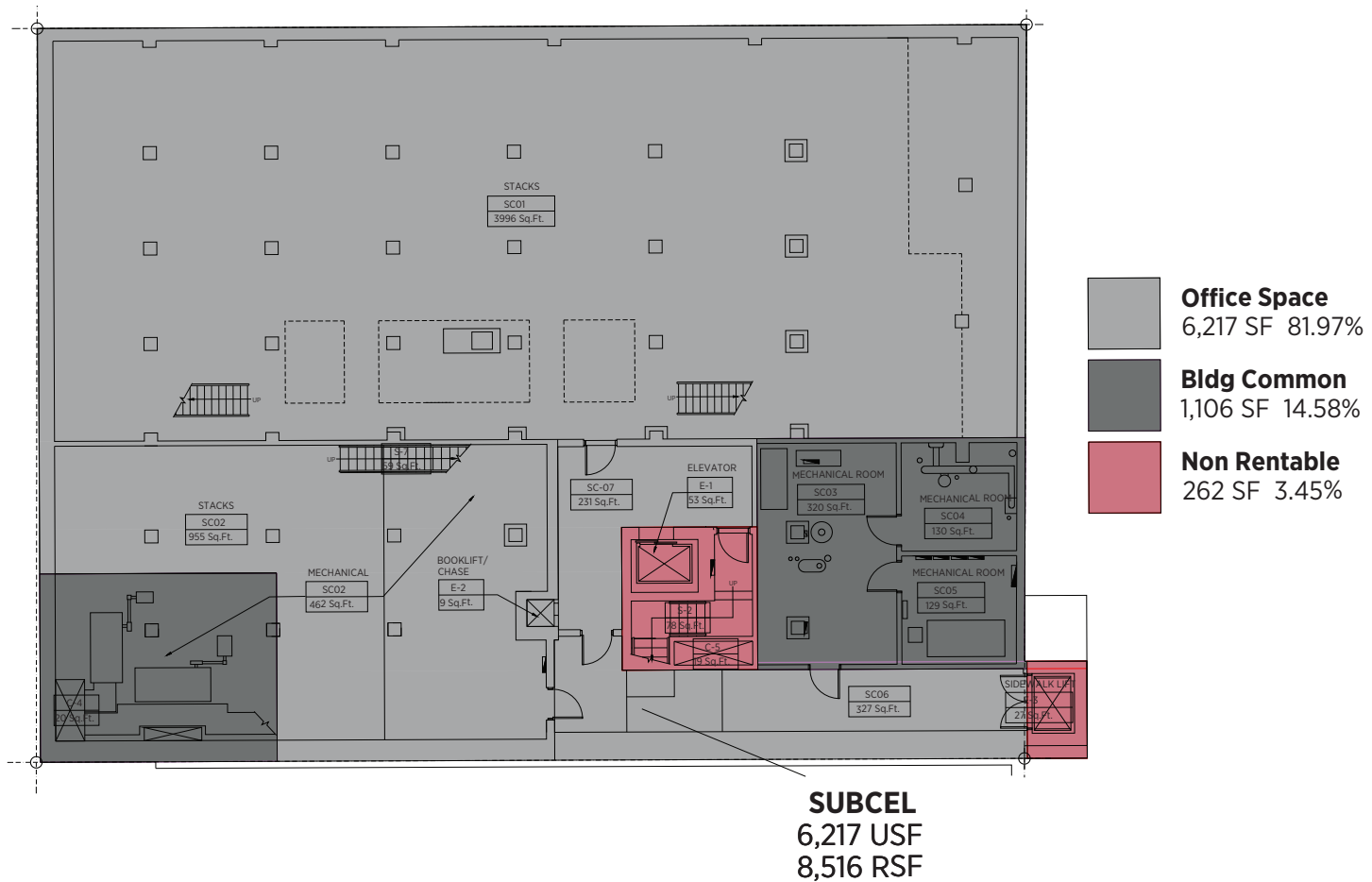
- 1 NYLO Fitness
- 2 Crunch Fitness - Tribeca
- 3 SLT Tribeca
- 4 The Trinity Boxing Club
- 5 Equinox Tribeca
- 6 Equinox Brookfield Place
- 7 Blink Fitness - FiDi
- 8 Oculus Fitness
- 9 Crunch Fitness - FiDi
- 10 Orangetheory Fitness
- 11 SWEAT440 - FiDi
- 12 Equinox Wall Street

RESTAURANTS

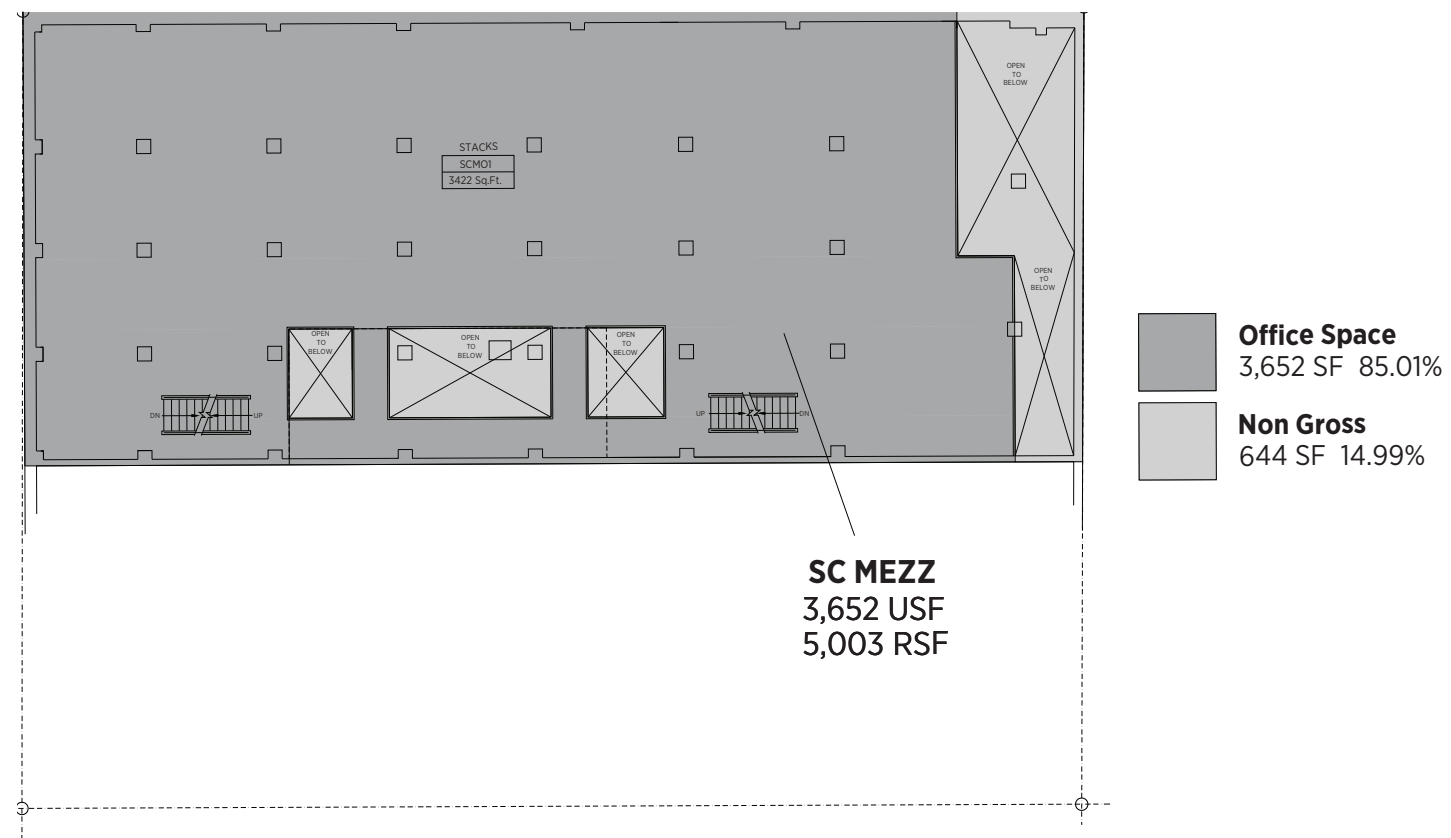
- 1 Tamarind
- 2 Jungsik
- 3 Zutto Japanese American Pub
- 4 Scalini Fedeli
- 5 Atera
- 6 The Odeon
- 7 Khe-Yo
- 8 Takahachi Tribeca Restaurant
- 9 Marc Forgione
- 10 Nish Nush
- 11 Serafina Italian Restaurant-Tribeca
- 12 Zucker's Bagels & Smoked Fish
- 13 1803 Nyc
- 14 Shake Shack Battery Park City
- 15 Mudville9
- 16 Tre Sorelle
- 17 GunBae Tribeca
- 18 The Hummus & Pita
- 19 A Saffron Thread Fresh Indian
- 20 Artesano Peruvian Cuisine
- 21 Monk Mcginn's
- 22 Gran Morsi
- 23 Los Tacos No. 1
- 24 Benares
- 25 Aahar Indian Cuisine
- 26 Little Italy Pizza
- 27 CUT New York City
- 28 Just Salad
- 29 Stage Door Delicatessen
- 30 Stage Door Pizzeria
- 31 Brooklyn Chop House
- 32 Temple Court
- 33 Sandwich House
- 34 Da Claudio
- 35 Nobu Downtown
- 36 Pisillo Italian Panini
- 37 Vietspot
- 38 Chick-fil-A
- 39 Gansevoort Liberty Market
- 40 Joe's Pizza
- 41 Carragher's Pub & Restaurant
- 42 Go! Go! Curry!
- 43 Melt Shop
- 44 Eatly NYC Downtown
- 45 d Elici
- 43 Kuu Ramen
- 44 Aroy Dee Thai Kitchen
- 45 The Malt House
- 46 La Parisienne
- 47 Poke Bowl
- 48 Keste Pizza & Vino
- 49 Hole In The Wall
- 50 Manhatta

FLOOR PLANS

SUB CELLAR

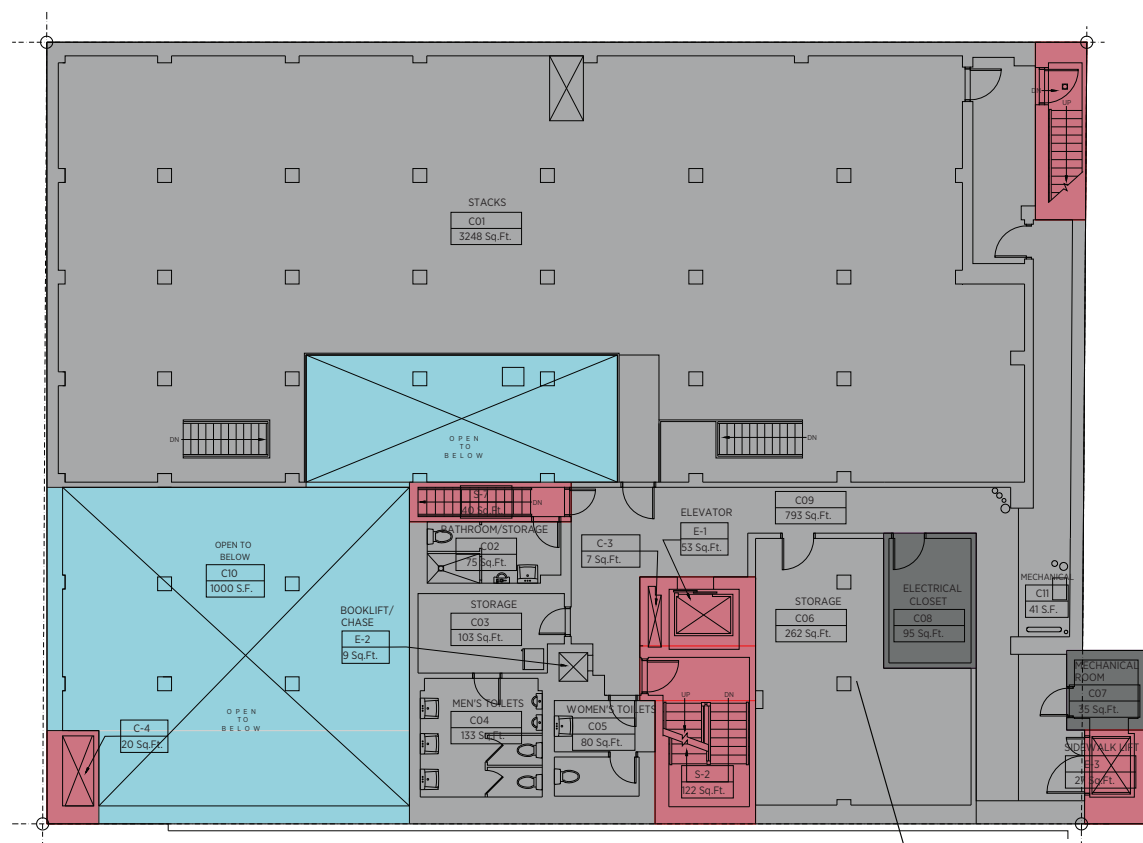


SUB CELLAR MEZZANINE



FLOOR PLANS

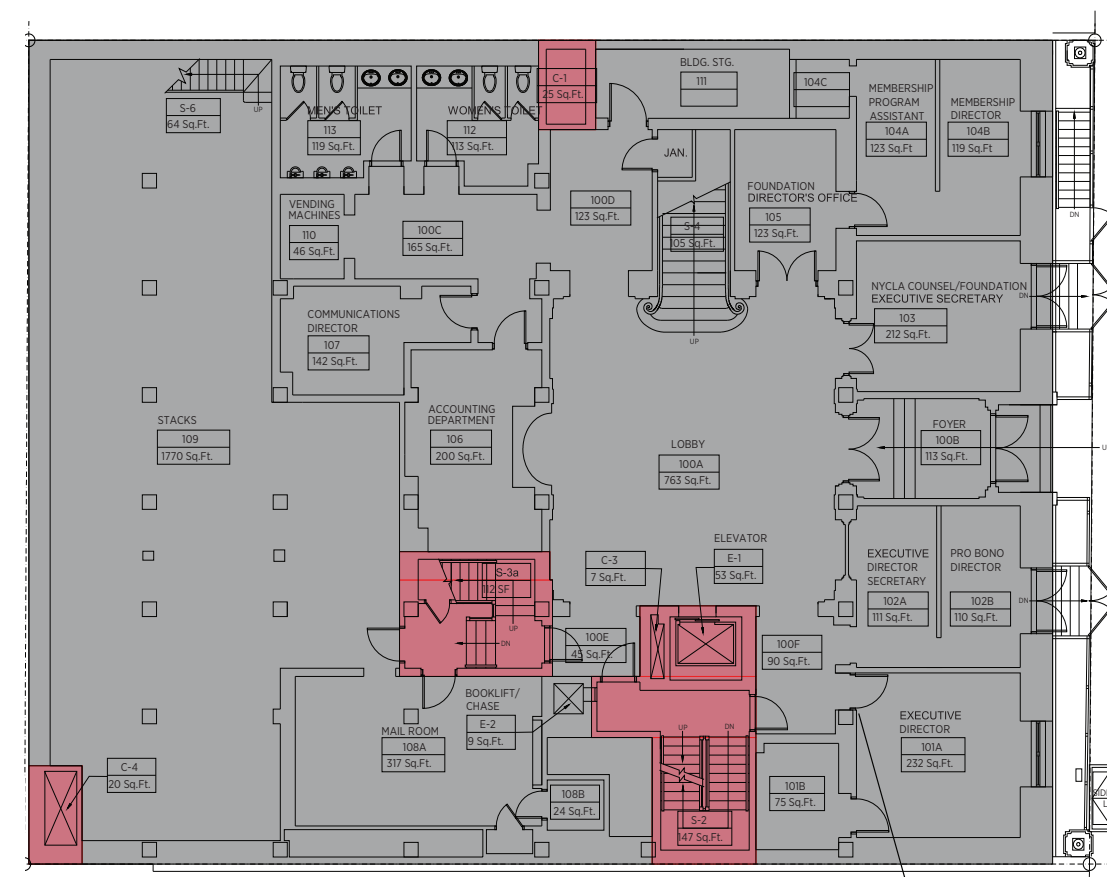
CELLAR



- Office Space**
5,502 SF 72.13%
- Bldg Common**
176 SF 2.30%
- Non Rentable**
491 SF 6.43%
- Non Gross**
1,459 SF 19.13%

CELLAR
5,502 USF
7,537 RSF

FLOOR 1

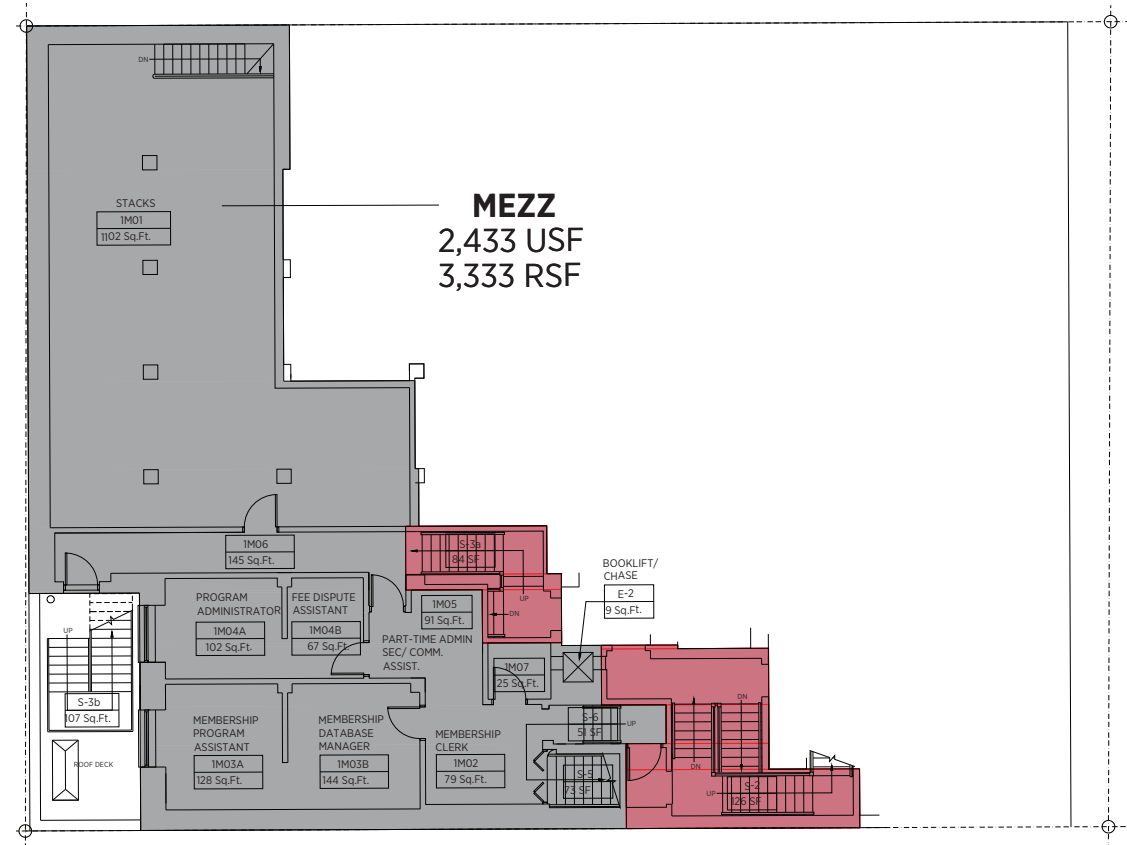


- Office Space**
6,722 SF 92.80%
- Non Rentable**
521 SF 7.20%

101
6,722 USF
9,208 RSF

FLOOR PLANS

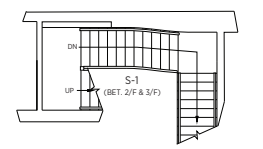
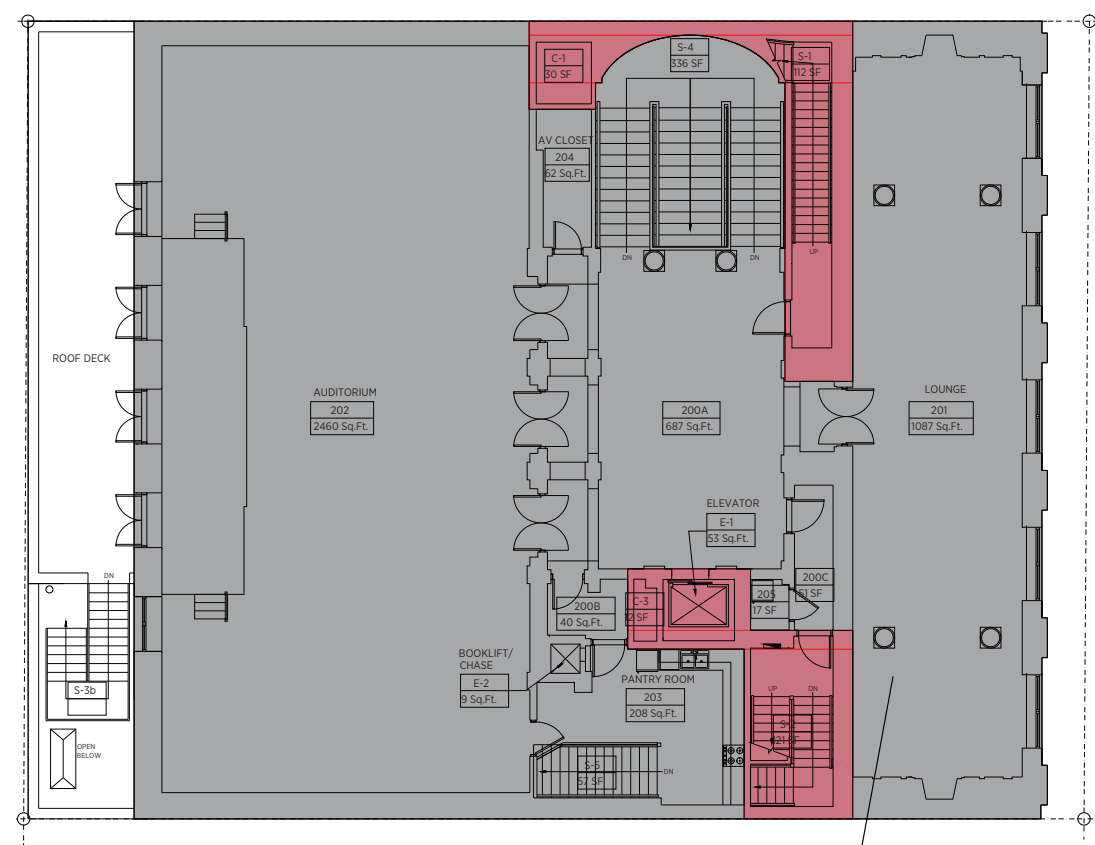
FLOOR 1 MEZZANINE



Office Space
2,433 SF 86.35%

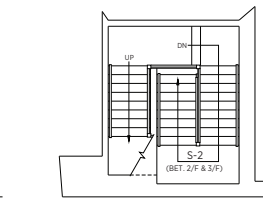
Non Rentable
385 SF 13.65%

FLOOR 2



Office Space
5,878 SF 90.94%

Non Rentable
586 SF 9.06%



200
5,878 USF
8,052 RSF

FLOOR PLANS

FLOOR 3

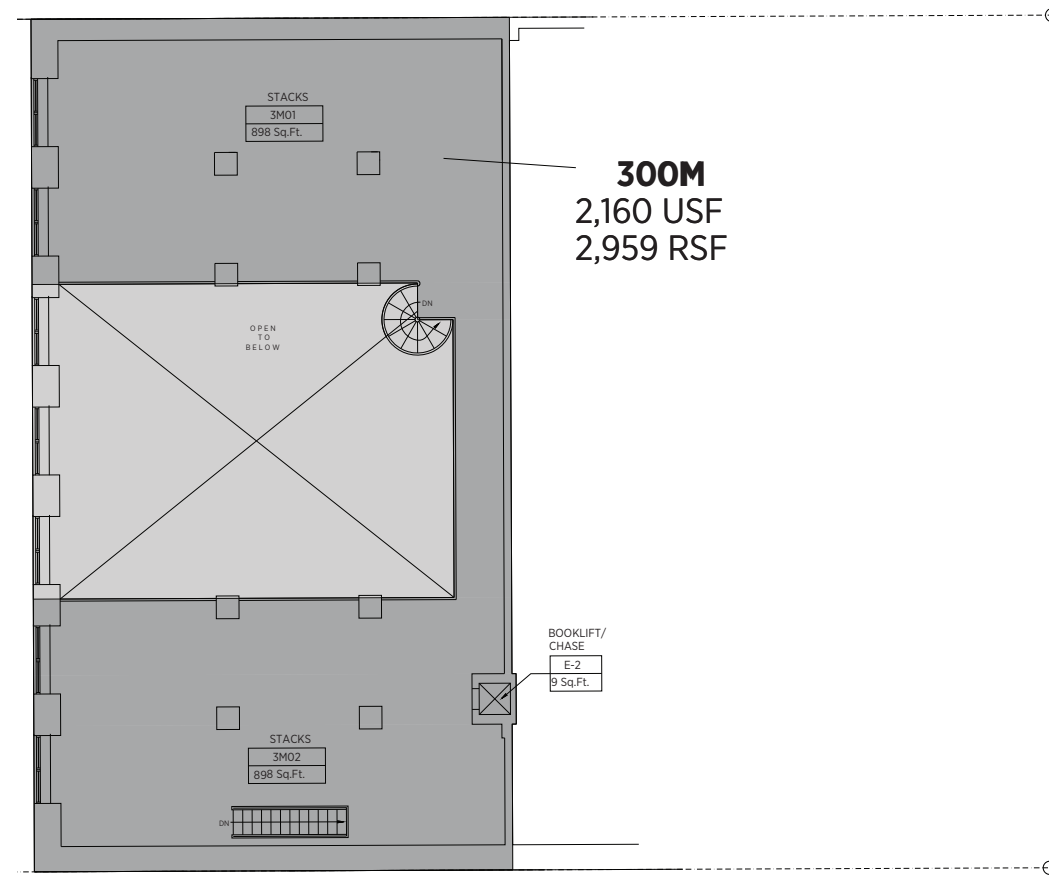


Office Space
5,832 SF 90.22%

Non Rentable
632 SF 9.78%

300
5,832 USF
7,988 RSF

FLOOR 3 MEZZANINE



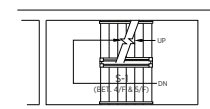
300M
2,160 USF
2,959 RSF

Office Space
2,160 SF 67.86%

Non Gross
1,023 SF 32.14%

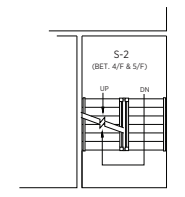
FLOOR PLANS

FLOOR 4



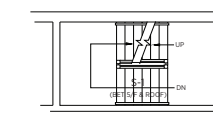
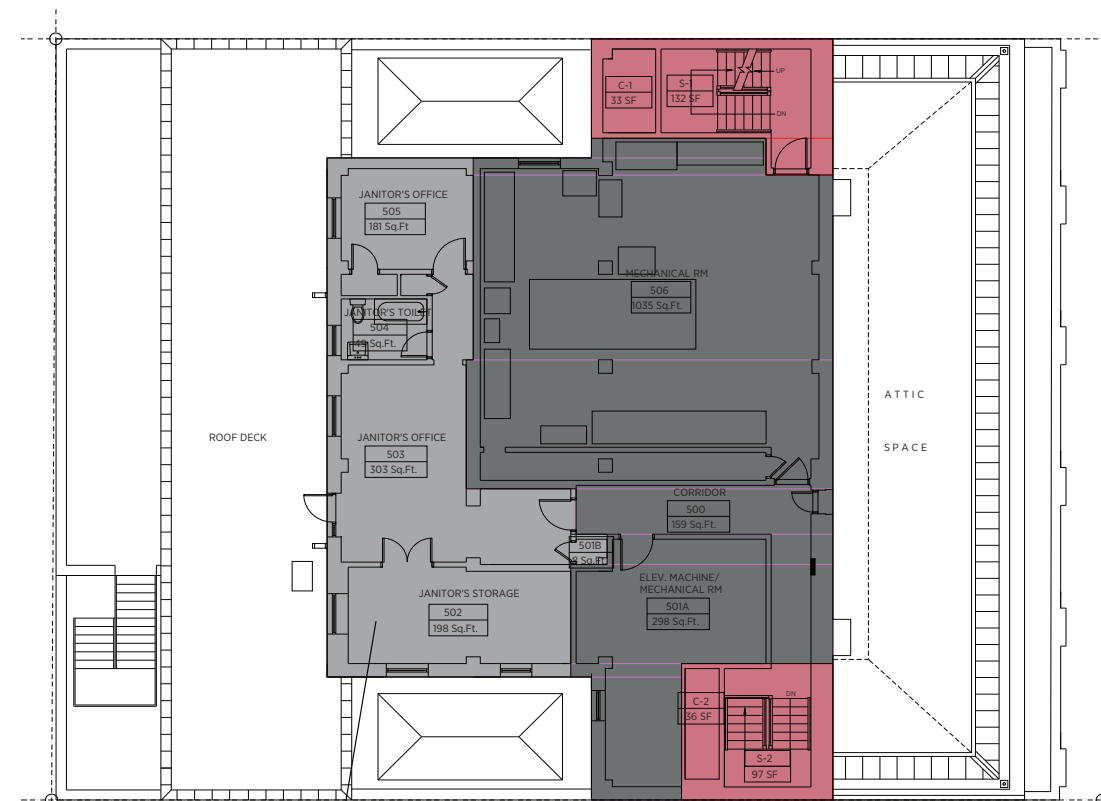
Office Space
5,024 SF 88.98%

Non Rentable
622 SF 11.02%



400
5,024 USF
6,882 RSF

FLOOR 5



Office Space
892 SF 29.49%

Bldg Common
1,688 SF 55.83%

Non Rentable
444 SF 14.68%

500
892 USF
1,222 RSF



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