

THE RETAIL CONDOMINIUM UNITS AT 93 WORTH STREET

TRIBECA, NEW YORK CITY



FULLY-LEASED INSTITUTIONAL-QUALITY RETAIL CONDOMINIUMS IN THE HEART OF TRIBECA

Upland Property Advisors, as exclusive agent, is pleased to present the condominium units at 93 Worth Street – a rare opportunity to acquire an institutional-quality retail asset in the heart of Tribeca. Originally a pre-war loft building, 93 Worth was fully redeveloped in 2014 into one of the neighborhood’s most successful condominium projects. The offering comprises six retail condominium units totaling 8,711 square feet on the ground floor and 3,045 square feet in the cellar. The property is fully leased to a curated mix of tenants, including a 3,800-square-foot corner unit leased to FedEx (S&P: BBB), SLT, a successful fitness operator with multiple regional locations, and a below-grade space leased to JDI Strength, a fitness operator. Smaller units of approximately 600 square feet each are occupied by neighborhood-oriented tenants, including well-established boutique service providers, specialty coffee shops, and wellness operators.

Each unit offers exceptional ceiling heights and expansive storefront glazing, creating bright, flexible, and highly desirable spaces. Positioned to capture strong pedestrian traffic, daytime office activity, and an affluent residential base, the property benefits from consistent demand for convenience, fitness, wellness, and specialty services. With its premium location and well-curated tenant roster, the offering represents a rare, income-stable investment opportunity in one of Tribeca’s most sought-after retail corridors.



Prime Tribeca Location – Northwest corner of Broadway and Worth Street, on the border of City Hall, in a district with a dynamic mix of corporate and residential occupants.



Prestigious Condominium Setting – Historic pre-war building fully redeveloped in 2014; luxury residences above currently achieving sales above \$2,000 per square foot, reflecting the quality and demographic strength of residents.



High-Quality Retail Frontage – Over 250 feet of continuous corner frontage with unified signage and expansive plate glass windows.



Flexible Unit Sizes – Units range from 600+ square feet to the 3,800-square-foot FedEx corner unit, plus a below-grade space leased to a fitness operator, accommodating both neighborhood-oriented and anchor tenants.



Exceptional Ceiling Heights & Natural Light – Generous vertical clearance and significant storefront glazing create bright, attractive, and flexible tenant spaces.



Strong Tenant Mix – Anchored by FedEx, complemented by SLT, JDI Strength, 787 Coffee, Evolve Med Spa, and Eye & Health Tribeca, providing income stability, lifestyle appeal, and neighborhood relevance.



Individual Tax Lots – Each unit is a separate tax lot, offering flexibility for ownership, financing, or repositioning strategies.



Dynamic Pedestrian & Daytime Activity – Property draws from office workers, residents, and visitors, supporting consistent retail traffic and strong demand for convenience, dining, fitness, wellness, and specialty services.



Rare Availability – Institutional-quality retail condominium units in redeveloped luxury properties are seldom offered for sale in Tribeca.

Block / Lot	173 / 1101, 1102, 1103, 1104, 1105 & 1106
Year Built	1924 / 2014
Zoning	C6-4A / C6-2A
Use Groups:	5 – 12
Ceiling Height	Ground: 21’ 2” Lower: 12’ 9”
Total Area	11,756 SF 8,711
Ground Floor	SF 3,045 SF
Cellar Level	
CAM Interest	3.214%
Projected CAM (2026)	\$89,210
Real Estate Taxes (2026)	\$211,000

