

# 225 Rector Place



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225 RECTOR PLACE

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**225 RECTOR PLACE**

## EXECUTIVE SUMMARY

Serhant LLC has been exclusively retained to market the parking garage at 225 Rector Place, a fully-leased, 149-space facility located in the heart of Battery Park City.

Situated at the base of a 23-story luxury condominium, this garage benefits from dual frontage along South End Avenue and Rector Place, offering seamless access in a highly trafficked residential corridor. The property is currently leased to two operators: Hertz and CenterPark, providing immediate, reliable income from established tenants.

Located within one of Manhattan's most stable and high-demand submarkets, 225 Rector Place is surrounded by dense residential towers, major office hubs like Brookfield Place, and cultural landmarks including the World Trade Center and the Hudson River waterfront. This consistent demand base supports long-term parking needs and positions the asset as a secure, income-generating investment.

This offering presents an opportunity to own a rare, institutional-quality parking asset in a premier location, with durable cash flow and strong fundamentals in place.





## INVESTMENT OPPORTUNITY

225 Rector Place presents a rare opportunity to acquire a fully-leased parking garage in the heart of Battery Park City—one of Manhattan’s most affluent and high-demand residential neighborhoods. This 149-space facility is positioned at the base of a 23-story luxury condominium and benefits from consistent usage by surrounding residents, professionals, and nearby commercial traffic.

**Investment Opportunity:** This garage offers secure, diversified income through existing leases with two established parking operators. With strong in-place cash flow and an irreplaceable location in a high-barrier-to-entry market, the asset is well-positioned for long-term value appreciation. The surrounding neighborhood—characterized by residential density, limited competition, and constant parking demand—creates a reliable foundation for sustained performance.

**Prime Location & Demand Drivers:** Located steps from Brookfield Place, the World Trade Center, and the Hudson River waterfront, 225 Rector Place is surrounded by world-class office space, dining, retail, and luxury residential developments. This concentration of activity drives continuous demand for parking—making this garage an essential utility within a thriving urban environment.

**Turnkey Operation with Growth Potential:** Fully leased and operational, this asset offers immediate income with potential for future upside through operational efficiencies or restructured leases. Its strategic location and stable occupancy make it an ideal acquisition for investors seeking a low-maintenance, income-generating asset in a core Manhattan submarket.

With its premium location, full occupancy, and long-term neighborhood fundamentals, 225 Rector Place represents a rare opportunity to acquire a high-performing parking investment in one of New York City’s most established and desirable districts.



Property Details	
Address	225 Rector Place
Neighborhood	Battery Park City, Manhattan
Block & Lot	16 / 7501
Zoning District	BPC Special District
Gross Building Area	27,987 SF (Garage Only)
Total Spaces / Licensed Spaces	149 / 113
Tenancy Breakdown	65 Spaces Leased to Hertz (5-Year Lease from 3/2022) 84 Spaces Owner-Operated
Year Built	1985
CAM (Approx)	\$ 185,000
PILOT (Approx)	\$ 300,000

# LOCATION OVERVIEW

## **Neighborhood: Battery Park City, Lower Manhattan**

Located in the heart of Battery Park City, 225 Rector Place benefits from a prime position in one of Manhattan's most desirable waterfront communities. This thoughtfully planned neighborhood offers a rare mix of tranquility, greenery, and urban convenience.

## **Waterfront Lifestyle:**

Battery Park City is known for its quiet, residential feel, surrounded by parks, riverfront esplanades, and landscaped open spaces. The area attracts both families and professionals seeking a calm, community-oriented environment with easy access to Downtown Manhattan.

## **Proximity to Major Demand Drivers:**

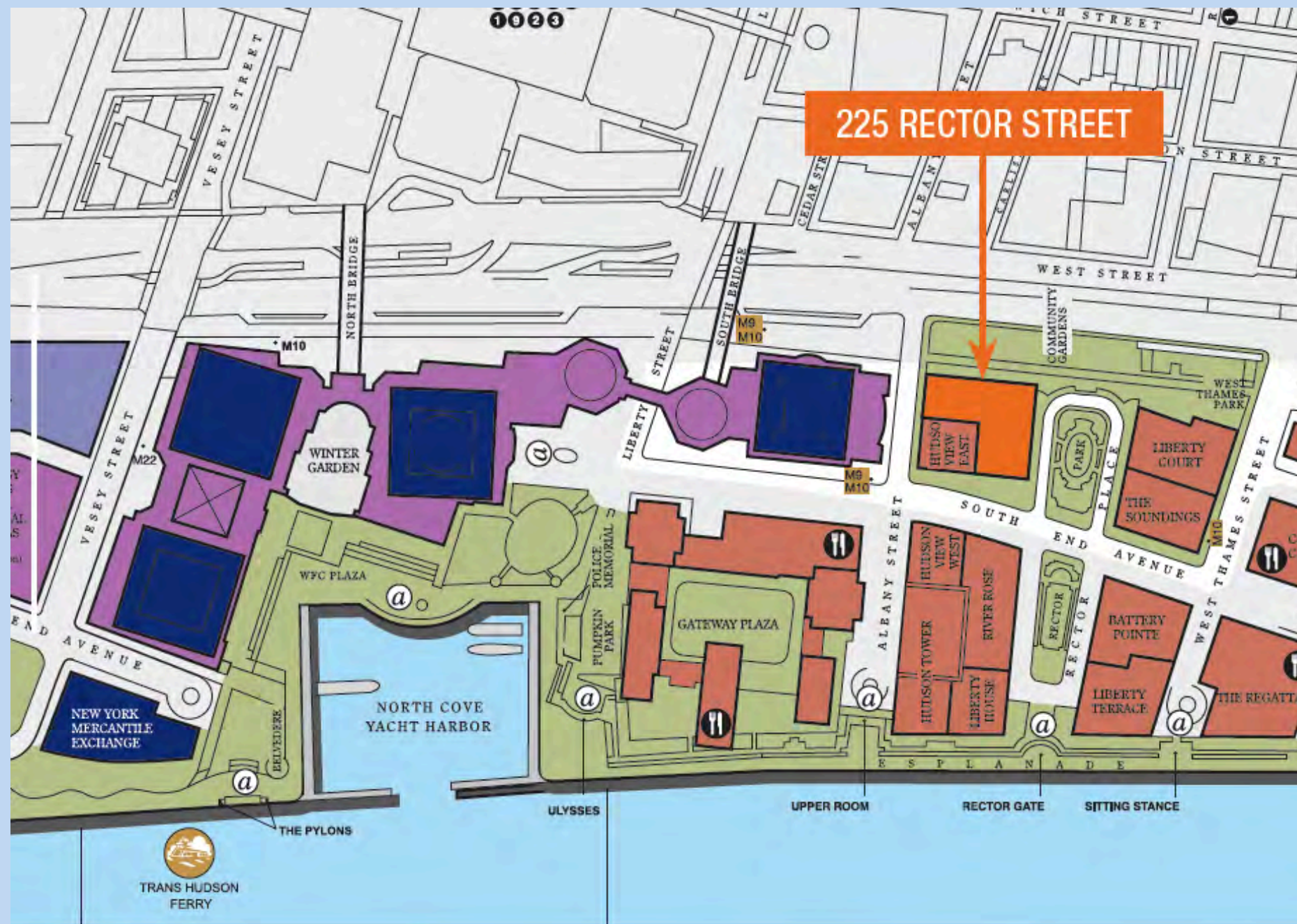
The property is steps from Brookfield Place, the World Trade Center, and the Financial District—ensuring consistent demand for parking from residents, office workers, and visitors. Its central location also places it near top hotels, luxury residences, and retail destinations.

## **Transit & Access:**

Well-connected by multiple subway lines (1, R, W, 4, 5), the PATH train, ferry terminals, and nearby highways, Battery Park City offers seamless access throughout Manhattan and beyond—making parking especially valuable in this tightly zoned area.

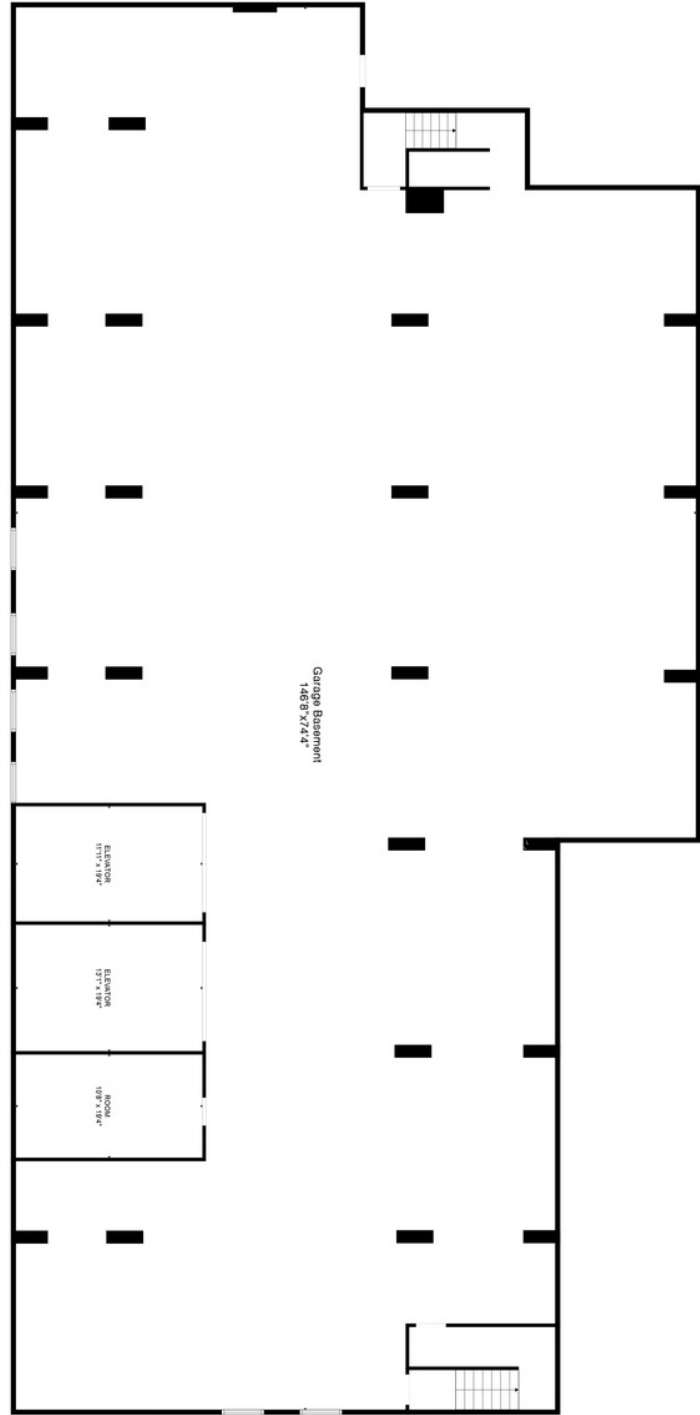
## **Parks & Amenities:**

With nearly 36 acres of green space, the neighborhood features scenic riverfront paths, playgrounds, and recreational areas like Rockefeller Park and Wagner Park. Residents enjoy a high quality of life, enhanced by top-tier retail, dining, and cultural attractions all within walking distance.

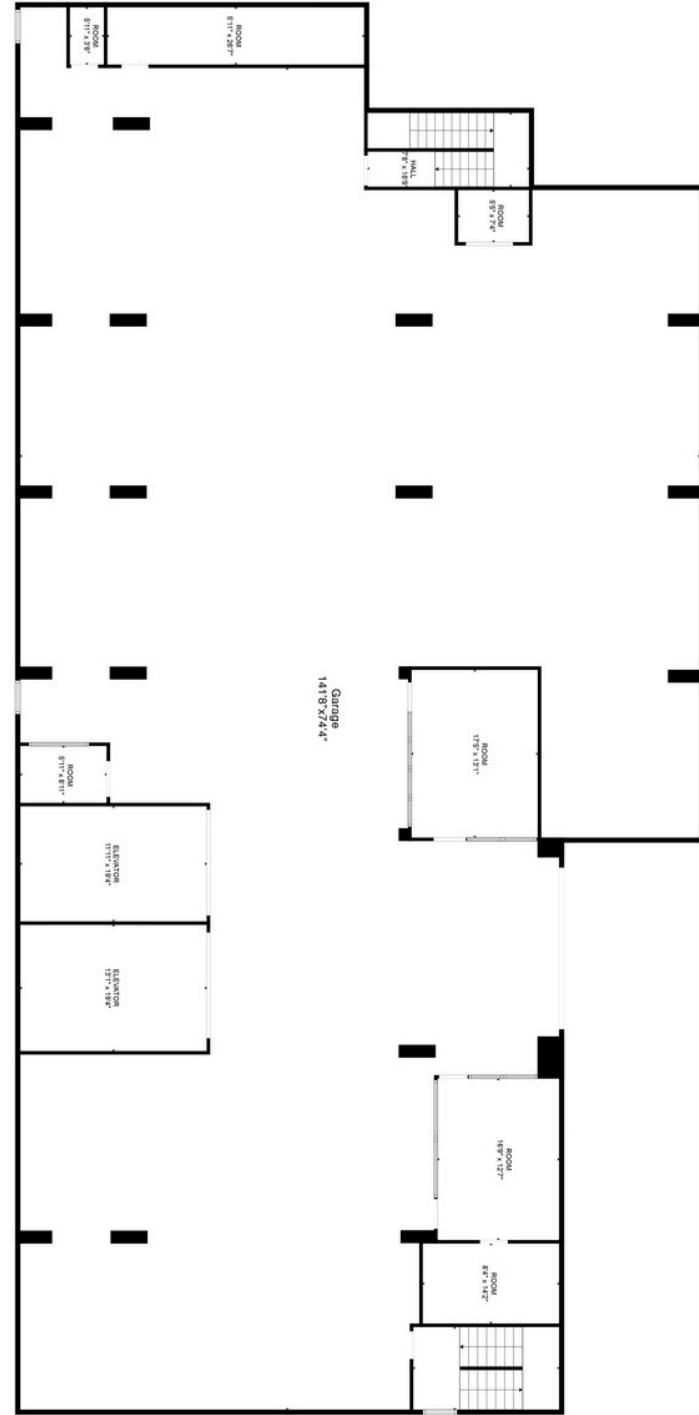




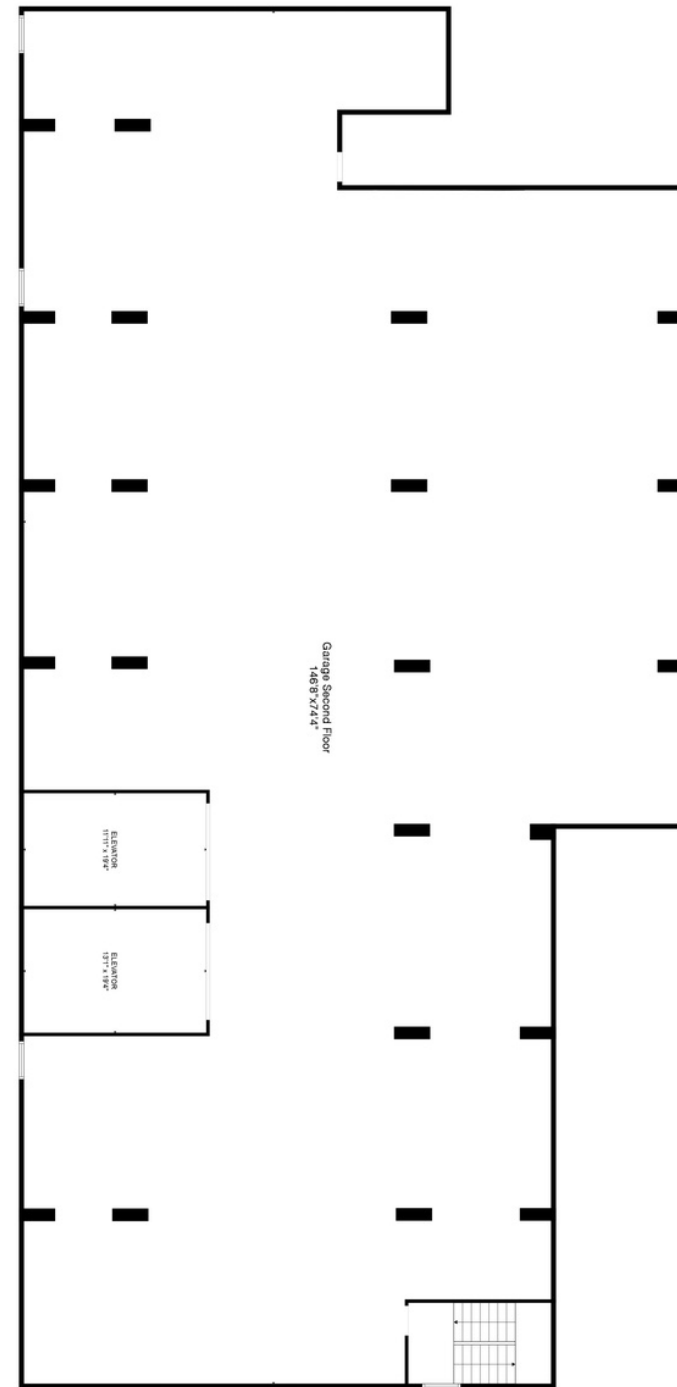
# 225 RECTOR PLACE - FLOOR PLANS



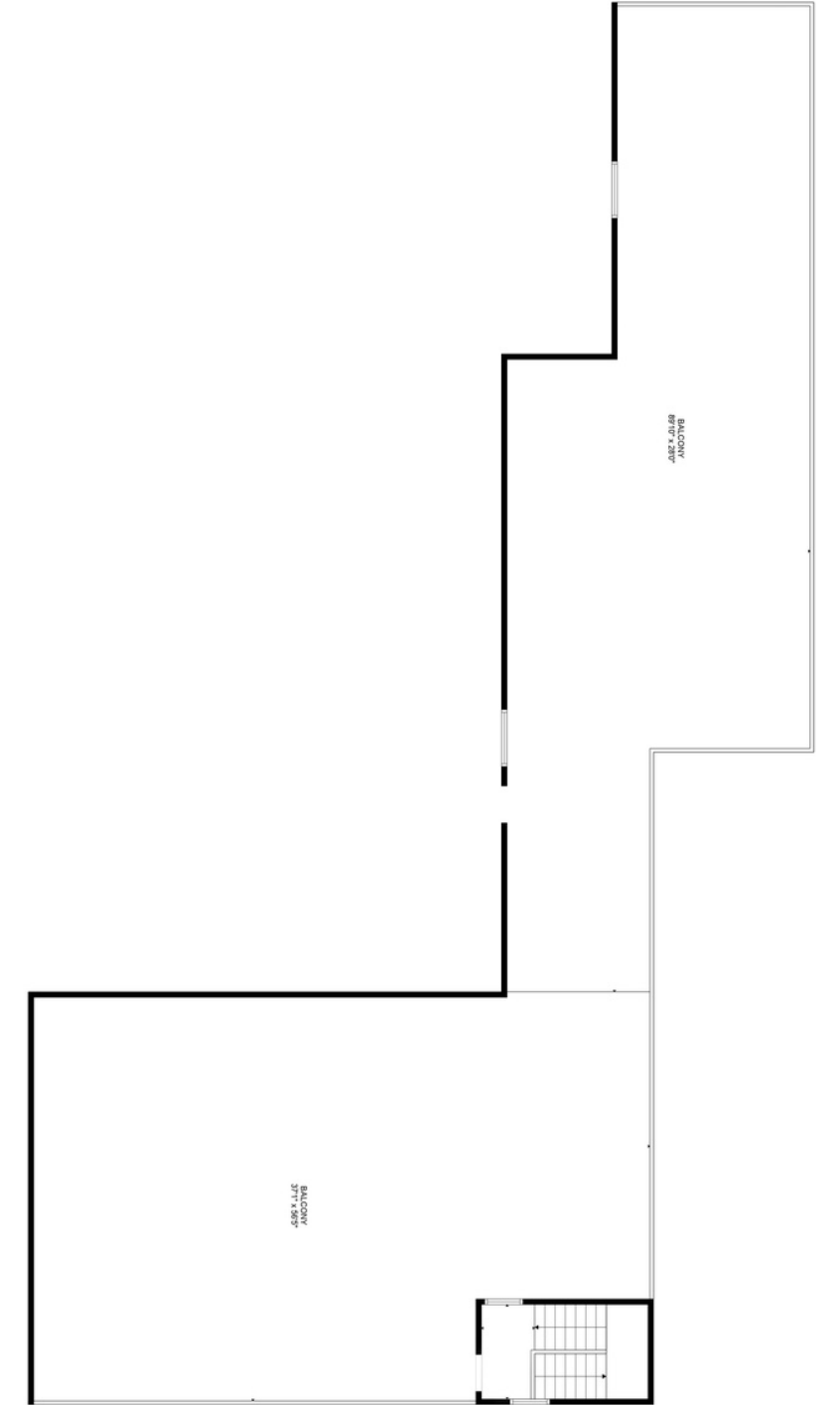
**BASEMENT**



**GROUND FLOOR**



**SECOND FLOOR**



**ROOF**



# 225 RECTOR PLACE - PHOTO GALLERY





## 225 RECTOR PLACE - PHOTO GALLERY





225 RECTOR PLACE - CONTACT US



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