



25 PARK ROW
RETAIL

25 PARK ROW • **RETAIL**

The Heart of the New Downtown



EXTERIOR FACADE



WESTFIELD WORLD TRADE CENTER

Come Together

25 Park Row has something for everyone. For decades, Park Row's energy and beauty have drawn everyone from tourists to concert crowds to innovators looking to shake up their respective industries. Located in one of the most sought-after neighborhoods in the city, 25 Park Row proudly stands at the crossroads of commerce, tourism and culture. 25 Park Row: All roads lead here.





SMART HOME



RETAIL DESIGNED
FOR DISCOVERY





The Heart of the City

One of the most innovative neighborhoods in the city, Downtown Manhattan is reinventing itself yet again. Brand new restaurants, museums and shopping surround leafy City Hall Park, and the new transit hubs and ferries make accessing everything a breeze. 25 Park Row is at the center of everything great about life in New York City.





PROSPECT HEIGHTS
16 min. via Subway

COBBLE HILL PARK SLOPE
20 min. via Subway

DOWNTOWN BROOKLYN
15 min. via Subway

SOUTH STREET SEAPORT
9 min. walk

BROOKLYN BRIDGE
4 min. walk

CHINATOWN
15 min. walk

STATEN ISLAND
25 min. via Ferry

WALL & BROAD STREETS
9 min. walk

25 PARK ROW RETAIL

CITY HALL PARK
1 min. walk

BATTERY PARK
11 min. walk

WORLD TRADE CENTER
8 min. walk

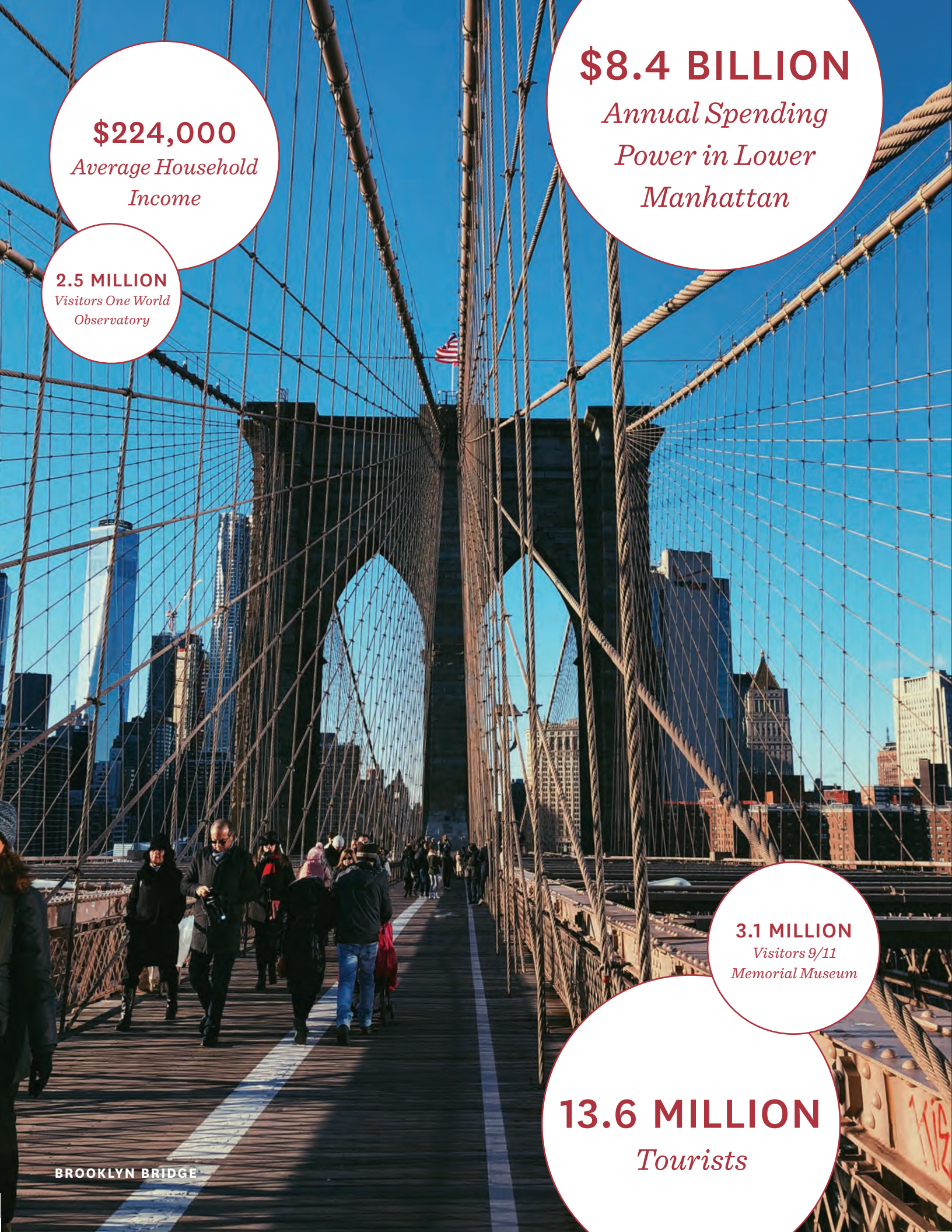
GRAND CENTRAL
10 min. via Subway

LIBERTY STATE PARK
12 min. via NJ Ferry

BROOKFIELD PLACE
10 min. walk

TRIBECA
10 min. walk

JERSEY CITY
12 min. via PATH



\$224,000
*Average Household
Income*

2.5 MILLION
*Visitors One World
Observatory*

\$8.4 BILLION
*Annual Spending
Power in Lower
Manhattan*

3.1 MILLION
*Visitors 9/11
Memorial Museum*

13.6 MILLION
Tourists

BROOKLYN BRIDGE



7,687
Hotel Rooms

1.

493,817
Daily Ridership

77,924,119
*Total Annual Ridership
of Nearest 6 Subway
Stations*

89,729,615 SF
of Office Space

301,392
Employees



2.

Lower Manhattan: There's Something About This Place

Located in the center of Lower Manhattan, 25 Park Row is a retailer's dream. The neighborhood is one of the wealthiest in the country, boasting \$8.4 billion in annual spending power and \$224,000 in average household income. It's also a major tourist destination, with 13.6 million tourists each year visiting attractions like One World Observatory and the 9/11 Memorial Museum. Finally, it's home to some of the largest Fortune 500 companies, with over 300,000 employees working in nearly 90,000,000 SF of office space.

1. THE BEEKMAN HOTEL 2. FULTON CENTER



- RETAILERS
- RESTAURANTS
- CAFES
- FITNESS
- ATTRACTIONS
- HOTELS

Neighborhood Amenity Highlights

WESTFIELD: ■ BROOKFIELD PLACE: □

RETAILERS ●

- 1 **Apple** ■
- 2 **Anthropologie**
Banana Republic
Bonobos □
Bottega Veneta □
Breitling
Burberry □
Camper
- 3 **Casper** ■
- 4 **Century 21**
Charles Tyrwhitt
Club Monaco □
COS ■
- 5 **CVS**
DVF
Ermenegildo Zegna
Fossil
- 6 **Forever 21** ■
Gap
Gucci □
Hermès □
- 7 **H&M** ■
Hickey Freeman
Hugo Boss
J Crew
John Varvatos
Kate Spade New York ■
Kiehl's
L'Occitane
Lacoste
Links Of London
Louis Vuitton □
London Jewelers
Pure Liquid Wine & Spirits
- 8 **Lululemon** □
MAC Cosmetics ■
Michael Kors
Omega
& Other Stories ■
Paul Smith
Pandora ■
- 9 **Peloton** □
Reiss

- Rhone □
- Salvatore Ferragamo □
- Sephora ■
- 10 **Staples**
Stuart Weitzman
Suitsupply □
Theory □
Thomas Pink
Tiffany & Co.
Tissot
Tory Burch □
Tumi
Under Armour ■
- 11 **Urban Outfitters**
- 12 **Victoria's Secret** ■
Vilebrequin
Vince
- 13 **Whole Foods**
- 14 **Zara**

RESTAURANTS ●

- Adrienne's Pizzabar
- ATRIO
- Black Seed Bagel
- BLT Bar & Grill
- Blue Smoke
- Bobby Van's Steakhouse
- Capital Grille
- Chipotle
- Chop't
- Cipriani Broadway
- Cipriani Wall Street
- Cowgirl Sea-Horse
- Delmonico's
- Dig Inn
- 15 **Eataly**
Epicerie Boulud
Financier Patisserie
GRK Fresh Greek
Hale & Hearty
Harry's Italian
Haru
Il Brigante Restaurant
Just Salad

- Le District
- Lenwich
- Little Muenster
- Living Room Bar & Terrace
- Luke's Lobster
- Melt Shop
- Mighty Quinn's Barbeque
- Nish Nush
- 16 **Nobu**
Northern Tiger
Num Pang
Olive's
P.J. Clarke's
- 17 **Palm**
Parm
Pita Express
Poke Bowl
Pressed Juicery
Prêt à Manger
Reserve Cut
- 18 **Shake Shack**
Skinny Pizza
Smashburger
Sophie's Cuban Cuisine
Sprinkles
Suteishi
Tartinery
The Hummus & Pita Co
The Kati Roll Company
The Dead Rabbit
The Palm
The Paris Cafe
Ulysses
Umami Burger
Watermark Bar & Lounge

CAFES ●

- Aroma Espresso Bar
- Birch Coffee
- Irving Farm
- Mermaid Coffee
- Starbucks
- Voyager Espresso

FITNESS ●

- 19 **Blink Fitness**
Crunch Fitness - FiDi
Equinox Brookfield Place □
Equinox TriBeCa
Equinox Wall Street
LifeTime Athletic
- 20 **New York Sports Club**
Soul Cycle

ATTRACTIONS ●

- 9/11 Memorial Museum
- Brooklyn Bridge
- Charging Bull
- 21 **City Hall Park**
Federal Hall
Federal Reserve Bank
IPIC New York City
Museum of American Finance
Museum of Jewish Heritage
Regal Cinemas Battery Park
- 22 **South Street Seaport**
- 23 **Stone Street**
Trinity Church

HOTELS ●

- Andaz Wall Street
- 24 **The Beekman**
Club Quarters, Wall Street
Club Quarters, WTC
Eurostars Wall Street
- 25 **Four Seasons**
Gild Hall
Holiday Inn Wall Street
- 26 **Millenium Hilton Hotel**
- 27 **Moxy Hotel**
New York Marriott
The Ritz-Carlton Battery Park
Smyth TriBeCa
W New York Downtown
Wall Street Inn
World Center Hotel

Transit

SUBWAY 2 3 4 5 6 A C E J Z R W

CITY HALL STATION
0.2 miles Northwest
Walking time: 4 minutes
Annual Ridership: 2,258,254

BROOKLYN BRIDGE STATION
0.1 miles Northeast
Walking time: 5 minutes
Annual Ridership: 9,360,484

CHAMBERS STREET STATION
0.4 miles Northwest
Walking time: 9 minutes
Annual Ridership: 14,825,863

FULTON STREET STATION
0.1 miles South
Walking time: 2 minutes
Annual Ridership: 26,838,473

CORTLANDT STREET STATION
0.2 miles Southwest
Walking time: 5 minutes
Annual Ridership: 6,101,278

WORLD TRADE CENTER
0.2 miles West
Walking time: 4 minutes
Annual Ridership: 18,539,767

FERRY

NJ FERRY
0.1 miles — 7 min. walk

BATTERY PARK FERRY TERMINAL
0.8 miles — 15 min. walk

WALL STREET FERRY
0.8 miles — 15 min. walk

**BROOKFIELD PLACE/
BATTERY PARK CITY**
0.6 miles — 12 min. walk

PATH

WORLD TRADE CENTER
0.1 miles
7 min. walk

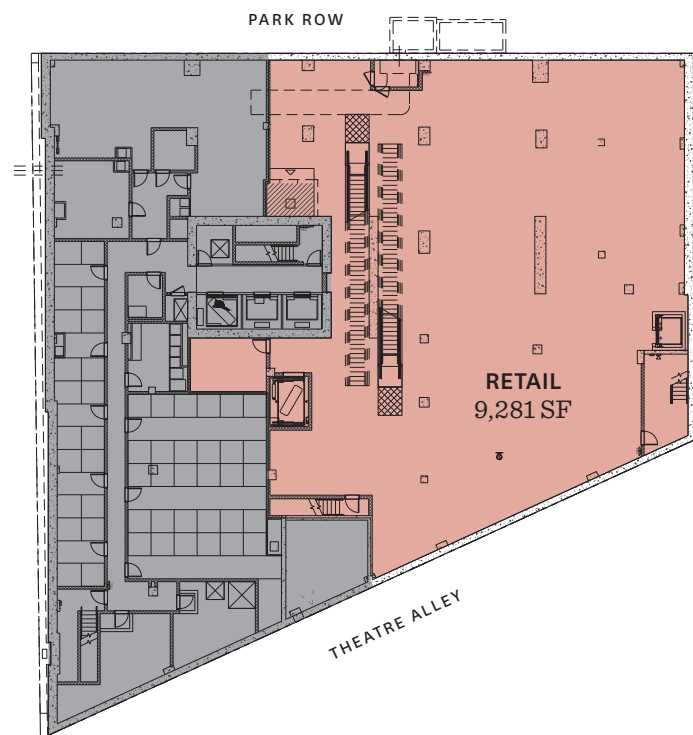
CITIBIKE

OVER 10 STATIONS
within 5 min. walk

Building Stack

| FLOOR | AVAILABLE SF | APPROXIMATE CEILING HEIGHT |
|---------------|------------------|----------------------------|
| 4TH FLOOR | 9,594 SF | 13' |
| 3RD FLOOR | 14,101 SF | 13' |
| 2ND FLOOR | 14,518 SF | 16' |
| GROUND FLOOR | 9,423 SF | 18'9" |
| LOWER LEVEL | 9,281 SF | 19' |
| TOTAL: | 56,917 SF | |

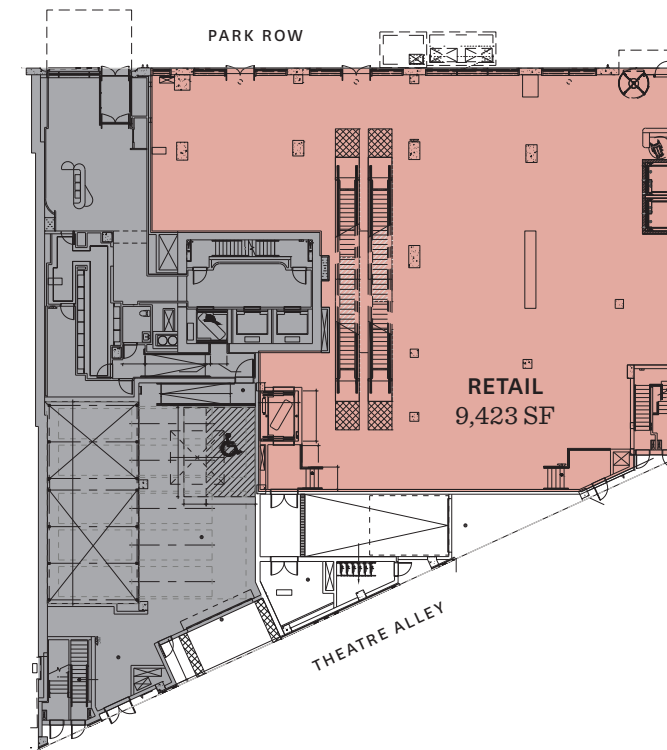
LOWER LEVEL:



■ Retail: **9,281 SF**
■ Residential

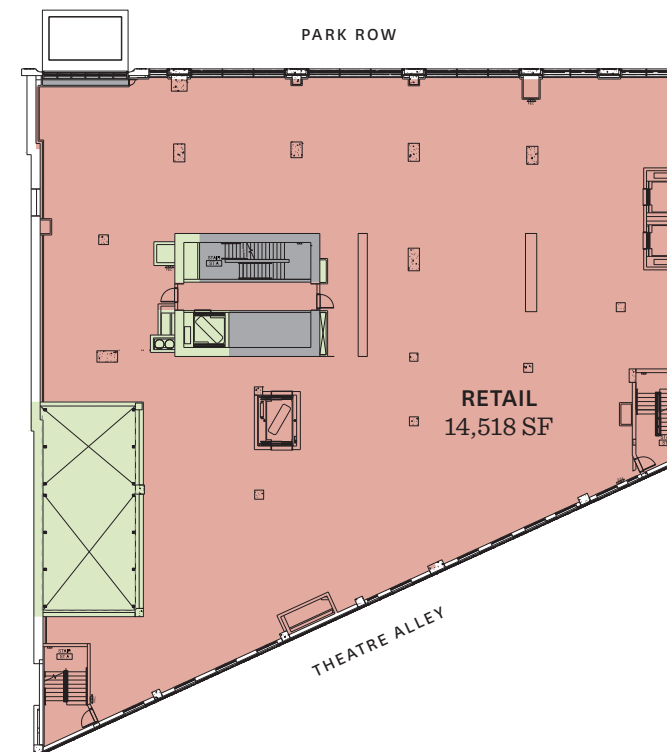
Floor Plans

GROUND FLOOR:



■ Retail: **9,423 SF**
■ Residential

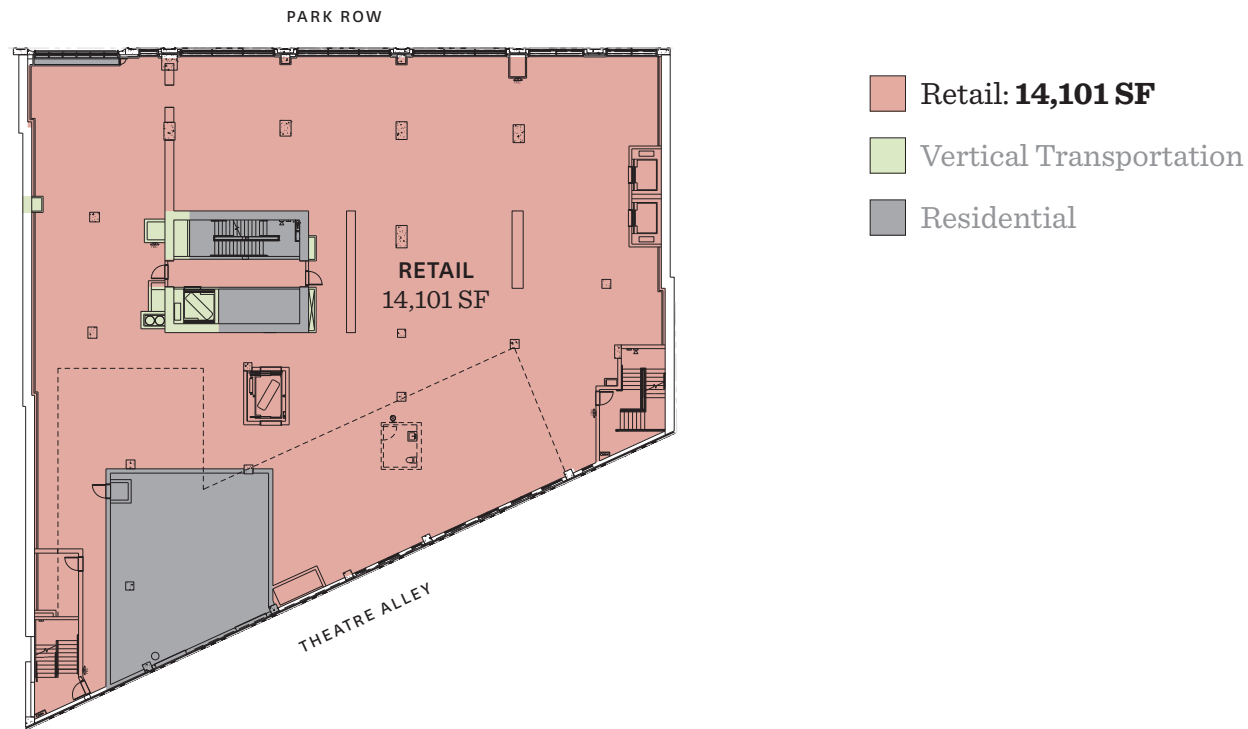
SECOND FLOOR:



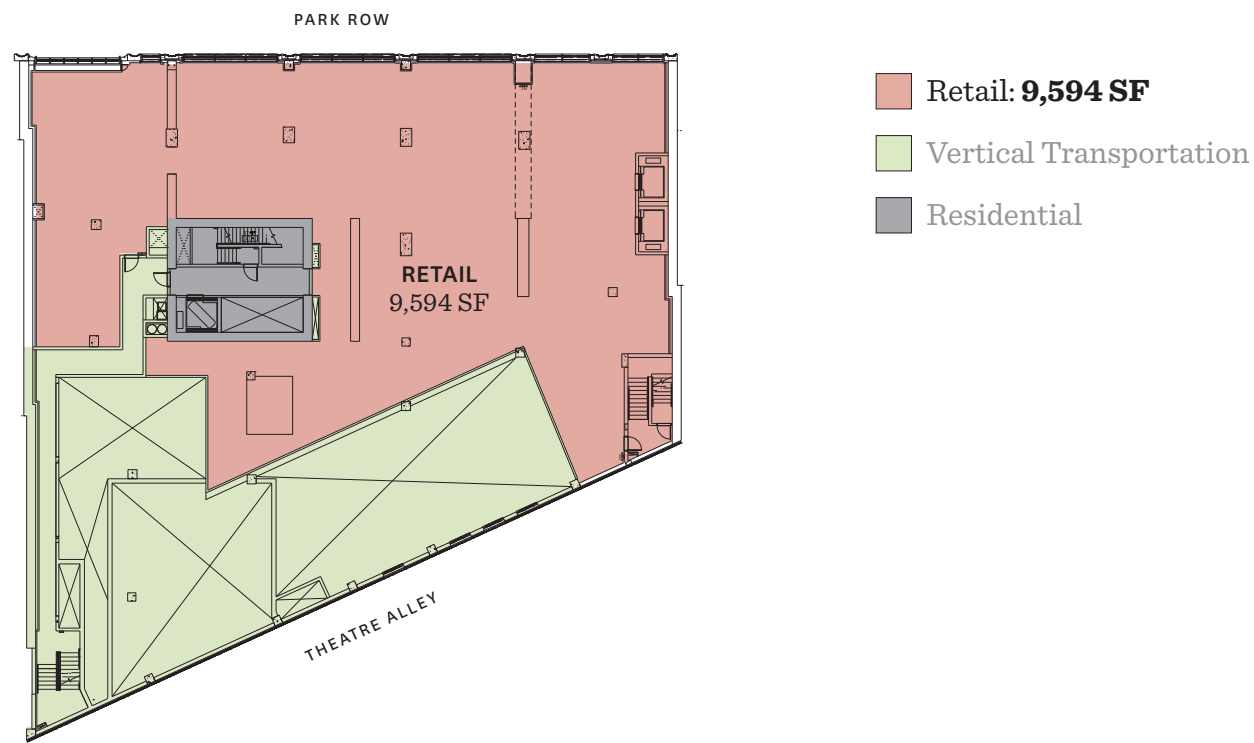
■ Retail: **14,518 SF**
■ Vertical Transportation
■ Residential

Floor Plans (Continued)

THIRD FLOOR:



FOURTH FLOOR:



Building Specifications:

DESIGN/ARCHITECT:

A COOKFOX Architects designed 50-story tower, featuring 110 residential condominium units and approximately 60,000 SF of retail space.

CONSTRUCTION

New Construction

SLAB-TO-SLAB HEIGHTS:

| | |
|---------------|--------|
| 4th Floor: | 13' |
| 3rd Floor: | 13' |
| 2nd Floor: | 16' |
| Ground Floor: | 18' 9" |
| Lower Level: | 19' |

ESCALATORS/ELEVATORS:

One shared service elevator accessed from the loading area located off of Theater Alley. Future escalator and elevator locations are available upon request.

HVAC:

Central Plant

TELECOM:

Verizon Fios and Charter-Spectrum

SUSTAINABILITY

Landlord plans to achieve Leed Silver for the Base Building

For More Information Contact:

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