



THE COLLECTION  
**AT WALL STREET**

THREE ADDRESSES | ONE LOCATION  
**23 WALL STREET 35 WALL STREET 15 BROAD STREET**

 CUSHMAN &  
WAKEFIELD

THE COLLECTION  
**AT WALL STREET**





HISTORIC  
**WALL STREET**

BUILT IN  
**1913**

RETAIL SPACE  
**165,000 SF**

**5 FLOORS**  
ABOVE GROUND

**2 FLOORS**  
SUBTERRANEAN LEVELS

J.P. MORGAN & CO. OCCUPIED THE BUILDING AS ITS HEADQUARTERS FOR 75 YEARS, DUBBING THE CLASSICALLY DESIGNED STRUCTURE THE HOUSE OF MORGAN. THE BUILDING'S ASSOCIATION WITH THE FINANCIAL POWERHOUSE WAS SO WELL KNOWN, J.P. MORGAN & CO NEVER NEEDED TO ADD THE COMPANY'S NAME TO THE EXTERIOR. 23 WALL STREET WAS ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES IN 1972, ENSURING THAT FUTURE GENERATIONS WILL CONTINUE TO BE AWED.

J.P. Morgan & Co. 120, C. 1913.  
Copyright 1972, DeLong Underhill, NY.

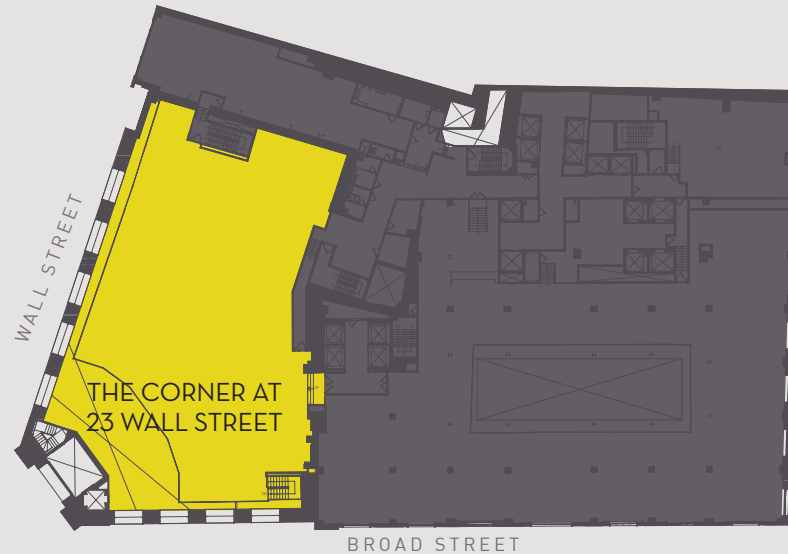
# THE CORNER AT 23 WALL STREET

FASHION | TECHNOLOGY | BRAND EXPERIENCE | HEALTH & BEAUTY AID | FLAGSHIP



GROUND FLOOR  
**12,000 SF**

CEILING HEIGHT  
**19' 6"**



SECOND FLOOR  
**11,500 SF**

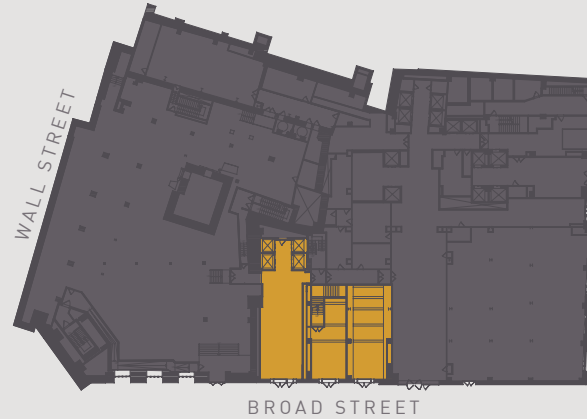
CEILING HEIGHT  
**16'**

\*LANDMARKED CORNER

# BIG BOX AT 15 BROAD STREET

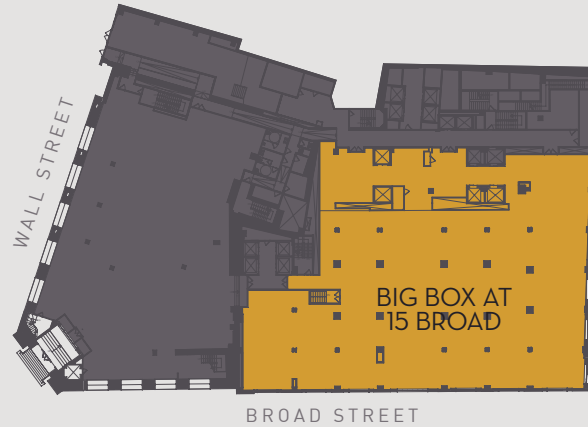


NATIONAL | VALUE | HEALTH & BEAUTY AID | EVENT SPACE | BIG BOX



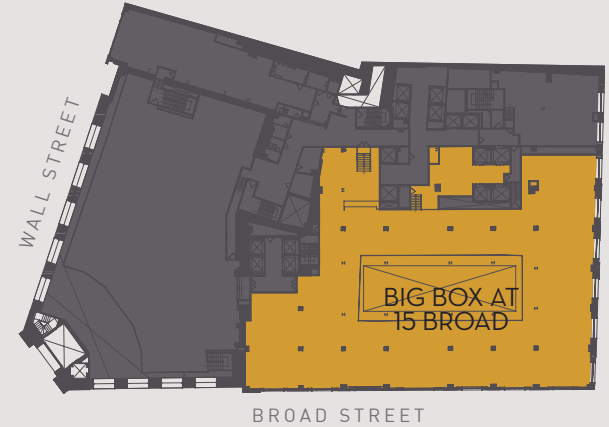
ENTRY  
**4,024 SF**  
MINIMUM DIVISION OF 1,000 SF

CEILING HEIGHT  
**12'**



FIRST FLOOR  
**17,000 SF**

CEILING HEIGHT  
**15' 4"**



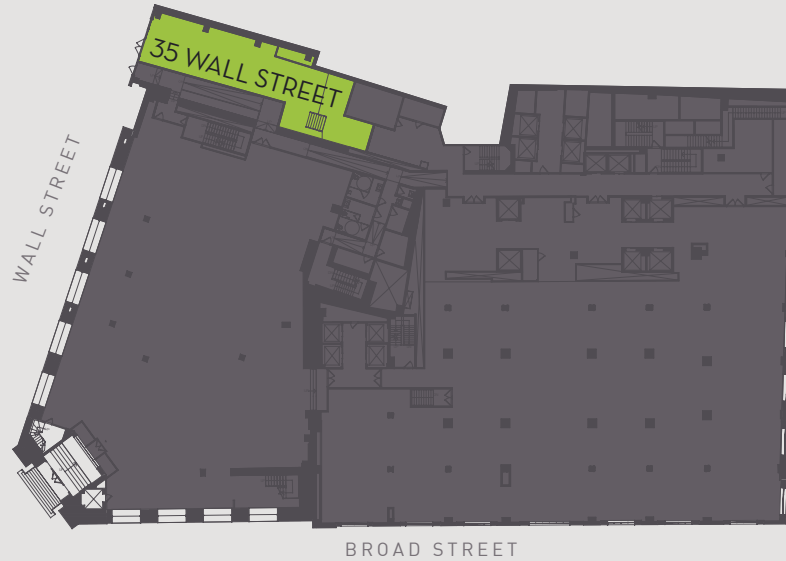
SECOND FLOOR  
**16,000 SF**

CEILING HEIGHT  
**16'**

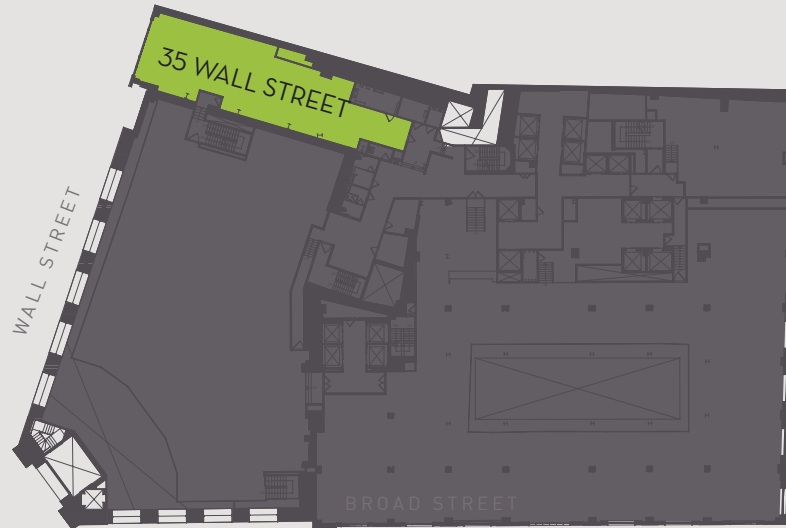
\*NON-LANDMARKED BUILDING

# THE JEWEL BOX AT 35 WALL STREET

LUXURY | COSMETICS | MEN'S WEAR | ACCESSORIES | FINANCIAL INSTITUTIONS | JEWELBOX



GROUND FLOOR  
**2,400 SF**  
CEILING HEIGHT  
**20'**



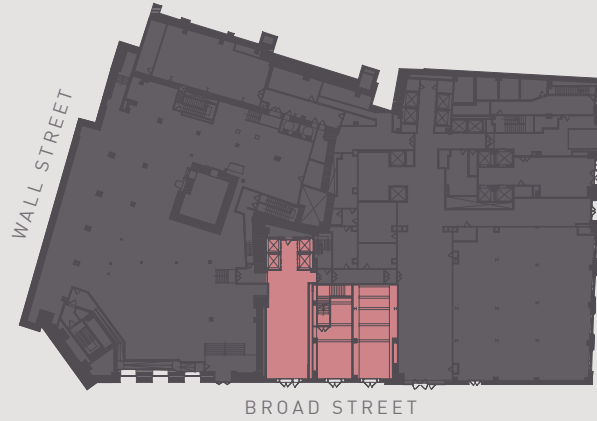
SECOND FLOOR  
**2,400 SF**  
CEILING HEIGHT  
**12'**

\*NON-LANDMARKED BUILDING

# THE ANNEX AT 23 WALL STREET

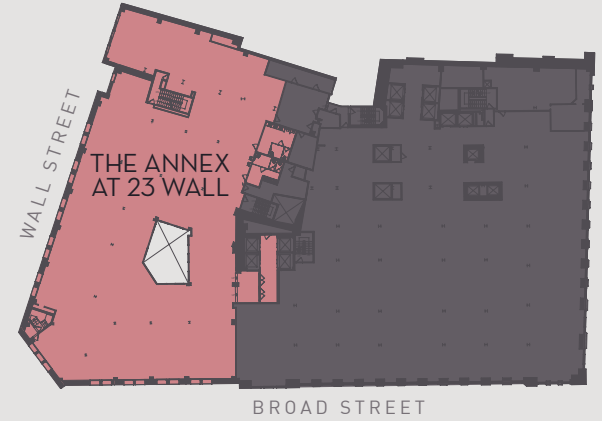


CREATIVE OFFICE | RESTAURANT | PRIVATE MEMBERSHIP CLUB | CO-WORKING SPACE | EVENT HALL



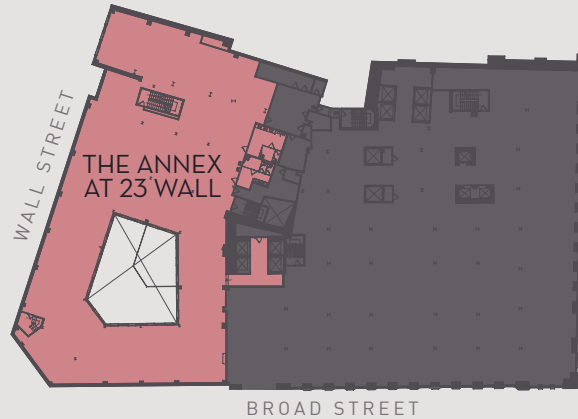
ENTRY  
**4,024 SF**  
MINIMUM DIVISION OF 1,000 SF

CEILING HEIGHT  
**12'**



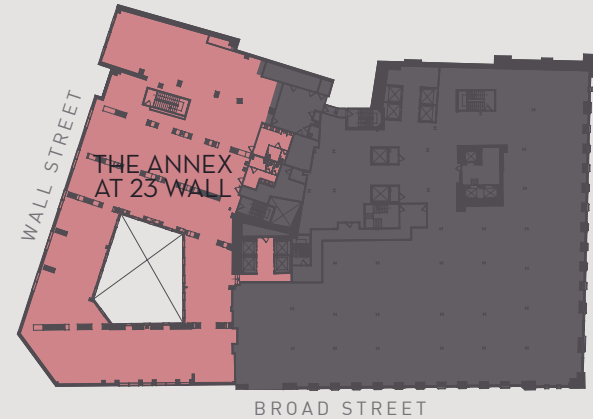
THIRD FLOOR  
**19,840 RSF**

CEILING HEIGHT  
**14' 2"**



FOURTH FLOOR  
**18,100 RSF**

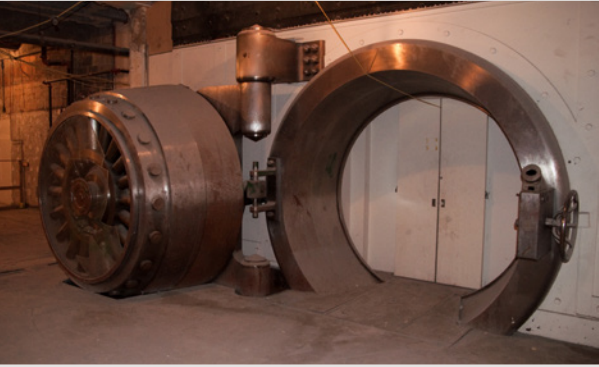
CEILING HEIGHT  
**12'**



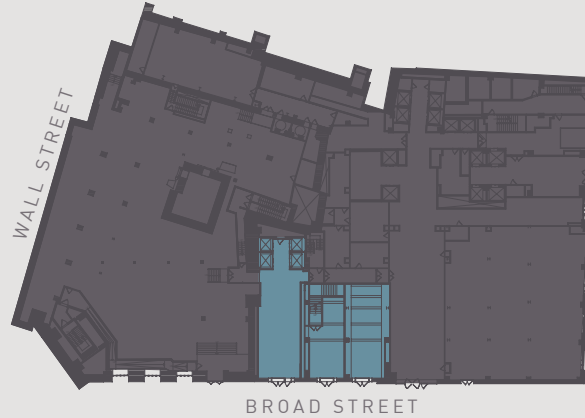
FIFTH FLOOR  
**18,100 RSF**

CEILING HEIGHT  
**12'**

# THE VAULT AT 23 WALL STREET

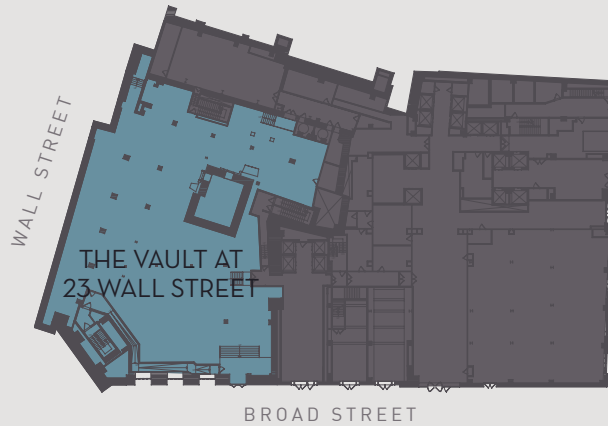


FOOD HALL | FITNESS | RESTAURANT | ENTERTAINMENT



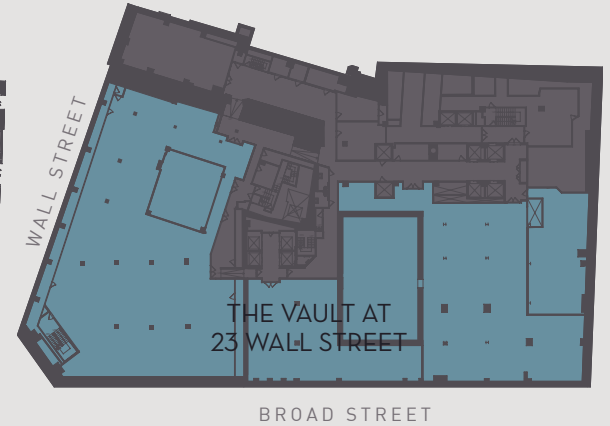
ENTRY  
**4,024 SF**  
MINIMUM DIVISION OF 1,000 SF

CEILING HEIGHT  
**12'**



CONCOURSE  
**15,500 SF**

CEILING HEIGHT  
**14'**



LOWER LEVEL  
**28,000 SF**

CEILING HEIGHT  
**12'**



# DEMOGRAPHICS LOWER MANHATTAN



62,000  
RESIDENTS



\$6.5 BILLION  
ANNUAL SPENDING POWER



14,200,000  
VISITORS TO DOWNTOWN



1.5 MILLION  
VISITORS ONE WORLD  
OBSERVATORY  
AS OF FEB 2016

\$206,000  
AVERAGE  
HOUSEHOLD INCOME

6.7 MILLION  
SF OF RETAIL SPACE



4.23 MILLION  
VISITORS STATUE OF LIBERTY  
& ELLIS ISLAND



6,313  
HOTEL ROOMS



87,979,022  
SF OF OFFICE SPACE

3 MILLION  
VISITORS NATIONAL  
9/11 MEMORIAL MUSEUM

20%  
OF ALL HOTELS UNDER  
CONSTRUCTION IN NYC ARE  
IN LOWER MANHATTAN

323,000  
EMPLOYEES

496,584 DAILY COMMUTERS



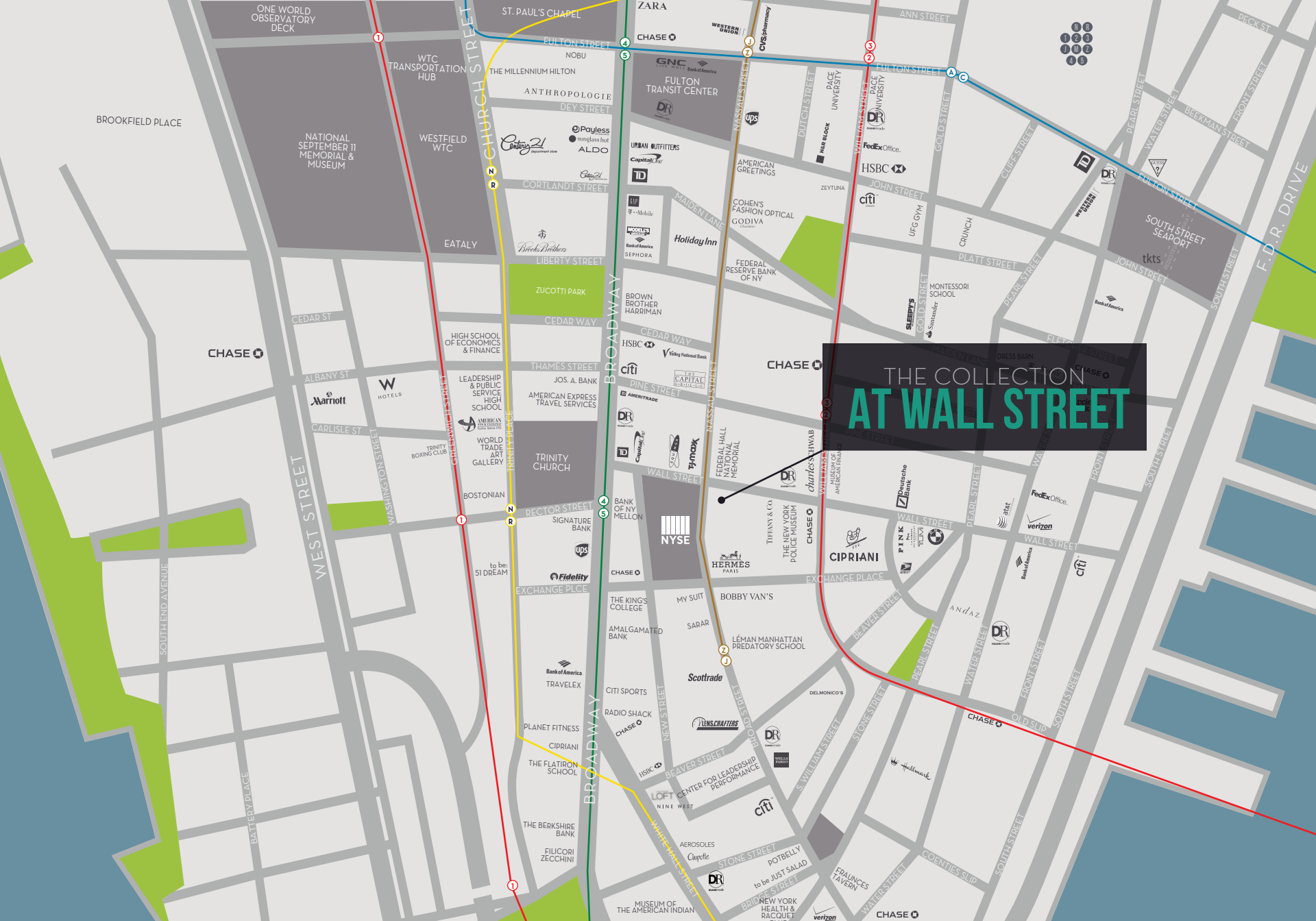
12  
SUBWAY  
LINES



30  
BUS  
ROUTES



25  
CITI BIKE  
STATIONS



THE COLLECTION  
AT WALL STREET

# THE COLLECTION AT WALL STREET

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