

35 WALL ST

LOWER MANHATTAN
RETAIL JEWEL BOX OPPORTUNITY

BETWEEN THE NEW YORK STOCK EXCHANGE & FEDERAL HALL



35 WALL ST

AVAILABLE

GROUND FLOOR

2,400 SF

POTENTIAL SECOND FLOOR

2,400 SF

TOTAL

4,800 SF

CEILING HEIGHT

32'

FRONTAGE

25' WALL STREET

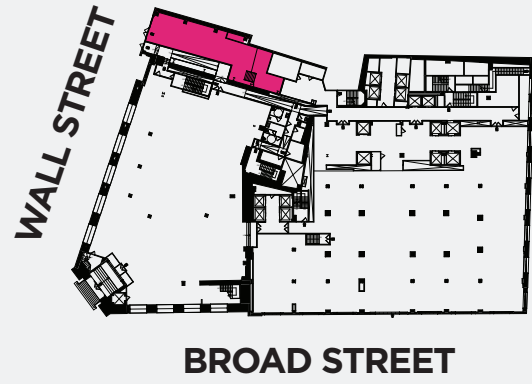
50' HIGH GLASS FACADE

POSSESSION IMMEDIATE

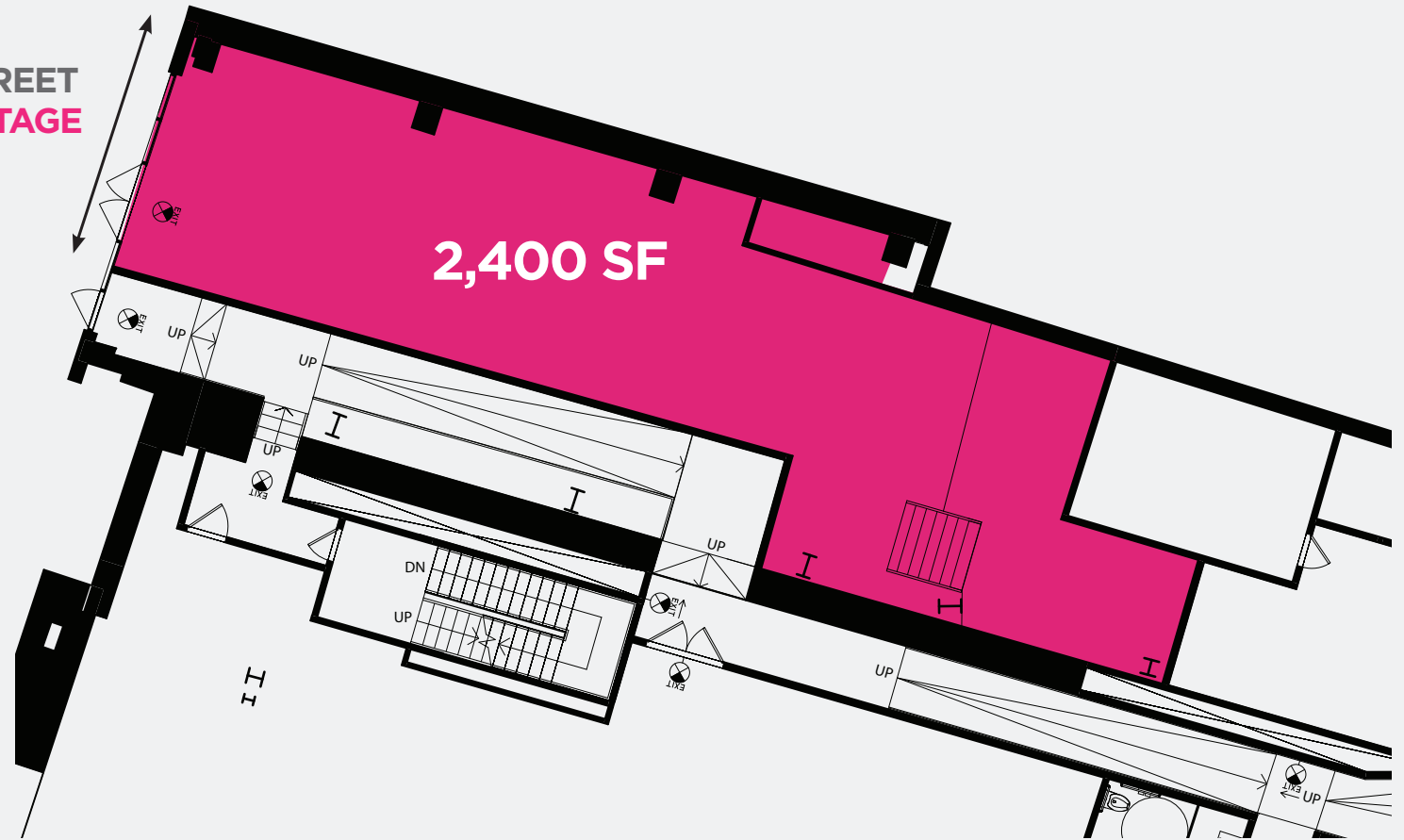
COMMENTS

- STEPS FROM **1 2 3 4 5 J Z M R**
- ADDITIONAL SPACE AVAILABLE ON SECOND FLOOR
- JEWEL BOX INLINE DIVISION
- NON LANDMARKED
- ADJACENT TO TIFFANY & CO.





WALL STREET
25' FRONTAGE



GROUND FLOOR
32' CEILING HEIGHT

35 WALL ST

Lower Manhattan
is bolder, busier, &
better than ever.

89.8 M

ANNUAL SUBWAY RIDERSHIP



54K+

DAILY PEDESTRIANS

67K

NEARBY RESIDENTS

314K+

NEARBY EMPLOYEES

14.2M

ANNUAL TOURISTS

\$217K

AVG HOUSEHOLD INCOME

35 WALL ST

NEARBY RETAILERS



- HERMES PARIS
 - TIFFANY & Co.
 - ROLEX
 - PRINTEMPS
 - EQUINOX
 - CRUNCH
 - LIFETIME FITNESS
 - blink FITNESS
 - WHOLE FOODS MARKET
 - TJ-maxx
 - Walgreens
 - ZARA
 - URBAN OUTFITTERS
 - charles SCHWAB
 - CHASE
- CIPRIANI
 - Serafina
 - THE CAPITAL G.R.I.L.L.E.
 - CROWN SHI
 - MANHATTAN
 - THE NED NOMAD NEW YORK
 - NOBU
 - BLUE BOTTLE COFFEE
 - Starbucks
 - sweetgreen
 - Century 21
 - ANTHROPOLOGIE
 - TD Bank
 - CHASE

35 WALL ST

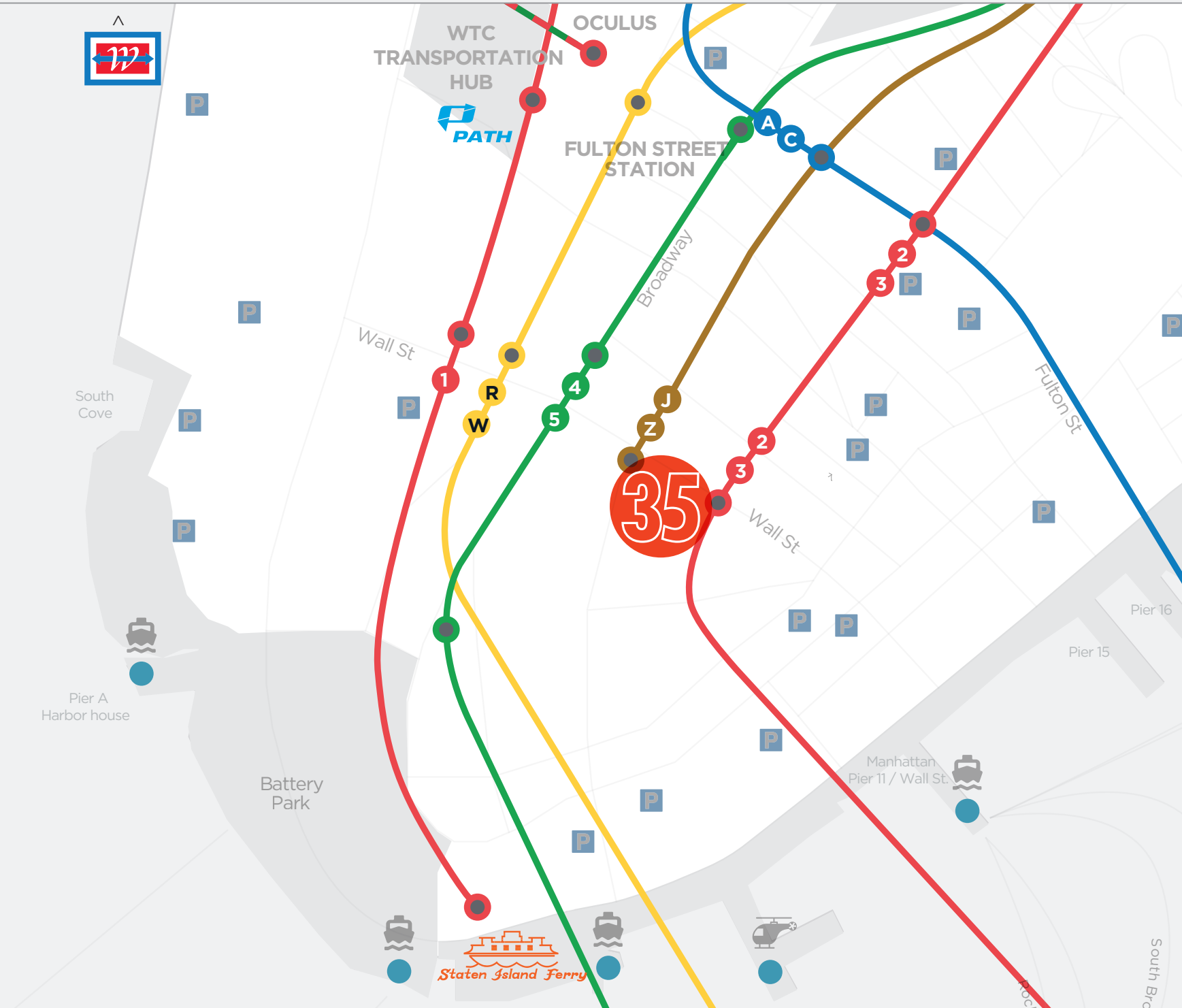
TRANSPORTATION

STEPS FROM



7 MINUTES TO
WORLD TRADE CENTER

10 MINUTES TO
PIER 11



35 WALL ST

KENJI OTA | 212 841 5909
kenji.ota@cushwake.com

NEIL SETH | 212 841 5063
neil.seth@cushwake.com

IAN LERNER | 212 841 5948
ian.lerner@cushwake.com

KATHRYN CRUZ | 212 660 7766
kathryn.cruz@cushwake.com

JENNIFER KONEFSKY | 212 698 2608
jennifer.konefsky@cushwake.com

