

47 Ann Street

FIDI's Most Aggressively Priced Retail Space



Location

Ann between Nassau and William Streets

Floor / Size

Ground Floor 3,600 SF
Full Basement

Neighboring Tenants

Aloft Hotel, Blink Fitness,
Pace University Campus,
Blank Street, Chipotle, Popeye's,
Jersey Mike's, Joe's Pizza, CVS,

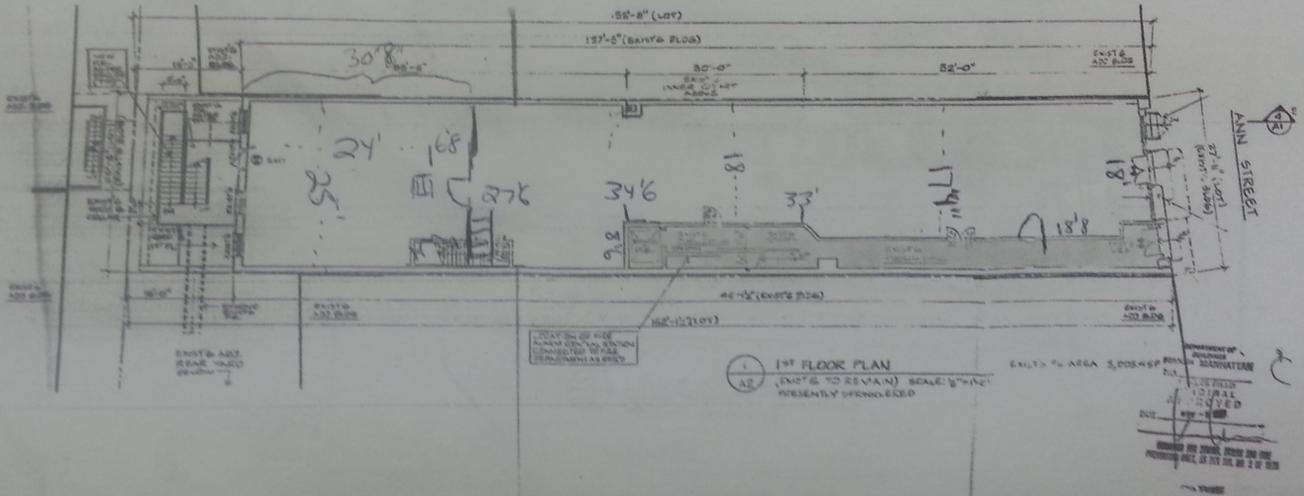
Features

- New Storefront Installed, Column Free Ground Floor with 14' Ceilings
- Basement with direct access to the Street, 600 AMPS of Power
- Polished Concrete floors throughout ground floor and basement
- Adjacent to 125 Room A-LOFT, Pace University and Thousands of Residential Units
- 1 Block from Fulton Street Subway (4,5,C,J,Z,2,3) 27 Million Annual

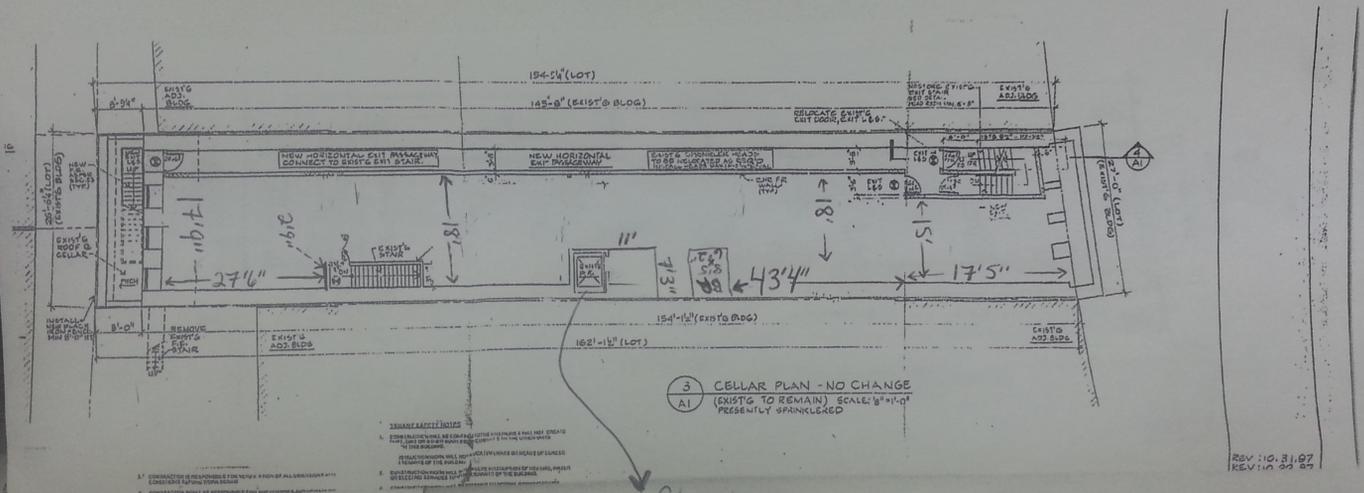
Riders

Approx. 14' ceilings

Financial District



7'6" → Below Pipe
 8'4" to ceiling



Elevator:

Interior Door width - 2'8"
 Cab - 54" x 48"
 Lobby Door - 33"

REV. 10.31.07