

125 MAIDEN LANE 9TH FLOOR

FULL FLOOR OFFICE CONDO - 25,784 SF
DIRECT PLUG-AND-PLAY OFFICE SPACE



125 MAIDEN LANE UNIT 9A - PROPERTY OVERVIEW

ASKING PRICE: Submit Proposals

PROPERTY FEATURES:









Address:	125 MAIDEN LANE UNIT 9A (ENTIRE 9TH FLOOR)	
Location	Located on the north side of Maiden Lane between Pearl and Water Streets	
Block & Lot:	70-1042	
Unit Size:	25,784	SF (approx.)
Offices:	25	
Conference Rooms:	8	
Pantry:	2	
Restroom:	2	
Total Employee Count:	75+	
Passenger Elevators:	6	
Freight Elevators:	1	
Electricity:	Submetered	
Building Access/Security:	Lobby desk attended by security personnel 24/7	Key-card access with CCTV security system
HVAC:	Monday to Friday - 6:00 AM to 6:00 PM	
Supplemental HVAC:	Auxiliary HVAC unit in server room	
Assessment (21/22):	\$1,999,587	
Tax Rate (21/22):	10.6940%	
Real Estate Taxes (20/21):	\$213,835	

TAX MAP



[CLICK FOR VIRTUAL TOUR](#)

HIGHLIGHTS:

-  Glass fronted offices and conference rooms in excellent condition
-  4 sides of light with operable windows
-  Space features 25 offices and can accommodate over 100 employees
-  Key-card access with CCTV security system
-  Built, fully furnished, and wired
-  Conference room includes complete AV system with displays, microphones, and projectors
-  Building includes a shared fitness center with lockers and showers
-  3 blocks from the Fulton Transit Hub

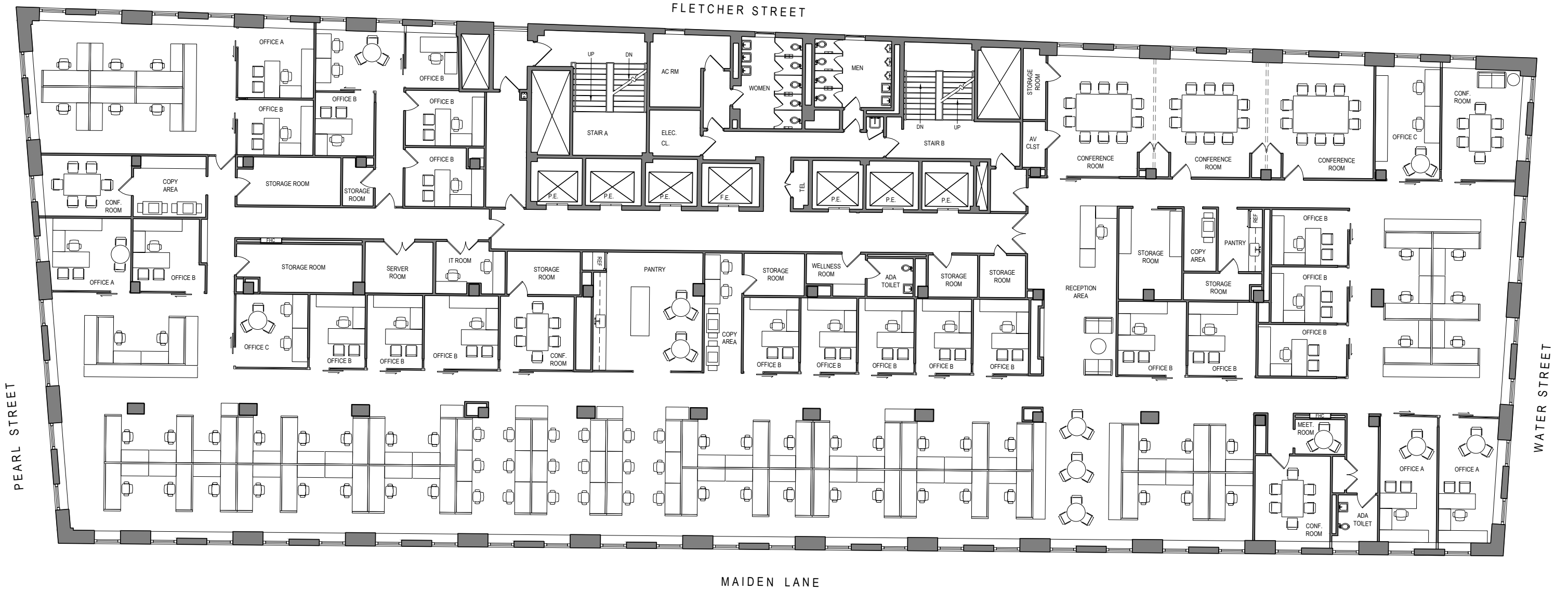
125 MAIDEN LANE UNIT 9A - PROPERTY PHOTOS



125 MAIDEN LANE UNIT 9A - PROPERTY PHOTOS



125 MAIDEN LANE UNIT 9A - FLOOR PLANS



8 Conference rooms (3 have movable partitions to create 1 very large conference room)



25 offices



Open space for 75+



1 large pantry; 1 small pantry



2 ADA restrooms



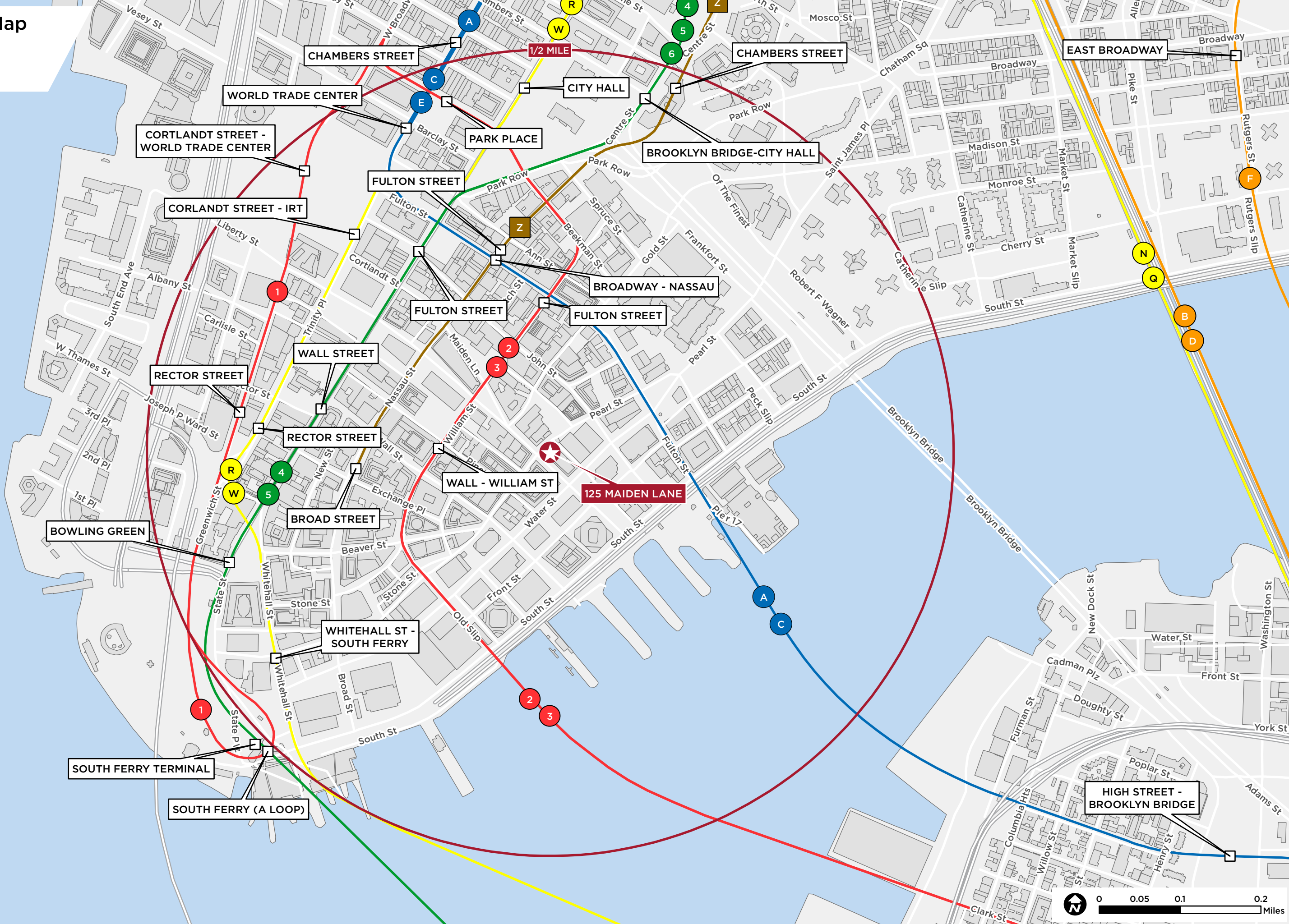
Wellness room



Significant storage space

Transportation Map

125 Maiden Lane



CHAMBERS STREET

WORLD TRADE CENTER

CORTLANDT STREET - WORLD TRADE CENTER

CORLANDT STREET - IRT

RECTOR STREET

BOWLING GREEN

SOUTH FERRY TERMINAL

SOUTH FERRY (A LOOP)

WHITEHALL ST - SOUTH FERRY

BROAD STREET

WALL - WILLIAM ST

WALL STREET

RECTOR STREET

FULTON STREET

FULTON STREET

BROADWAY - NASSAU

BROOKLYN BRIDGE-CITY HALL

CITY HALL

PARK PLACE

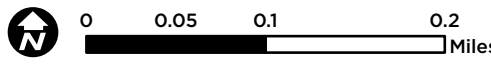
FULTON STREET

125 MAIDEN LANE

CHAMBERS STREET

EAST BROADWAY

HIGH STREET - BROOKLYN BRIDGE



CUSHMAN & WAKEFIELD
Amenities Map
125 Maiden Lane

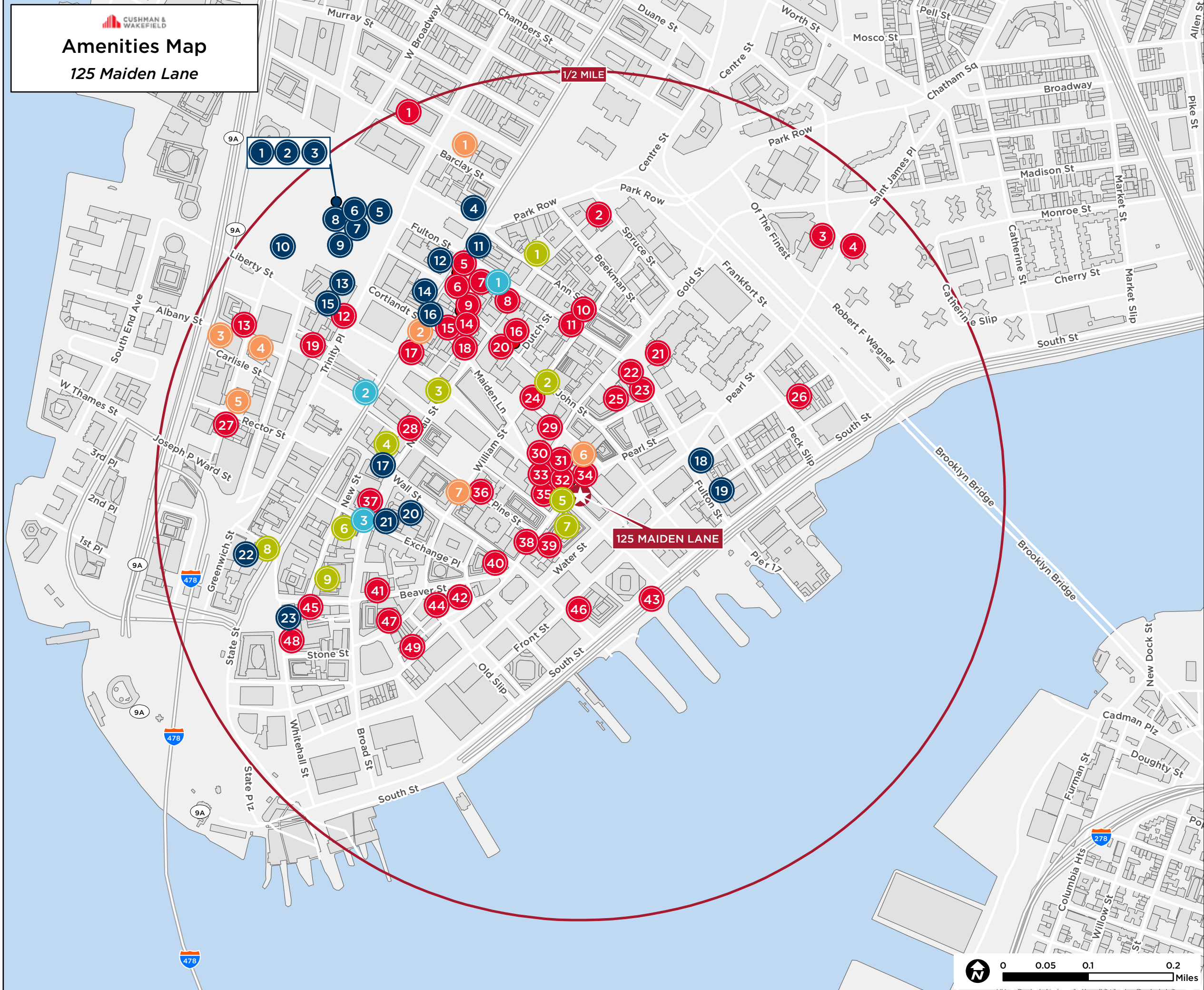
- **FOOD & GROCERY**
- 1 Pret A Manger
- 2 Brooklyn Chop House
- 3 Starbucks
- 4 C Town Supermarkets
- 5 Krispy Kreme Doughnuts
- 6 Shake Shack
- 7 Chick-fil-A
- 8 Wendy's
- 9 Go! Go! Curry!
- 10 BareBurger
- 11 Melt Shop
- 12 Eataly NYC Downtown
- 13 Morton's The Steakhouse
- 14 Kuu Ramen
- 15 La Parisienne
- 16 Nish Nush
- 17 McDonald's US
- 18 SUBWAY
- 19 O'Hara's Restaurant and Pub
- 20 Maestro Pasta
- 21 Keste Wall Street
- 22 P.F. Chang's China Bistro
- 23 Taco Bell
- 24 Starbucks
- 25 Hole In The Wall
- 26 MarkJoseph Steakhouse
- 27 Sauce & Barrel
- 28 The Capital Grille
- 29 Felice
- 30 Gristedes
- 31 Potbelly Sandwich Shop
- 32 Fields Good Chicken
- 33 Pressed Juicery
- 34 Juice Generation
- 35 Roti Mediterranean Grill
- 36 Dunkin'
- 37 Blue Bottle Coffee
- 38 Old Xi'an
- 39 Poke Green
- 40 sweetgreen
- 41 Hale and Hearty
- 42 Underground Pizza
- 43 Industry Kitchen
- 44 Leo's Bagels
- 45 Burger King
- 46 Westville
- 47 Luke's Lobster FiDi
- 48 Chipotle Mexican Grill
- 49 Mad Dog & Beans

- **RETAIL**
- 1 Cole Haan
- 2 Sam Edelman
- 3 Lacoste
- 4 Staples
- 5 Stuart Weitzman
- 6 kate spade
- 7 Dior
- 8 COS
- 9 Tissot
- 10 Sephora
- 11 Zara
- 12 Anthropologie
- 13 H&M
- 14 ALDO
- 15 Banana Republic
- 16 Gap
- 17 T.J. Maxx
- 18 GUESS
- 19 iPic Entertainment
- 20 Tiffany & Co.
- 21 Hermès
- 22 Bloomingdales
- 23 LOFT

- **FITNESS**
- 1 Blink Fitness
- 2 Orangetheory
- 3 Crunch
- 4 Equinox
- 5 SoulCycle
- 6 My Sports Clubs
- 7 Pure Barre
- 8 Planet Fitness
- 9 CrossFit

- **HOTEL**
- 1 Four Seasons
- 2 Residence Inn
- 3 Marriott Hotels
- 4 W Hotels
- 5 Holiday Inn
- 6 Four Points By Sheraton
- 7 Radisson

- **MEDICAL**
- 1 CityMD
- 2 NYU Langone Urgent Care
- 3 CityMD



125 MAIDEN LANE UNIT 9A - THE NEIGHBORHOOD

FINANCIAL DISTRICT

The Financial District is the southernmost section of Manhattan that comprises the offices and headquarters of many of the city's major financial institutions, including the New York Stock Exchange and Federal Reserve Bank of New York. The neighborhood roughly overlaps the boundaries of the New Amsterdam settlement in the late 17th century.

Although the term is sometimes used as a synonym for "Wall Street," the latter term is often applied to the financial markets as a whole, whereas "the Financial District" implies an actual geographical location. According to City of New York official data, the neighborhood is named Wall Street. The neighborhood was considered to be primarily a destination for daytime traders and office workers from around New York.

City and the surrounding areas. The neighborhood now has a growing full-time residential population estimated to be 90,000, a jump from the 15 to 20 thousand living there before 2001. Many buildings have been and continue to be converted from office space to apartments and condominiums.



FULTON CENTER

The opening of the MTA's \$1.4 billion Fulton Center heralds another great development in Lower Manhattan. The new train station becomes an important hub in its own right- radically reinventing and changing the commuting experience between 9 subway lines and five existing subway stations. Fulton Center will serve approximately 300,000 commuters, residents and tourists each day.

Combining a state-of-the-art transportation hub with shopping, dining and office space, the site will offer 65,000 SF of commercial possibilities. With Westfield as the master leaseholder, retail tenants will include Shake Shack, Irving Farm Coffee Roasters and Zaro's Bakery. The hub is centered on a large open space, defined by a glass-topped atrium with a distinctive cable net sculpture. Two floors of retail below ground, open retail areas at ground level, and two glass-enclosed upper floors will service members of the Lower Manhattan community and transit riders alike.

Since 2000, the population of college-educated adult's ages 18-44 living within a 30-minute commute of Lower Manhattan grew by nearly 40%. Also, the work force within one-ride of Lower Manhattan grew 2.5 times as fast as the rest of the New York City metro area.



125 MAIDEN LANE UNIT 9A - THE NEIGHBORHOOD



BROOKFIELD PLACE

In 2015, the Brookfield Place 8 million square foot, office and retail development reopened to host many corporate institutions, world-renowned retailers including Hermes, Salvatore Ferragamo and Ermenegildo Zegna, and a number of trendy eateries. This site has become a frequented attraction for residents and tourists alike, as the development is also complimented by a world-class events and arts program, drawing even more attraction to the area.



WTC TRANSPORTATION HUB

The 800,000 square foot Oculus and World Trade Center Transportation Hub doubles as a premier retail location and transportation center, providing the visitors with upscale retail as well as underground access to One World Trade Center, 4 World Trade Center, the corner of Liberty and Church St and Vesey St with additional underground access to Fulton Center and Brookfield Place. The Oculus features Westfield's 365,000 SF retail complex with over 125 stores and restaurants.

HUDSON RIVER PARK

Hudson River Park is a waterside park on the North River (Hudson River), and is the part of the Manhattan Waterfront Greenway that extends from 59th Street south to Battery Park in the New York City borough of Manhattan. It is a 550-acre (2.2 km²) park stretching 4.5 miles (7.2 km), making it the second-biggest park in Manhattan after Central Park.

Bicycle and pedestrian paths, spanning the park north to south, open up the waterfront for recreational use. The park includes tennis and soccer fields, batting cages, children's playground, dog run, and many other features. The parkland also incorporates several rebuilt North River piers along its length, formerly used for shipping.

Hudson River Park connects many other recreational sites and landmarks. It runs through the Manhattan neighborhoods of Lower Manhattan (including Battery Park City, World Trade Center, and Tribeca), Greenwich Village (including the West Village and Meatpacking District), Chelsea, and Midtown West.



BATTERY PARK

Battery Park is a 25-acre public park located at the Battery, or the southernmost tip of Manhattan facing the New York Harbor. The park features a sprawling green landscape with a number of monuments and memorials such as The Sphere, Hope Garden and Flagpole, the East Coast WWII Memorial, and the American Merchant Mariners' Memorial.

OCULUS

The new World Trade Center is transforming Downtown shopping — with over half a million square feet of new retail, appealing to a large and diversified audience of international & local visitors. Offerings include boutiques and specialty stores, plus convenience retail and malls brimming with leading global brands including Michael Kors, Hugo Boss, John Varvatos and Turnbull & Asser. Stores are located within the WTC Transportation Hub, on the first 5 floors of both 3 and 4 WTC and in the underground concourses connecting the entire complex.

