



**LOWER MANHATTAN**

# OFFICE CONDOMINIUM

## 40 BROAD STREET

*between Beaver Street and Exchange Place*

**NEW YORK, NY**

**Available:**

Partial 7th Floor: 8,400 RSF

**Asking Price:**

\$5,880,000 (\$700/RSF)

**Annual Common Charges:**

\$64,998 (\$7.74/RSF)

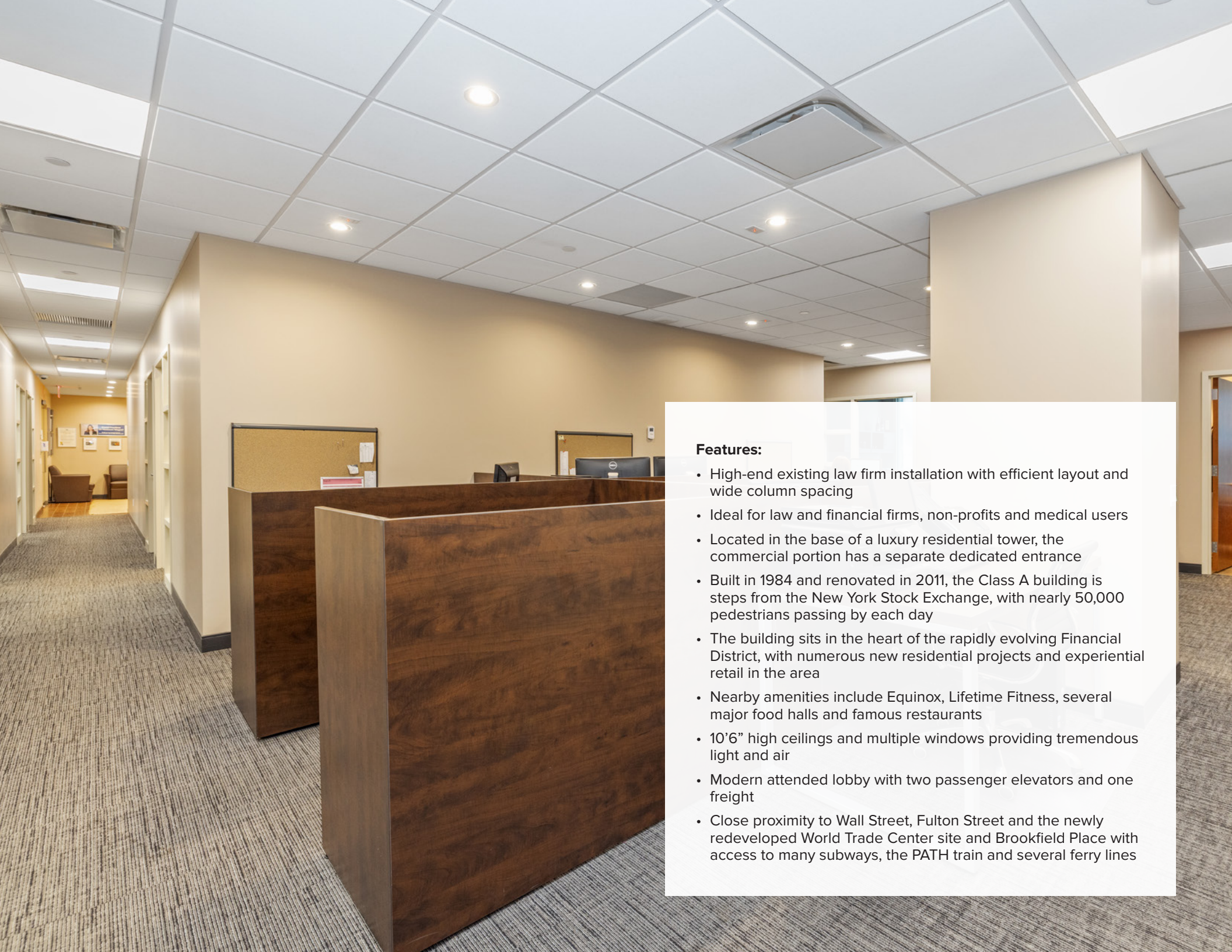
**Annual Real Estate Taxes:**

\$56,360 (\$6.71/RSF)

**Possession:**

Immediate





#### Features:

- High-end existing law firm installation with efficient layout and wide column spacing
- Ideal for law and financial firms, non-profits and medical users
- Located in the base of a luxury residential tower, the commercial portion has a separate dedicated entrance
- Built in 1984 and renovated in 2011, the Class A building is steps from the New York Stock Exchange, with nearly 50,000 pedestrians passing by each day
- The building sits in the heart of the rapidly evolving Financial District, with numerous new residential projects and experiential retail in the area
- Nearby amenities include Equinox, Lifetime Fitness, several major food halls and famous restaurants
- 10'6" high ceilings and multiple windows providing tremendous light and air
- Modern attended lobby with two passenger elevators and one freight
- Close proximity to Wall Street, Fulton Street and the newly redeveloped World Trade Center site and Brookfield Place with access to many subways, the PATH train and several ferry lines





Windowed offices with tremendous light and air





High end law firm installation





Large conference room





Ideal for law and financial firms, non-profits and medical users







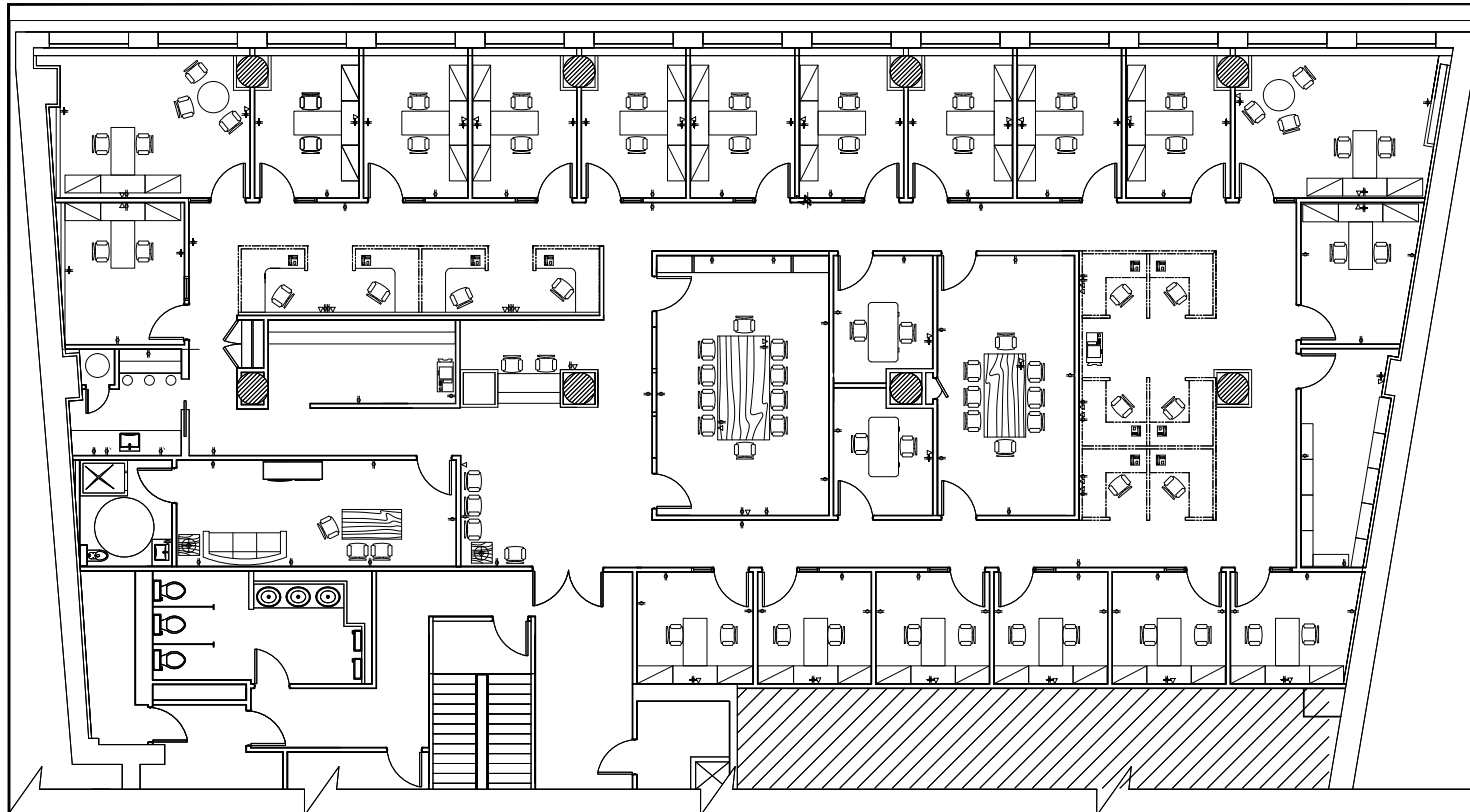


Reception area



# 40 BROAD STREET

BROAD STREET



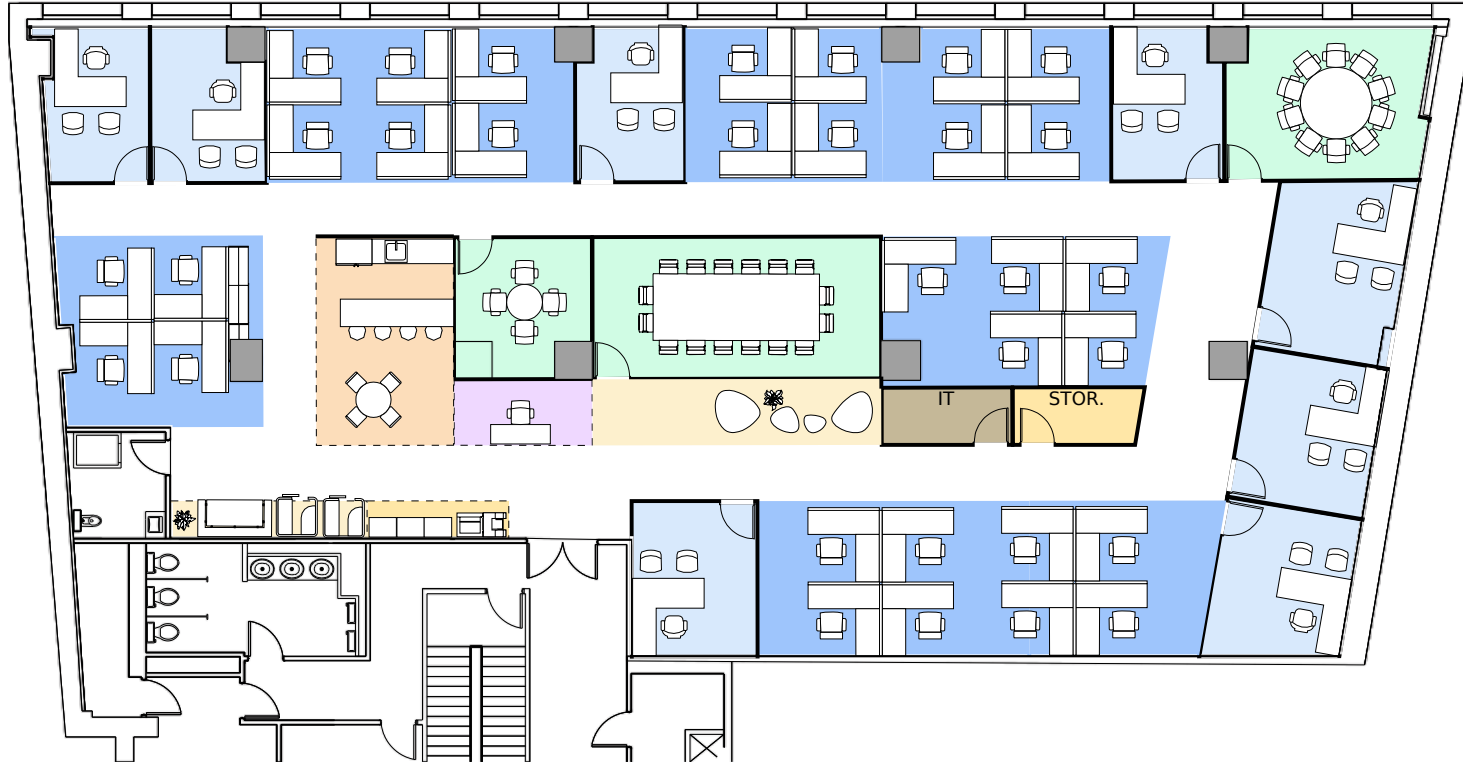
**Partial 7th Floor**  
8,400 RSF





# 40 BROAD STREET

BROAD STREET



**Test Fit**  
Partial 7th Floor: 8,400 RSF





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