

120 WALL ST.

PRIME FIDI RETAIL OPPORTUNITY





Prime Retail Opportunity In A Waterfront Icon

120 Wall Street is an Art Deco icon at the center of a vibrant neighborhood flowing with lifestyle, dining, and entertainment. This boutique office invites an active local workforce, tourist foot-traffic, and spectacular visibility in the bustling heart of Lower Manhattan, making it a prime location ideal for tenants of any kind.

WALL STREET GROUND LEVEL OPPORTUNITY

Possession: Immediate

- Ideal for health, fitness, grab & go, specialty markets.
- Showers and ADA compliant bathrooms.

- Located at the base of an iconic 665K SF office tower — owned and operated by Silverstein Properties and home to 3,500 employees.
- Home to top-tier tenants such as Droga5, one of NYC's largest advertising firms.
- Walking distance from some of NYC's largest employers, such as AIG, Chase, and Goldman Sachs.
- Just blocks from the new Seaport District, World Trade Center and Oculus.
- Landlord will provide base building infrastructure for qualified tenants.

RETAIL SPACE

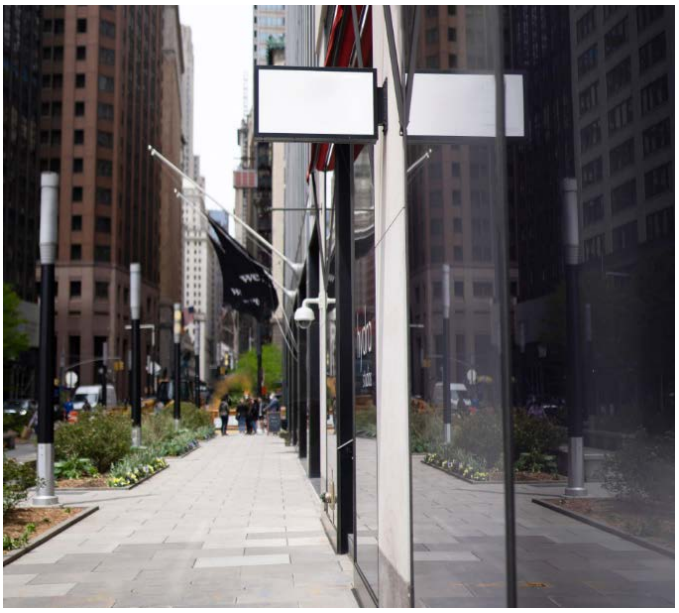
Ground Level

Size: 4,316 SF

Frontage: Approximately 40 FT



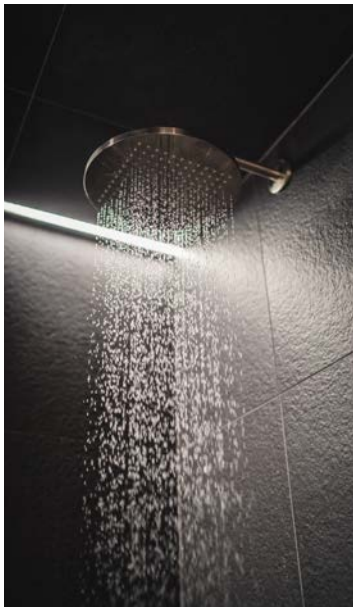






















THE SEAPORT DISTRICT

27,715,365
Annual subway riders at Fulton St. Station

230,00 SF
New office space under construction

1,051,748
Annual ferry passengers at Wall St. Terminal

3,470
Hotel rooms within a 5 min. walk

938
Residential units under construction

$205,860
Neighborhood residents' average household income

All statistics sourced from Downtown Alliance.

From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.

NEARBY RETAIL

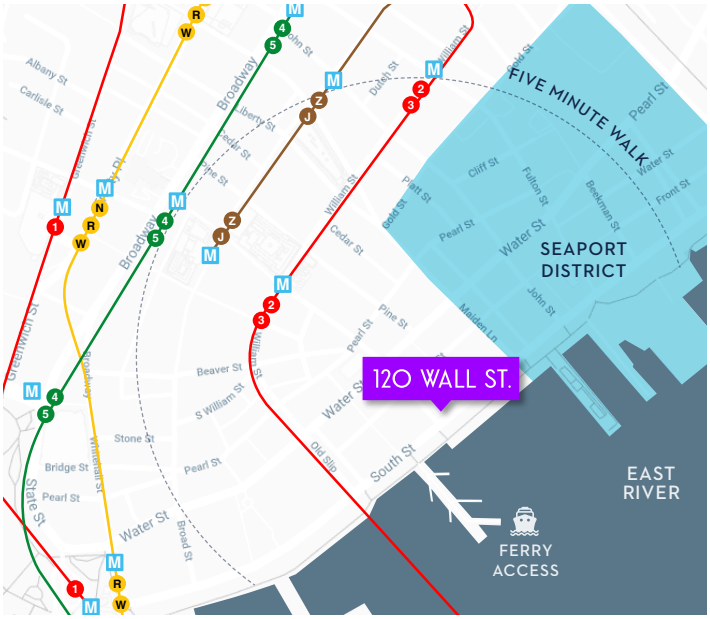


1 Walgreens
2 FedEx
3 Verizon
4 McNally Jackson Books
5 Mure and Grand
6 Fulton Market Building
7 Bowne & Co. Stationers
8 Pasanella & Son Vintners
9 The Seaport Paw
10 FedEx
11 Walgreens
12 55 Fulton Market
13 Jubilee Marketplace
14 Le Labo
15 The UPS Store
16 Royal Wine Merchants
17 GNC
18 Loft
19 Luxxor Hair Salon
20 Hermès
21 Specsbylux
22 Tiffany & Co
23 AT&T
24 T.J. Maxx
25 Marketplace 28
26 Fulton Nails
27 Wall Street Bath & Spa 88
28 Seaport Wine & Spirits
29 The UPS Store
30 Simply Wine
31 The Gap
32 Anthropologie
33 T-Mobile
34 Sephora
35 Whole Foods Market
36 Printemps
37 Walgreens
38 City Blossoms
39 H&M











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