



# Sixty One Broadway

NEW YORK CITY —————

PRIME DOWNTOWN  
RETAIL OPPORTUNITY

RXR



# Make Your Mark on Manhattan

61 Broadway offers the perfect flagship retail opportunity in the heart of Manhattan's dynamic Downtown district

Situated south of TriBeCa and one block west of the world-famous New York Stock Exchange, 61 Broadway's proximity to tourist destinations, retail centers, and major transportation hubs is enviable



# Flagship Retail Opportunity



- Desirable Corner Presence on Broadway & Exchange Place
- Over 180' of Frontage
- Prominent Flagpole Signage
- A Dynamic Space Fit for Restaurant, Retail, Fitness & Services

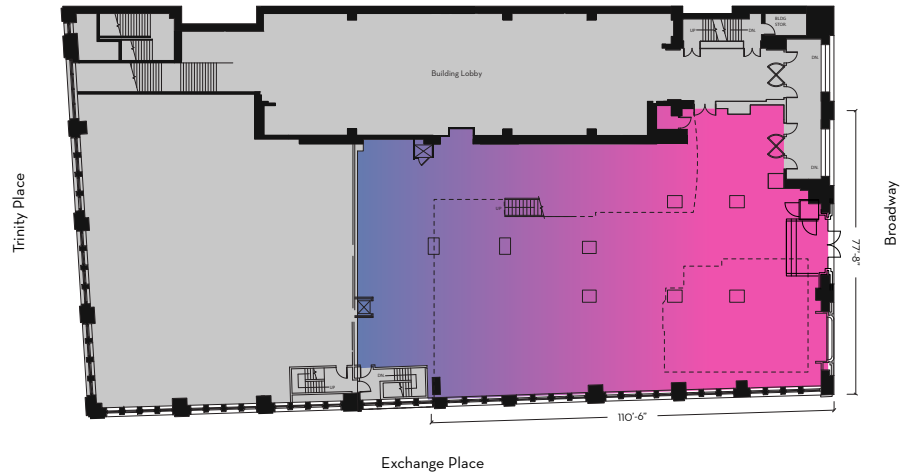




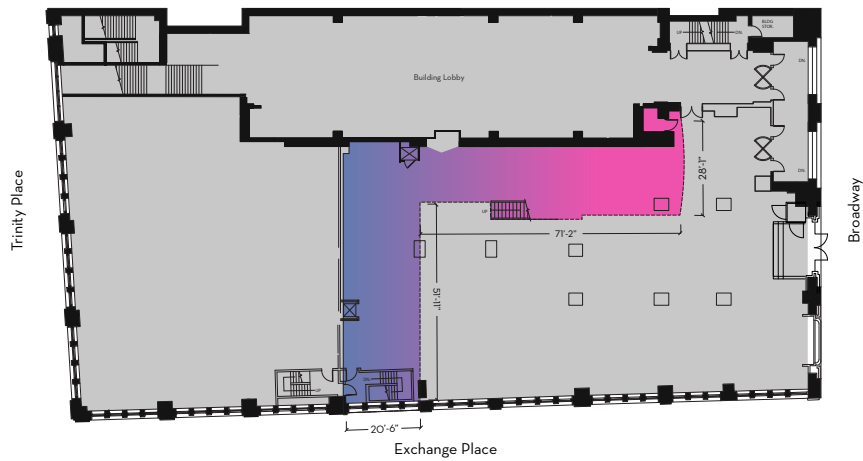
# 12,628 SF Blank Canvas

- Historic Architectural Cache Conducive to Dynamic Store Design & Experience
- Up to 20' Ceilings
- Oversized Windows to Maximize Signage, Merchandise & Brand Appeal

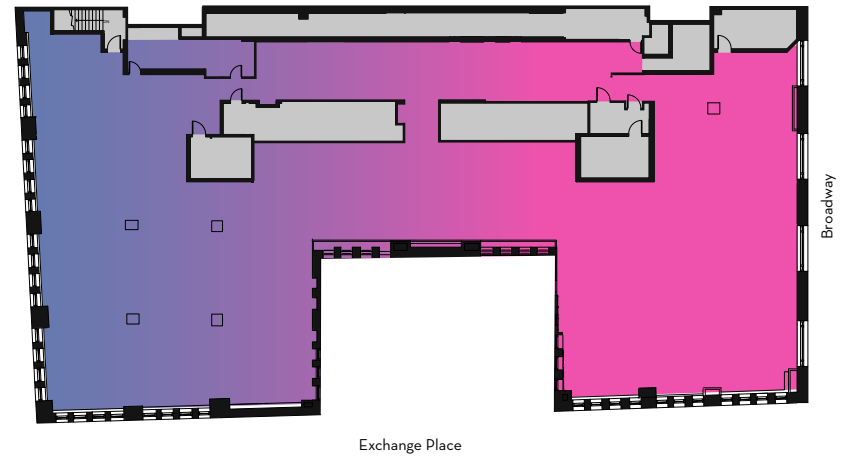
TOUR THE SPACE



First Floor



Mezzanine



Proposed Second Floor\*

\* Option to combine for an additional 22,488 SF



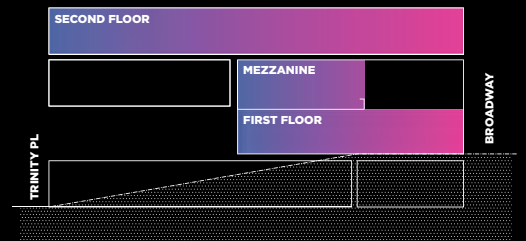
# Prime Broadway Retail Experience

FIRST FLOOR  
9,575 SF / 20' Slab Height

MEZZANINE  
3,063 SF / 10' Slab Height

SECOND FLOOR  
22,488 SF / 16' Slab Height

61 BROADWAY - BUILDING SECTION DIAGRAM





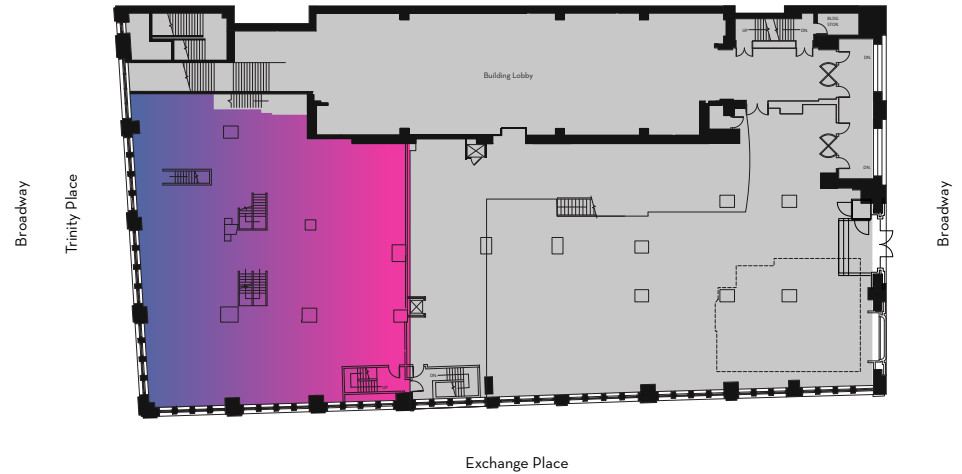


# Creative or Experiential Retail Opportunity

- 19,968 SF
- ~70' Frontage on Trinity Place
- A Prime Space for Big Box or Creative/Experiential



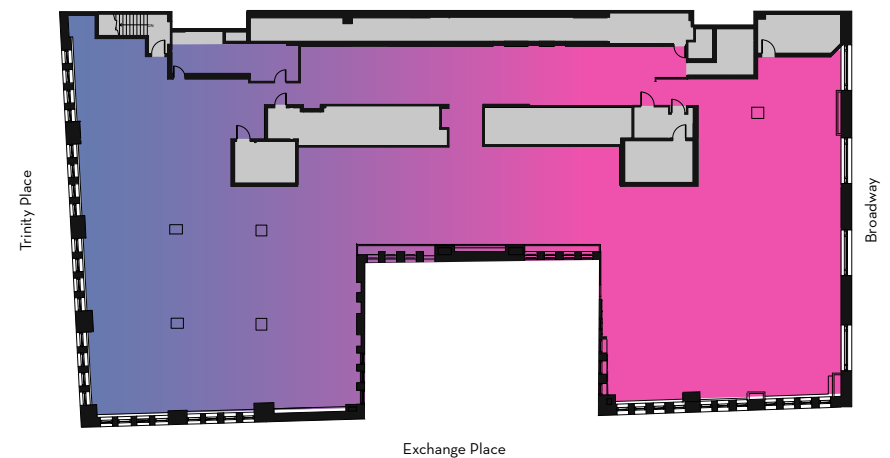
Ground Floor



First Floor



Mezzanine



Proposed Second Floor\*

\* Option to combine for an additional 22,488 SF



Creative  
or Experiential  
Retail Opportunity

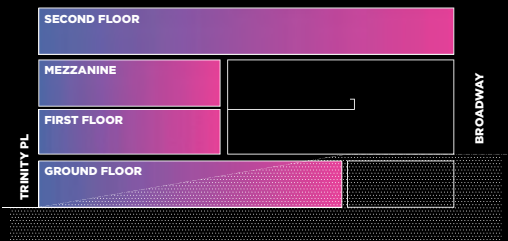
GROUND FLOOR  
7,721 SF / 8'9" Slab Height

FIRST FLOOR  
6,124 SF / 7'10" Slab Height

MEZZANINE  
6,123 SF / 8'5" Slab Height

SECOND FLOOR  
22,488 SF / 16' Slab Height

61 BROADWAY - BUILDING SECTION DIAGRAM





First Floor\*

\* Proposed Vertical Transformation



Ground Floor



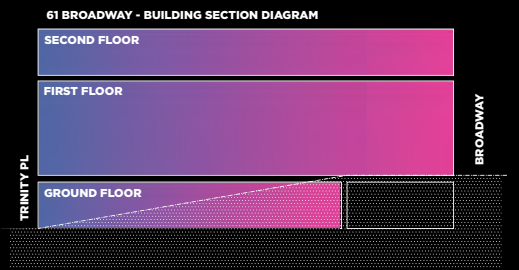
Second Floor\*

\* Proposed Vertical Transformation



# Broadway Big Box Flagship Opportunity

GROUND FLOOR 7,721 SF / 8'2" - 8'9" Slab Height	
FIRST FLOOR 15,699 SF / 20'4" Slab Height	SECOND FLOOR 22,488 SF / 16' Slab Height







Oculus

# Centrally Located

61 Broadway connects the legendary Financial District to the trendy energy of the Seaport District. From contemporary to cool, casual to chic, day to night—this is an exciting transitional submarket that is primed for exceptional retail performance.

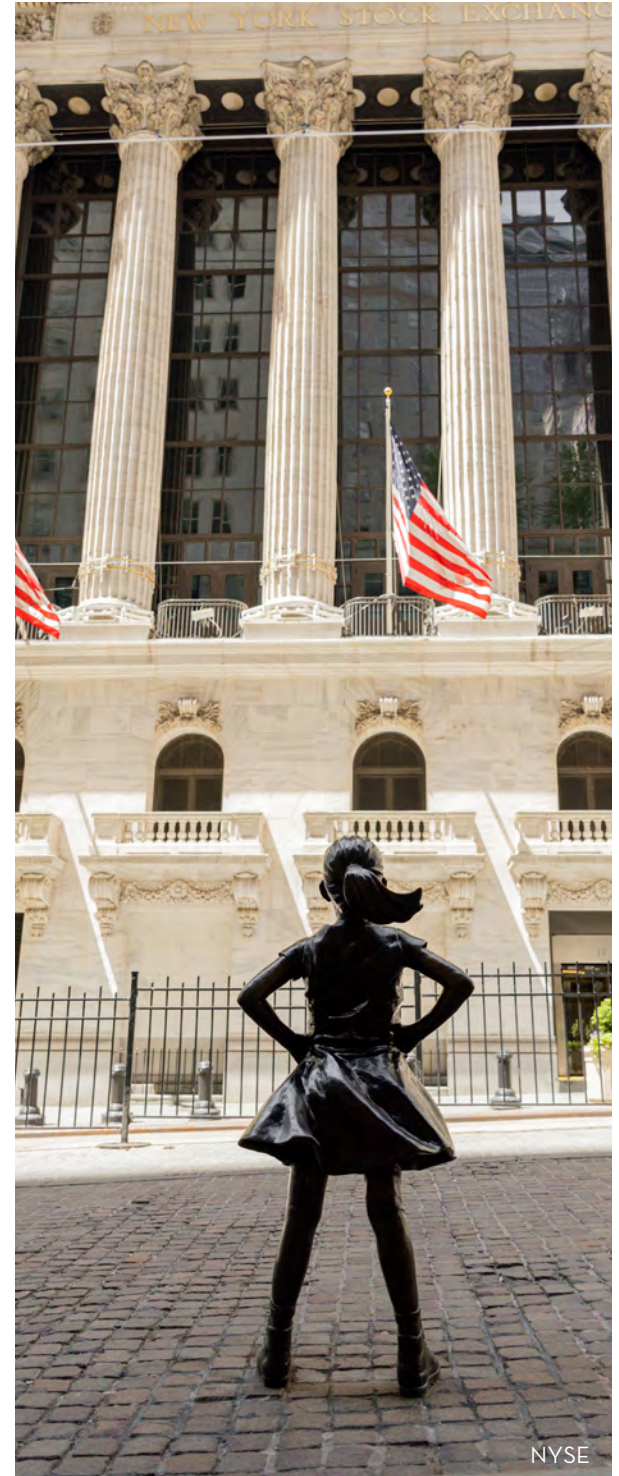
61 Broadway is nearby +1M SF of Downtown Manhattan retail destinations including the Seaport District, Westfield World Trade Center and Brookfield Place.

**+1M SF**  
of Downtown Manhattan  
Retail Destinations

**300K+**  
Workday  
Population

**17 Million**  
Tourists Per Year

**64,000**  
Residents



NYSE





# Home to 7 Million SF of World Class Office Space

Downtown Manhattan, anchored by the Financial District and globally recognized World Trade Center, has become the fastest growing tourist destination in New York City over the past decade. This vicinity sees over 12 million tourists per year and is home to 7 million SF of world class office space.

Over the past 15 years, significant public and private investment into the submarket has garnered global support, commercial momentum, and international

commercial and residential investment interest. Completed attractions including 9/11 Memorial and Museum, One World Observatory, Westfield World Trade Center and the shops at Brookfield Place surround the district-defining Oculus. This internationally hailed placemaking has led to the successful delivery of upscale retail and hospitality, significant transportation hubs, and best in class luxury residential developments.



# Steps Away from the Historic Seaport District

An area with a growing number of visitors every year.



The Seaport District is an area with a growing number of visitors every year, and an ever-changing marketplace with some of the most exciting mixed-use developments in New York City, featuring best-in-class entertainment and hospitality.

Since the completion and opening of the Fulton Market Building and Pier 17, the area has attracted a growing number of visitors year over year. Hotspots include destinations such as IPIC theatre and Jean-Georges restaurant, The Fulton.





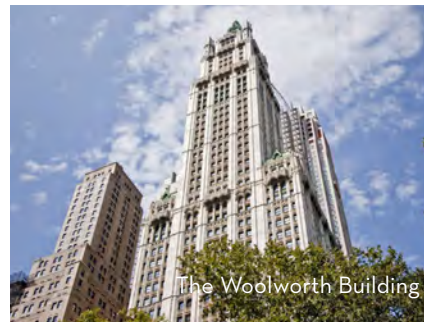
Downtown Manhattan has evolved into a community of

# World-Recognized, Ultra Luxury Residential Buildings

A growing diversified workforce and increase in commercial tenants from the tami sector have significantly increased the population of high-income earning residents in the vicinity.

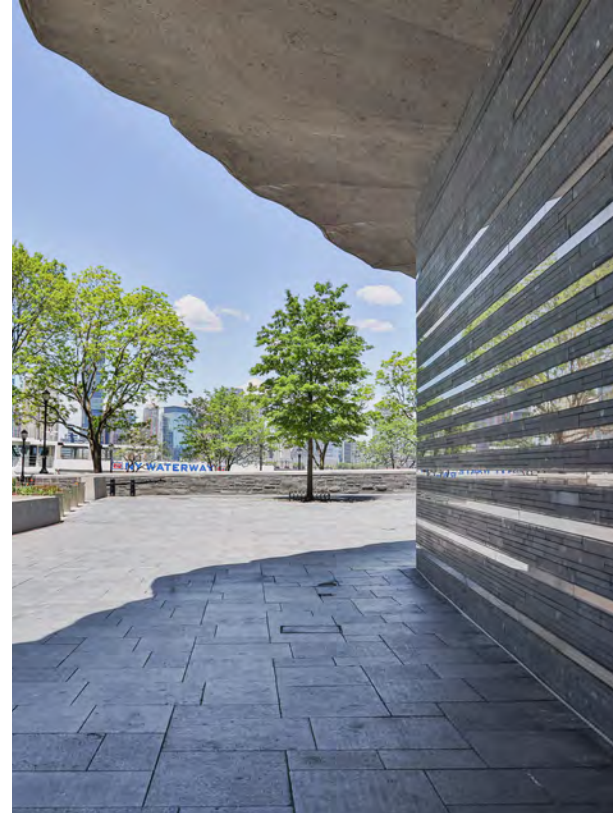
This has catalyzed the success of luxury shopping in Downtown Manhattan and has also prominently established high-end dining and hotel destinations. Posh places include celebrated chef restaurants including CUT by Wolfgang Puck and Nobu Downtown, and hospitality flags such as the Four Seasons Hotel and social media favorite, The Beekman.

With 3,706 residential units in 15 buildings currently in development, the real estate industry's belief in the Downtown Manhattan sub-market is amplified by the presence of superior developments by Silverstein Properties, Related and Extell Development.





# The Ultimate Accessibility & Connectivity



2.2 MILLION  
Manhattan Daily Ridership

222,000  
Average Weekend Day  
Pedestrian Count

106,000  
Average Weekday  
Pedestrian count

110 MILLION  
Annual Subway Ridership

*\*Ridership and Counts  
reflect Lower Manhattan*



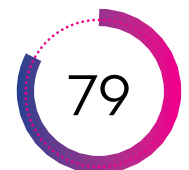
WALK SCORE



TRANSIT SCORE



BIKE SCORE



# The Ultimate Accessibility & Connectivity

## Restaurants & Bars

- Saga + Overstory
- The Capital Grille
- Harry's Italian
- Gansevoort Liberty Market
- Casa Cipriani Club New York
- Bobby Van's
- Reserve Cut
- Joseph's Restaurant
- Delmonico's
- Luke's Lobster fidi
- Harry's
- Cava
- Ulysses
- The Malt House
- Trinity Place
- Ancora Ristorante
- The View @ The Battery
- Fraunces Tavern
- Dead Rabbit
- Sweetgreen
- Joe & the Juice
- La Colombe
- Crown Shy
- Mezcali
- Hole in the Wall
- Eataly
- Da Claudio
- Le Grath
- Temple Court
- Industry Kitchen
- Westville Wall Street
- Manhatta
- The Fulton
- Malibu Farm
- Luchadores
- Seaport Food Lab
- The Tin Building by Jean-Georges
- Whole Foods

## Retail

- Loft
- Brookfield Place
- TJ Maxx
- Westfield World Trade Center
- Tiffany & Co.
- Hermès
- Le Labo
- The Seaport
- Zara

## Fitness

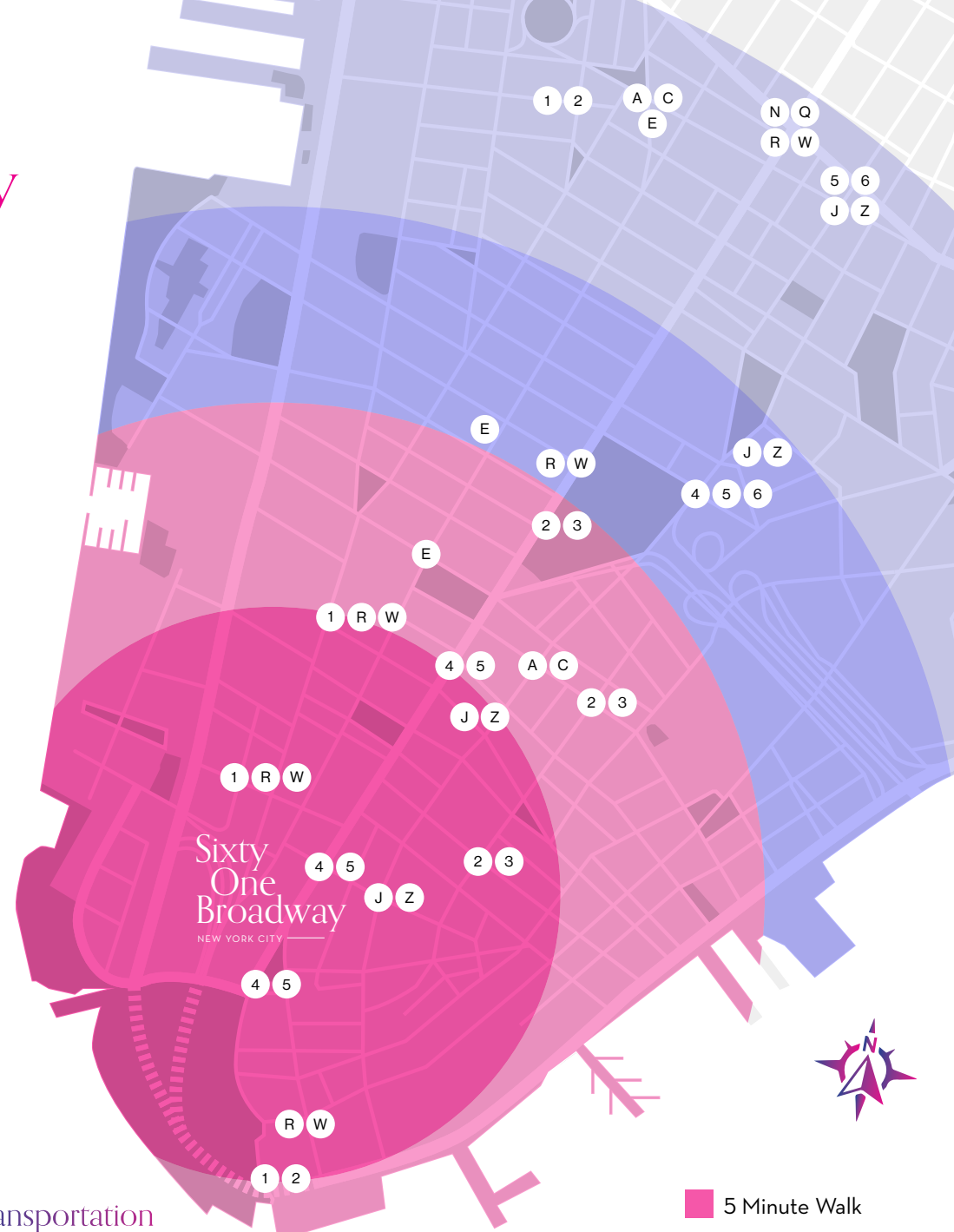
- Lifetime Fitness
- Crunch
- NYSC
- Retro Fitness
- Life Time Fitness
- Gloveworx
- Soul Cycle
- Equinox
- Tend Dental

## Hotels

- W Downtown
- Doubletree By Hilton
- Hampton Inn
- Andaz Wall Street
- Hyatt Centric
- New York Marriott Downtown
- The Beekman
- Millennium Downtown NYC
- Gild Hall
- Moxy Downtown
- Hotel Indigo - NYC Downtown
- Holiday Inn Express
- Club Quarters Hotel
- The Wall Street Hotel
- Four Seasons Downtown
- Mr. C Seaport

## Transportation

- 13 Subway Lines
- 6 Ferry Terminals & 13 Routes
- PATH train to New Jersey
- Fulton Center Transportation Hub
- World Trade Center Transportation Hub



- 5 Minute Walk
- 5-10 Minute Walk
- 10-15 Minute Walk
- 15+ Minute Walk



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[TOUR THE SPACE](#)

RETAIL OPPORTUNITIES

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