

# THE RETAIL AT 45 WALL<sup>ST</sup>

HIGH DENSITY AREA — HIGHLY FLEXIBLE LAYOUT



Artist rendering. Tenant will determine feasibility and extent of storefront construction and perform construction.

**9,152 – 29,194 SF** MULTI-LEVEL RETAIL CORNER



# ENDLESS STOREFRONT POSSIBILITIES



Located in the heart of FiDi, this exceptional corner multi-level retail opportunity is located at the base of a 435-unit luxury residential tower and immediately adjacent to the 2 & 3 subway lines.

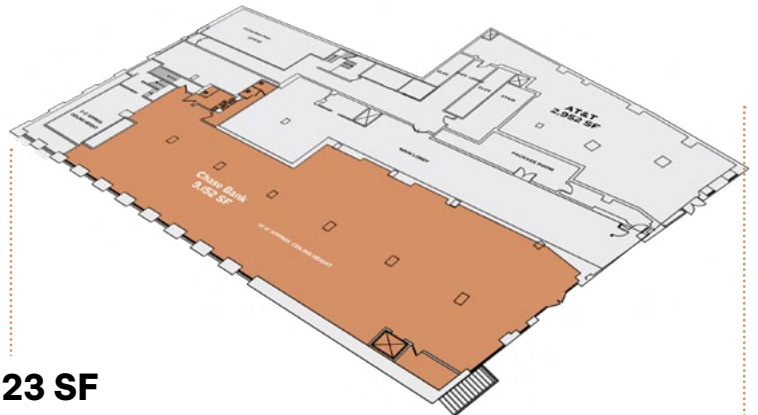
This 236' wraparound retail opportunity offers potential to maximize window frontage on William Street.

# HIGHLY FLEXIBLE LAYOUT OPTIONS

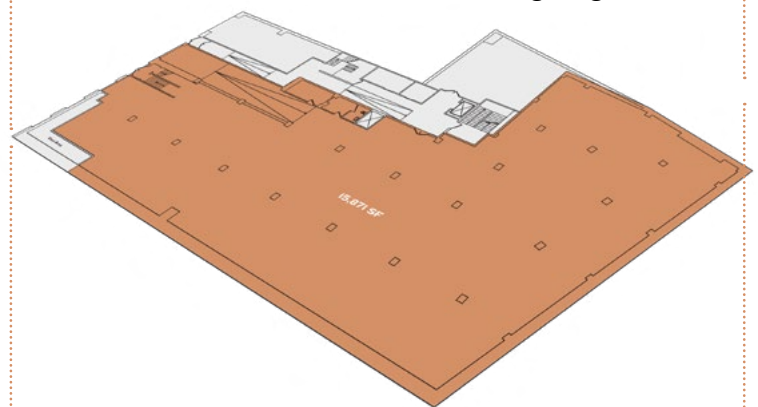
Offering highly flexible leasing options, the **9,152 SF** ground floor may be leased separately or combined with a portion of, or the entire **15,871 SF** lower level.

**25,023 SF**

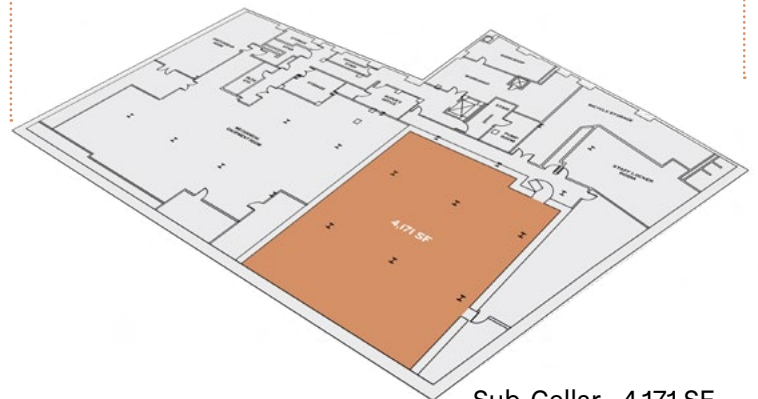
- Lower level has on-grade entrance on Exchange Place
- Loading dock located on Exchange Place
- Garage entrance can be converted to loading dock
- Venting is possible for food uses
- Possession: March 1, 2024



Ground Floor - 9,152 SF  
Ceiling Height - 16' 9"



Lower Level - 15,871 SF  
Ceiling Height - 13' 4"



Sub-Cellar - 4,171 SF  
Ceiling Height - 12'



# VIBRANT FIDI LOCATION





Join immediate neighbors Tiffany & Co., Cipriani and Hermes at this prestigious retail location, walking distance to 7 subway lines, the South Street Seaport and The New York Stock Exchange



- Current Downtown Resident Population: 66,000
- 34,262 Existing Residential Units
- An Additional 3,202 Coming on Line in 2022/2023
- \$271,327 Annual Household Income
- 3X Growth in Households With Children

Source: Downtown Alliance

# CONTACT



Steven E. Baker  
212.792.2636  
[stevenb@winick.com](mailto:stevenb@winick.com)

Daniyel Cohen  
212.792.2610  
[dcohen@winick.com](mailto:dcohen@winick.com)

Tom Galo  
212.792.2602  
[tgalo@winick.com](mailto:tgalo@winick.com)

Winick Realty Group LLC,  
Licensed Real Estate Brokers  
655 Third Avenue, 17th Floor  
New York, NY 10017  
T 212.792.2600  
F 212.792.2660  
[winick.com](http://winick.com)