

1 PARK PLACE × 250 BROADWAY

65,000 SF OF RETAIL | 645,000 SF OF OFFICE SPACE

TRIBECA X FIDI, NYC

40°42'47.4"N 74°00'28.3"W

THE OPPORTUNITY

250 Broadway presents a tenant with a flagship opportunity to take space in an Emery Roth designed building.

The building is adjacent to the 123456RWJZACE Subway lines, and surrounded by retailers like Zara and Anthropologie, and established hospitality groups such as The Four Seasons and Nobu.



AVAILABLE RETAIL
65,000 SF

WRAPAROUND FRONTAGE
475 FEET

ACROSS FROM
CITY HALL

BROOKLYN BRIDGE CITY HALL AND FULTON CENTER
TWO TRANSPORTATION HUBS

OFFICE SPACE
645,000 SF





CORE

CORE

CORE

CORE

CORE
1 PARK PLACE

Bourride
1 PARK PLACE

Argyle

1 PARK PLACE SCENARIO 1

GROUND FLOOR

SPACE A: 3,013 SF
 CEILING HEIGHTS: 34 FT
 FRONTAGE: 34'

SECOND FLOOR

SPACE A: 23,380 SF
 CEILING HEIGHTS: 10.75 FT

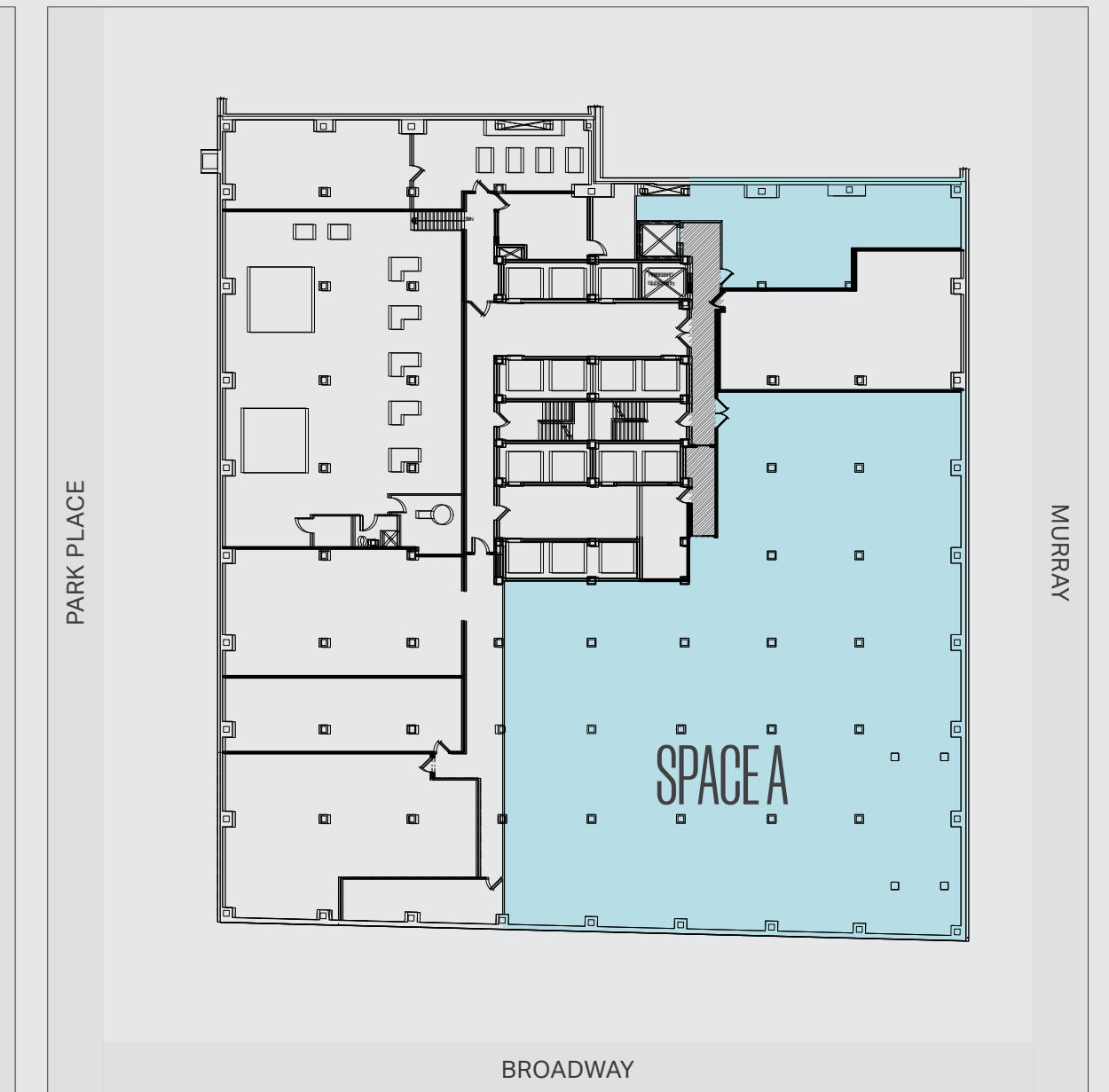
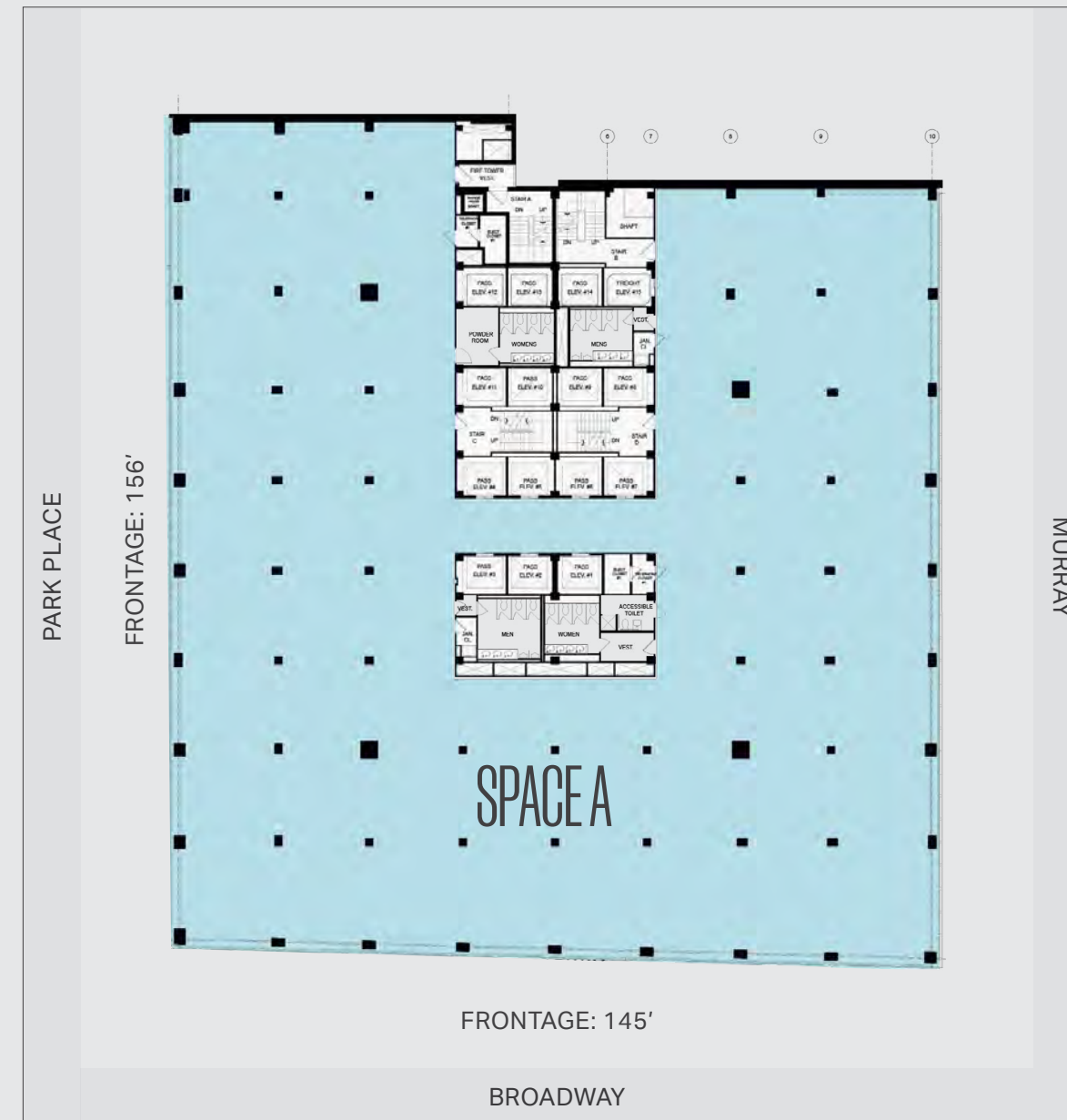
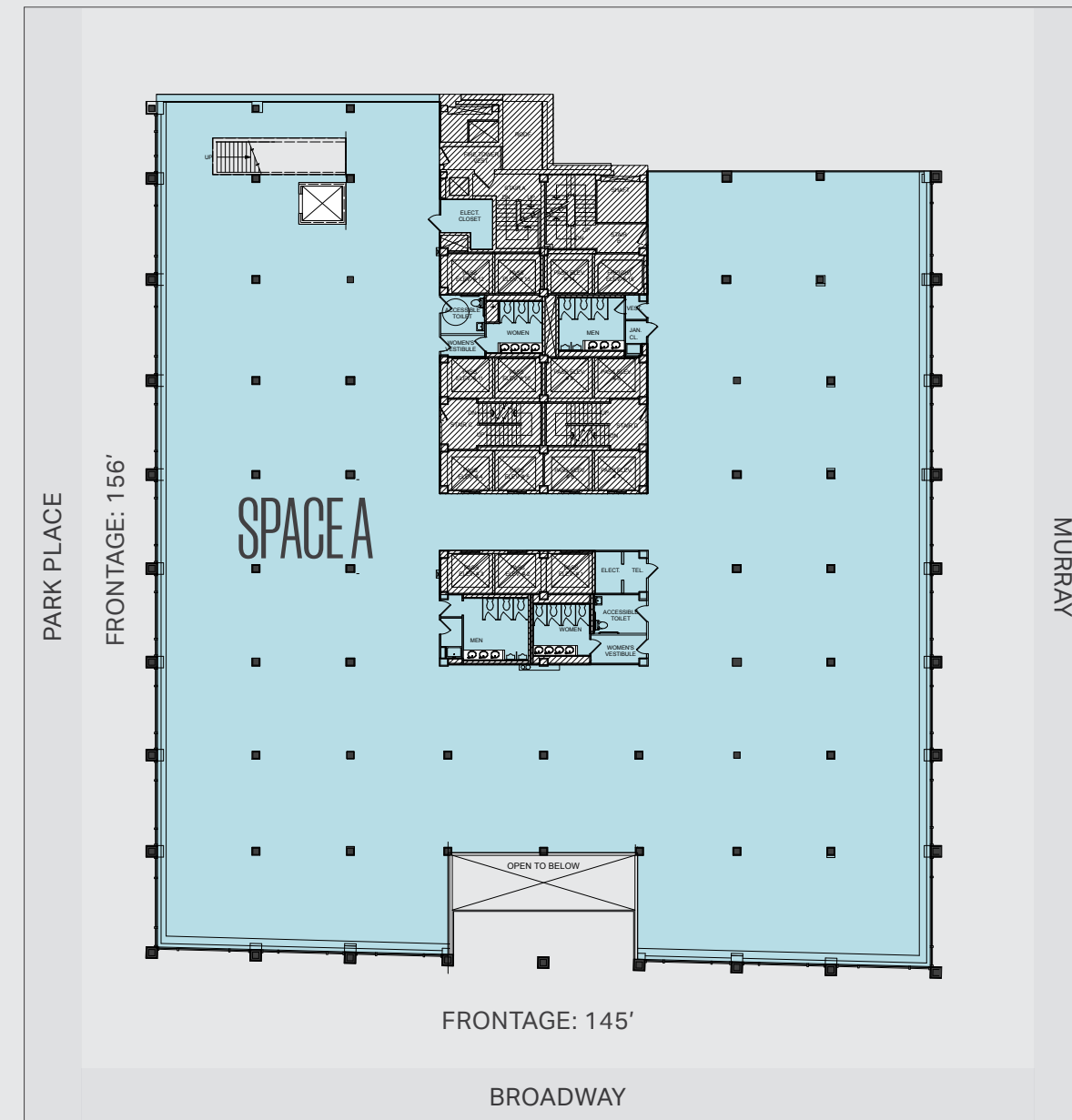
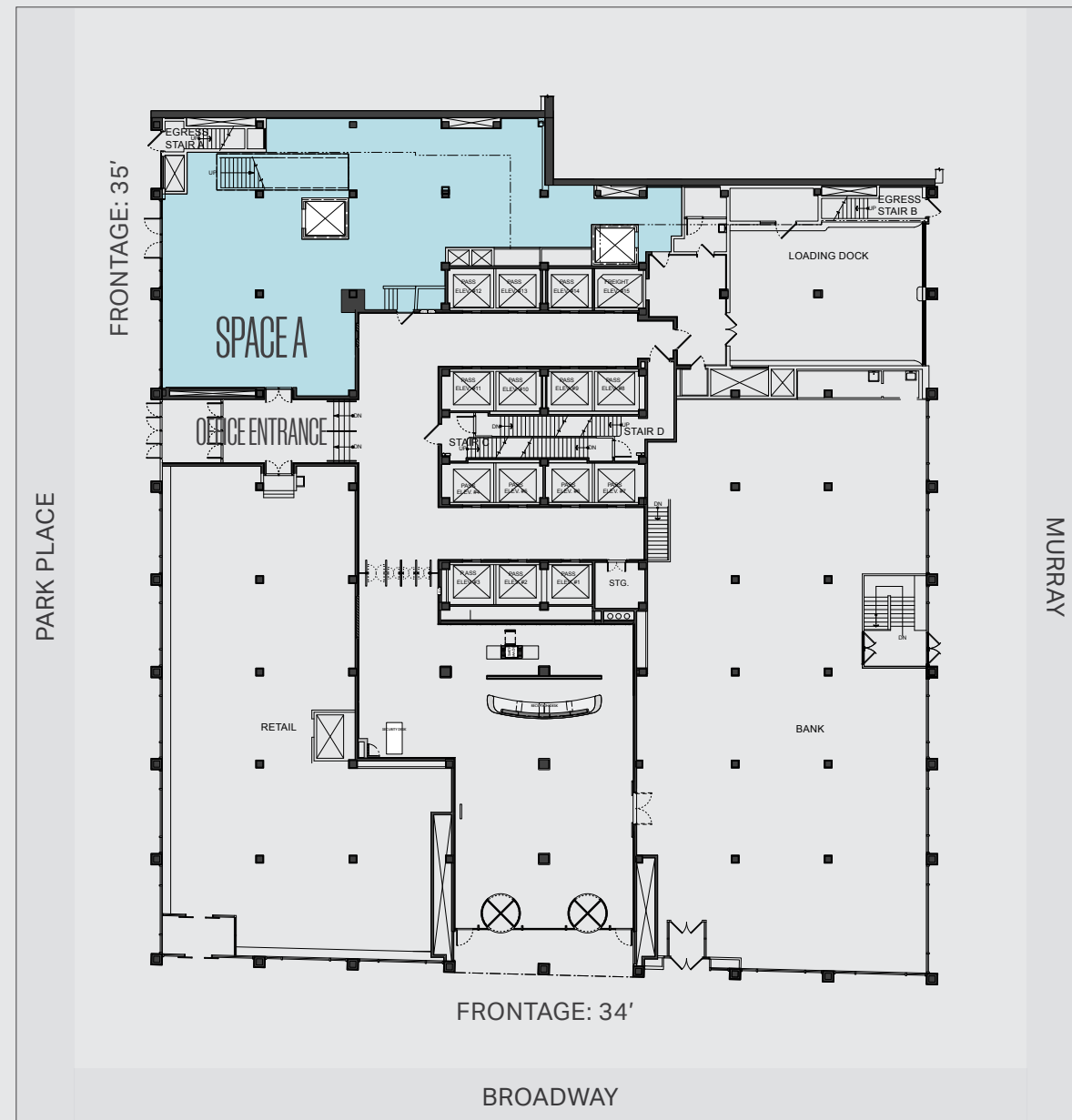
THIRD FLOOR

SPACE A: 23,380 SF
 CEILING HEIGHTS: 10.75 FT

SUB-LOWER LEVEL

SPACE A: 9,940 SF
 CEILING HEIGHTS: 10.5 FT

*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B



1 PARK PLACE SCENARIO 2

GROUND FLOOR

SPACE A: 1,713 SF
 SPACE B: 577 SF
 CEILING HEIGHTS: 18 FT

*SPACE B CAN BE LEASED SEPARATELY

SECOND FLOOR

SPACE A: 10,000 SF
 SPACE B: 13,380 SF
 CEILING HEIGHTS: 10.75 FT

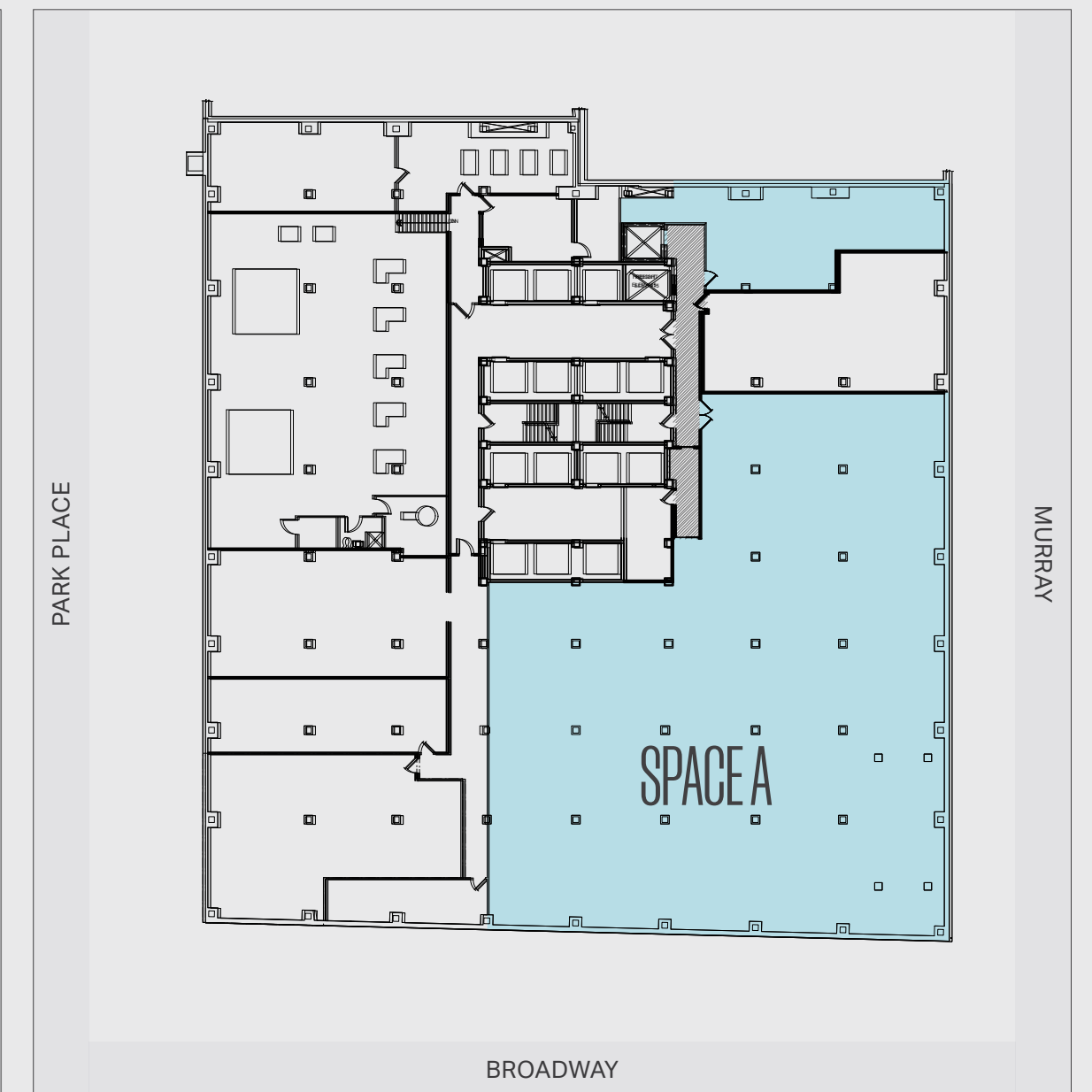
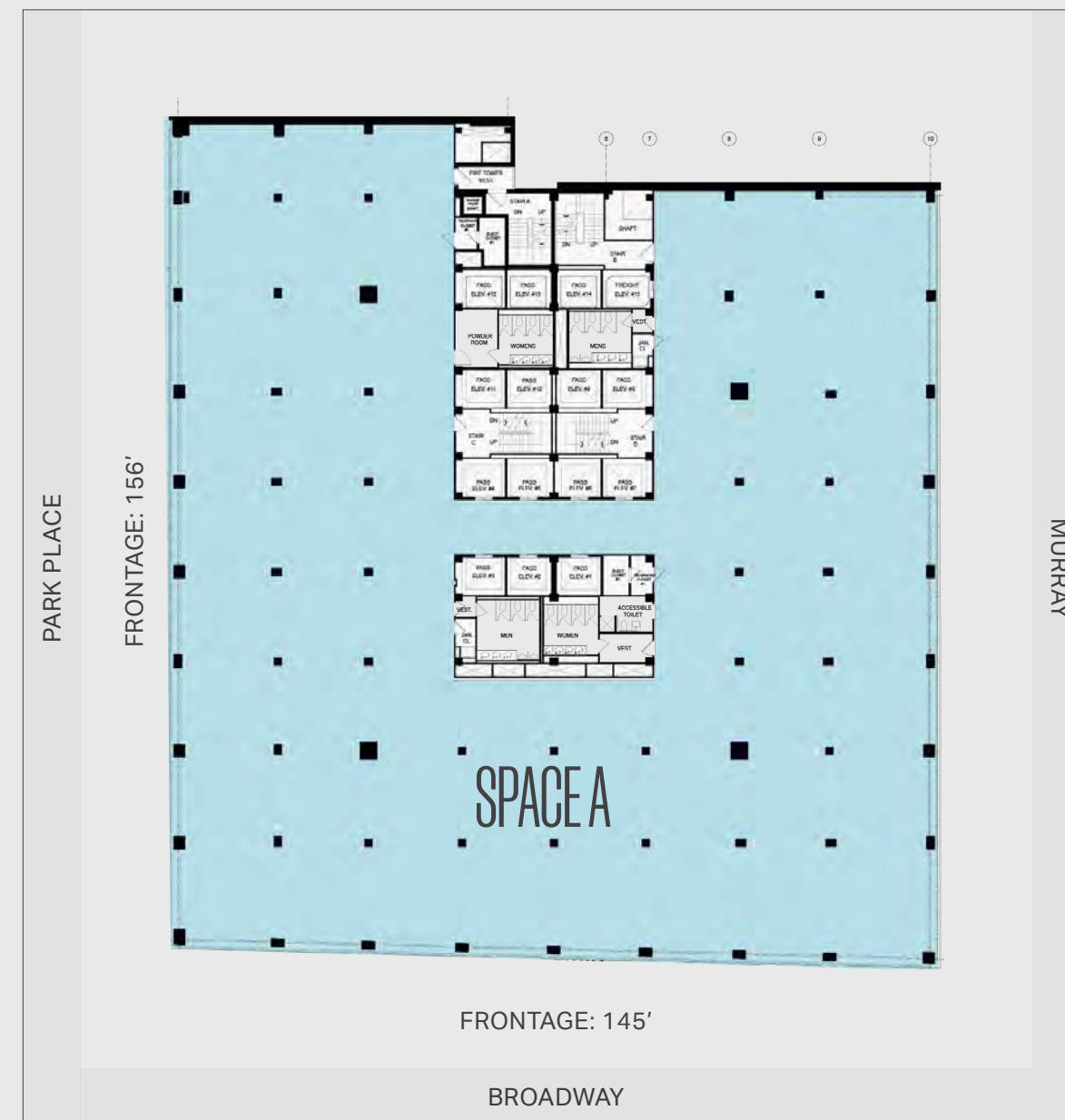
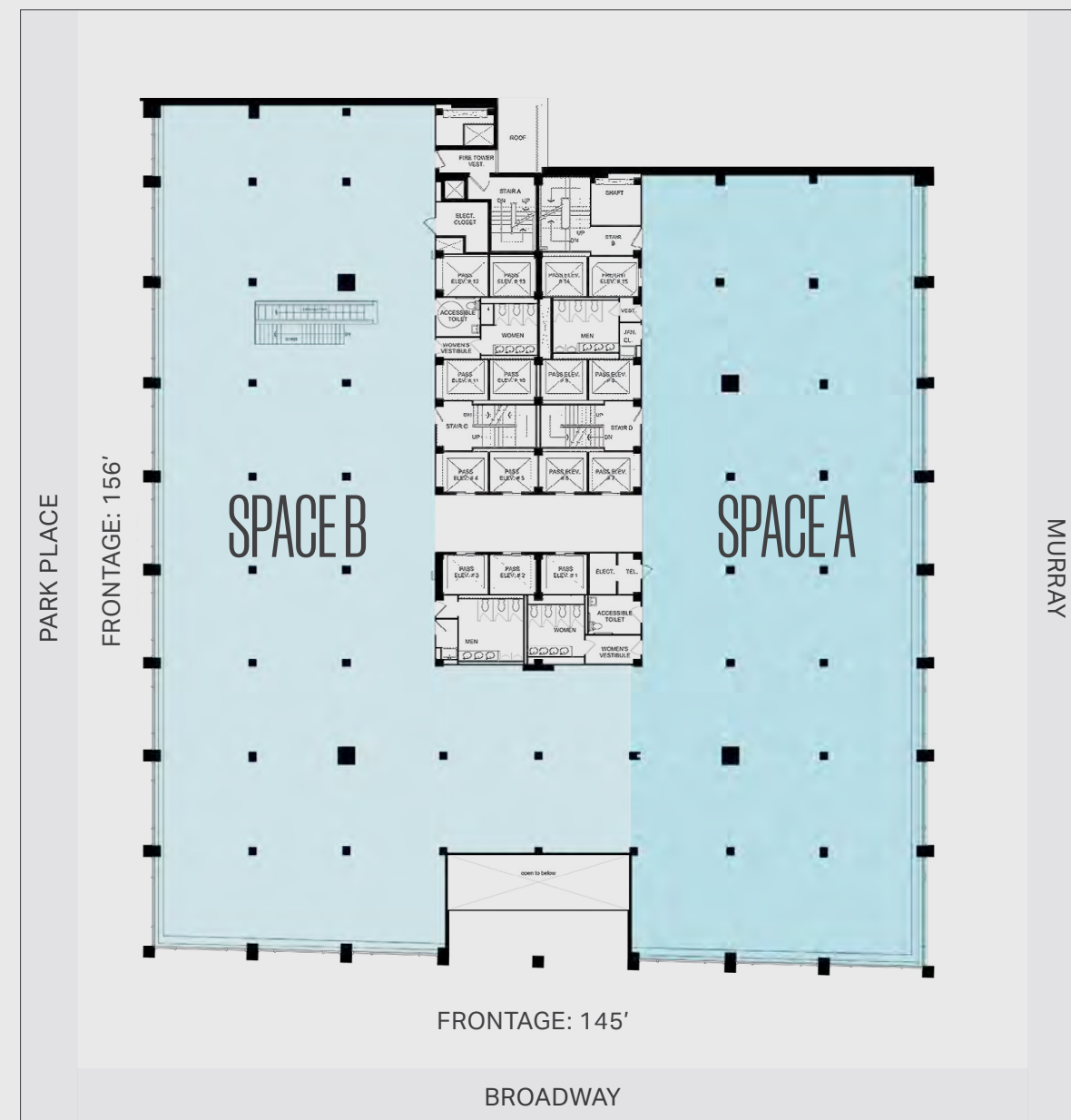
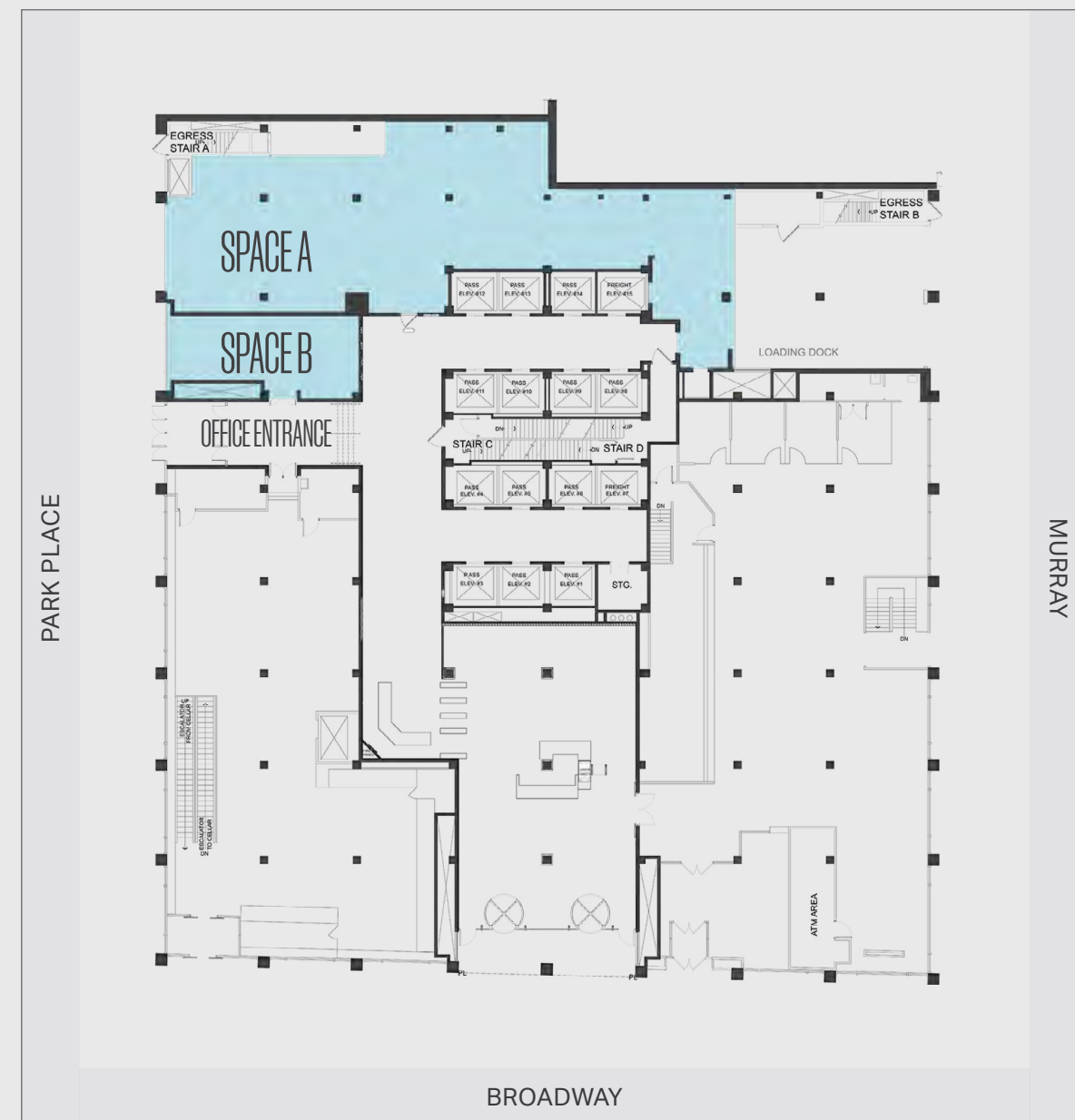
THIRD FLOOR

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SUB-LOWER LEVEL

SPACE A: 9,940 SF
 CEILING HEIGHTS: 10.5 FT



CORE

CORE

CORE

250 BROADWAY



Bourride

Argyle

Argyle

Argyle





Unlock NYC.



250 BROADWAY SCENARIO 1

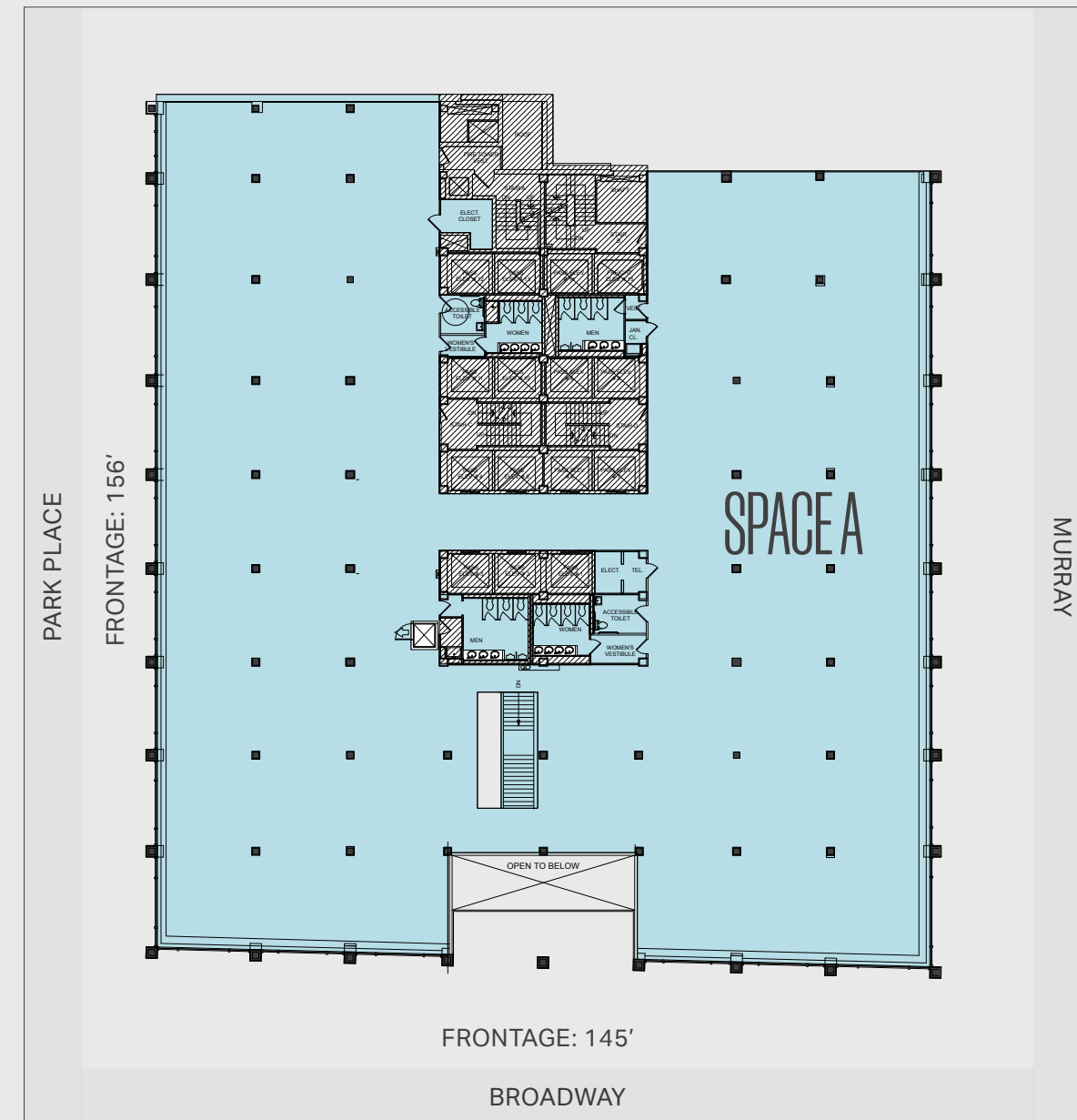
GROUND FLOOR

SPACE A: 2,613 SF
CEILING HEIGHTS: 18 FT



SECOND FLOOR

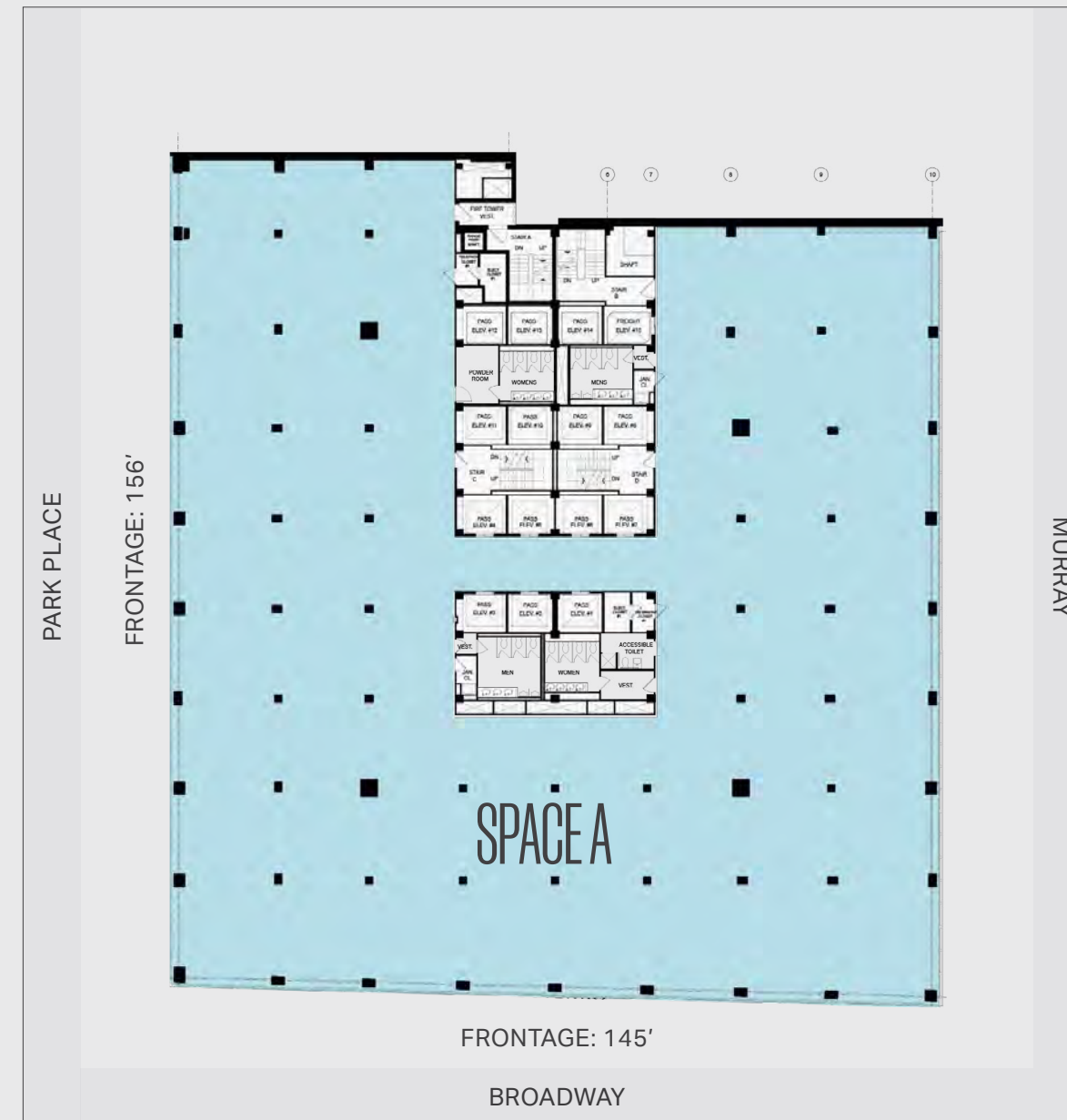
SPACE A: 23,380 SF
CEILING HEIGHTS: 10.75 FT



THIRD FLOOR

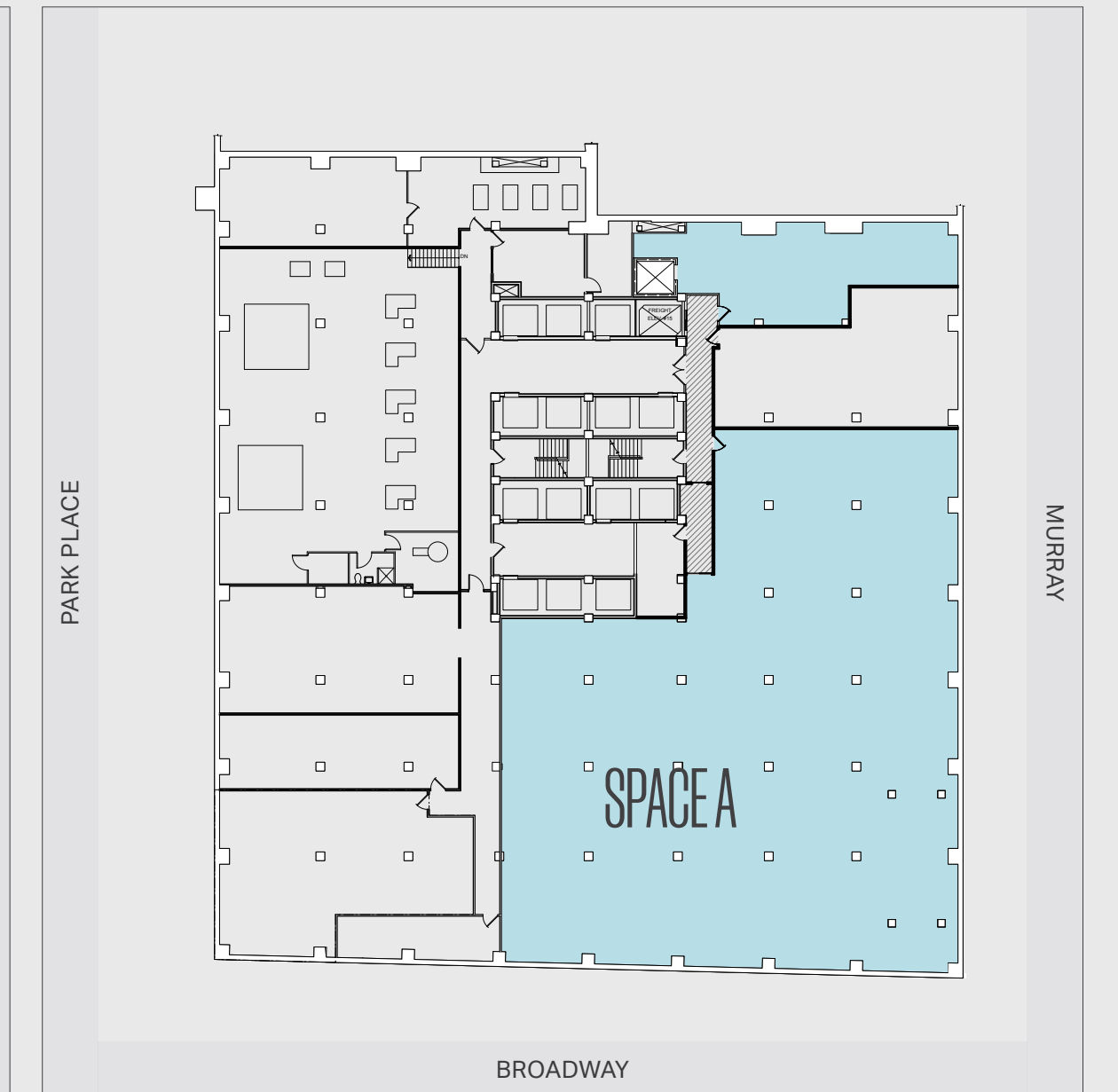
SPACE A: 23,380 SF
CEILING HEIGHTS: 10.75 FT

*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B



SUB-LOWER LEVEL

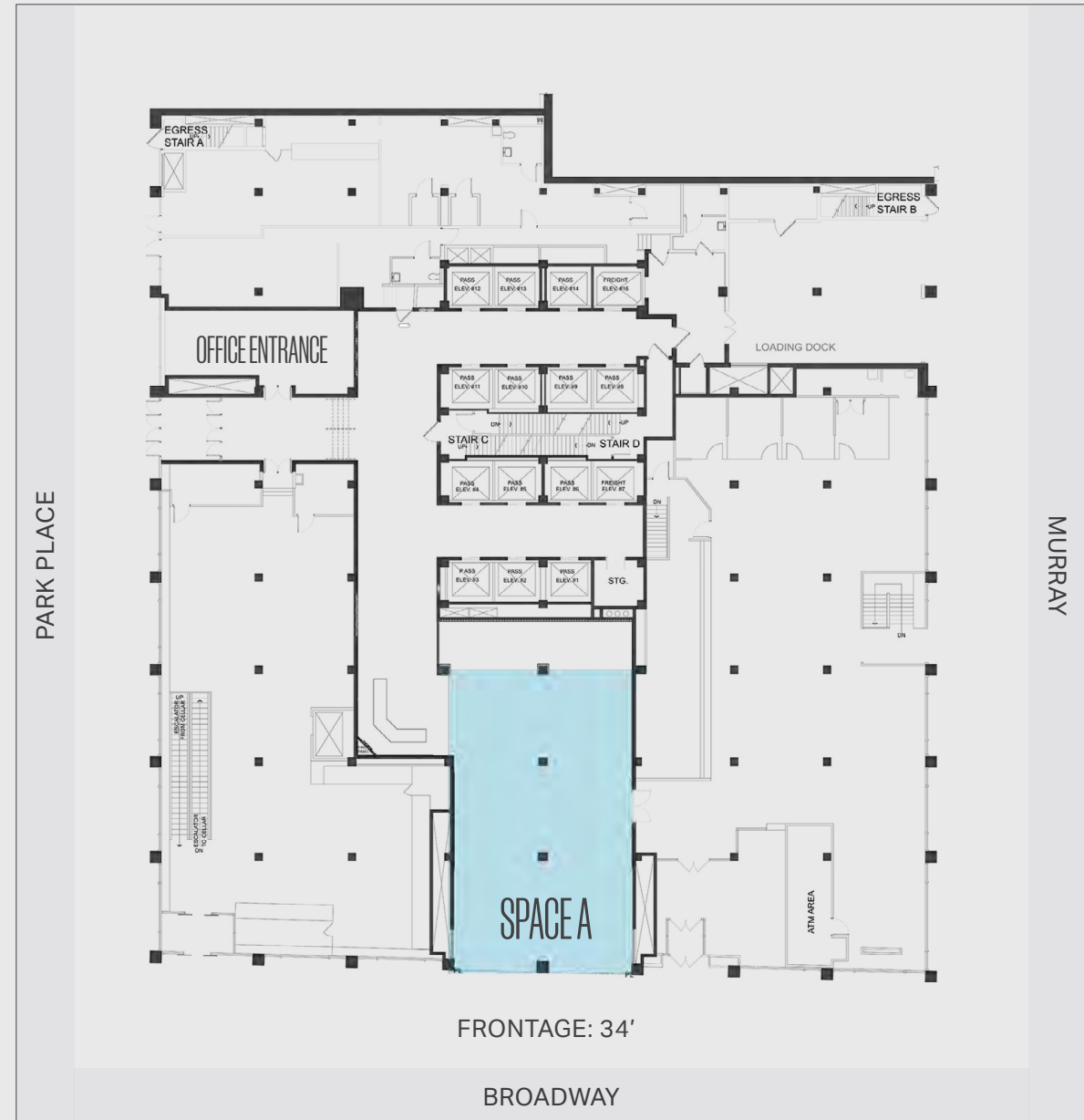
SPACE A: 9,958 SF
CEILING HEIGHTS: 10.5 FT



250 BROADWAY SCENARIO 2

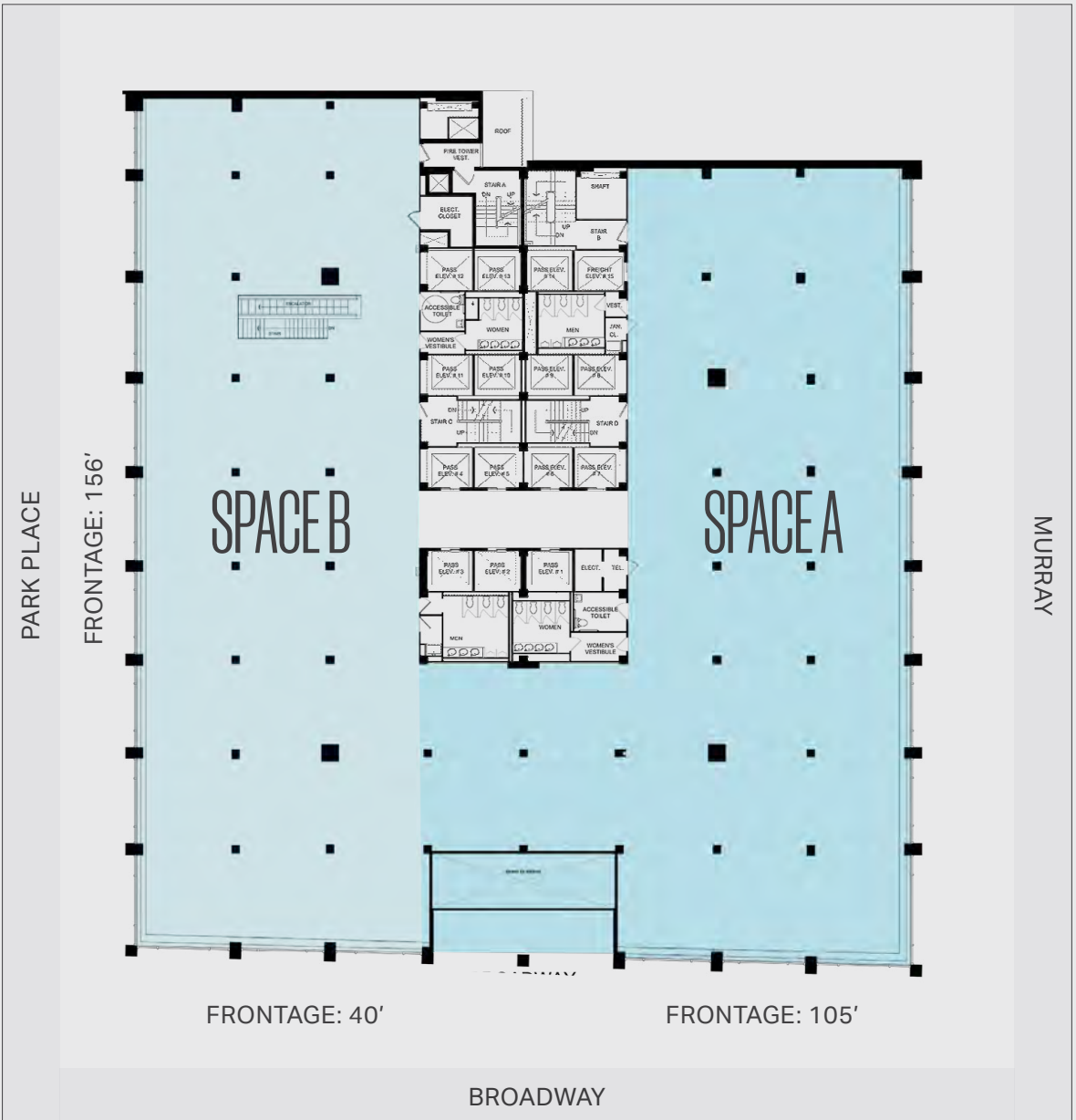
GROUND FLOOR

SPACE A: 2,613 SF
 CEILING HEIGHTS: 18 FT



SECOND FLOOR

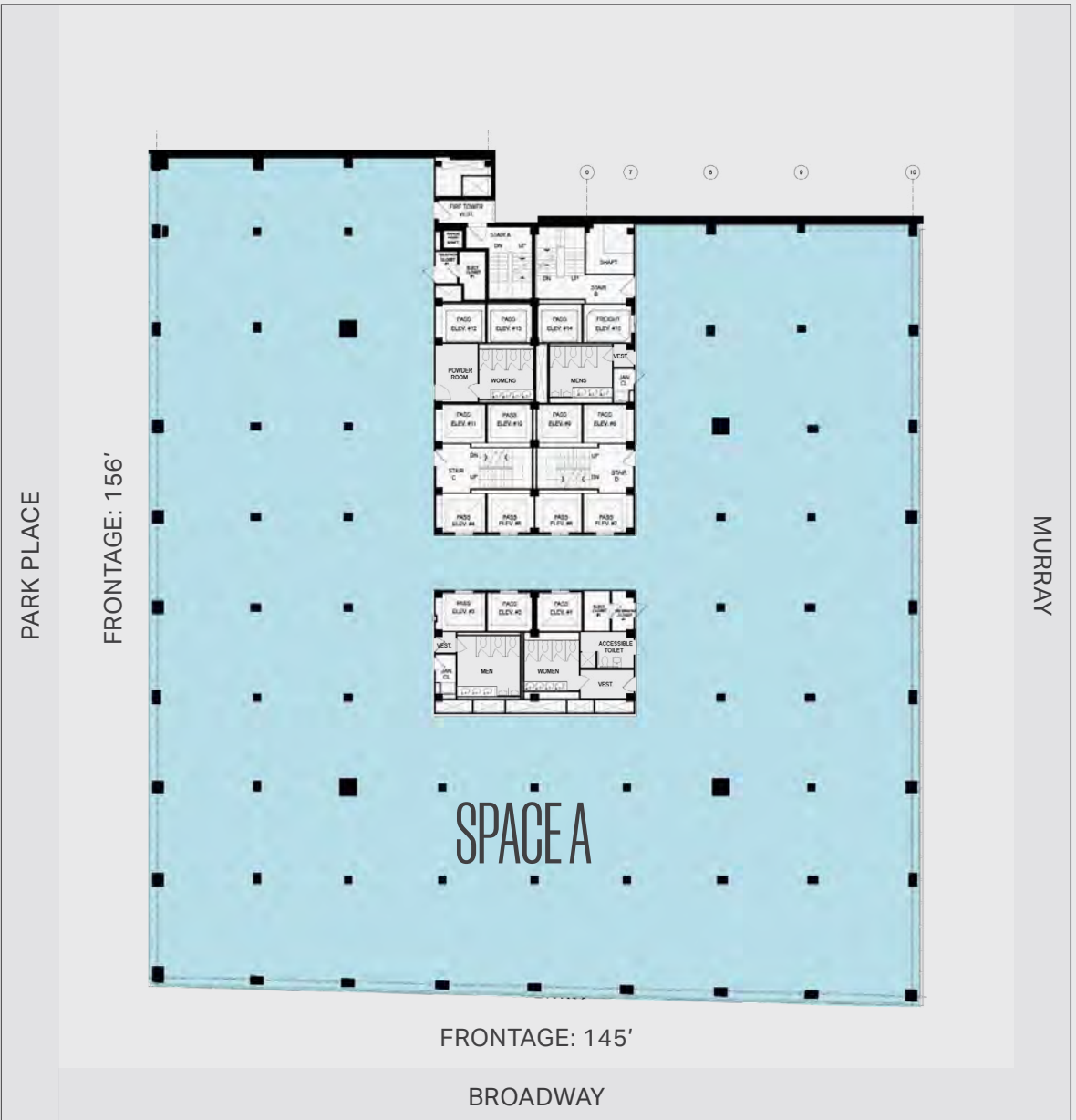
SPACE A: 13,380 SF
 SPACE B: 10,000 SF
 CEILING HEIGHTS: 10.75 FT



THIRD FLOOR

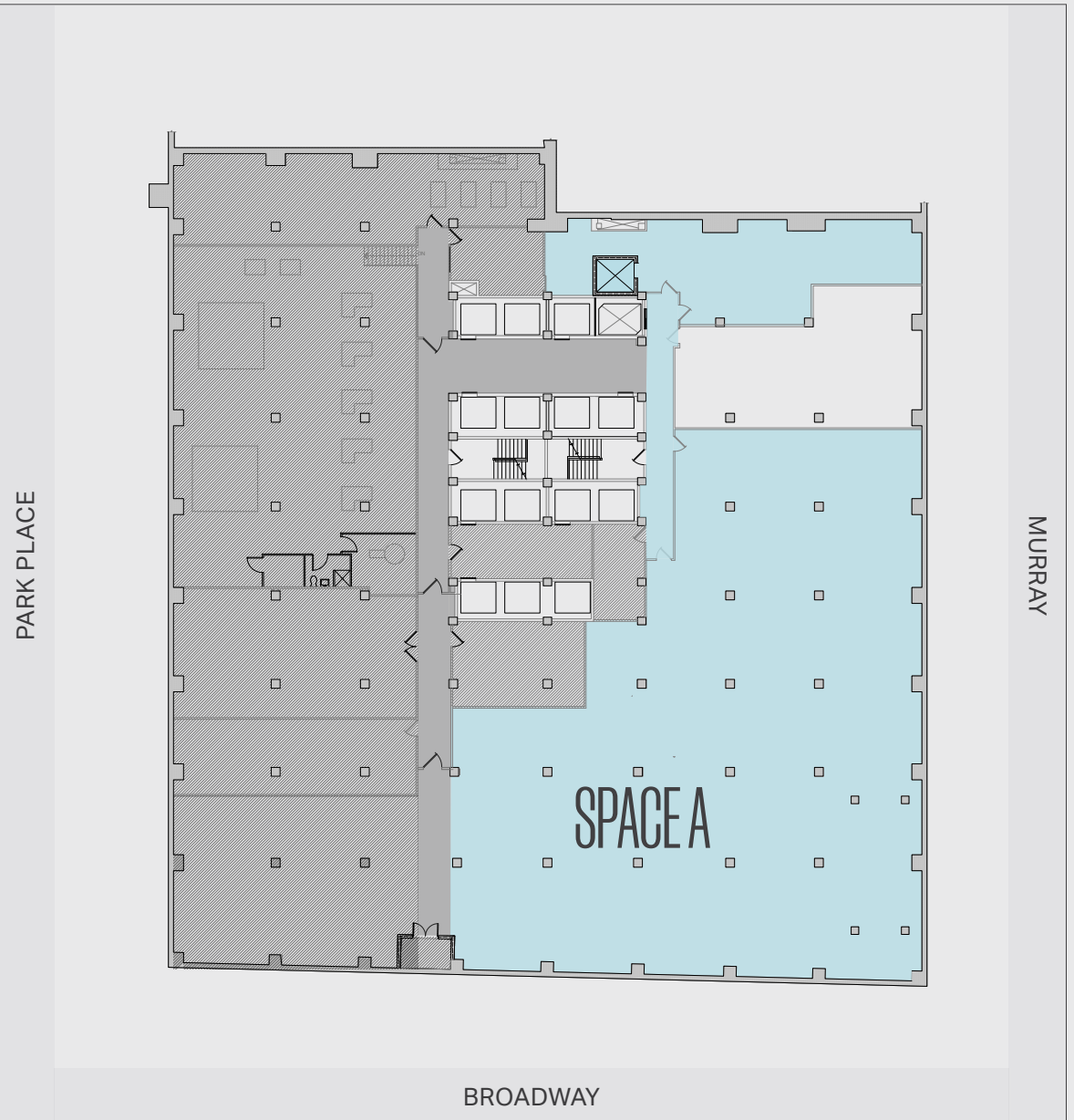
SPACE A: 23,380 SF
 CEILING HEIGHTS: 10.75 FT

*THIRD FLOOR CAN BE LEASED BY SPACE A OR SPACE B



SUB-LOWER LEVEL

SPACE A: 9,940 SF
 CEILING HEIGHTS: 10.5 FT





PARK PLACE X BROADWAY SCENARIO

GROUND FLOOR

SPACE A: 1,981 SF
 SPACE B: 616 SF
 SPACE C: 1,516 SF
 SPACE D: 3,216 SF
 CEILING HEIGHTS: 18 FT

SECOND FLOOR

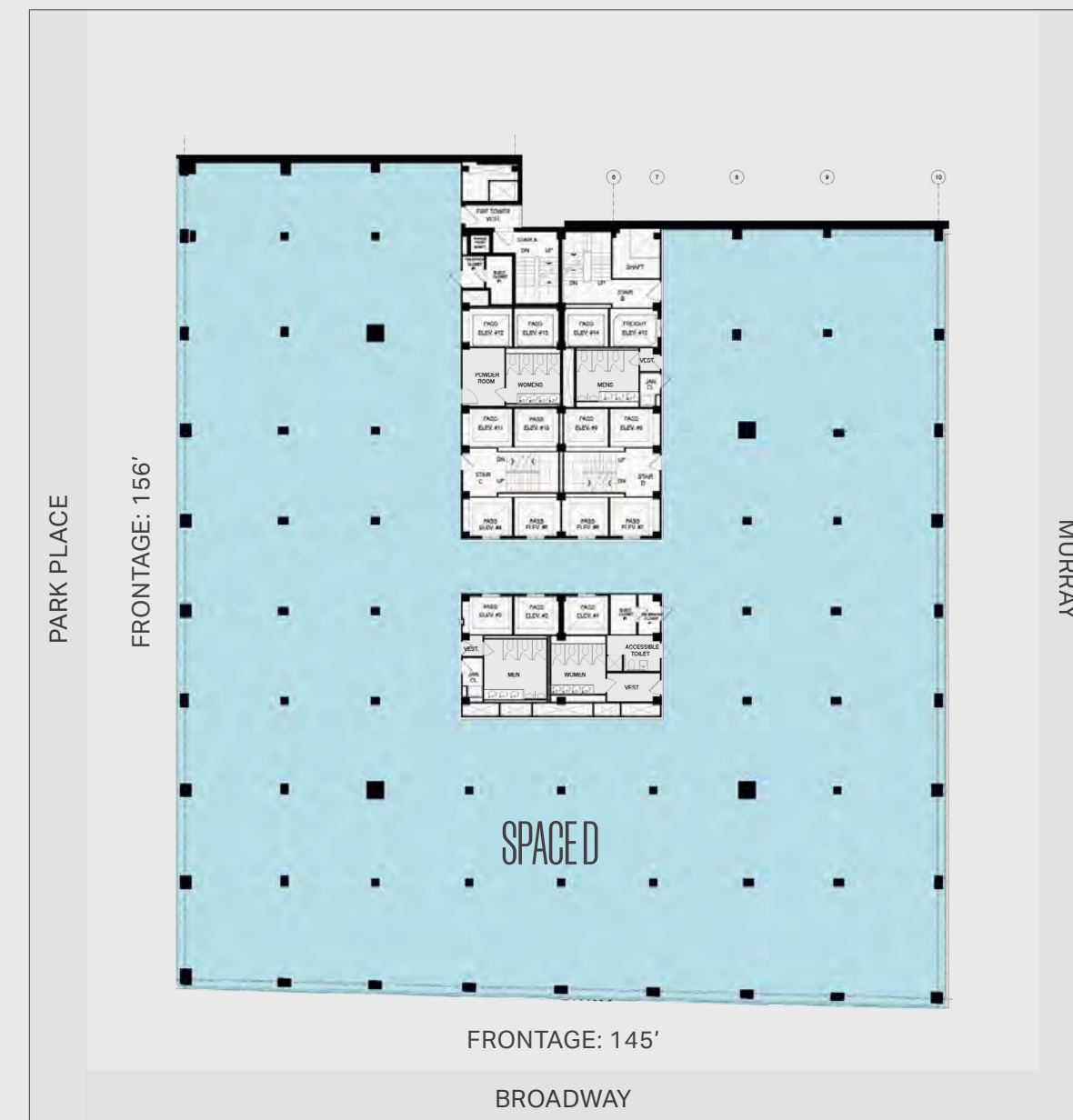
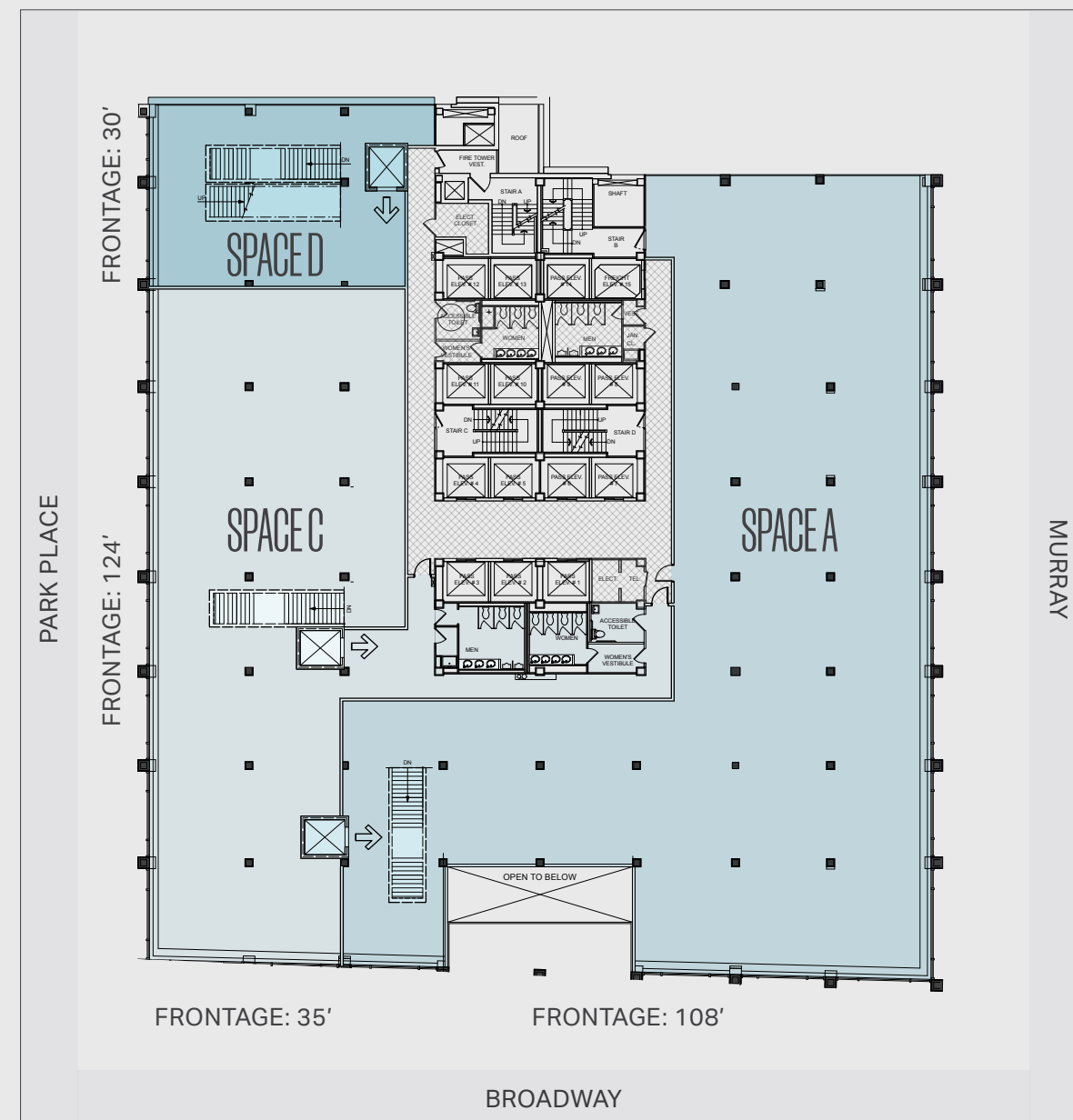
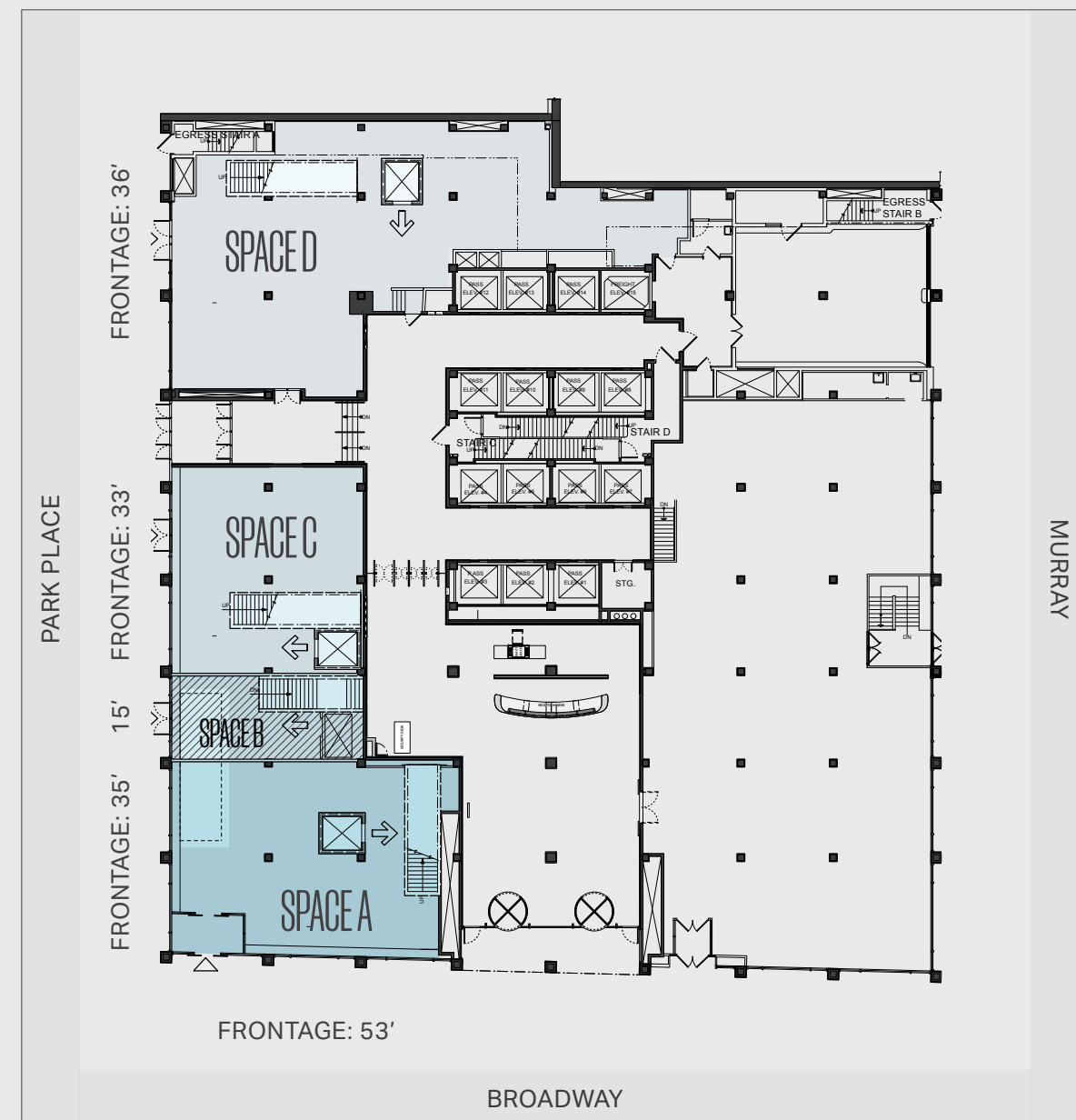
SPACE A: 10,668 SF
 SPACE C: 6,818 SF
 SPACE D: 1,918 SF
 CEILING HEIGHTS: 10.75 FT

THIRD FLOOR

SPACE D: 23,380 SF
 CEILING HEIGHTS: 10.75 FT

SUB-LOWER LEVEL

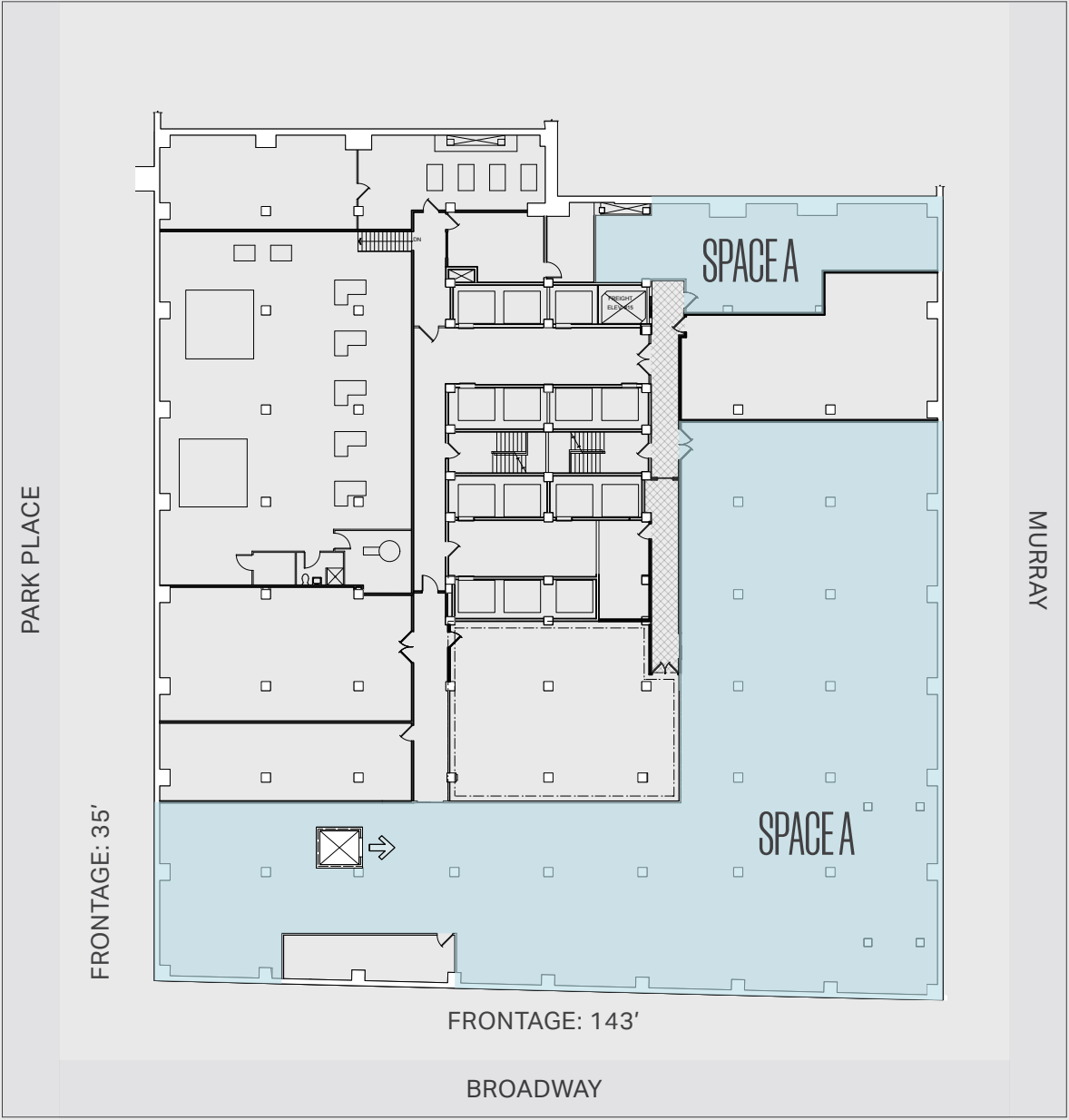
SPACE B: 8,357 SF
 CEILING HEIGHTS: 10.5 FT

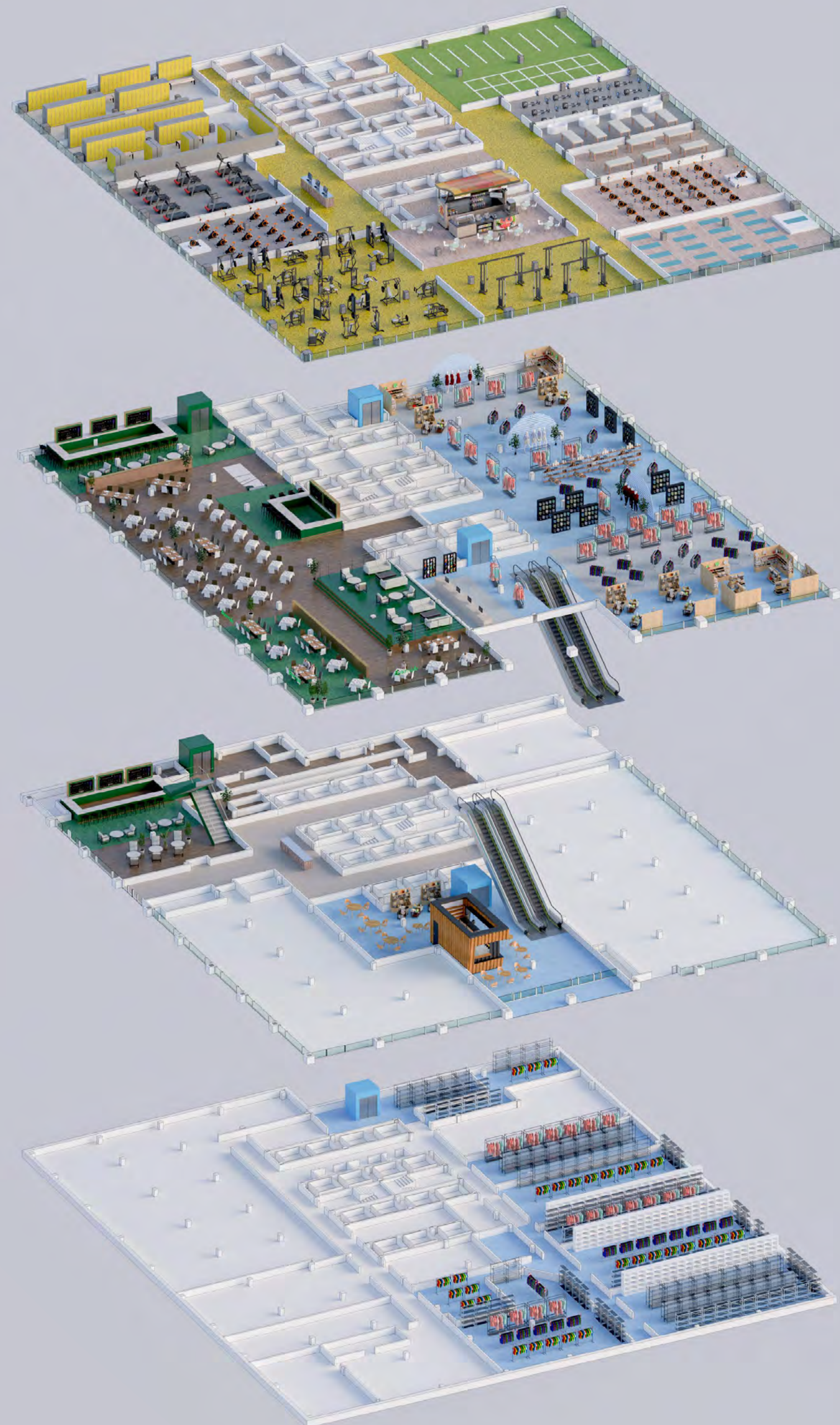


PARK PLACE X BROADWAY SCENARIO

SUB-CELLAR

SPACE A: 10,113 SF
CEILING HEIGHTS: 10.5 FT

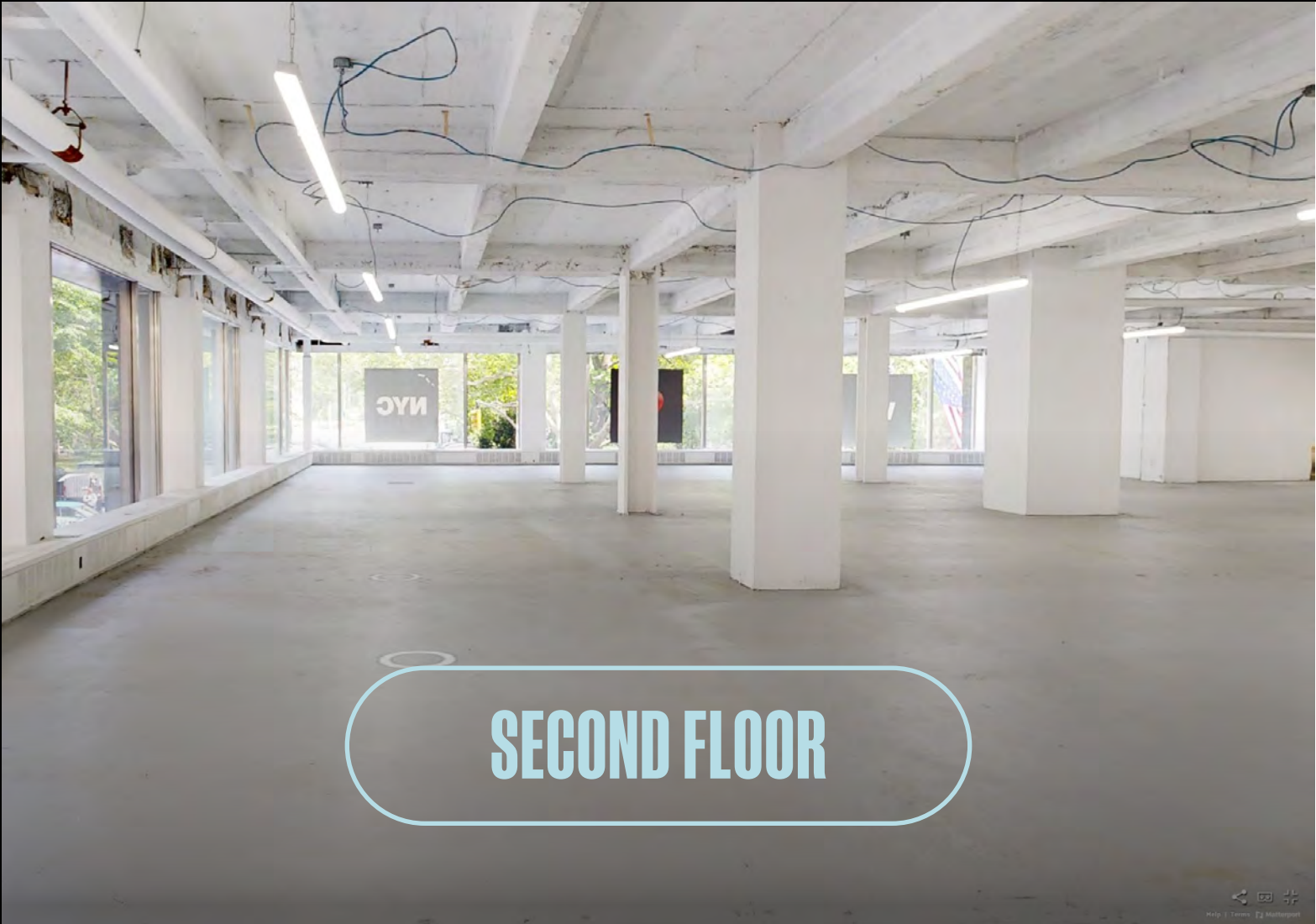




VIRTUAL TOUR



GROUND FLOOR



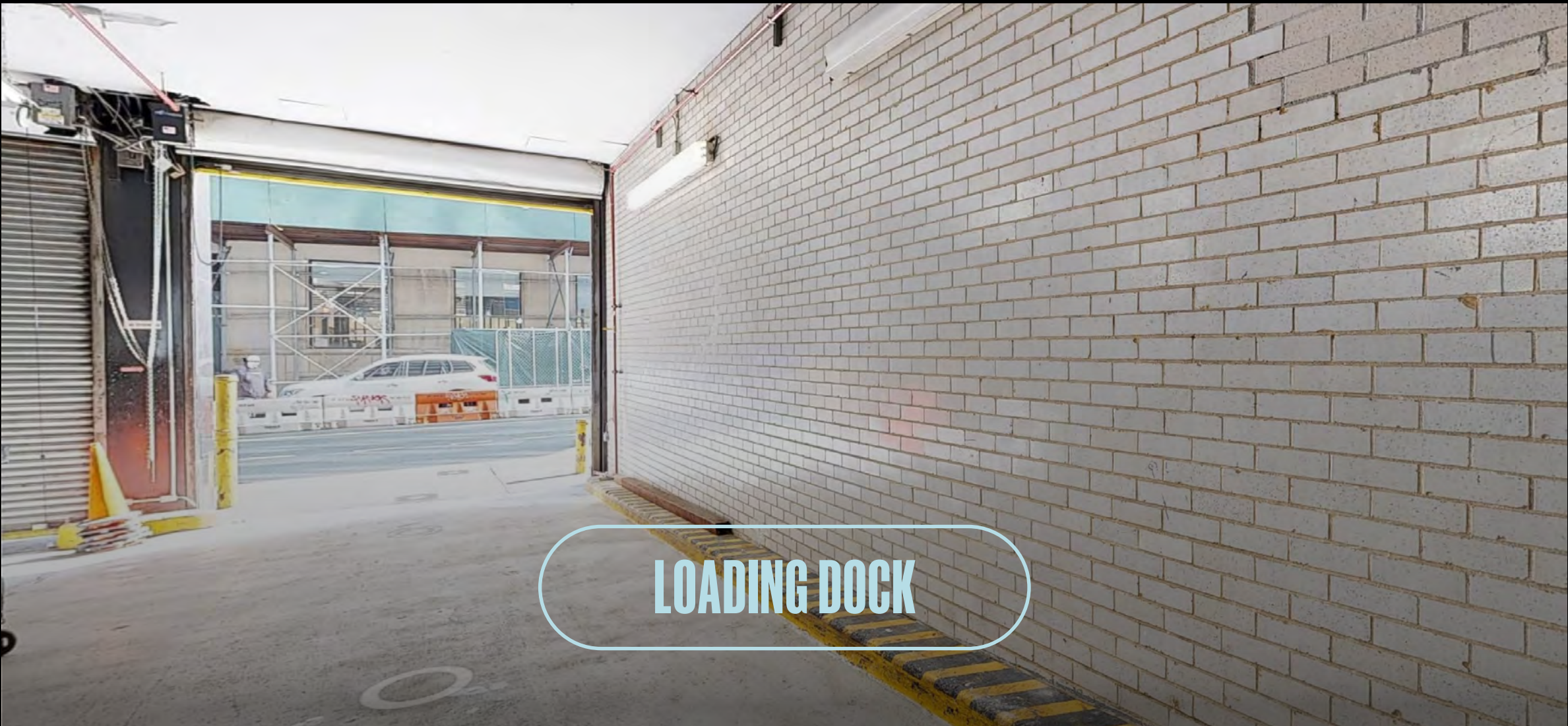
SECOND FLOOR



THIRD FLOOR



SUB-CELLAR



LOADING DOCK

THE MARKET TRIBECA X FIDI

250 Broadway is a uniquely positioned asset in the heart of Lower Manhattan, bordering Tribeca and the Financial District and across the street from City Hall. From business professionals to families to tourist; this section Lower Manhattan has become a 24-hour neighborhood. Surrounded by fine dining, cafes, fitness, shopping and entertainment; there's something here for everyone.



42 MILLION
TOTAL AREA RIDERSHIP

14.2 MILLION
ANNUAL TOURISTS

88 MILLION
SQUARE FEET OF OFFICE SPACE

\$8 BILLION +
ANNUAL SPENDING POWER

33.9
MEDIAN AGE

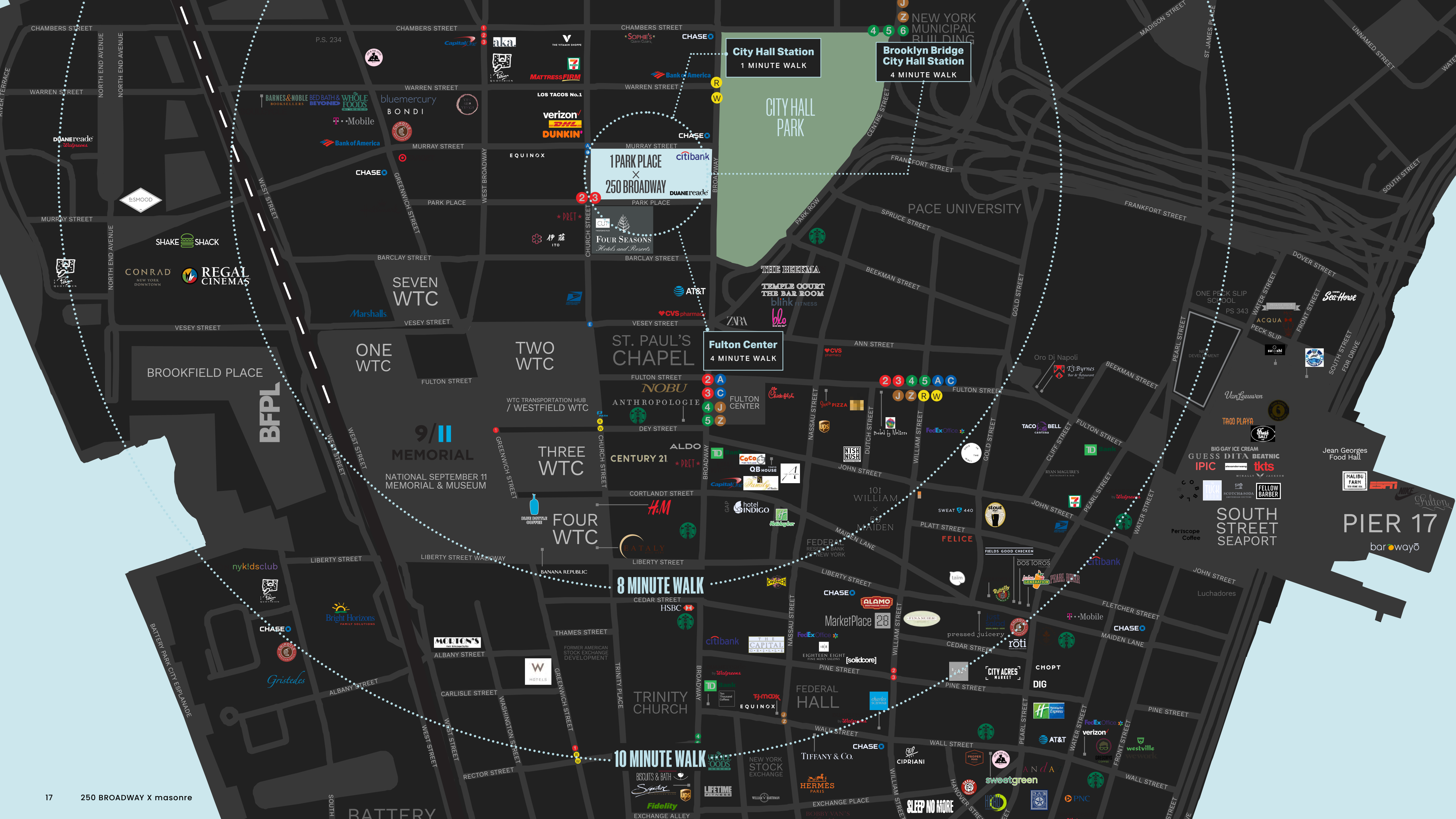
300,000+
AREA EMPLOYEES

6,000+
HOTEL ROOMS

\$3.5 MILLION
MEDIAN HOME VALUE

THE NEIGHBORHOOD





City Hall Station
1 MINUTE WALK

Brooklyn Bridge
City Hall Station
4 MINUTE WALK

1 PARK PLACE
X
250 BROADWAY

Fulton Center
4 MINUTE WALK

8 MINUTE WALK

10 MINUTE WALK

BFPL

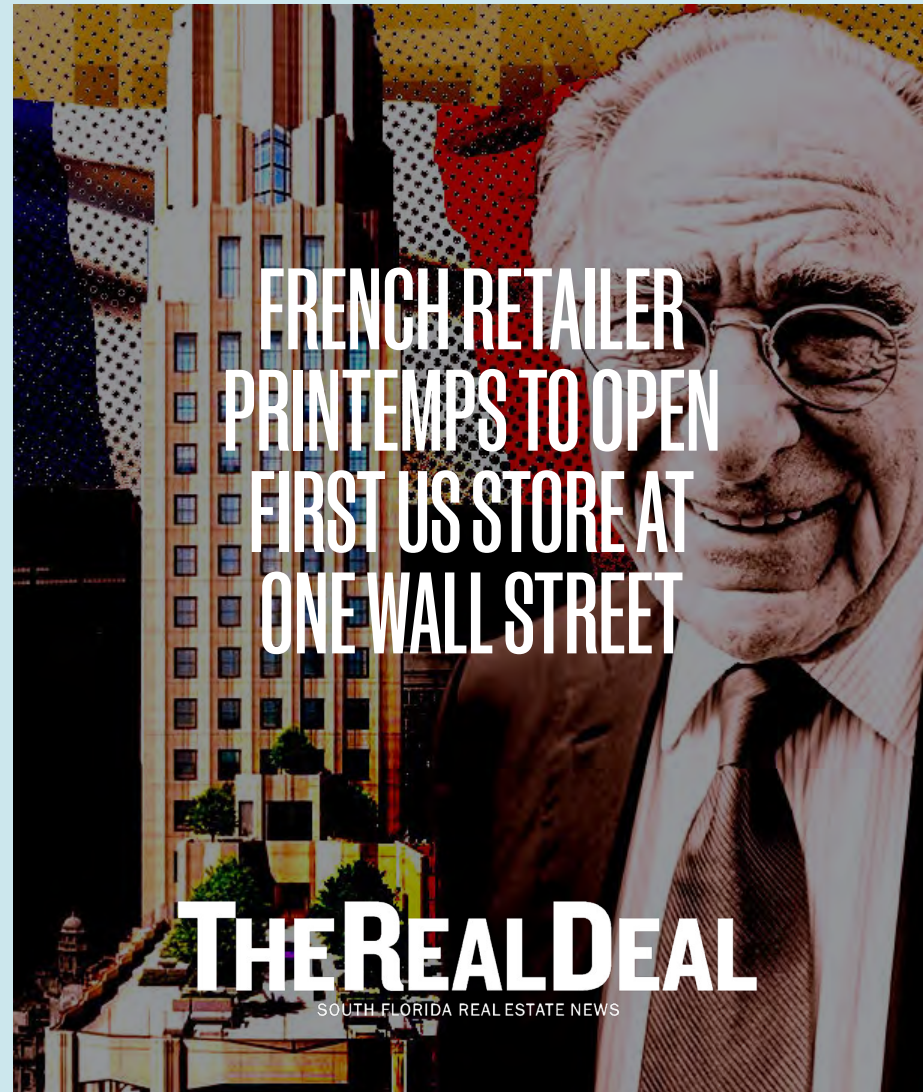
9/11
MEMORIAL

NATIONAL SEPTEMBER 11
MEMORIAL & MUSEUM

PIER 17

SOUTH STREET
SEAPORT

PRESS



FRENCH RETAILER
PRINTEMPS TO OPEN
FIRST US STORE AT
ONE WALL STREET

THE REAL DEAL
SOUTH FLORIDA REAL ESTATE NEWS



LUXURY CONDO SALES AT
130 WILLIAM PROVIDE
RESIDENTIAL RESURGENCE
IN DOWNTOWN NYC

NEW YORK POST



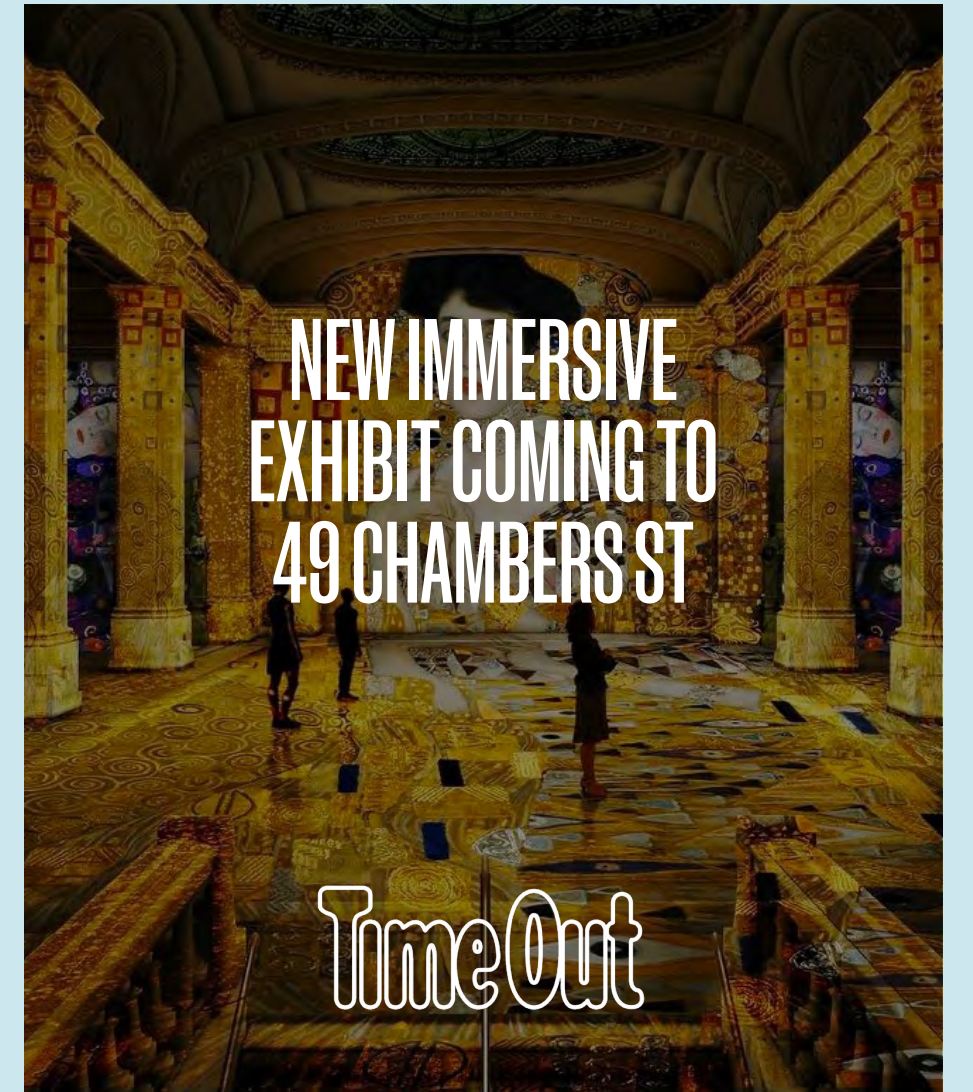
NYC OFFICE
LEASING HEATING UP,
250,000,000
INVESTED AT 60 WALL

NEW YORK POST



ALEXANDER WANG'S
NEW OFFICES TO BE DESIGNED
TO ATTRACT EMPLOYEES
BACK TO WORK

WWD
WOMEN'S WEAR DAILY



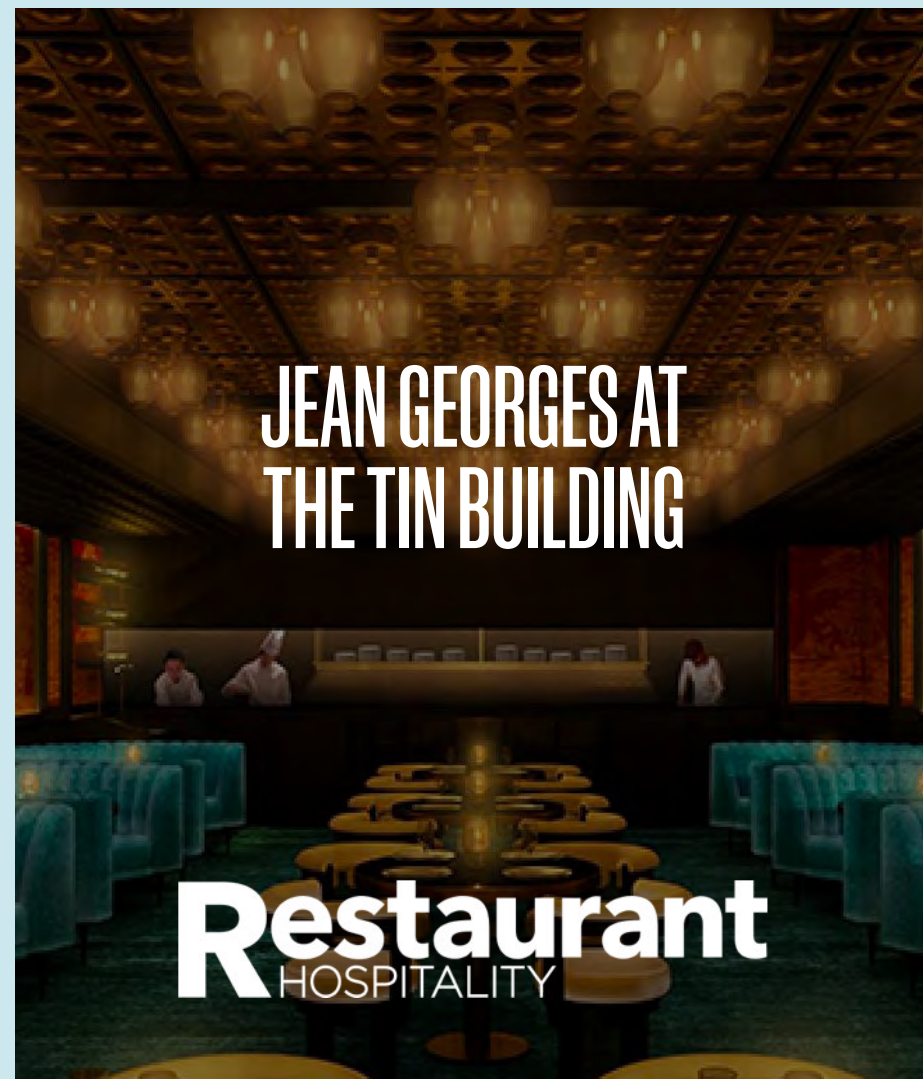
NEW IMMERSIVE
EXHIBIT COMING TO
49 CHAMBERS ST

TimeOut



SON OF BERNARD ARNAULT,
WORLD'S RICHEST PERSON,
BUYS MANHATTAN PENTHOUSE
FOR ABOUT 18 MILLION

**MANSION
GLOBAL**



JEAN GEORGES AT
THE TIN BUILDING

Restaurant
HOSPITALITY



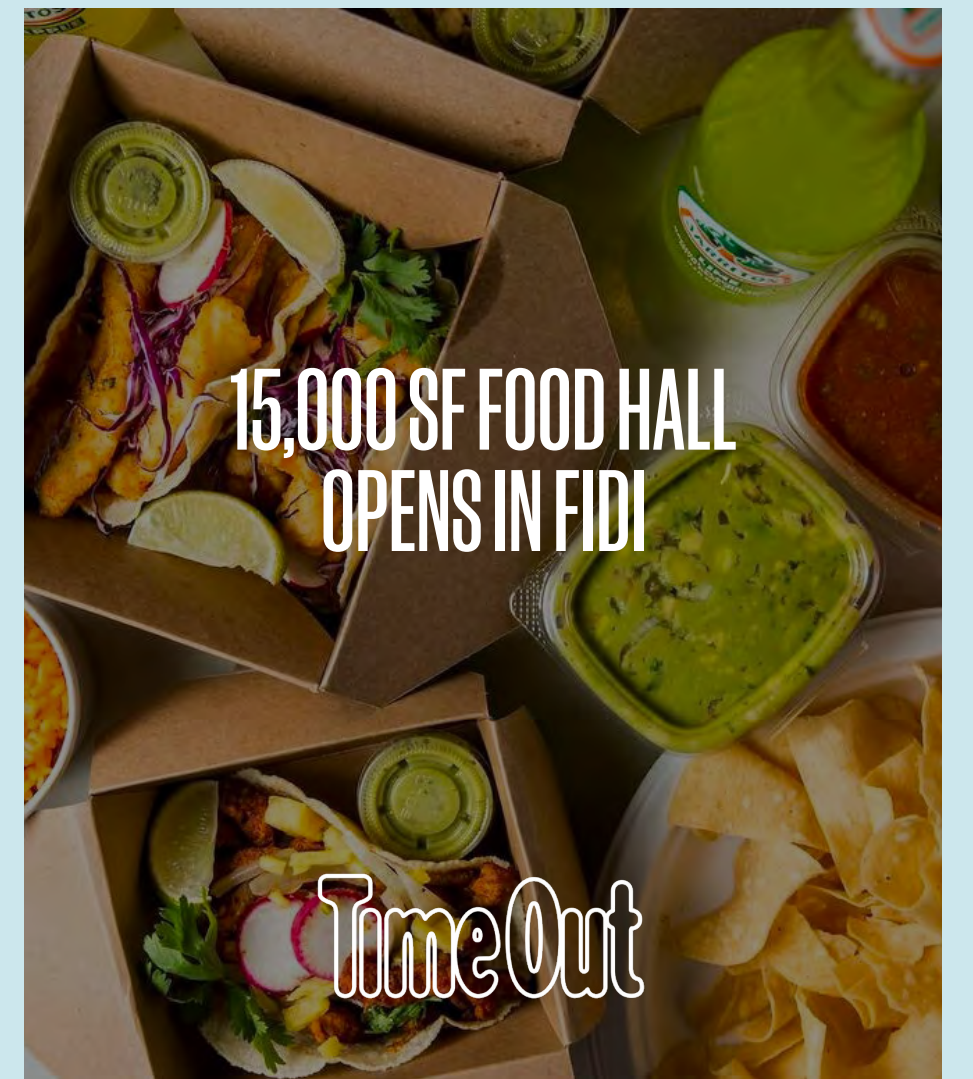
BILL GATES'
DAUGHTER REPORTEDLY
PAID 51 MILLION FOR
THIS NYC PENTHOUSE

CNBC make it



RELATED UPS CELEB-
FRIENDLY CONDO
OFFERINGS IN TRIBECA
WITH NEW BUILD

NEW YORK POST



15,000 SF FOOD HALL
OPENS IN FIDI

TimeOut

SURROUNDED BY LUXURY RESIDENTIAL



30 PARK PLACE, FOUR SEASONS

- 157 Luxury Residential Units
- 189 Room Four Seasons Hotel
- Designed by Robert A.M. Stern
- #9 Best Selling NYC Building of All Time with over \$1 Billion in Sales



130 WILLIAM

- 242 Luxury Residential Units
- Studios to 4 Bedrooms priced between \$895,000 - \$20,000,000
- High end new development in the Fulton/Seaport area of the Financial District
- Ranked by the Real Deal as one of the top selling new developments in 2021, with 81 signed contracts totaling \$218,202,658 in Sales volume



56 LEONARD

- 145 Luxury Residential Units
- Two to 5 Bedrooms priced between \$3,500,000 - \$50,000,000
- Tallest Building in Tribeca
- #10 Beset Selling NYC Building All Time with over \$1 Billion in Sales



1 WALL STREET

- 566 Residential Units, anchored by Whole Foods and Lifetime Fitness
- Studios to 5+ Bedrooms priced between \$990,000 - \$20,000,000 (there are plans for a massive penthouse which could ask upwards of \$40,000,000 + although very little info has been released)
- Largest office to condominium conversion in NYC history - 1.2 Million Square Feet



8 SPRUCE STREET

- 899 Unit Luxury Rental Building
- Studios to 4 Bedrooms with prices ranging from approx. \$4,000/month to upwards of \$25,000/month
- 94% Occupancy
- Elementary/Middle School taking up the first 5 floors of the building
- Blackstone recently acquired the building for \$930,000,000



450 WASHINGTON

- 176 Luxury Residential Units by Related
- NYC's Best Selling New Development in February 2023
- Studios to 5 Beds Priced Between \$939,000 and \$17,300,000



443 GREENWICH STREET

- 53 Luxury Residential Units
- Several Notable Celebrities Purchased in the Building
- The PH recently sold for \$51,000,000

CONTACT EXCLUSIVE AGENTS

masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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