

# 176

## BROADWAY

FINANCIAL DISTRICT, NYC

Between Maiden Lane & John Street

RETAIL FOR LEASE

SPACE A

SPACE B

SPACE C

**LEASED**

3 hour  
metered  
parking  
COMMERCIAL  
VEHICLES ONLY  
7am - 5pm  
Except Sunday  
100057 P

RETAIL  
SPACE  
FOR  
LEASE  
703.454.1461

**MERIDIAN**  
RETAIL LEASING



## 176 BROADWAY

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RETAIL FOR LEASE

### SPACE A



### SPACE B



### SPACE C



#### APPROXIMATE SIZE

Space A\*  
Ground Floor: 3,128 SF  
Lower Level: 3,000 SF

#### Space B\* - Leased

Ground Floor: 311 SF  
Mezzanine: 400 SF  
Lower Level: 500 SF

#### Space C

Ground Floor: 3,651 SF  
Mezzanine: 5,400 SF  
Lower Level: 4,100 SF

\* Spaces can be combined

#### FRONTAGE

Space A\*: 27 FT on Broadway  
~~Space B: 13 FT on Broadway~~  
Space C: 28 FT on Broadway

#### TERM

Negotiable

#### POSSESSION

Space A: Immediate  
~~Space B: Immediate~~  
Space C: Immediate

#### COMMENTS

- One block to the Fulton Transit Center
- Annual ridership of 26,838,473
- Access to the 2, 3, 4, 5, A, C, J, Z, R, W and Path trains

#### NEIGHBORS

Century 21 • Citibank • Gap • Modell's  
Sporting Goods • Starbucks • TD Bank •  
Urban Outfitters • Capital One • Dunkin'

#### TRANSPORTATION



#### PROPERTY INFORMATION

#### ASKING RENT

Upon Request

JAMES FAMULARO  
President

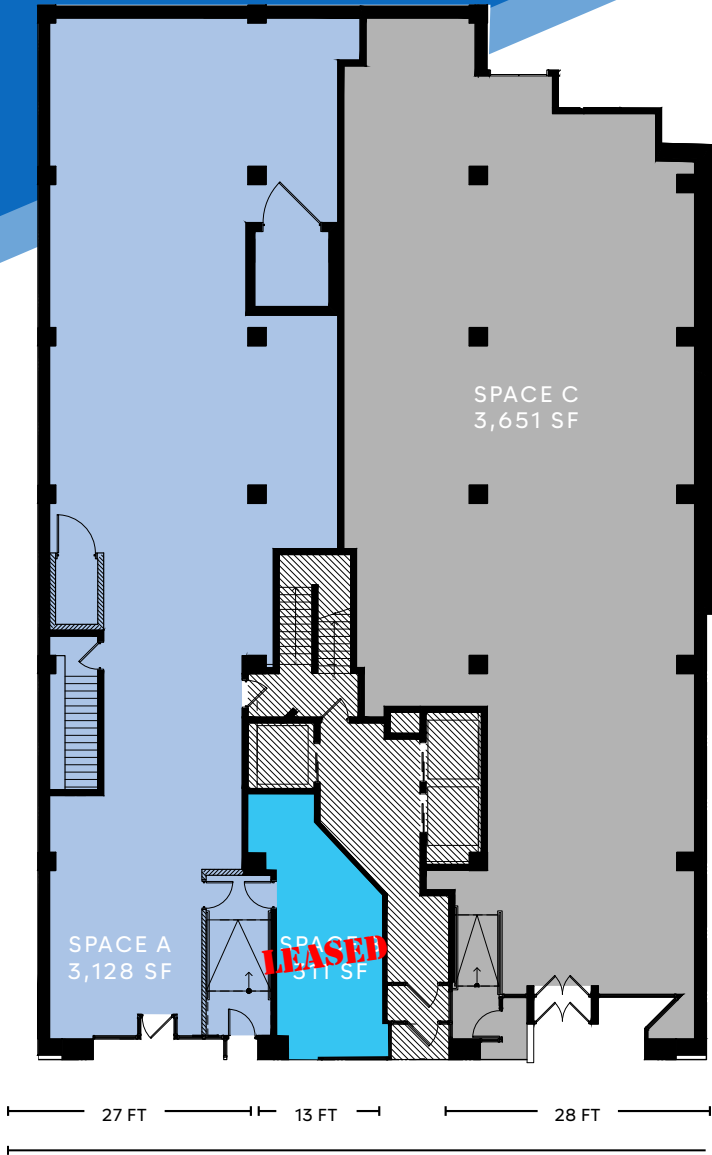
BEN BIBERAJ  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

ELLIOT WYGODA  
Associate  
212.468.5968  
ewygoda@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

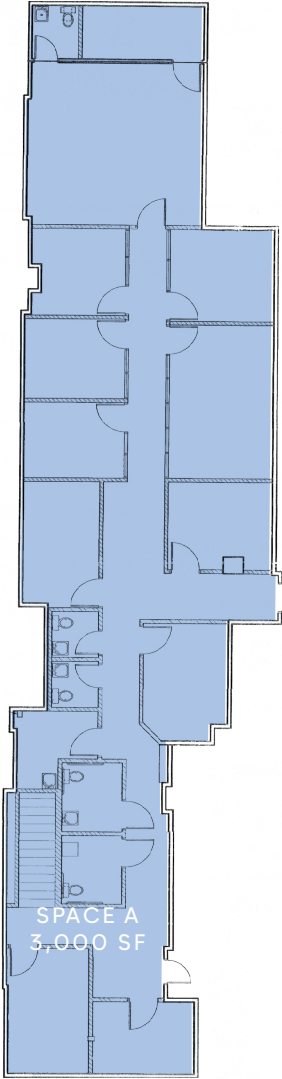
GROUND FLOOR



MEZZANINE



LOWER LEVEL



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