

# 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  
703.434.1461

# 176 BROADWAY

FINANCIAL DISTRICT, NYC | Between Maiden Lane and John Street

## RETAIL FOR LEASE

### SPACE A



### SPACE B



### SPACE C



PROPERTY INFORMATION

#### APPROXIMATE SIZE

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

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

#### ASKING RENT

Upon Request

#### 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



JAMES FAMULARO  
President

BEN BIBERAJ  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

ELLIOT WYGODA  
Associate  
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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.

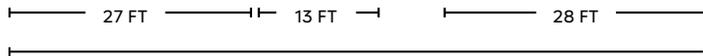
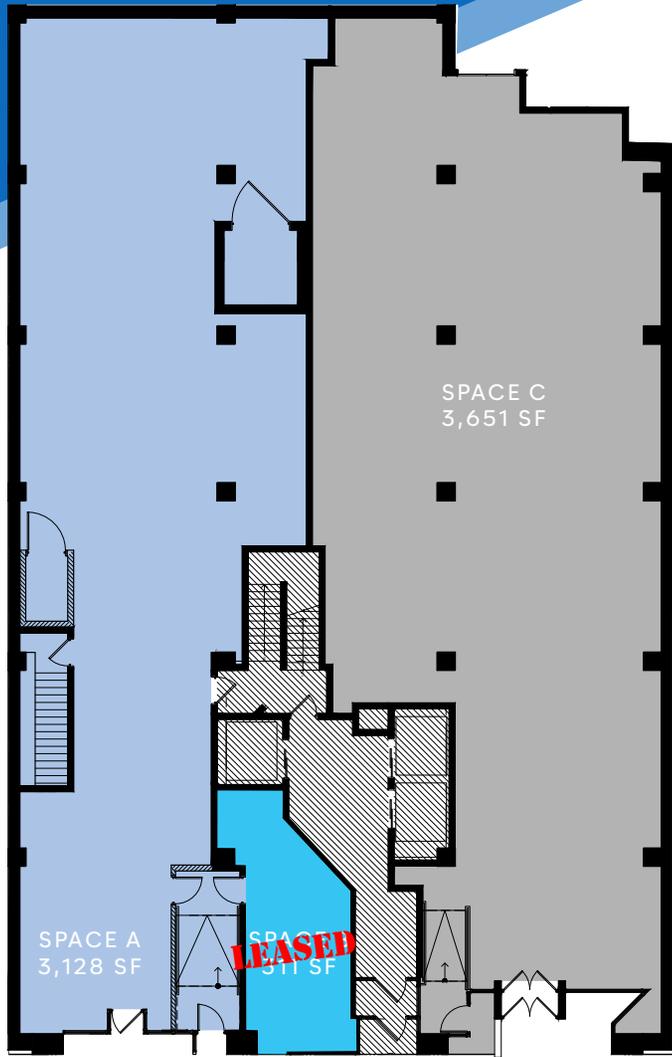
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RETAIL FOR LEASE

FLOOR PLANS

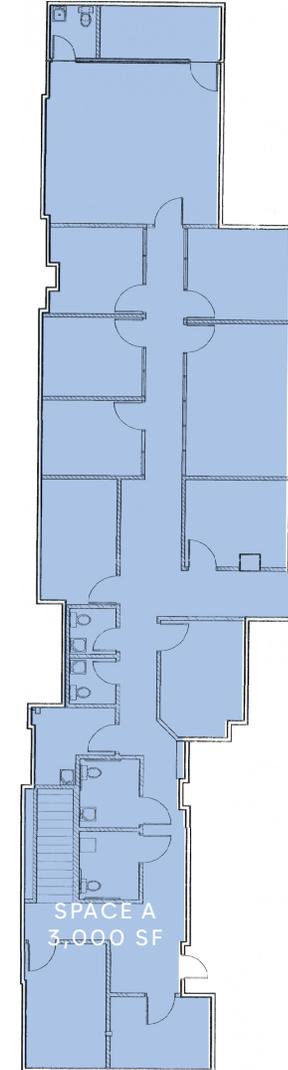
## GROUND FLOOR



## MEZZANINE



## LOWER LEVEL



BROADWAY

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NEIGHBORS



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