



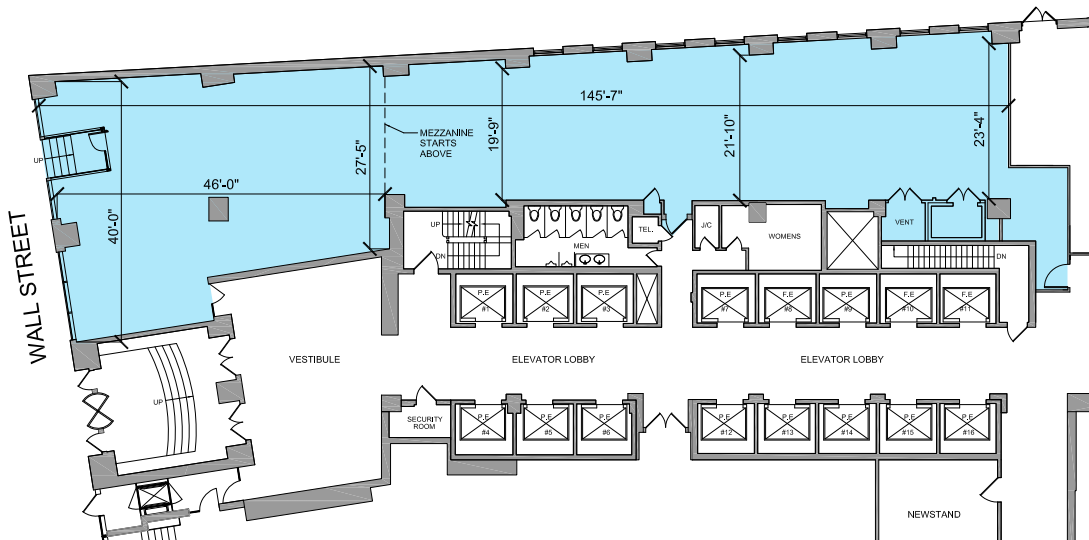
120 WALL ST.  
PRIME WATERFRONT RETAIL OPPORTUNITIES





# Prime Retail Opportunities In A Waterfront Icon

120 Wall Street is an Art Deco icon at the center of a vibrant neighborhood flowing with lifestyle, dining, and entertainment. This boutique office property invites an active local workforce as well as tourist foot-traffic while offering spectacular visibility and brand positioning in the bustling heart of Lower Manhattan.



## WALL STREET SPACE



**Possession:** Immediate

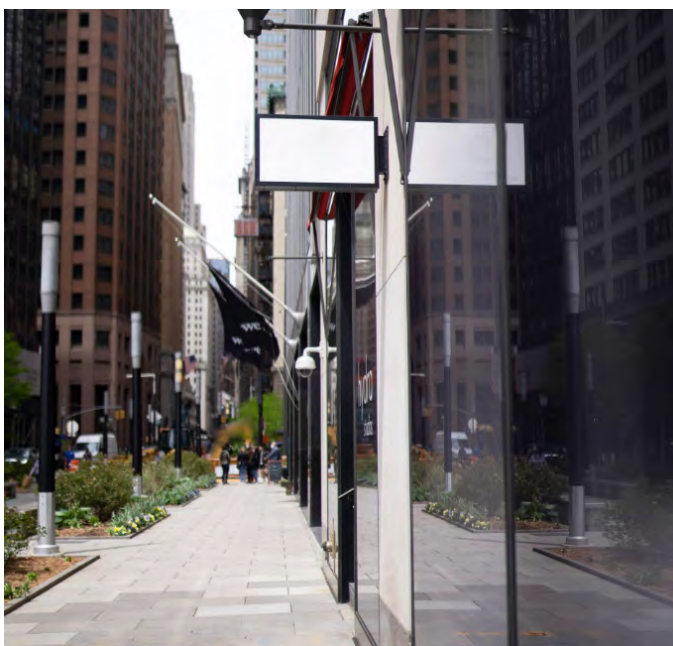


**Size:** 4,220 SF, Ground Level



Ideal for Health & Wellness

- Located at the base of an iconic 665K SF office tower — owned and operated by Silverstein Properties and home to 3,500 employees.
- Home to top-tier tenants such as Droga5, one of NYC's largest advertising firms.
- Walking distance from some of NYC's largest employers, such as AIG and Chase.
- Just blocks from the new Seaport District, World Trade Center and Oculus.
- Landlord will provide base building infrastructure for qualified tenants.





# Downtown Feeds Hungry Talent

Already home to a number innovative and creative companies, 120 Wall shares a neighborhood with some of the largest employers in NYC. With a vibrant workforce, major transit and ferry lines, and direct access to the re-energized Seaport District, Lower Manhattan has become the city's newest cultural nexus.

**66,000**

Residents living in Lower Manhattan

**224,540**

Private sector employees in Lower Manhattan

**\$8.8 BILLION**

Annual spending power of Lower Manhattan

**5.7 MILLION**

Tourists visited Lower Manhattan in 2021

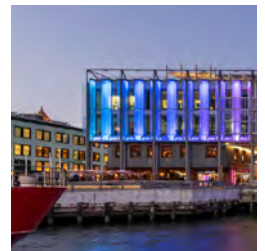
**133,823**

Average daily subway riders in Lower Manhattan

**99**

New retail & dining opened in Lower Manhattan in 2022

*All statistics sourced from Downtown Alliance.*

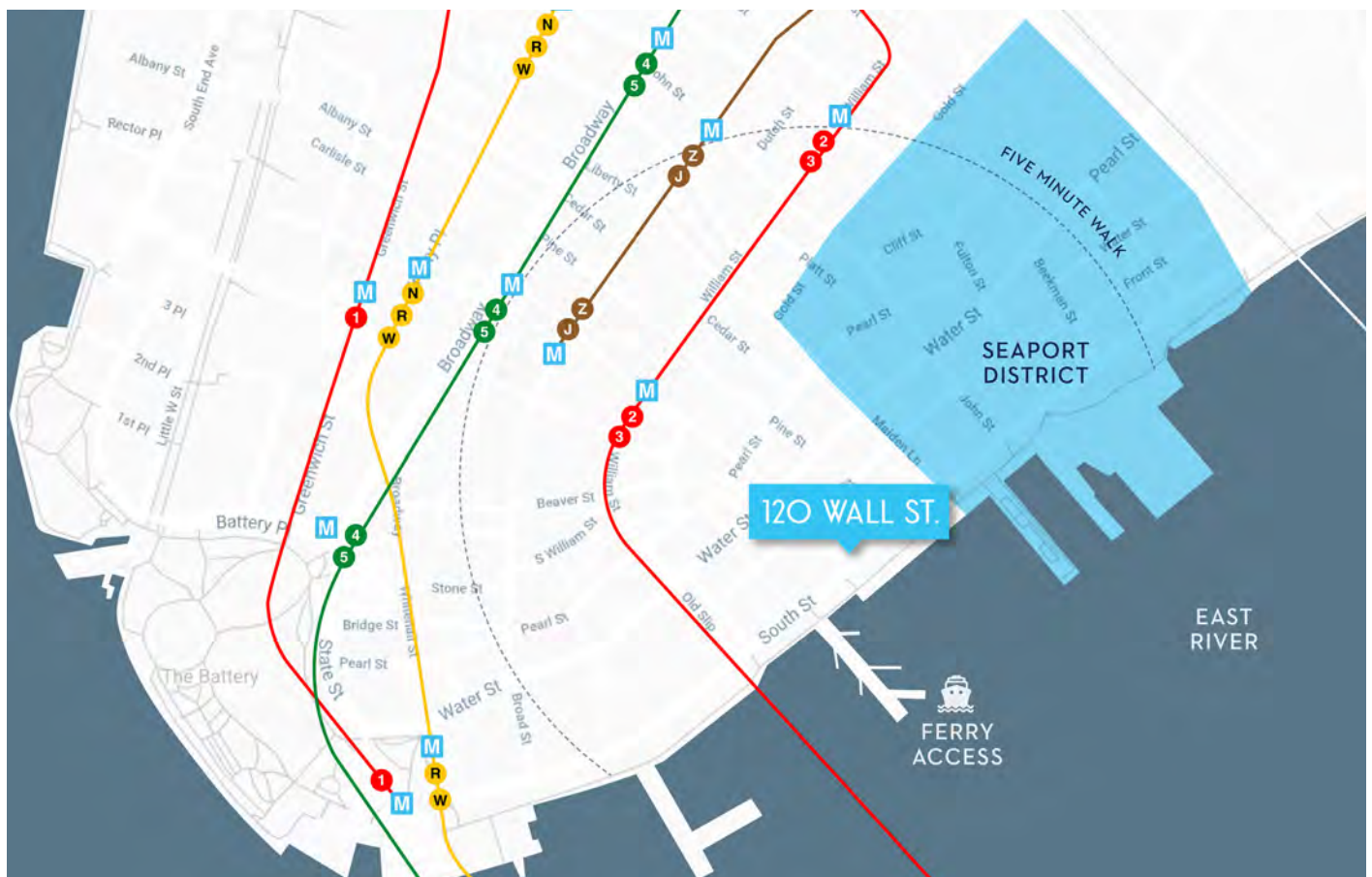


A BUILT-IN CLIENT BASE OF 120 WALL TENANTS TOTALING 3,500 EMPLOYEES



# From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.







CONTACT US FOR A TOUR

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SILVERSTEIN  
PROPERTIES