

45 WALL STREET

FINANCIAL DISTRICT

NEW YORK, NY 10005



9,152 SF GROUND FLOOR
AVAILABLE FOR LEASE

WRG | WINICK
REALTY
GROUP



45 WALL STREET

FINANCIAL DISTRICT - NEW YORK, NY 10005

GROUND FLOOR

9,152 Square Feet

CEILING HEIGHTS

16' - 9"

FRONTAGE

285' wraparound

POSSESSION

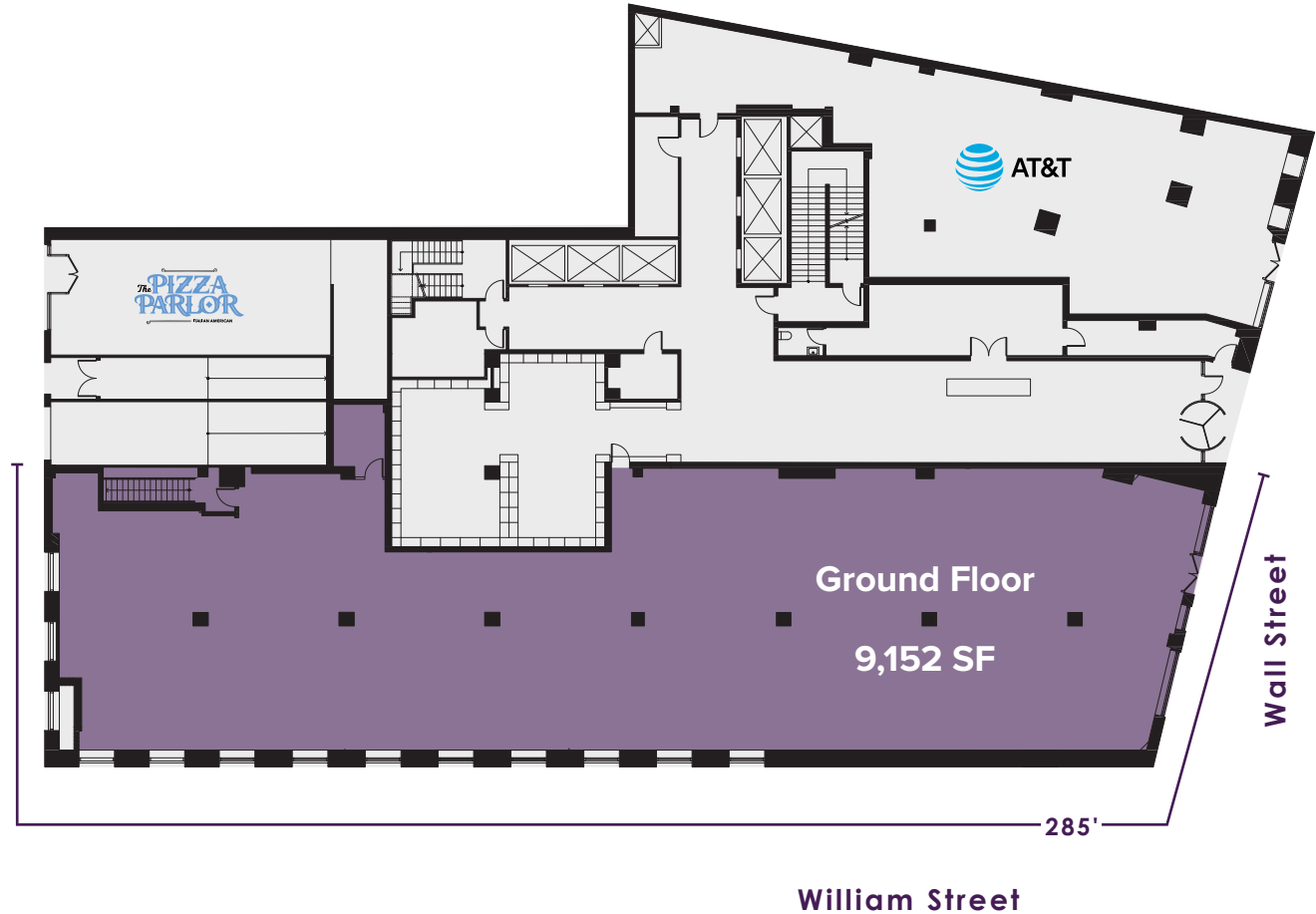
Arranged

NOTES

- Currently Chase Bank
- Venting is possible
- At the base of a 435 Unit luxury residential tower
- Immediately adjacent to the **2** **3** Subway lines

NEIGHBORS

Cipriani, Tiffany & Co, New York Stock Exchange,
Hermes, Capital Grille, Delmonico's, Cucina Bene Pizza,
Alamo Theaters



VIBRANT FIDI LOCATION





DEMOGRAPHICS

WALK TIME OF 5 MINUTES

KEY FACTS



5,813
Population



32.7
Median Age



1.8
Average
Household Size



\$179,127
Median
Household Income

BUSINESS



6,235
Businesses



136,607
Employees

TOTAL CONSUMER SPENDING BY CATEGORY



\$255.6 M
Food



\$56.8 M
Apparel & Services



\$83.4 M
Entertainment
& Recreation



\$23.5 M
Personal Care
Products & Services

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