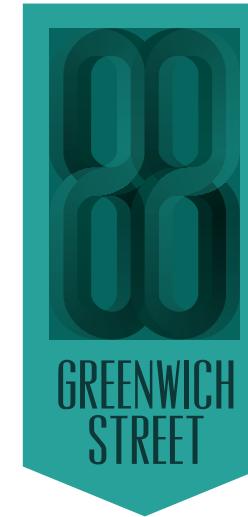




**GREENWICH
STREET**



FINANCIAL DISTRICT: THE NEW HUB OF RETAIL, RESIDENTIAL, AND LEISURE

Located in the heart of New York's dynamic new Downtown, 88 Greenwich offers users the opportunity to occupy space in one of the most sought-after markets in Manhattan. With over 50 feet of frontage on Greenwich Street, 82 feet of frontage on Rector Street, and 100' of frontage on Washington Street, this prime retail location provides retailers with excellent visibility inclusive of approximately 50,000 SF of retail and/or office space between the ground, second and lower levels. Located at the base of the newly designed Greenwich Club Residences, 88 Greenwich also offers almost 265,000 SF of residential condominiums across 37 floors.



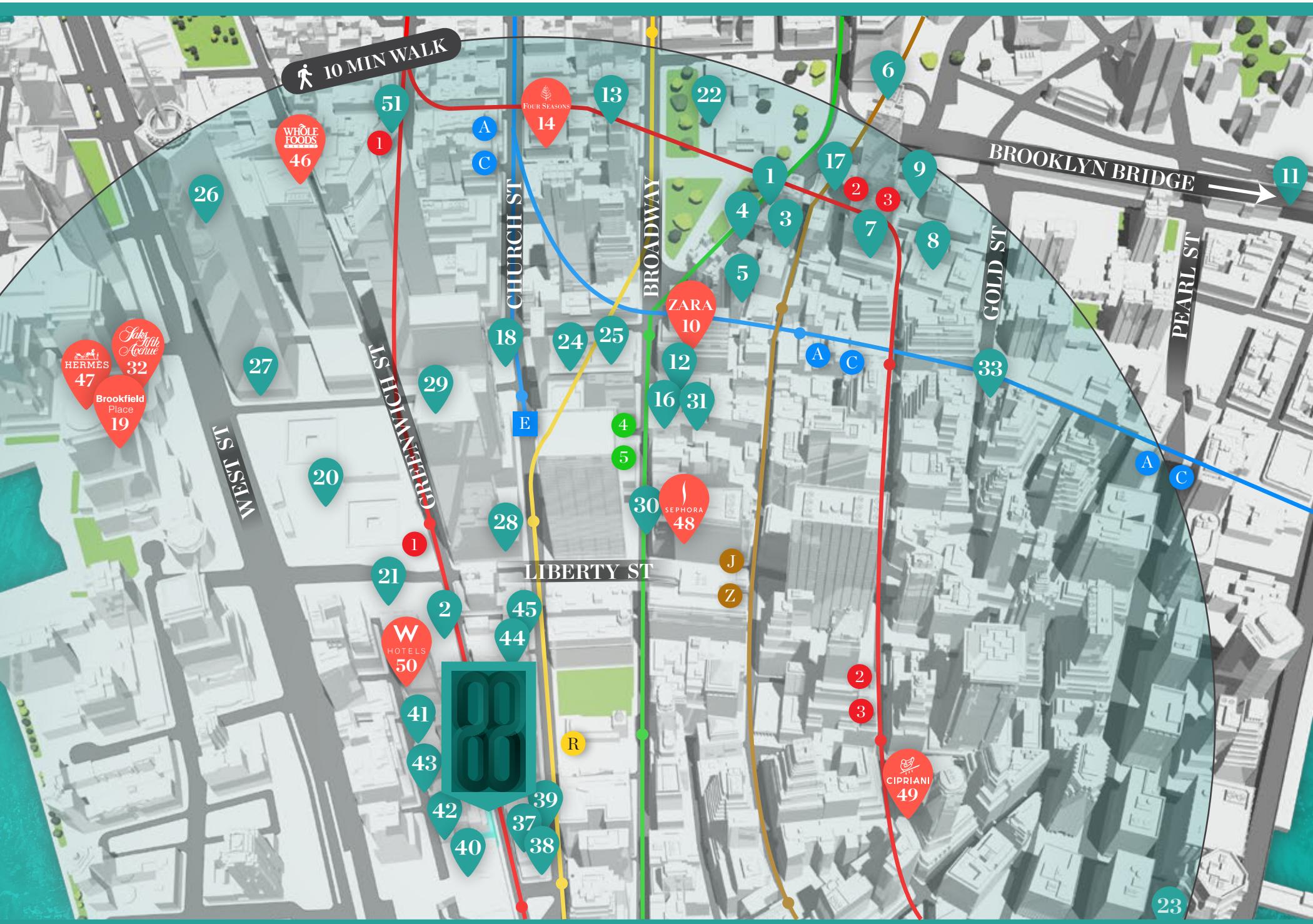
9/11 TRIBUTE CENTER

JAMES & COMPANY

vintage 88

Greenwich Club

88



IN THE NEIGHBORHOOD

| | | | |
|----|---|----|--|
| 1 | 2 Beekman | 24 | Gucci Headquarters |
| 2 | 120 Greenwich Street | 25 | Nobu |
| 3 | The Beekman Hotel & Residencies <i>287 key hotel; 68 condominiums</i> | 26 | The Freedom Tower |
| 4 | 1 Beekman <i>Resi-development</i> | 27 | Conde Nast Headquarters |
| 5 | The Lara <i>Residential Development - 168 units</i> | 28 | Eataly |
| 5 | Blink Fitness | 29 | 4 WTC |
| 6 | New York by Gehry <i>900 units</i> | 30 | Gap |
| 7 | Spruce Street School AKA PS397 <i>370 students</i> | 31 | New PACE dormitory |
| 8 | NY Presbyterian Lower Manhattan <i>180 bed hospital</i> | 32 | Saks Off Fifth at Brookfield Place |
| 9 | PACE University <i>13,000 students</i> | 33 | L&M Development |
| 10 | Zara <i>30k SF Flagship</i> | 34 | 75 Nassau <i>Residential Development - 197 units</i> |
| 11 | Entrance to the Brooklyn Bridge <i>4k Pedestrians/day; 3,100 cyclists/day</i> | 35 | 130 William <i>Residential Development - 50 stories</i> |
| 12 | Fulton Transit Center <i>300k people daily</i> | 36 | 118 Fulton <i>Residential Development</i> |
| 13 | Woolworth Building <i>Residential redevelopment with a penthouse at \$110M</i> | 37 | 2 Rector |
| 14 | Four Seasons <i>150 unit condominium; 189 key hotel</i> | 38 | 42 Trinity Place |
| 15 | Aloft Hotel | 39 | 68-72 Trinity Place |
| 16 | Urban Outfitters | 40 | 50 West |
| 17 | Denny's | 41 | 111 Washington |
| 18 | The Oculus and Westfield WTC | 42 | 100 Greenwich Street |
| 19 | Brookfield Place | 43 | 102 Greenwich Street |
| 20 | 9/11 Memorial & Museum | 44 | 125 Greenwich Street |
| 21 | St. Nicholas National Shrine | 45 | 133 Greenwich Street |
| 22 | City Hall & City Hall Park | 46 | Whole Foods |
| 23 | Hugo Boss Headquarters | 47 | Hermes |
| | | 48 | Sephora |
| | | 49 | Cipriani |
| | | 50 | W Hotel |
| | | 51 | The Smyth, a Thompson Hotel |



\$5.8B

Lower Manhattan's
spending is \$5.8 billion
per year



\$205K
The average household
income in the Financial
District is \$205,000



**RETAIL
REVOLUTION**

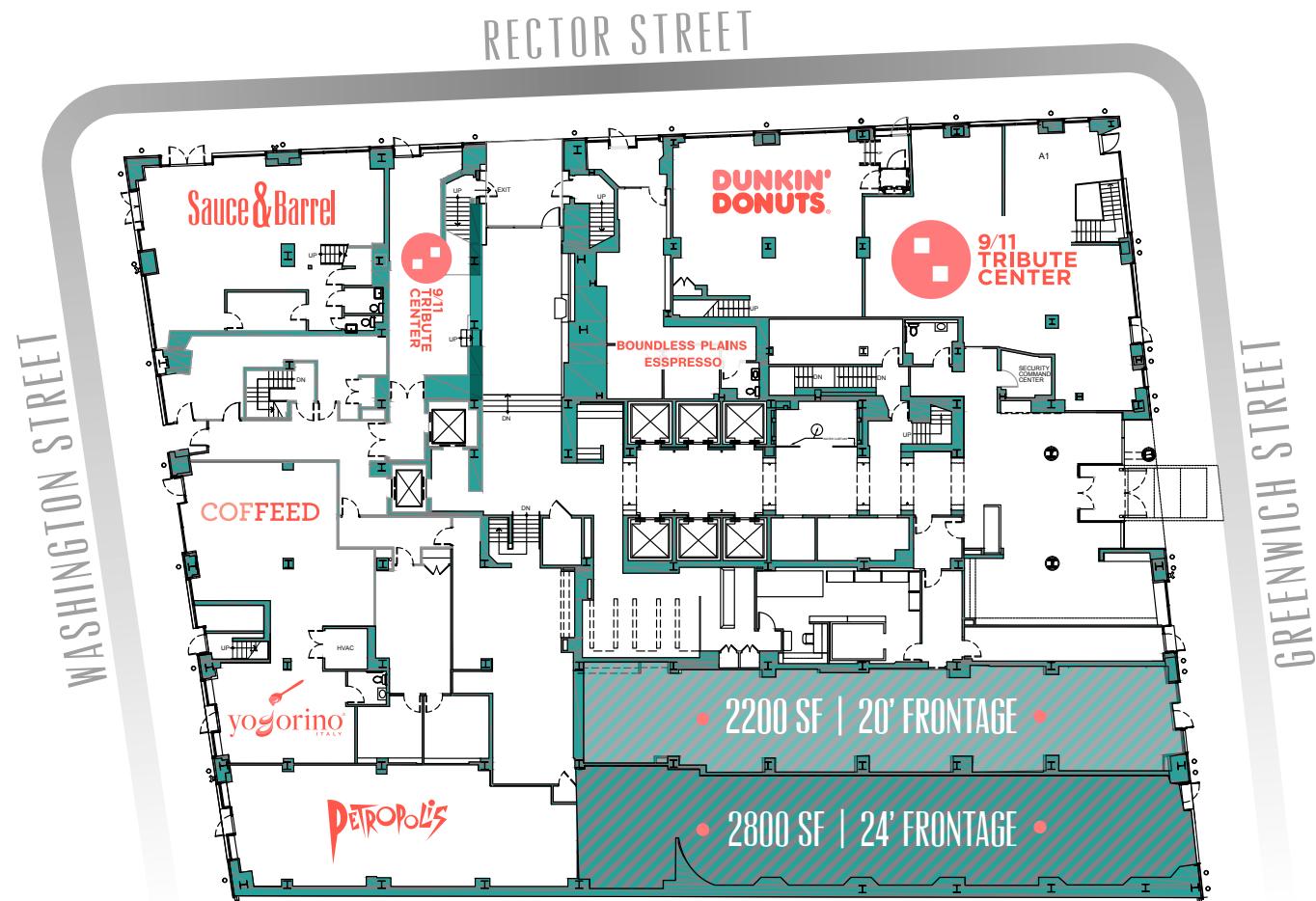


312K

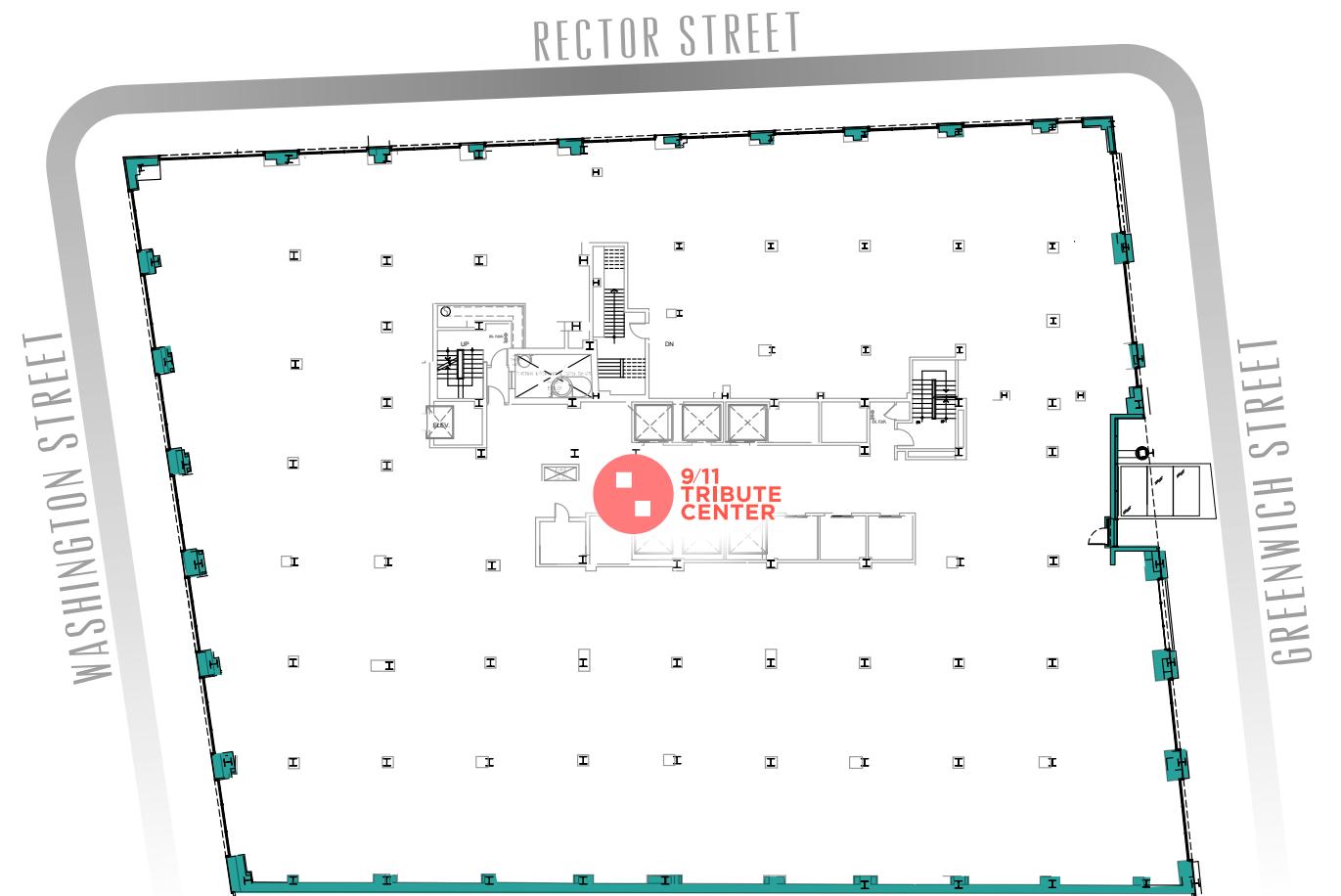
312,000 employees travel
to the Financial District
every day



GROUND FLOOR



SECOND FLOOR

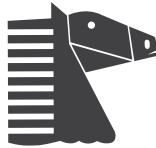


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THOR
EQUITIES