



**Lower Manhattan Retail Development Inventory**

November 2014

Source: Downtown Alliance

Project	Owner/ Developer	Broker	Completion	Total Retail (SF)	Status	Description
<b>New Construction</b>				<b>826,405</b>		
<u>Fulton Center</u>	MTA, Westfield	Steve Roche (212) 822-1130 sroche@us.westfield.com	2014	65,000	Under Construction	Fulton Center will connect 12 subway lines and offer connection to the WTC Transportation Hub. With the addition of the three story Oculus and historic renovation of the Corbin Building, over 63,000 SF of office and retail space will be available across multiple levels.
<u>Westfield World Trade Center</u>	Westfield	Steve Roche (212) 822-1130 sroche@us.westfield.com	2015	350,000	Under Construction	A 365,000 SF shopping and dining complex in Manhattan's iconic World Trade Center featuring 150 stores over multiple levels. By 2015, the World Trade Center will encompass over 4.4 million square feet of Class A office space, the Santiago Calatrava designed WTC Transportation Hub, and the National 9/11 Memorial and Museum.
<u>South Street Seaport Pier 17</u>	Howard Hughes Corp	Karen Bellantoni (212) 331-0116 kbellantoni@rkf.com	2016	365,000	Under Construction	The transformation of Pier 17 will be highlighted by a one and a half-acre rooftop that will include a world-class restaurant, two outdoor bars and an amphitheater that will hold up to 4,000 people for concerts and special events. In addition to the rooftop, the new Pier 17 building will feature a glass façade encompassing 3 levels of shopping and dining with floor plates up to 60,000 SF.
<u>180 Broadway</u>	SL Green	Jeff Sutton (212) 573-9001 jeff.sutton@slgreen.com	2014	24,405	Completed	180 Broadway is a new 24-story Pace University dormitory, housing approximately 600 upperclass students.
<u>50 West Street</u>	Time Equities	Time Equities	2016	22,000	Under Construction	50 West Street will be condominium tower and retail and restaurant space. A public plaza with a pedestrian walkway will connect West and Washington Streets.
<b>Repositioned</b>				<b>964,207</b>		
<u>Brookfield Place</u>	Brookfield Office Properties	Edward Hogan (212) 417-7062 edward.hogan@brookfield.com	Phased 2014-2015	200,000	Under Construction	This extensive renovation is transforming the retail and public space at Brookfield Place into a world class shopping and dining experience with a curated fashion collection, a European-style marketplace, waterfront dining and chef-driven restaurants amid 8 million SF of Class A office space. Changes to the Winter Garden entrance will provide a seamless connection from downtown's new state-of-the-art transportation hubs to the Hudson River.
<u>Pier A</u>	Dermot Company, Poulakakos Family	Dermot Company, Poulakakos Family	2014	40,000	Under Construction	The Dermot Company and Poulakakos Family will create a 40,000 SF restaurant complex with a biergarten, oyster bar, 100-seat fine-dining restaurant, catering, outdoor promenade, and cafe. The eateries will support local, regional food and a "farm-to-table and from bay-to-plate" ethos.
<u>Battery Maritime Building</u>	Dermot Company, Poulakakos Family	Dermot Company, Poulakakos Family	2015	TBA	Under Construction	The Dermot Company and Poulakakos Family will undertake a complete historic renovation to create a 61-room boutique hotel with a rooftop bar and restaurant.
<u>140 West Street</u>	Verizon, Magnum Real Estate	David Tricarico (212) 709-0792 david.tricarico@cushwake.com	Q4 2014	91,587	Planned	Adjacent to the World Trade Center, 140 West Street is in the midst of converting to a mixed use building. The result will be 10 floors of commercial office space, 22 floors of residential space, and 85,000 SF of retail space.
<u>170 Broadway</u>	Crown Retail Services	Brittany Bragg (212) 292-0216 bbragg@cacq.com	Q2 2014	17,000	Under Construction	170 Broadway is being repositioned as a 243-room Marriott Residence Inn.
<u>195 Broadway</u>	JP Morgan	Brad Mendelson (212) 841-7987 brad.mendelson@cushwake.com	2015	48,937	Under Construction	195 Broadway is adjacent to Fulton Center and the World Trade Center Transportation Hub. The grand lobby features distinct architectural details and is being repositioned for retail and restaurant space, with access to a 30th floor retail terrace.
<u>222 Broadway</u>	L&L Holding, Beacon Capital Partners	Brad Mendelson (212) 841-7987 brad.mendelson@cushwake.com	2015	29,000	Under Construction	222 Broadway is adjacent to Fulton Center and the World Trade Center Transportation Hub. A capital improvement program includes a double-height glass retail façade, a new modern marble lobby, new elevators, and new infrastructure.
<u>100 Broad Street</u>	Bonjour Capital	David Tricarico (212) 709-0792 david.tricarico@cushwake.com	2013	33,550	Completed	100 Broad- the 33,550-SF, two-story retail building with 22-foot ceilings was recently given a new façade, new elevators, and improved open space.
<u>70 Pine Street</u>	Rose Associates	Steve Soutendijk (212) 713-6845 steve.soutendijk@cushwake.com	2015	20,000	Under Construction	70 Pine is a historic, art deco building being converted into 644 luxury rental apartments and 132 extended stay apartments. The base of the building will include 35,000 SF of renovated/repositioned retail, plus La Palestra operating a health club and an upscale lounge and bar on the top floors.
<u>1 New York Plaza</u>	Brookfield Office Properties	Steven E. Baker (212) 792-2636 stevemb@winick.com	2015	42,000	Under Construction	1 New York Plaza- Brookfield Office Properties is repositioning 42,000 SF of retail in the concourse level of this 2.56 million-SF office building that towers 50 stories above New York Harbor.
<u>123 William Street</u>	East End Capital	David LaPierre (212) 984-6590 david.lapierre@cbre.com	2014	10,661	Planned	123 William Street, a 500,000 SF class A office tower, offers close proximity to the new Fulton Center.
<u>120 Wall Street</u>	Silverstein Properties	Gary Alterman (212) 916-3367 galterman@rkf.com	2014	9,104	Under Construction	120 Wall Street recently underwent a capital improvement modernization to the façade, lobby, and elevators and offers views of the East River, South Street Seaport, and Brooklyn.
<u>23 Wall Street</u>	Cushman & Wakefield	Ian Lerner (212) 841-5948 ian.lerner@cushwake.com	2013	113,920	Completed	One of New York City's most iconic Financial District locations, the former J.P. Morgan headquarters is directly across from the New York Stock Exchange and Federal Hall. 23 Wall Street also offers high pedestrian foot-traffic.
<u>4 New York Plaza</u>	Edge Fund Advisors	Darrell Rubens (212) 792-2616 rubens@winick.com	2014	31,000	Planned	4 New York Plaza, a 1 million SF class A office tower, recently underwent an extensive capital improvement/resiliency program, including moving mechanical systems above grade and modernizing the lobby. In addition, space is being repositioned to accommodate potential restaurant and recreational fitness use.
<u>139 Fulton Street</u>		Will Suarez (212) 696-2500 x7753 gosuarez@masseyknakal.com	2014	25,000	Planned	Built in 1873, the historic Bennett Building at 139 Fulton Street is described by the Landmarks Preservation Commission as a "major monument to the art of cast-iron architecture." With 25,000 SF of retail spread across four levels, the 100,000 SF building is adjacent to Fulton Center and a short walk to the World Trade Center and South Street Seaport.
<u>55 Broadway</u>	Harbor Group International	Brad Gerla (212) 618-7066 brad.gerla@cbre.com	TBD	20,000	Planned	55 Broadway is a 360,000 SF class A office tower that has recently traded hands and has seen a 91 percent jump in its value. The ground floor, mezzanine levels and outdoor plaza are being repositioned for a large retail space.
<u>140 Broadway</u>	Hines Management	David Tricarico (212) 709-0792 david.tricarico@cushwake.com	2015	32,448	Under Construction	140 Broadway is a 1.2 million SF class A office tower. The 52-story tower is known for the plaza fronting Broadway featuring Isamu Noguchi's Cube, a holed red-orange cube standing on its corner. The lower level and ground floor are being repositioned for a large retail space, as well as for outdoor plaza potential along Nassau Street.
<u>1 Chase Manhattan Plaza</u>	Hines Management	David Tricarico (212) 709-0792 david.tricarico@cushwake.com	TBD	200,000	Planned	The 60-story landmark office tower was recently purchased by Fosun International. Once home to Chase Manhattan Bank, the building is being repositioned and undergoing an upgrade of infrastructure and adding up to 200,000 square feet of high-end shops and restaurants on the 2½-acre plaza and three subgrade levels.
<b>TOTAL RETAIL</b>				<b>1,790,612</b>		