

270

GREENWICH STREET

Unique big box  
opportunity in the  
heart of Tribeca

Up to 78,000 SF

High Ceilings  
Excellent Signage  
Great Loading



Artist's Rendering



**MAXIMUM  
VISIBILITY AND  
EXCEPTIONAL  
BRANDING  
OPPORTUNITIES  
IN THE HEART OF  
TRIBECA**

Located at the base of a 35-story luxury residential building with 227 condominiums, 270 Greenwich Street is a striking two-level retail opportunity with high-level visibility and outfitted with dynamic branding components.

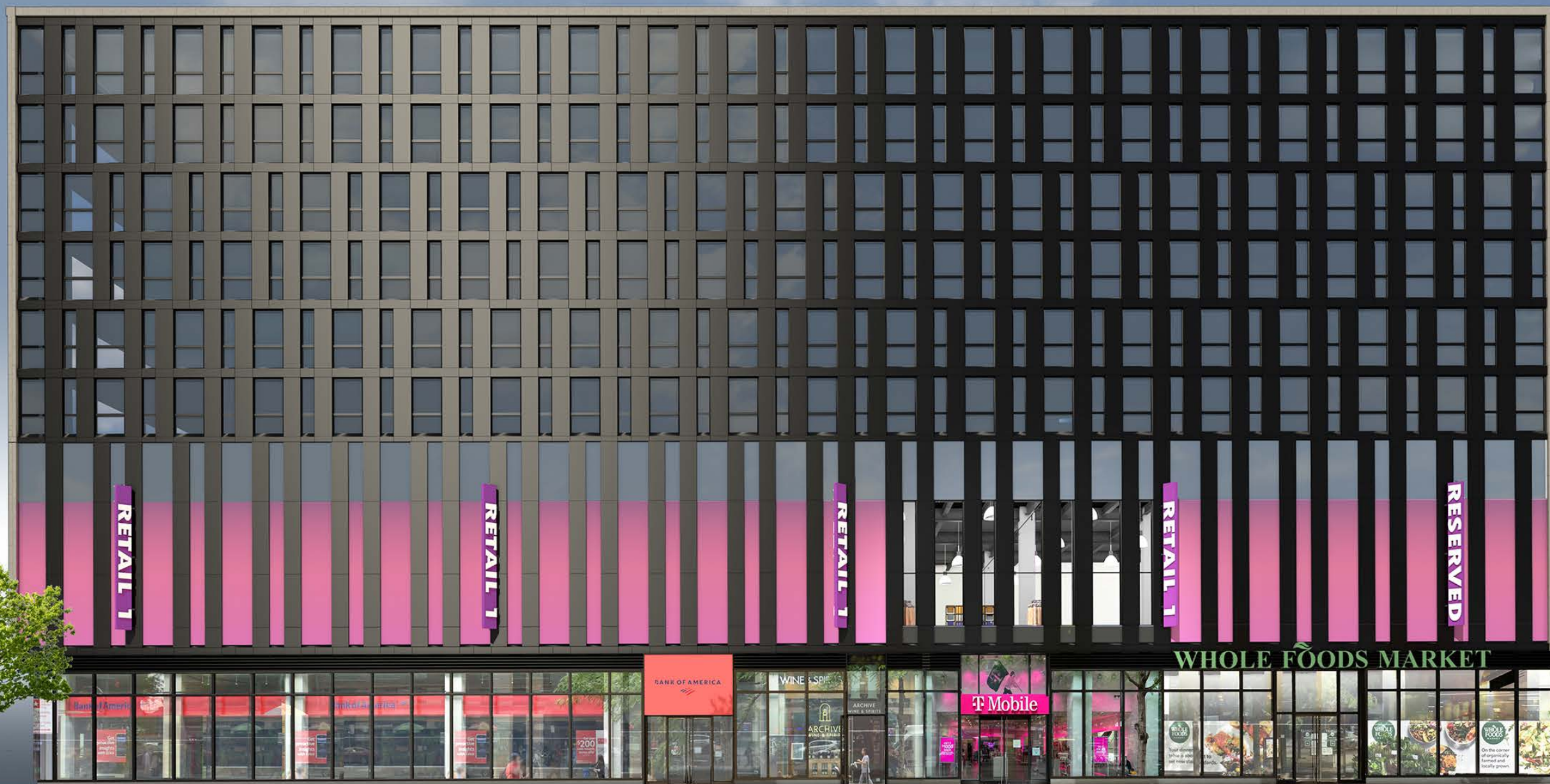
Five blade signs and multiple building signs offer numerous opportunities for high-impact brand visibility. On the Second Floor, glass windows span the full city block between Warren and Murray Streets, offering over 200 FT of frontage.



Artist's Rendering



# OVER 200 FT OF SIGNAGE ON GREENWICH STREET



One of the best retail boxes in Manhattan, the space is one block north of Target and in the same building as a top-performing Whole Foods.

# GROUND FLOOR

Size  
6,204 SF

Frontage  
43 FT on Warren St.

Ceiling Heights  
16-18 FT

Status  
Currently Barnes & Noble  
and formerly  
Bed Bath and Beyond

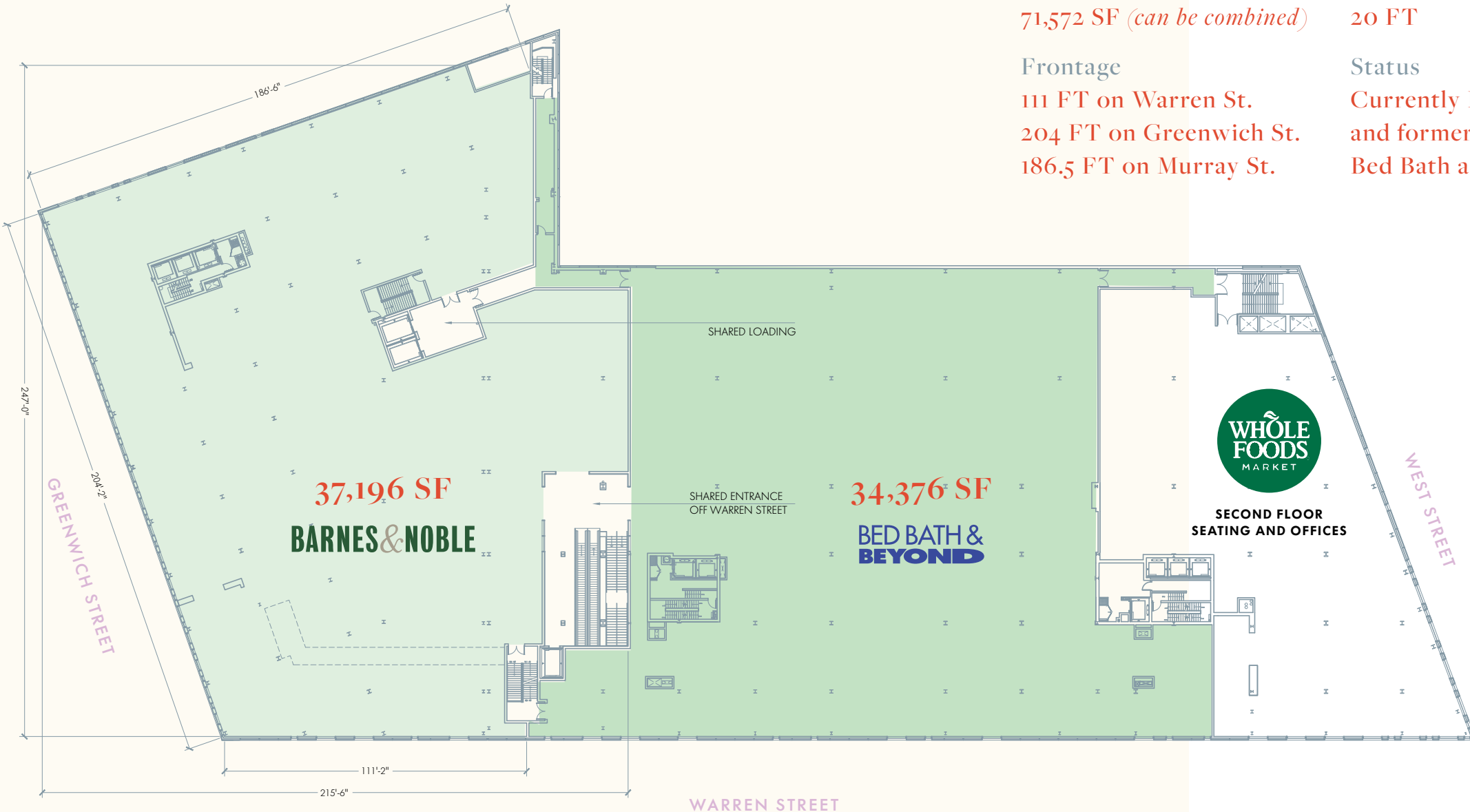


GRADE LEVEL ACCESS TO  
BARNES AND NOBLE AND BED BATH & BEYOND

WARREN STREET

Vertical transportation on the Ground Floor entrance on Warren Street leads to a second story with 20-FT ceilings and glass windows spanning the full city block between Warren and Murray Streets.

# SECOND FLOOR



Size  
71,572 SF (can be combined)

Ceiling Heights  
20 FT

Frontage  
111 FT on Warren St.  
204 FT on Greenwich St.  
186.5 FT on Murray St.

Status  
Currently Barnes & Noble  
and formerly  
Bed Bath and Beyond



## ● RETAIL + LIFESTYLE

1. LOCANDA VERDE
2. APPLE WORLD TRADE CENTER
3. BROOKFIELD PLACE
4. THE OCULUS/WESTFIELD WORLD TRADE CENTER
5. TARGET
6. EQUINOX TRIBECA
7. BLUEMERCURY
8. MARSHALLS
9. GUCCI
10. LOUIS VUITTON
11. TORY BURCH
12. TIFFANY & CO.

## ● FOOD + DINING

13. MR CHOW
14. BUBBY'S
15. TRIBECA GRILL
16. NOBU DOWNTOWN
17. THE ODEON
18. MARC FORGIONE
19. WALKER'S
20. BATARD
21. THE FULTON BY JEAN-GEORGES
22. SANT AMBROEUS
23. STARBUCKS
24. WHOLE FOODS MARKET
25. PRET A MANGER
26. SHAKE SHACK BATTERY PARK CITY
27. HARRY'S ITALIAN MURRAY STREET

## ● HOTELS

28. THE GREENWICH HOTEL
29. FOUR SEASONS
30. ROXY HOTEL
31. CONRAD HOTEL
32. SMYTH HOTEL TRIBECA

## ● CULTURE & INSTITUTIONAL LANDMARKS

33. WALL STREET / TRINITY CHURCH
34. ONE WORLD OBSERVATORY
35. THE NATIONAL SEPTEMBER 11 MEMORIAL & MUSEUM
36. BMCC TRIBECA PERFORMING ARTS CENTER
37. STUYVESANT HIGH SCHOOL
38. REGAL BATTERY PARK
39. P.S. 234 INDEPENDENCE SCHOOL
40. 1 WORLD TRADE CENTER
41. 2 WORLD TRADE CENTER
42. 3 WORLD TRADE CENTER
43. 4 WORLD TRADE CENTER
44. 7 WORLD TRADE CENTER

## ● OFFICE

45. BNY MELLON
46. AMERICAN EXPRESS
47. GOLDMAN SACHS
48. MERRILL LYNCH
49. CONDE NAST
50. REDDIT
51. SPOTIFY
52. UBER
53. ESPN



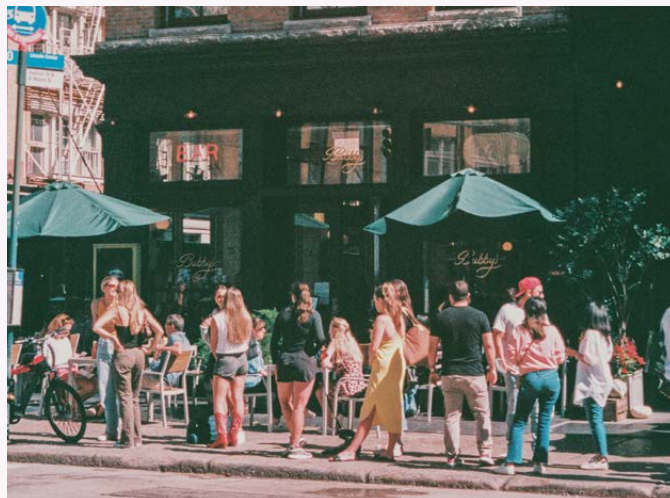
HOMETHEBEST

WORLD-CLASS EVERYTHING

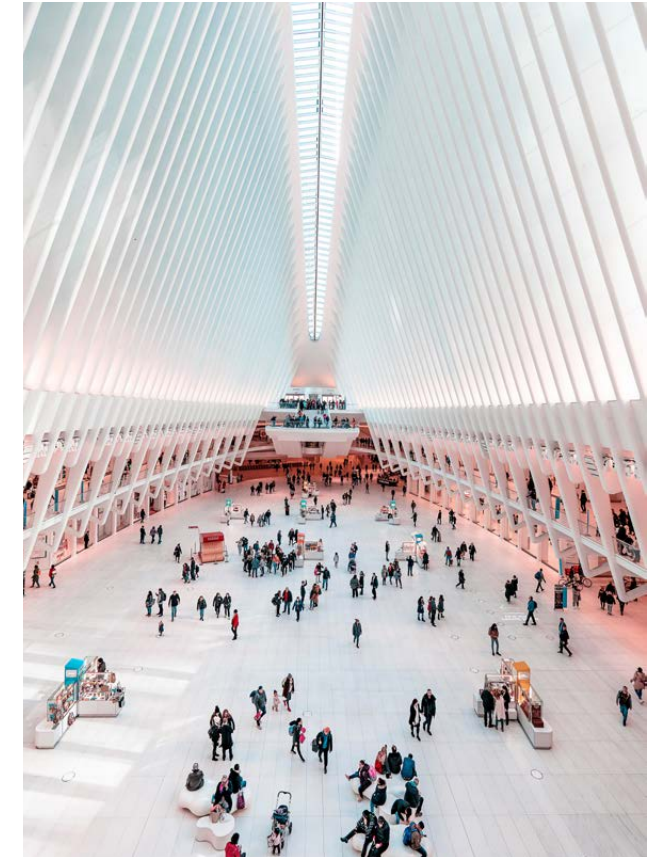


A world where the timeless juxtaposes with new – picturesque storefronts with shiny facades, where glass residential towers rise above the cobblestone streets. TriBeCa is where world-class shopping, destination dining and hotels are found – the likes of Hermes, Louis Vuitton, Gucci, Tiffany & Co, Shinola, Apple, The Four Seasons, The Odeon, Nobu Downtown and Bobby's.

With one of the most affluent zip codes in the world, TriBeCa's elegant one-of-a-kind-world plays house to an eclectic and influential mix of celebrities, artists, moguls, and public figures.







Epitomizing downtown cool, TriBeCa has long been a neighborhood known for its industrial roots, entrepreneurial spirit, and creative culture. In recent years, it has also become Lower Manhattan's hub for business, media and finance with companies like Conde Nast, Goldman Sachs, Spotify, Uber, Merrill Lynch and American Express all establishing company headquarters in the area's many dazzling new office towers.







**GREENWICH STREET**

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