



For Lease

# 38 Park Row

South block between City Hall / Civic Center  
Beekman and Spruce Streets Manhattan, NY

## 400 SF - 1,200 SF

Multiple Spaces Available for Lease

**RIPCO**  
RETAIL LEASING

Contact  
Exclusive Agents

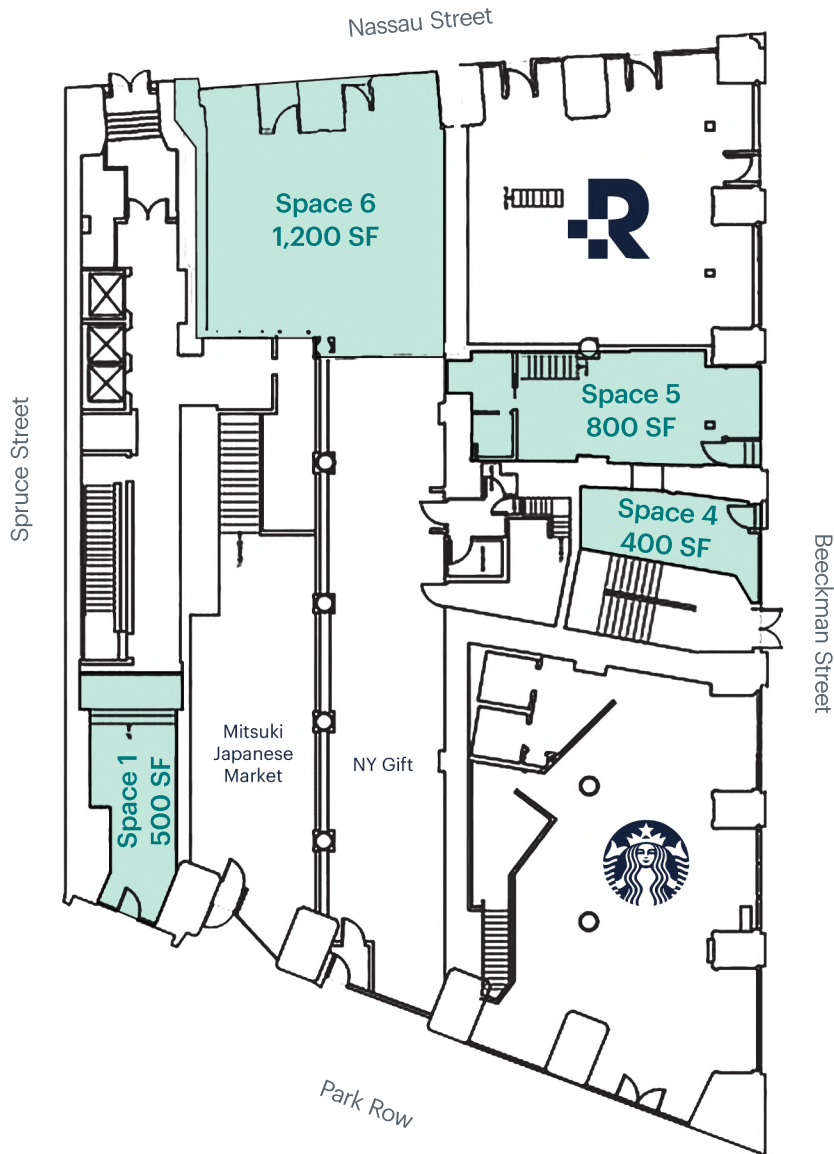
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# Space Details



<b>Location</b>	South block between Beekman and Spruce Streets	
<b>Size</b>	Ground Floor	
	Space 1	500 SF
	Space 4*	400 SF
	Space 5*	800 SF
	Space 6	1,200 SF
	* Spaces 4 & 5 may be combined	
<b>Frontage</b>	Space 1	14 FT
	Space 4	15 FT
	Space 5	18 FT
	Space 6	40 FT
<b>Possession</b>	Immediate	
<b>Term</b>	Long term	
<b>Rent</b>	Upon request	
<b>Neighbors</b>	Starbucks, Removery, Temple Court, The Beekman Hotel, Mitsuki Japanese Market, Brooklyn Chop House, Variety Coffee Roasters, Le Gratin, Laissez Faire, Birch Coffee, Forbiddendonuts, New York City Hall	
<b>Comments</b>	Prime Downtown retail spaces available in the landmarked Potter Building Adjacent to New York City Hall and Pace University	

# Area Retail



## Transportation

Brooklyn Bridge - City Hall

4 5 6

2024 Ridership Report

Annual	5,911,226
Weekday	19,406
Weekend	17,483

City Hall

N R W

Annual	1,185,779
Weekday	4,026
Weekend	2,907

World Trade Center / Fulton St

2 3 A C E J Z PATH

Annual	19,221,396
Weekday	61,190
Weekend	66,029

## Contact Exclusive Agents

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