

FITNESS/MEDICAL/MULTI-LEVEL/RESTAURANT-PERMITTED/STREET RETAIL

77 GREENWICH STREET

Between Rector and Edgar Streets

FINANCIAL DISTRICT

MANHATTAN | NY

Up to
5,983 SF*

For Lease

*Divisible



ARTIST'S RENDERING

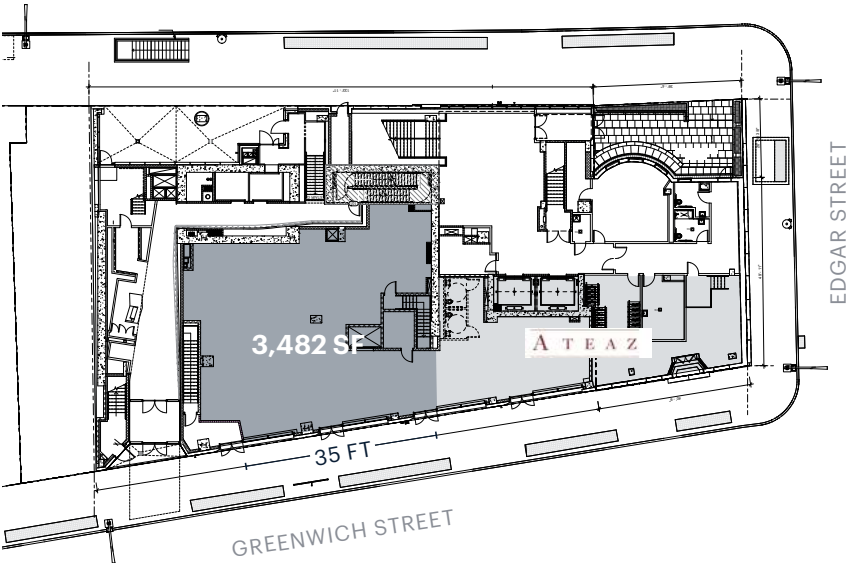
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REAL ESTATE

AREA NEIGHBORS/ADDITIONAL PHOTOS

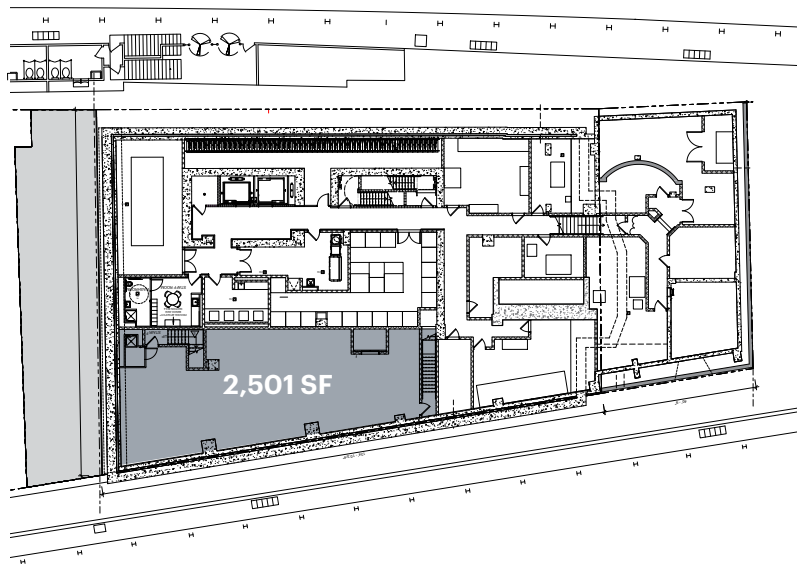


SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

East side of Greenwich Street between Rector and Edgar Streets

SIZE

Ground Floor	3,482 SF*
Lower Level	2,501 SF
Total	5,983 SF
*Divisible	

FRONTAGE

Greenwich Street	35 FT
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CEILING HEIGHTS

Ground Floor	17 FT
Lower Level	12 FT

STATUS

New construction

POSSESSION

Immediate

TERM

Modified gross

RENT

Upon request

NEIGHBORS

Ateaz Café, 7-11, Actors Studio Theater, PS 150, and Battery Parking Garage

COMMENTS

Lower level with vertical transportation
Ideal for fitness or spa use

Sidewalk seating

Residential building with 90 condo units and a public school of 475 students and over 75 faculty and staff

Within two blocks of 1,4,5,R,W trains

Adjacent to Largest parking garage in Manhattan, and the Hugh L. Carey/ Battery Tunnel

Across the street from Pace University
Actors Studio Drama theater

Adjacent to PS 150

TRANSPORTATION

2023 Ridership Report

Rector Street	R W
Annual	1,127,341
Weekday	3,719
Weekend	3,354

Rector Street	1
Annual	1,606,245
Weekday	4,898
Weekend	6,620

Wall Street	4 5
Annual	3,393,094
Weekday	11,163
Weekend	10,252

AREA RETAIL



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