

# 45 Pine Street

Aka 44 Wall Street  
SWC Corner of William Street  
New York, NY 10005



*As exclusive agent for the sublessor, we are pleased to offer the following retail opportunity:*

- SIZE:** 3,414 SF - Ground Floor  
6,000 SF - Selling Lower Level
- ASKING RENT:** \$420,000 (\$45.00 Blended)
- FRONTAGE:** 60 Feet on William  
70 Feet on Pine Street
- POSSESSION:** Immediate
- TERM:** Through October 31, 2022
- COMMENTS:** 20 Foot Ceilings on the ground  
9 foot ceilings in the lower level  
ADA Elevator in place + grand staircase
- NEIGHBORS:** Duane Reade powered by Walgreens, TJ Maxx, BMW, PINK, NY Stock Exchange, Tumi, Tiffany, Canali, Hermès, True Religion La Maison du Chocolat, & Capital Grille Haru, Cipriani, Financier, Bobby Van's, Crumbs, and many more...  
Nearby Subway Lines: **1 2 3 4 5 J N R**

**FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:**

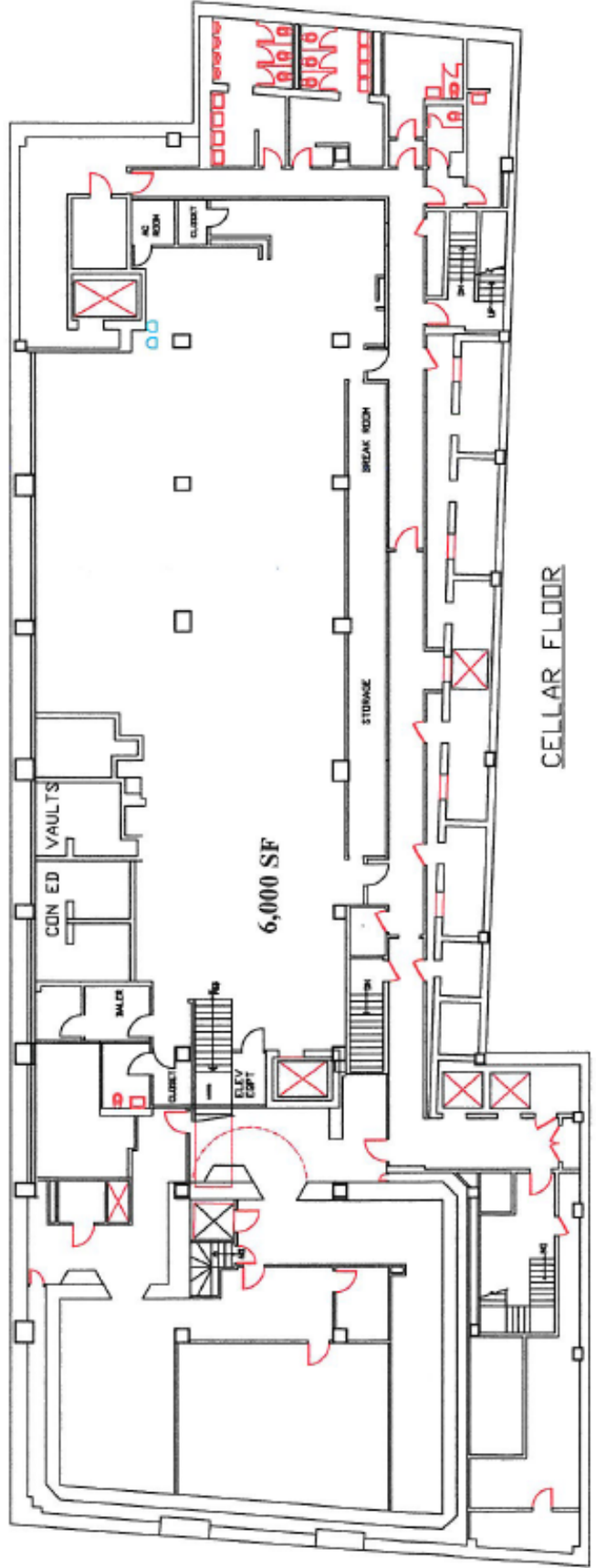
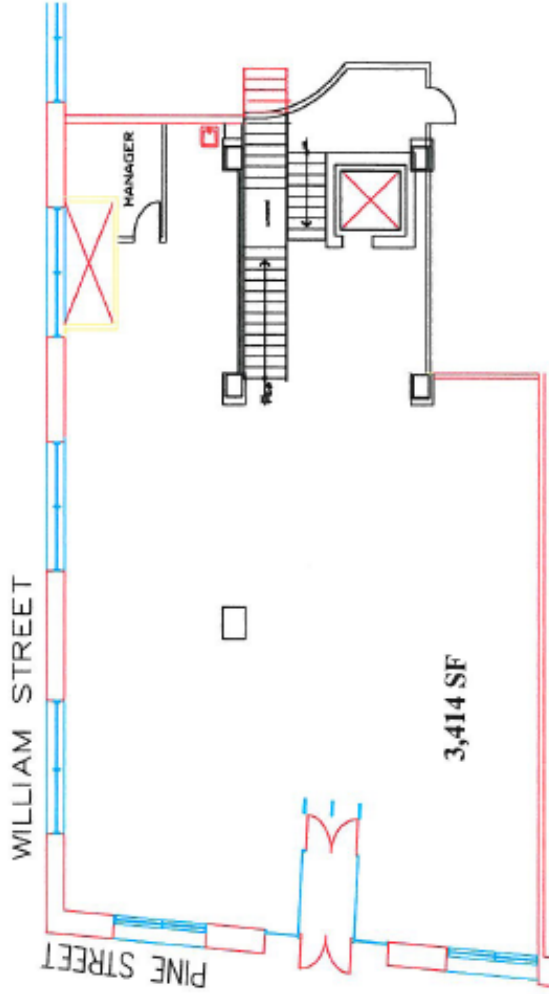
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**Fidi RETAIL**  
Financial District

**Winick Realty Group LLC - Licensed Real Estate Brokers**

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