



WINICK REALTY GROUP LLC
LICENSED REAL ESTATE BROKERS

4 NY PLAZA

AKA 115 Broad Street
Northeast Corner of Water & Broad Streets
New York, New York, 10004



As Exclusive agents we are pleased to offer the following retail opportunity:

- SIZE:** 1,636 Square Feet Ground Floor with Dual Exposure
- POSSESSION:** Immediate
- ASKING RENTS:** Upon Request
- COMMENTS:**
 - 22 Foot Ceilings
 - Last Remaining Space
 - Food OK – No Cooking
 - Fronting both Broad & Water Streets
 - 40,000 Employees within one block
 - Office Tenants in the Building Include: JP Morgan Chase, The New York Daily News & American Media
- NEIGHBORS:** Chase, Wachovia, Starbucks, Staten Island Ferry, Subway NY Health & Racquet Club, McDonald's, Fraunces Tavern

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

Darrell Rubens
212-792-2616
rubens@winick.com

Lee Block
212-792-2649
lee@winick.com

FiDi RETAIL
Financial District

Winick Realty Group LLC– Licensed Real Estate Brokers
655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 www.winick.com

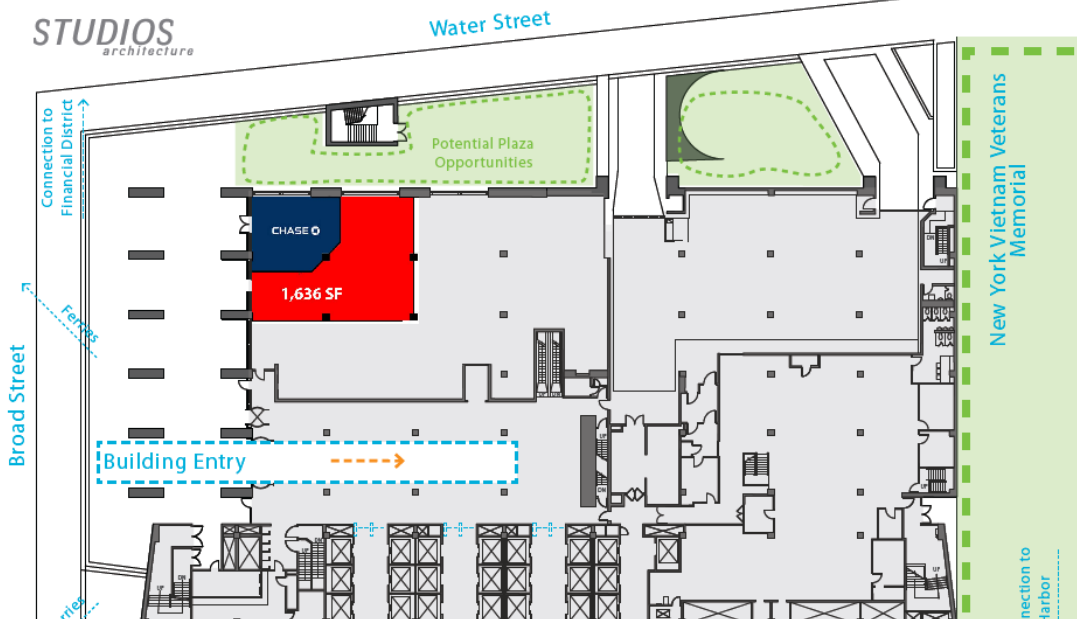
ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

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