

# ***Move in Ready Office/Retail in FiDi***

***Entire 2<sup>nd</sup> Floor and 5<sup>th</sup> Floor Available***

***16 Beaver Street***

***Southeast Corner of New Street (Just West of Broadway)***

***Approximately 3,200 RSF per Floor***

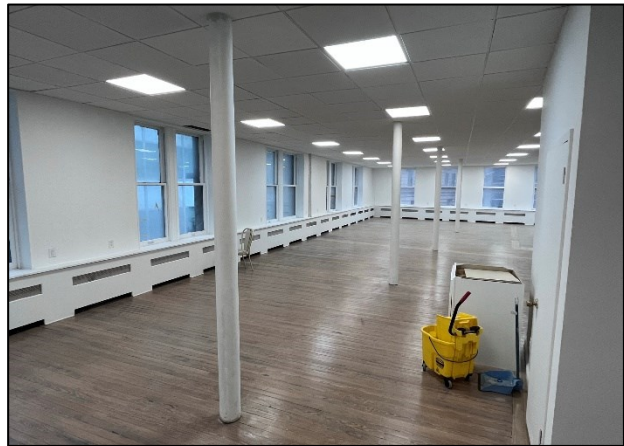
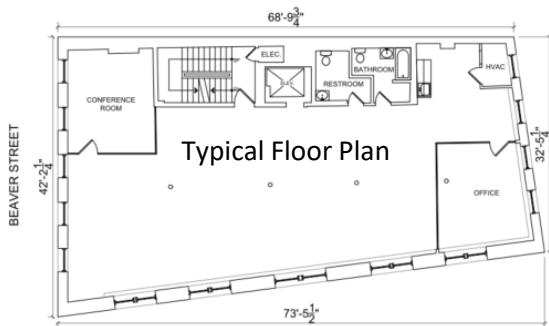
***3 Sides of Windows on Corner***

***Prime Office or Retail***

***Asking Rent Upon Request***



Two full floor opportunities in a boutique office building located in a great section of the Financial District. Each floor has about 9' ceilings, 3 sides of windows, Tenant Controlled HVAC, Pantry, 2 bathrooms, wood floors and is move in ready for most uses. 2<sup>nd</sup> Floor has canopies overlooking the corner of Beaver Street for additional signage / exposure. Open to all uses on either floor including office, fitness, salon/medi-spa, medical or other legal non-traditional uses as well.



Very strong location close to the 2,3 trains at Wall Street and 4,5 trains at Bowling Green, N,R at Rector and a couple of blocks from South Ferry Terminal and the 1 train.

***Notable neighboring landmarks: Statue of Liberty and Circle Line Ferry • National Museum of the American Indian • Bowling Green Park • The Charging Bull • Around Corner from Historic Stone Street with well known restaurants and bars.***

***For More Information Please Contact***

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\* There are no representations as to the working condition nor legality of any hood, venting or other form of equipment remaining the space by any party associated with this property. The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.