

265-267 BROADWAY, NEW YORK, NY 10007

TRIBECA | DEVELOPMENT SITE | 150,000+ BUILDABLE SF | FLEXIBLE ZONING

Meridian Investment Sales is pleased to present for sale **265-267 Broadway**, a premier development opportunity located in the heart of Tribeca on Broadway between Warren & Chambers Street.

Ownership collaborated with *H Architecture* for plans to build a luxury hotel and a mixed-use condominium project.

Approved hotel plans include 95,768 square feet of rooming area & 31,063 square feet of event space & amenities. The plans total 167,430 gross square feet.

Proposed mixed-use condominiums plans include 37 residential condominium units, a restaurant, and two floors of amenity space. The proposed plans total 152,702 gross square feet.

Given the sustained demand for luxury living in Tribeca and consistent flow of affluent visitors seeking an upscale New York experience, this development opportunity is perfectly positioned for luxury hotel or residential condominiums.



PROPERTY OVERVIEW

Address	265-267 Broadway
Borough	Manhattan
Neighborhood (Zip Code)	Tribeca (10007)
Cross Streets	Warren & Chambers Street
Description	Office Building
Block / Lot	135 / 31
Lot Dimensions	49.92 x 116.67
Lot Area (SF)	5,160 SF
Existing GSF	29,000 SF
Stories	5 Stories
Tax Class	4
Zoning	C5-3
Real Estate Taxes (25/26)	\$301,393

DEVELOPMENT PLANS

Use	Hotel (Approved Plans)	Residential (Proposed Plans)
Rooming/Living Area	95,768 SF	116,669 SF
Lobby/Lounge	9,907 SF	5,992 SF
Amenities & Restaurant	31,063 SF	14,154 SF
Mechanical	30,691 SF	15,887 SF
Total	167,430 SF	152,702 SF

Pricing Overview	Hotel (Approved Plans)	Residential (Proposed Plans)
PURCHASE PRICE	\$55,000,000	\$55,000,000
Buildable SF	167,430 SF	152,702 SF
Price Per Buildable SF	\$328	\$360

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APPROVED PLANS (Hotel) - continued on next page

Floor	Use	Gross Floor Area SF	ZFA
Sub Cellar	Mechanical Room	4,382 SF	
Cellar	Mechanical Room	4,940 SF	
Ground Floor	Lobby/Lounge	4,590 SF	4,396 SF
Floor 1 / Mezz	Café/Lounge	1,528 SF	1,364 SF
Floor 2	Hotel Lobby/Lounge	3,790 SF	2,534 SF
Floor 3	Mechanical Room	4,343 SF	
Floor 4	Restaurant	3,217 SF	3,021 SF
Floor 5	Hotel	3,217 SF	3,007 SF
Floor 6	Hotel	3,217 SF	3,007 SF
Floor 7	Hotel	3,217 SF	3,007 SF
Floor 8	Hotel	3,217 SF	3,007 SF
Floor 9	Hotel	3,217 SF	3,007 SF
Floor 10	Hotel	3,217 SF	3,007 SF
Floor 11	Hotel	3,217 SF	3,007 SF
Floor 12	Hotel	3,217 SF	3,007 SF
Floor 13	Hotel	3,217 SF	3,006 SF
Floor 14	Hotel	3,217 SF	3,006 SF
Floor 15	Hotel	3,217 SF	3,006 SF
Floor 16	Hotel	3,217 SF	3,006 SF
Floor 17	Hotel	3,217 SF	3,006 SF
Floor 18	Hotel	3,217 SF	3,006 SF
Floor 19	Hotel	3,217 SF	3,006 SF
Floor 20	Hotel	3,217 SF	2,990 SF
Floor 21	Mechanical Room	3,217 SF	
Floor 22	Mechanical Room	3,217 SF	
Floor 23	Hotel	3,217 SF	2,990 SF
Floor 24	Hotel	3,217 SF	2,990 SF
Floor 25	Hotel	3,217 SF	2,990 SF
Floor 26	Hotel	3,217 SF	2,990 SF
Floor 27	Hotel	3,217 SF	2,990 SF
Floor 28	Hotel/Entertainment/Lounge	3,217 SF	2,990 SF
Floor 29	Hotel	2,468 SF	2,295 SF
Floor 30	Hotel	3,217 SF	2,997 SF
Floor 31	Hotel	3,217 SF	2,997 SF
Floor 32	Hotel	3,217 SF	2,997 SF

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APPROVED PLANS (Hotel)

Floor	Use	Gross Floor Area SF	ZFA
Floor 33	Hotel	3,217 SF	2,997 SF
Floor 34	Hotel	3,217 SF	2,997 SF
Floor 35	Hotel	3,217 SF	2,997 SF
Floor 36	Hotel	3,217 SF	2,997 SF
Floor 37	Hotel	3,217 SF	2,997 SF
Floor 38	Business Park	3,217 SF	2,299 SF
Floor 39	Mechanical Room	3,217 SF	
Floor 39/Mezz	Mechanical Room	944 SF	
Floor 40	Mechanical Room	3,217 SF	
Floor 41	Mechanical Room	3,213 SF	
Floor 42	Event Space	3,213 SF	3,031 SF
Floor 42/Mezz	Event Space	1,069 SF	925 SF
Floor 43	Event Space	3,213 SF	3,031 SF
Floor 43/Mezz	Event Space	1,067 SF	922 SF
Floor 44	Event Space	3,213 SF	3,031 SF
Floor 44/Mezz	Event Space	1,069 SF	925 SF
Floor 45	Restaurant	3,213 SF	2,906 SF
Floor 45/Mezz	Restaurant	1,068 SF	798 SF
Floor 46	Restaurant	3,217 SF	2,910 SF
Floor 46/Mezz	Restaurant	1,069 SF	799 SF
TOTAL		167,430 SF	125,213 SF

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PROPOSED PLANS (Residential)

Floor	Use	Gross Floor Area SF	ZFA
Sub Cellar	Mechanical Room	4,443 SF	
Cellar	Mechanical Room	5,020 SF	
Floor 1 (Ground)	Residential Lobby	1,531 SF	1,321 SF
Floor 1 (Ground)	Commercial Lobby	1,249 SF	1,249 SF
Floor 1 (Ground)	Restaurant/Commercial	1,400 SF	1,400 SF
Floor 2 / Mezz	Restaurant/Commercial	1,030 SF	
Floor 2	Restaurant/Commercial	3,908 SF	3,584 SF
Floor 3	Amenity	3,908 SF	3,584 SF
Floor 4	Amenity	3,908 SF	3,584 SF
Floor 5	Mechanical Room	3,212 SF	
Floor 6	Residential Sky Lobby	3,212 SF	
Floor 7	Residential	3,212 SF	2,473 SF
Floor 8	Residential	3,212 SF	2,473 SF
Floor 9	Residential	3,212 SF	2,473 SF
Floor 10	Residential	3,212 SF	2,473 SF
Floor 11	Residential	3,212 SF	2,473 SF
Floor 12	Residential	3,212 SF	2,473 SF
Floor 13	Residential	3,212 SF	2,473 SF
Floor 14	Residential	3,212 SF	2,473 SF
Floor 15	Residential	3,212 SF	2,473 SF
Floor 16	Residential	3,212 SF	2,473 SF
Floor 17	Residential	3,212 SF	2,473 SF
Floor 18	Residential	3,212 SF	2,473 SF
Floor 19	Residential	3,212 SF	2,473 SF
Floor 20	Residential	3,212 SF	2,473 SF
Floor 21	Residential	3,212 SF	2,473 SF
Floor 22	Residential	3,212 SF	2,473 SF
Floor 23	Residential	3,212 SF	2,473 SF
Floor 24	Residential	3,212 SF	2,473 SF
Floor 25	Mechanical Room	3,212 SF	
Floor 26	Residential	3,212 SF	2,728 SF
Floor 27	Residential	3,212 SF	2,728 SF
Floor 28	Residential	3,212 SF	2,728 SF
Floor 29	Residential	3,212 SF	2,728 SF
Floor 30	Residential	3,212 SF	2,728 SF
Floor 31	Residential	3,212 SF	2,728 SF
Floor 32	Residential	3,212 SF	2,473 SF
Floor 33	Residential	3,212 SF	2,473 SF
Floor 34	Residential	3,212 SF	2,473 SF
Floor 35	Residential	3,212 SF	2,473 SF
Floor 36	Residential	3,212 SF	2,473 SF
Floor 37	Residential	3,212 SF	2,473 SF
Floor 38	Residential	3,212 SF	2,473 SF
Floor 39	Residential	3,212 SF	2,473 SF
Floor 40	Residential	3,212 SF	2,473 SF
Floor 41	Residential	3,212 SF	2,473 SF
Floor 42	Residential	3,212 SF	2,473 SF
Floor 43	Residential	3,212 SF	2,473 SF
Floor 44	Residential	1,037 SF	825 SF
TOTAL		152,702 SF	106,105 SF

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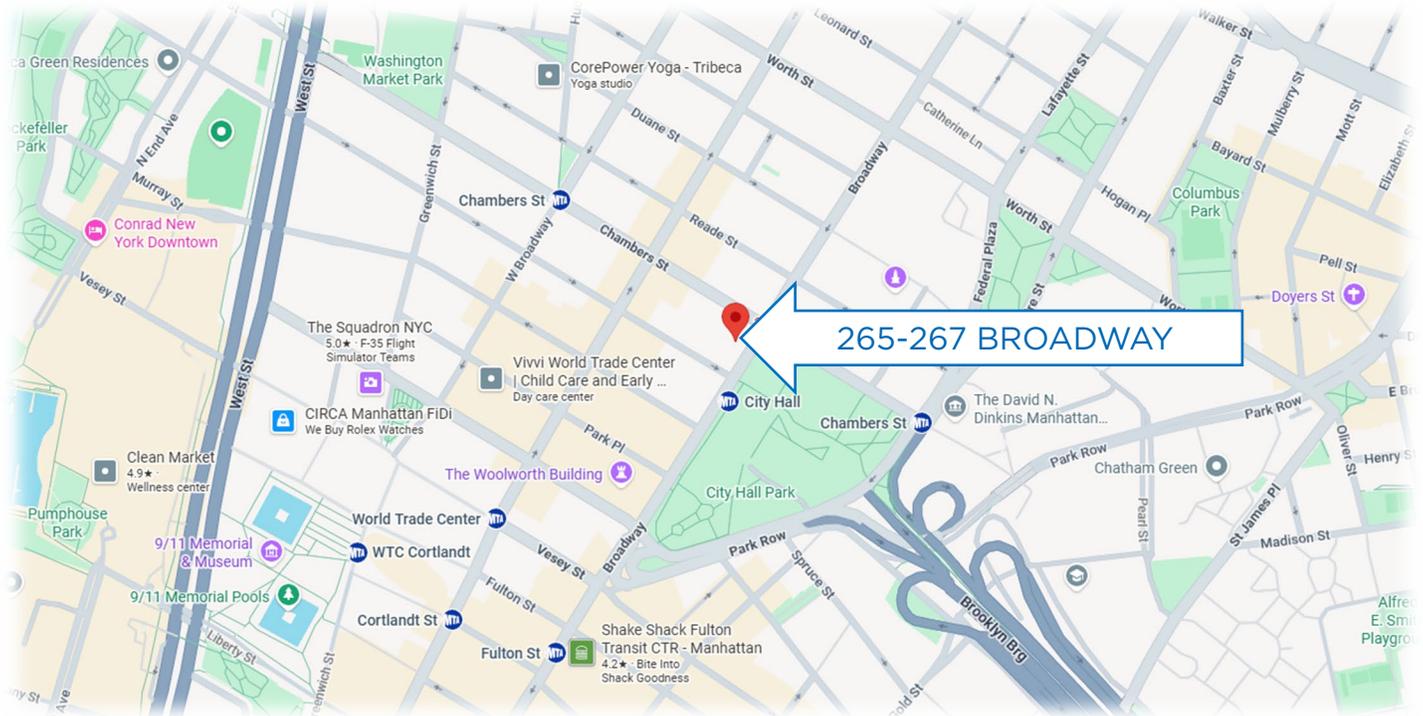
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AERIAL VIEW + NEIGHBORHOOD MAP



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FOR INVESTMENT SALES INQUIRIES:

LUKE RIZZO

ASSOCIATE

212.468.5967 | LRizzo@meridiancapital.com

AMIT DOSHI

SENIOR EXECUTIVE MANAGING DIRECTOR

212.468.5959 | ADoshi@meridiancapital.com

SHALLINI MEHRA

MANAGING DIRECTOR

212.468.5958 | SMehra@meridiancapital.com

RYAN DELMONTE

SENIOR ANALYST

212.468.5943 | RDelmonte@meridiancapital.com

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