



OVERVIEW

108 Leonard Street, located between Broadway and Lafayette Street, is a stunning opportunity for an office, showroom, museum, gallery, or similar use offering multiple airy and elegant levels of opulent space.

Along with approximately 20,000 total square feet of available space, the rich and growing neighborhood of surrounding Tribeca offers tenants a high level of both convenience and luxury.

NOW OFFERING

Unique and Breathtaking Office Space in the Heart of Tribeca Separate and Private Entrance to Property Ideal for Creative Uses









SIZE

Total: Approx. 16,041 SF

Ground: Approx. 10,426 SF

Mezzanine: Approx. 4,348 SF

Cellar: Approx. 1,267 SF

+ Additional 2nd Fl space to create up to 20,000 SF

CEILING HEIGHTS

Approx. 12'3'' - 28'5''

FEATURES

Private entrance on Lafayette

Large, open and flexible floor plans

State-of-the-art building infrastructure

Elegant, high-quality finishes

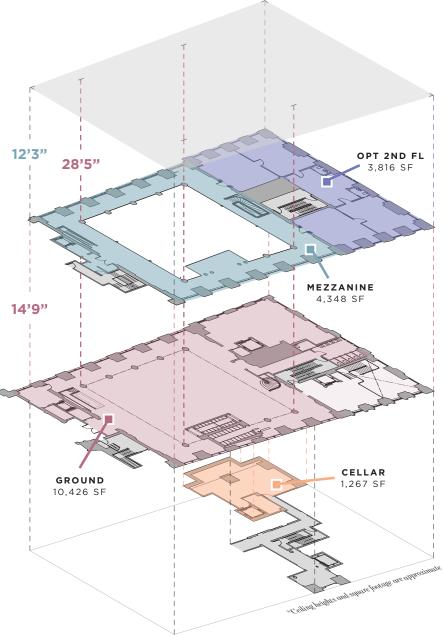
Marble staircase

Multiple levels

All uses considered

Possession to be agreed upon







THE NEIGHBORHOOD

Located in Tribeca, 108 Leonard resides at a prime location in a notable area with close proximity to the New York Supreme Court, New York Law School, the U.S. Court of International Trade, City Hall, the New York Public Library, the Federal Building, the World Trade Center, and numerous transportation services.

108 Leonard's location also offers short distances to New York points of interest including Wall Street, the 9/11 Memorial, Battery Park, and Dumbo over the Brooklyn Bridge. Nearby subway lines, including the 1, 6, N, Q, R, W, J and Z lines, provide traveling times of around fourteen minutes or less to Times Square, Penn Station, Grand Central/Metro North, and the World Trade Center/PATH subway stations.



EASILY ACCESSIBLE

<8 Minute Walk to 8 Subway Lines



AVG HOUSEHOLD INCOME

\$109,227



NEIGHBORHOOD WORKFORCE

> ~40,000 Employees



RESIDENTIAL UNITS

~5,500 Units



MEDIAN AGE

39 Years Old



RESIDENTIAL POPULATION

~13,000 Residents

*Statistics are within a 0.25 mile radius of 108 Leonard











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