



Oneworld

PROPERTY ADVISORS

OFFERING MEMORANDUM FOR THE SALE OF

40 BROAD ST, 5FL

17,786 SF COMMERCIAL CONDOMINIUM

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Opportunity



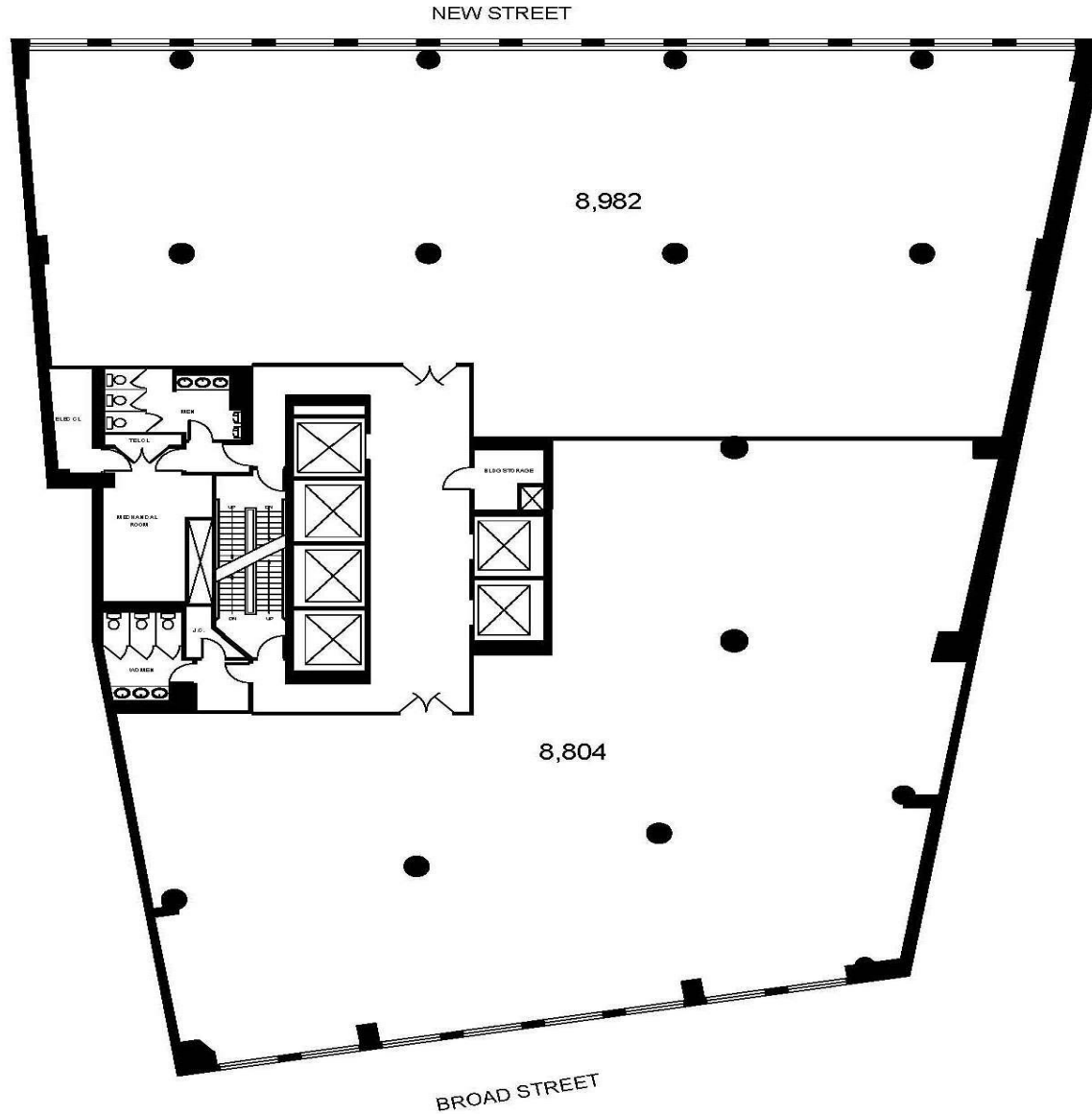
The subject property is a 17,786 leasable SF commercial condominium located on 5th floor of 40 Broad Street (a. k. a. The Setai Wall Street), in the heart of Financial District. The condominium occupies the entire 5th floor of the building, assuring privacy.

With taxes and common charges combined approx. \$9/SF, the property presents an excellent opportunity for investor or user.

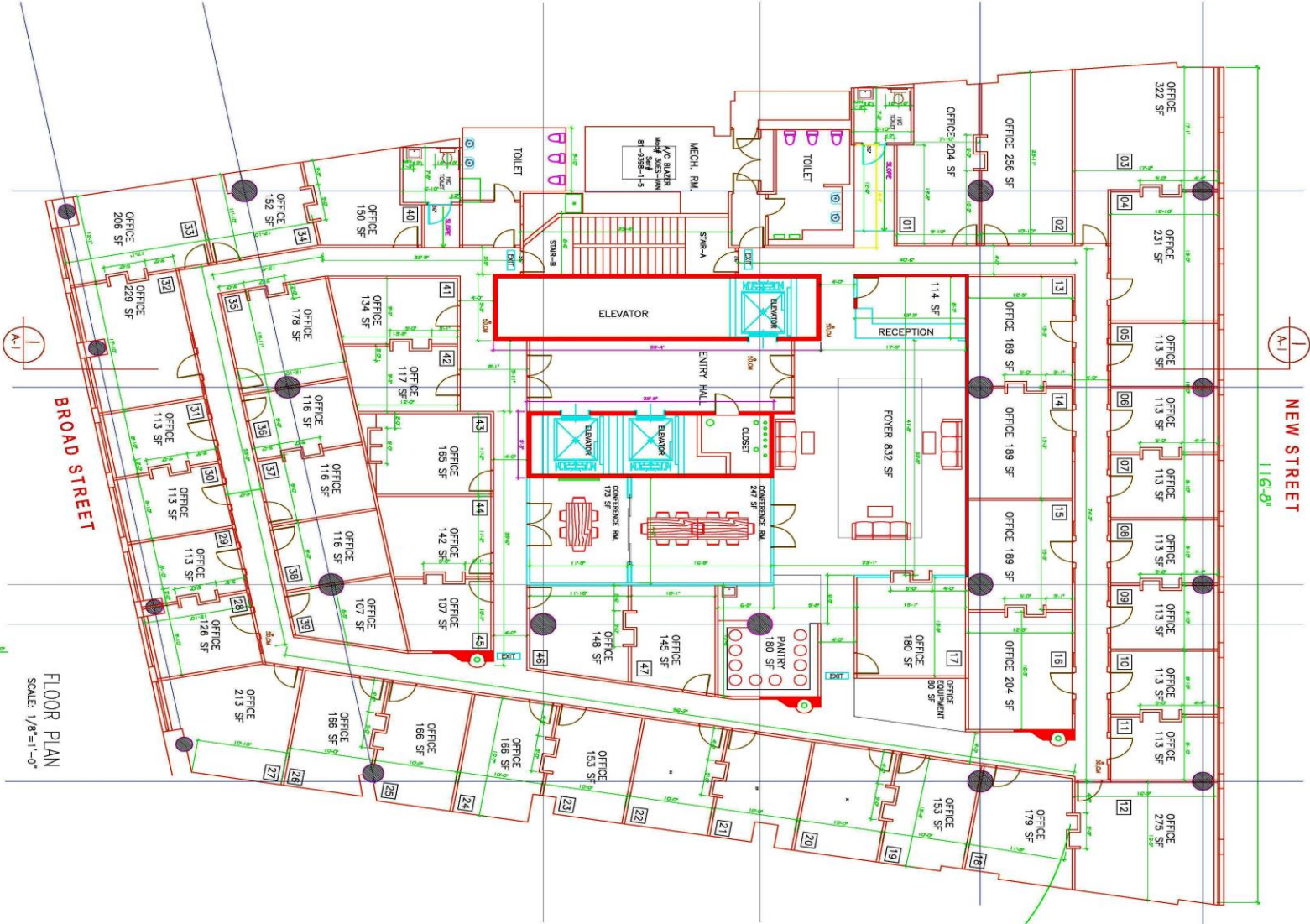
The open layout with 21 large floor-to-ceiling windows lends itself to a myriad of potential options. Plans in place approved by DOB for 47 executive offices. Please contact Vlad Sapozhnikov for additional information.



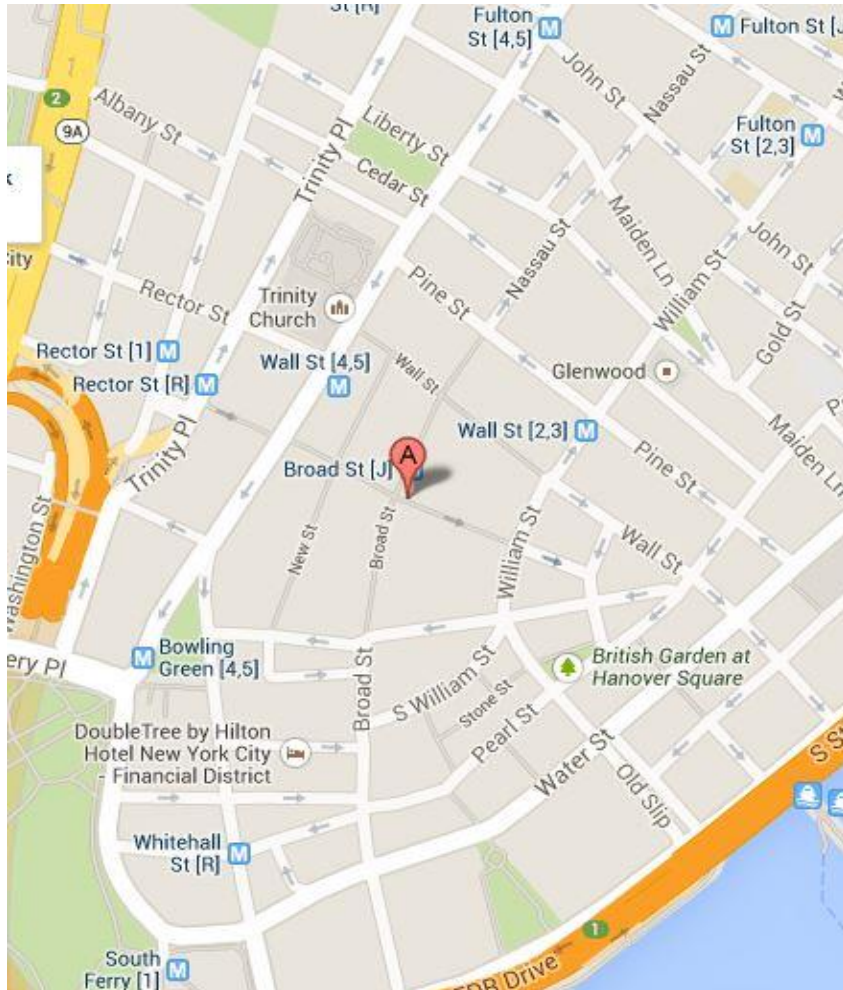
5th Floor



DOB Approved Plan



Location



Home to some of the world's leading financial institutions, this historic downtown neighborhood has reawakened in the last decade. The New York Stock Exchange and the Federal Reserve Bank are headquartered here, coexisting with the family-friendly city-with-a-city world of Battery Park City. More than 56,000 people live in this downtown area, bordered by water on three sides. The NEW WORLD TRADE CENTER is nearing completion and a new center of activity will emerge and provide a brave new skyline for lower Manhattan.

The area's eclectic mix of history and commerce and the combination of a 17th Century street-pattern with 20th Century skyscrapers make it a fascinating place. Such an environment can be a valuable attribute in a world where people increasingly crave a neighborhood with "character."

Transportation

