

# PRIME SPACE FOR RENT

**40 BROAD STREET, NEW YORK, NY 10004**  
**BEAVER STREET/EXCHANGE PLACE**



## AGENTS:

**ROBERT CARBONARA**  
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[rcarbonara@outlook.com](mailto:rcarbonara@outlook.com)

**ANTHONY JURKOVIC**  
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## SPACE SPECIFICATIONS

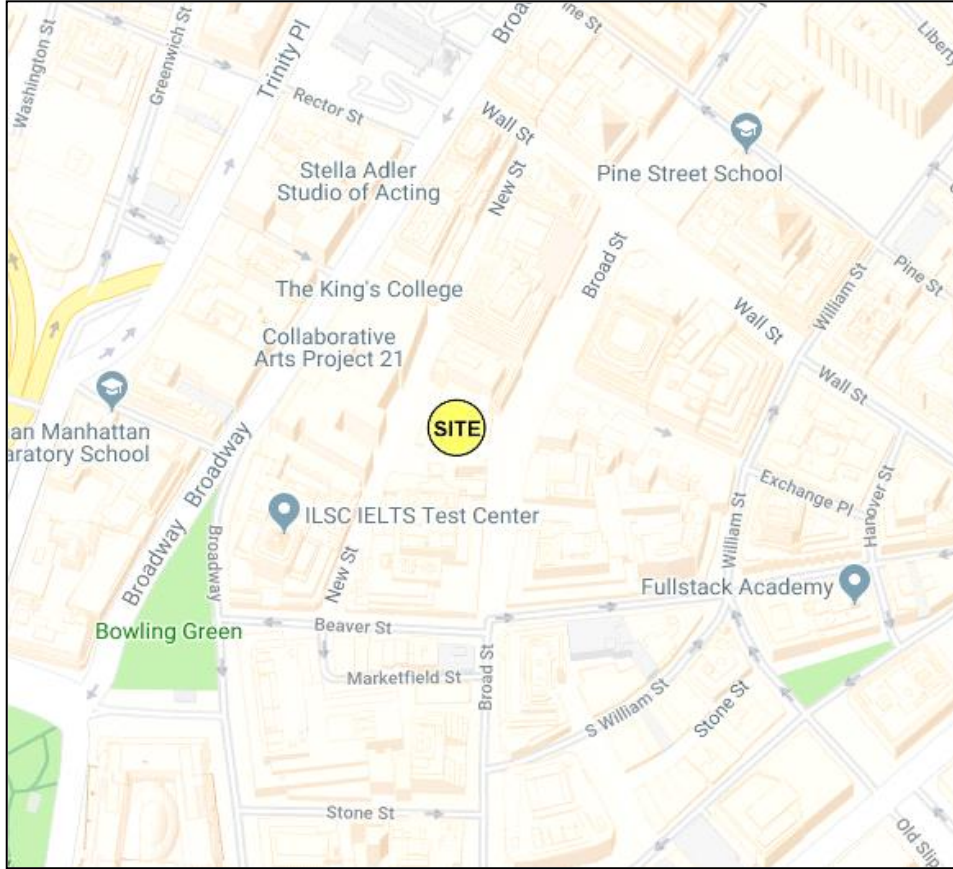
- 3 floors available: Total of approx. 26,362 SF (4,362 SF on the ground floor, 11,000 SF on the 2<sup>nd</sup> floor, 11,000 SF on the 3<sup>rd</sup> floor)
- Ground floor: Approx. 20' ceiling heights
- Asking Base Rent upon request
- **All legal uses considered, including food**
- Steps from the NY Stock Exchange, Federal Hall and Wall Street
- Neighbors include: Hermes, Bobby Van's Steakhouse, Reserve Cut Restaurant, CityMD Urgent Care, Dijon, Setai Condominium, One Wall Street Condominium, Whole Foods, Lifestyle Fitness, etc.
- "J/Z" subway station in front of 40 Broad Street
- Near 2,3,4,5 A, R, W subway lines and Path Station



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## AREA MAP



## DEMOGRAPHICS

<b>Radius</b>	<b>¼ Mile</b>	<b>½ Mile</b>	<b>¾ Mile</b>
Population	17,477	42,057	57,105
# of Households	10,683	23,326	30,427
Avg. HH Income	\$152,687	\$194,656	\$210,199
Daytime Pop	118,915	222,377	305,502

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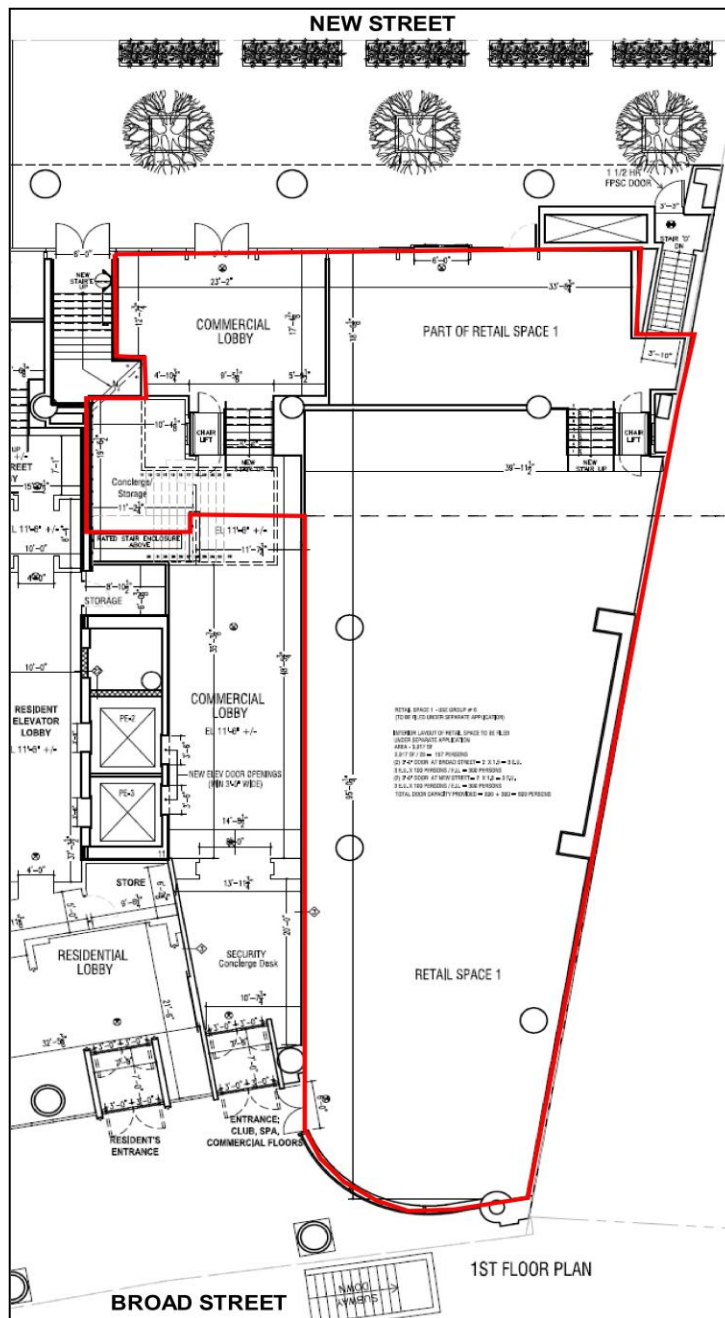
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# GROUND FLOOR PLAN



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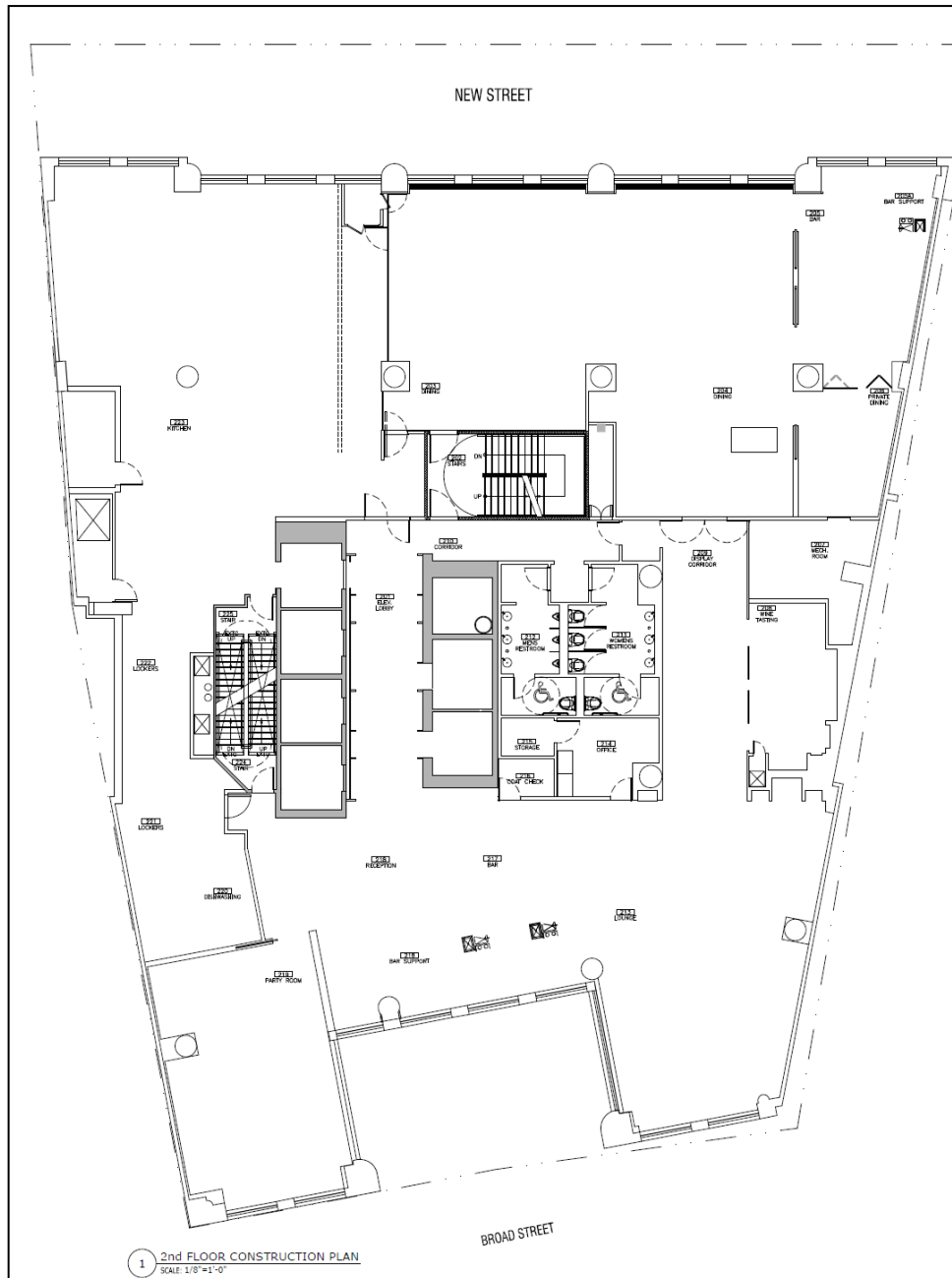
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**2<sup>ND</sup> FLOOR PLAN**



1 2<sup>ND</sup> FLOOR CONSTRUCTION PLAN  
SCALE: 1/8"=1'-0"



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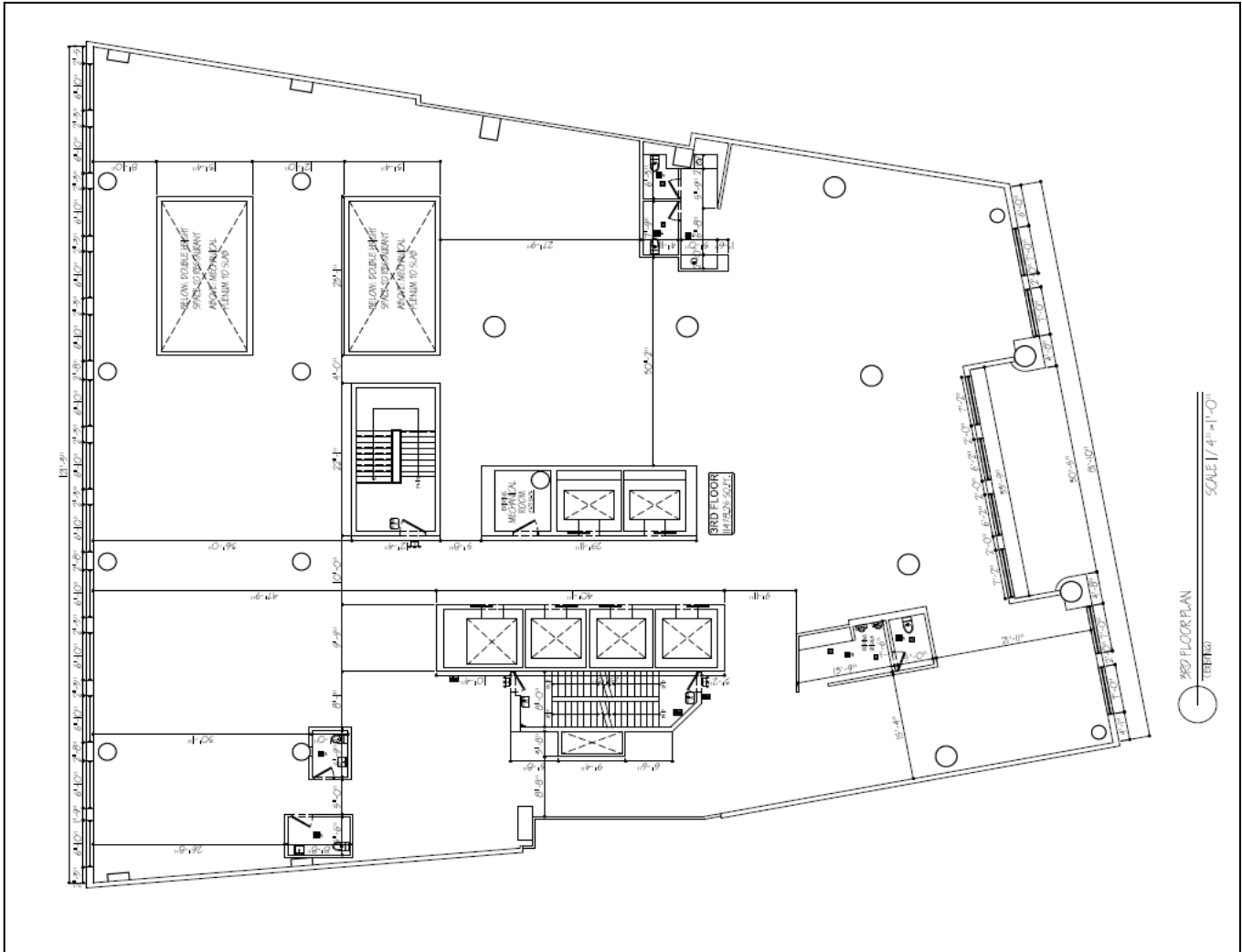
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# 3<sup>RD</sup> FLOOR PLAN



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## FRONT ENTRANCE



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Commercial  
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**LOOKING WEST TOWARDS THE NY STOCK EXCHANGE,  
FEDERAL HALL, WALL STREET AND BROADWAY**



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**LOOKING EAST TOWARDS  
NY PLAZA & WATER STREET**



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**INTERIOR PHOTOS OF THE GROUND FLOOR  
SPACE FRONTING ON 40 BROAD STREET**



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**INTERIOR PHOTOS OF THE 2<sup>ND</sup> FLOOR SPACE  
RESERVE CUT RESTAURANT**



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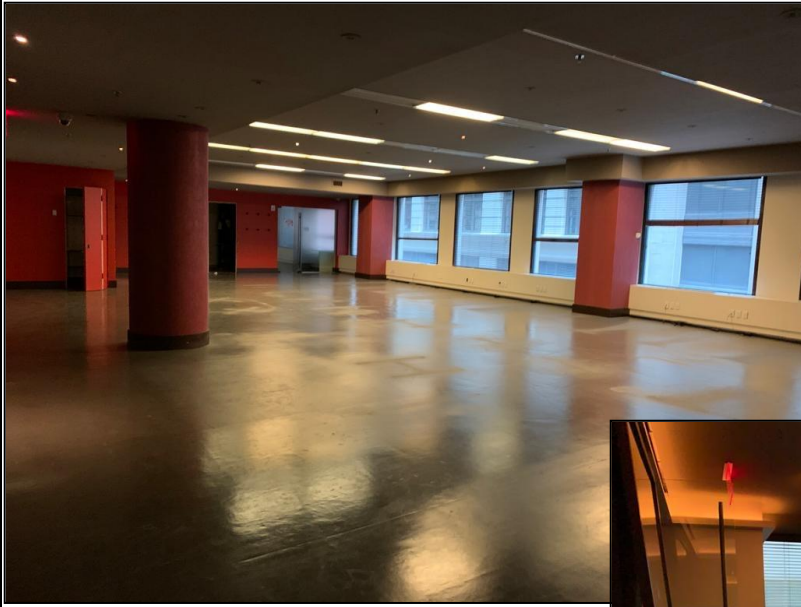
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**PHOTOS OF FORMER 3<sup>RD</sup> FLOOR TENANT - SETAI SPA**



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