

# 250 SOUTH STREET



EXTELL

TRIPCO  
REAL ESTATE

ARTIST'S RENDERING



# 250 SOUTH STREET

## THE BUILDING

80

STORY GLASS TOWER

100K

SQUARE FEET  
OF SERVICES  
& AMENITIES

1020

RESIDENCES & RENTALS

45K

SQUARE FEET  
OF PRIVATE  
OUTDOOR GARDENS

## THE LOWER EAST SIDE

150

BARS

91

ZAGAT  
RATED  
RESTAURANTS

72

GALLERIES

107

COFFEE SHOPS

6

MUSEUMS

15

SPECIALTY  
FOOD  
MARKETS

## THE NEIGHBORHOOD

The section of the Lower East Side situated between the Manhattan and Williamsburg Bridges

**5.5MM SF** of existing offices space in a .25 mile radius with an additional 1.5MM sf under construction

**3,866 total units** coming to market

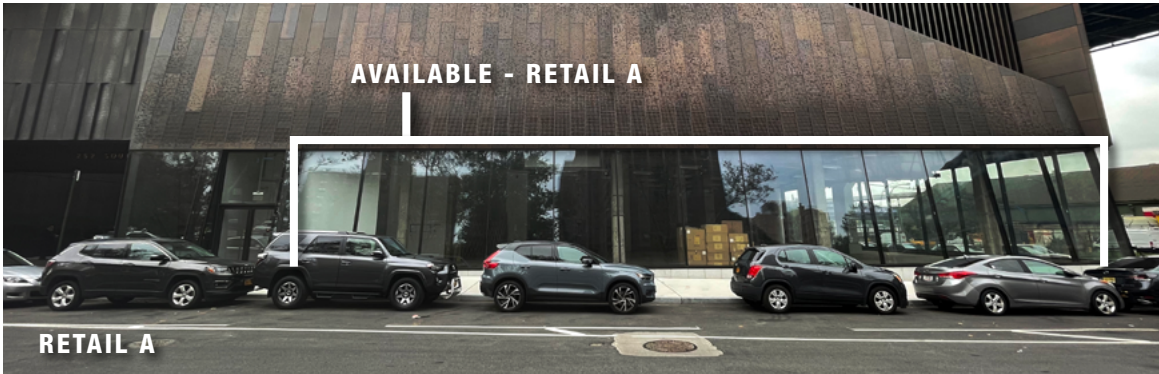
**50,000 residents** in a .5 mile radius

**25,000 employees** work in a .5 mile radius

**F train entrance** at corner of Rutgers and Madison Streets, two blocks away from the building, with an annual ridership of 4,752,739



**RETAIL A**



**AVAILABLE - RETAIL A**

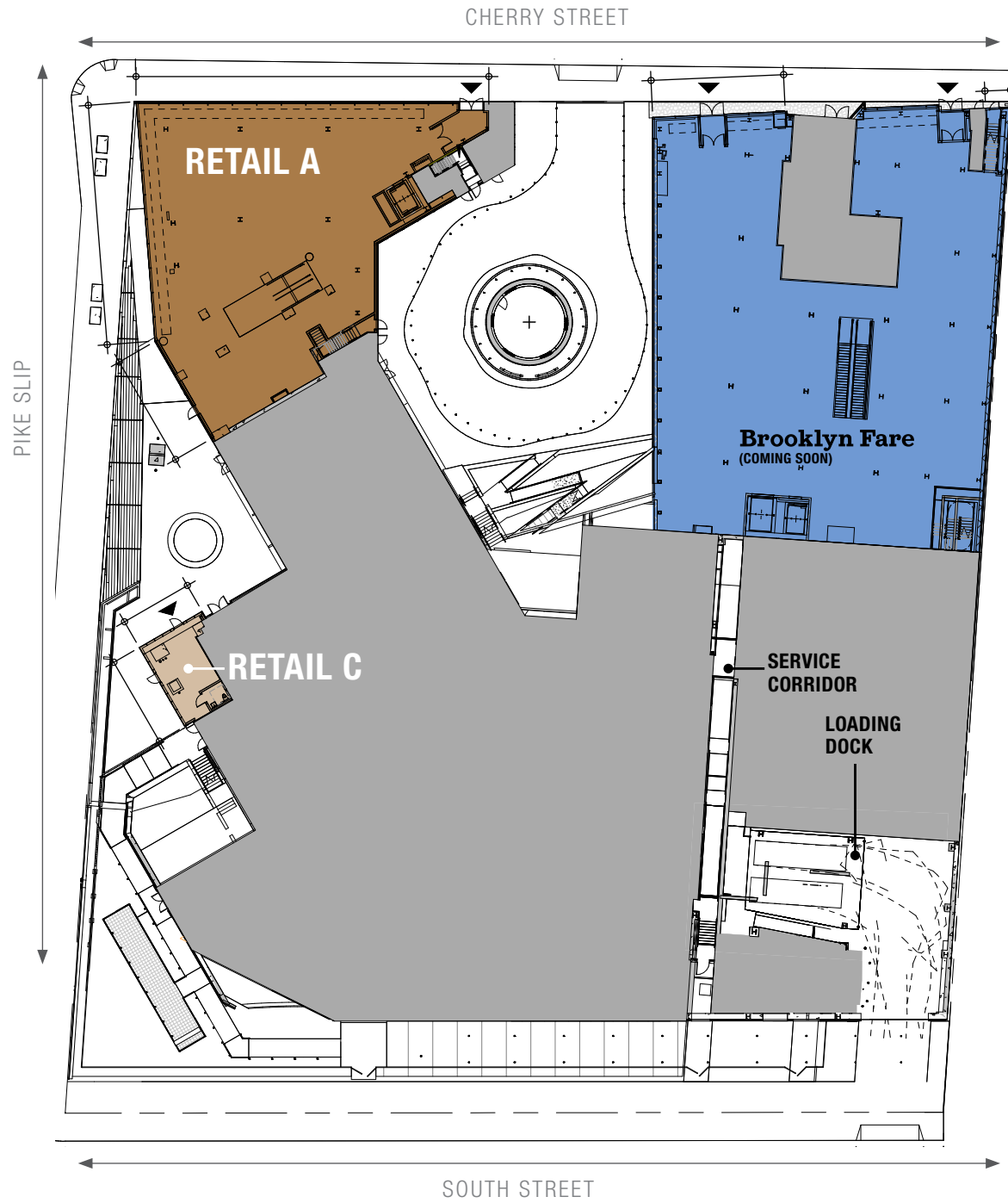
**RETAIL A**



**BROOKLYN FARE (COMING SOON)**

**RETAIL B**

# OVERALL GROUND FLOOR PLAN



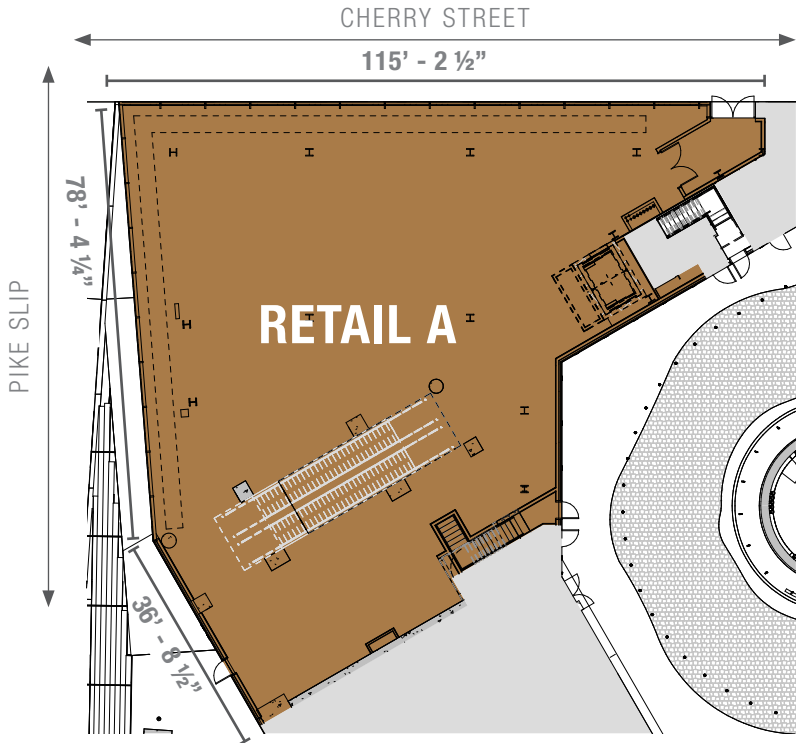
# OVERALL LOWER LEVEL FLOOR PLAN



# FLOOR PLANS - RETAIL SPACE A

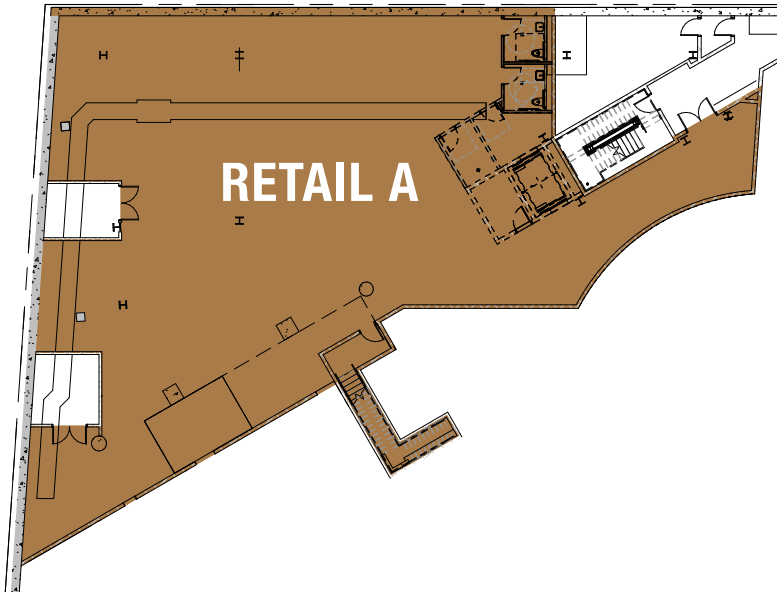
## GROUND FLOOR

**8,029 SF**  
 21'-7" Ceilings  
 Approximately  
 220' of  
 wraparound  
 frontage



## LOWER LEVEL

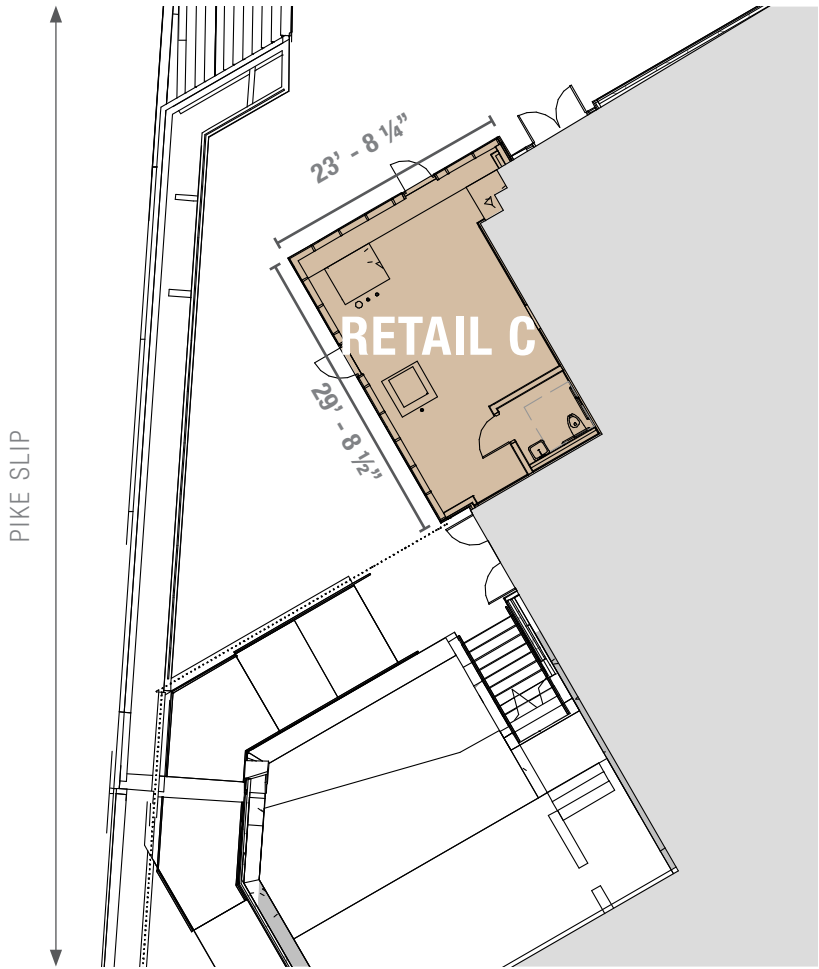
**7,091 SF**  
 15'-3" Ceilings



# FLOOR PLANS - RETAIL SPACE C

## GROUND FLOOR

**565 SF**  
 21'-1" Ceilings  
 Approximately  
 53'-4 3/4" of  
 wraparound  
 frontage/exposure  
 Ground to Ceiling  
 Glass Exterior



AROUND THE NEIGHBORHOOD IN THE PRESENT



## LOOKING INTO THE FUTURE



WATERFRONT RENAISSANCE

### WATERFRONT RENAISSANCE

Actively programmed open spaces including parks, bike paths, and recreation facilities. The East River Greenway, also known as the East River Esplanade, is a 9.5-mile long park for walking, cycling, and relaxing. The East River waterfront is undergoing revitalization with significant investments from the City of New York and private developers. At least three other large-scale retail and residential developments are also in the works which will bring over 2,000 residences and 10,000 square feet of retail to the area.

### ESSEX CROSSING

Unprecedented 1.9 Million Square Foot LES Development. The Lower East Side's Essex Crossing spans six acres of residential, commercial, and community space. The nine lots have been vacant since 1967, and is one of the most significant urban renewal developments in the history of NYC. This development will bring at least 750 rental units and 150 condos in addition to 600,000 square feet of commercial space. It will include: a revamped Essex Street Market, Regal Cinemas, Trader Joe's, Target, a new public school and a new location for NYU-Langone Medical Center. Essex Crossing will be complete by 2024.



ESSEX CROSSING



SOUTH STREET SEAPORT

### SOUTH STREET SEAPORT

Revitalization of Manhattan's Historic Seaport. The South Street Seaport is a designated historic district centered where Fulton Street meets the East River. It features some of the oldest architecture in Manhattan—renovated original mercantile buildings, sailing ships, the former Fulton Fish Market, and tourist malls with food, shopping, nightlife, and stunning views of the Brooklyn Bridge. The revitalization vision will provide a much needed community and fashion anchor for Lower Manhattan's growing population. Among these will be lush open spaces, a rooftop venue, restaurants, a world-class market, and more.

### THE LOWLINE

The world's first underground park. The Lowline—inspired by the success of the Highline—is a proposal for the world's first underground park. It aims to use cutting edge solar technology to transform the abandoned former Williamsburg Bridge Trolley Terminal into a spectacular, one-acre underground public space. By delivering sunlight underground and activating photosynthesis to create lush year-round gardens, the Lowline will use new science and design to help New Yorkers—and city dwellers around the world—reimagine public space making and community building.



THE LOWLINE



**NYC HEALTH & HOSPITAL | GOUVERNEUR**

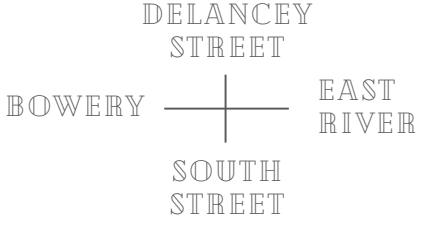
- 550,232 SF
- Recently underwent a \$250M renovation
- The Diagnostic and Treatment Center is the largest freestanding of its kind in New York, more than 250,000 visits per year
- Ambulatory Care Pavillion serves over 345,000 outpatient visits per year

**259 CLINTON STREET**  
Proposed 765 unit residential building by Starret Development

**260 SOUTH STREET**  
Proposed 2 Tower, 69 Story residential building by CIM Group and L&M Development

**247 CHERRY STREET**  
Proposed 660 unit rental building

**TWO BRIDGES BORDERS**





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REAL ESTATE

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Whether it is financial services, high-end designers, new retail concepts, big boxes or major owners and developers, Ripco can implement storefront strategies. We understand retail real estate in New York City has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

Please visit us at [www.ripcony.com](http://www.ripcony.com) for more information.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.