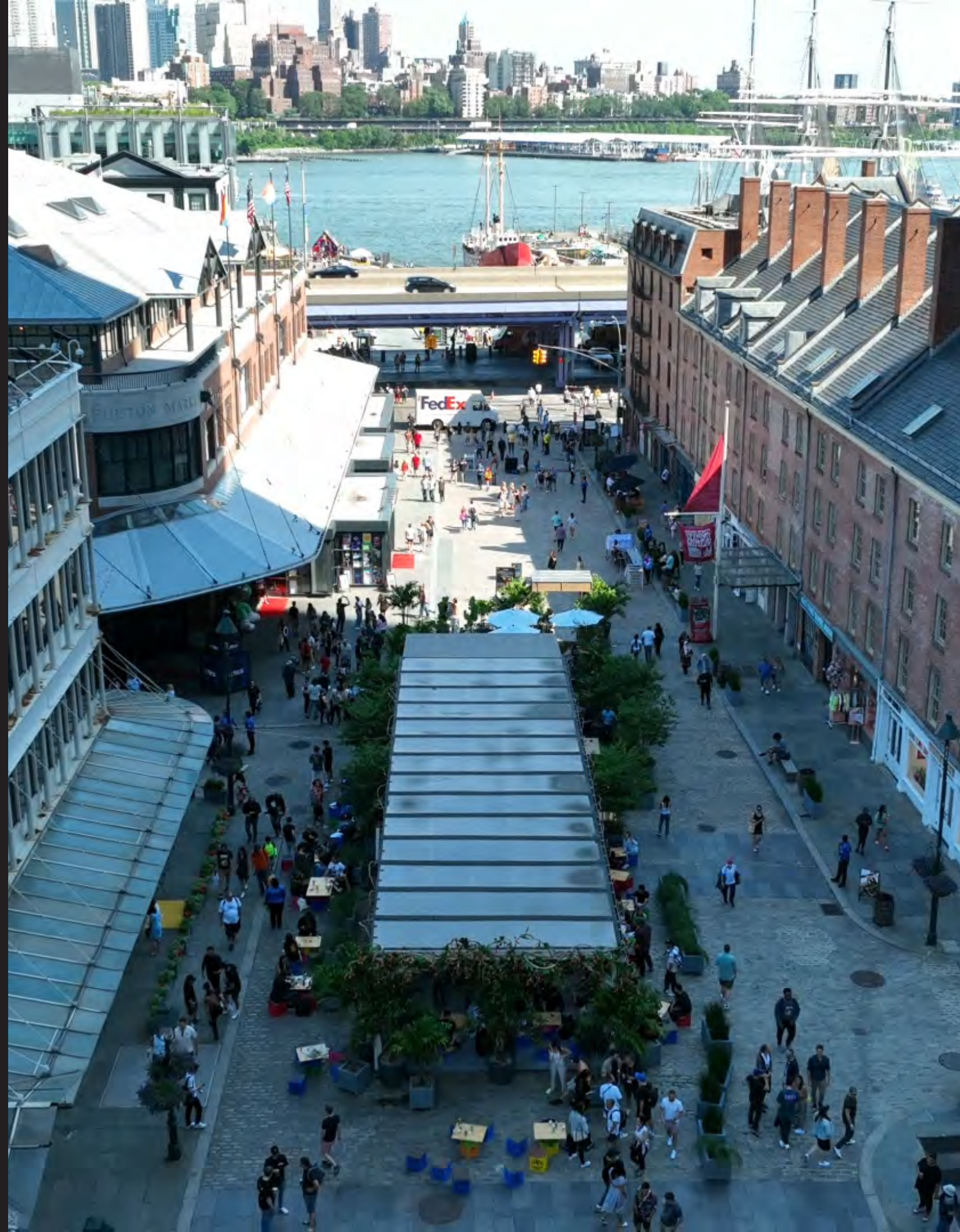


THE SEAPORT

NEW YORK CITY'S THRIVING
HUB FOR RESTAURANTS,
NIGHTLIFE & ENTERTAINMENT

RETAIL OPPORTUNITIES

Howard Hughes



WELCOME TO THE SEAPORT

A historic neighborhood reborn. Where iconic waterfront landmarks meet modern culinary, cultural and entertainment experiences, captivating all who venture here.



THE SEAPORT

The Seaport stands as a gem in the city’s retail landscape. Cobblestone streets and stunning views of the East River create an atmosphere that inspires creativity and captures the attention of locals and visitors alike.



27,715,365

Annual subway riders at Fulton St. Station



938

Residential units under construction in Seaport neighborhood



3,470

Hotel rooms within a 5-min walk



60+

Concerts per year on The Rooftop at Pier 17



1,051,748

Annual ferry passengers at Wall St. Terminal



230,000 SF

of new office space under construction in Seaport neighborhood



\$205,860

Neighborhood residents’ average household income



196,000+

Concert-goers to The Rooftop at Pier 17 annually



LOWER MANHATTAN

Lower Manhattan is a 24/7 neighborhood, home to an active workforce, a fast-growing residential population, and one of New York’s top tourist destinations.

89M

Commercial square feet

307K

Area employees

66,000

Est. residents in 2023

\$265,050

Avg. household income

44

Hotels with 9,343 rooms

14 M

Tourists expected to visit Lower Manhattan in 2023

Source: Downtown Alliance



THE SEAPORT

PIER 17

THE ROOFTOP AT PIER 17

momofuku

CARNE MARE
PIER 17 NYC

MALIBU FARM
NEW YORK

MISTER DIPS

THE FULTON

PEARL
ALLEY

ALEXANDER WANG

TIN BUILDING

T.BRASSERIE

T.CAFÉ

C AND D

TAQUITO

DOUBLE
VOLK

SEEDS+WEEDS

HOUSE OF THE
RED PEARL

POKE
RAMEN

FULTON FISH CO

The FRENCHMAN'S DOUGH

SHIZZO

FULTON MARKET

THE TUCK ROOM

IPIC

THE
LAWN
CLUB
SEAPORT

SCHERMERHORN ROW

McNALLY JACKSON
INDEPENDENT BOOKSELLERS

BEATNIC

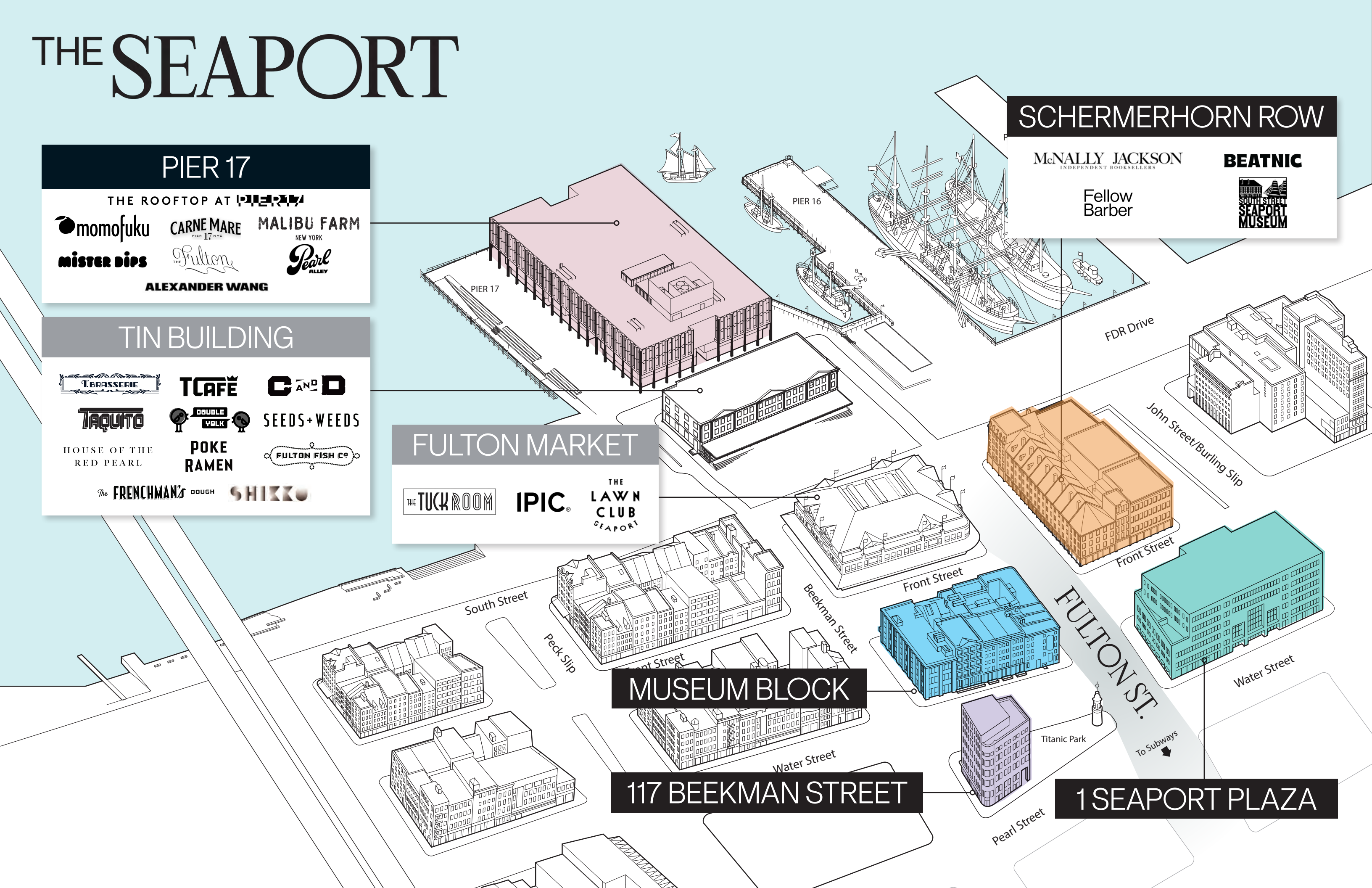
Fellow
Barber

SOUTH STREET
SEAPORT
MUSEUM

MUSEUM BLOCK

117 BEEKMAN STREET

1 SEAPORT PLAZA



THE SEAPORT

PIER 17

momofuku **CARNE MARE** **MALIBU FARM**
PIER 17 NYC NEW YORK
mister dips *THE Fulton* *Pearl ALLEY*
THE ROOFTOP AT PIER 17

2 availabilities
from 7,000 sf to 14,000 sf

TIN BUILDING

BRASSERIE **TCAFE** **C AND D**
TAQUITO **DOUBLE WALK** **SEEDS+WEEDS**
HOUSE OF THE RED PEARL **POKE RAMEN** *FULTON FISH CO*
The FRENCHMAN'S DOUGH **SHIZZO**

FULTON MARKET

THE TUCK ROOM **IPIC** THE LAWN CLUB SEAPORT

SCHERMERHORN ROW

7 availabilities
from 863 sf to 2,858 sf

MUSEUM BLOCK

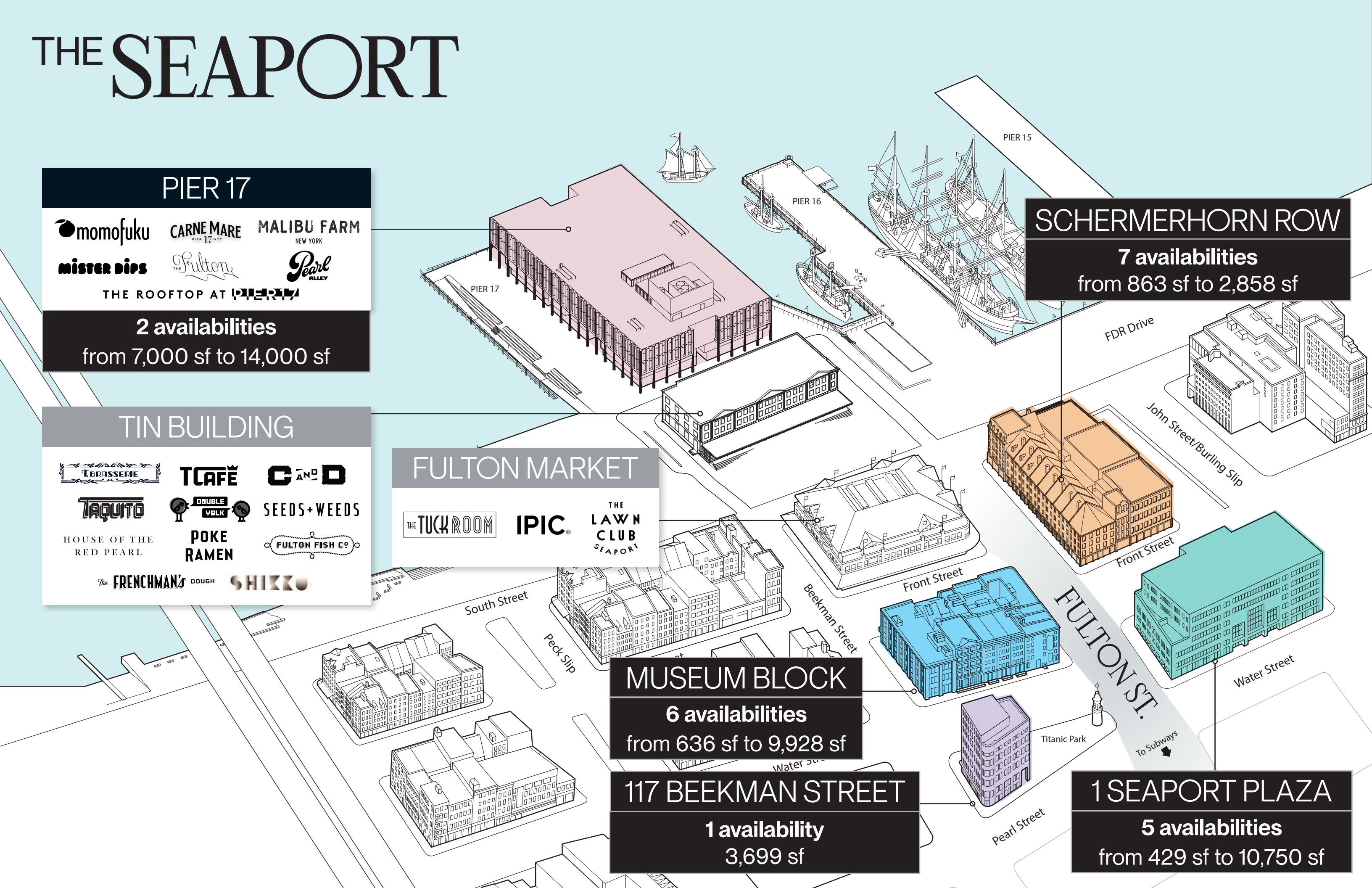
6 availabilities
from 636 sf to 9,928 sf

117 BEEKMAN STREET

1 availability
3,699 sf

1 SEAPORT PLAZA

5 availabilities
from 429 sf to 10,750 sf



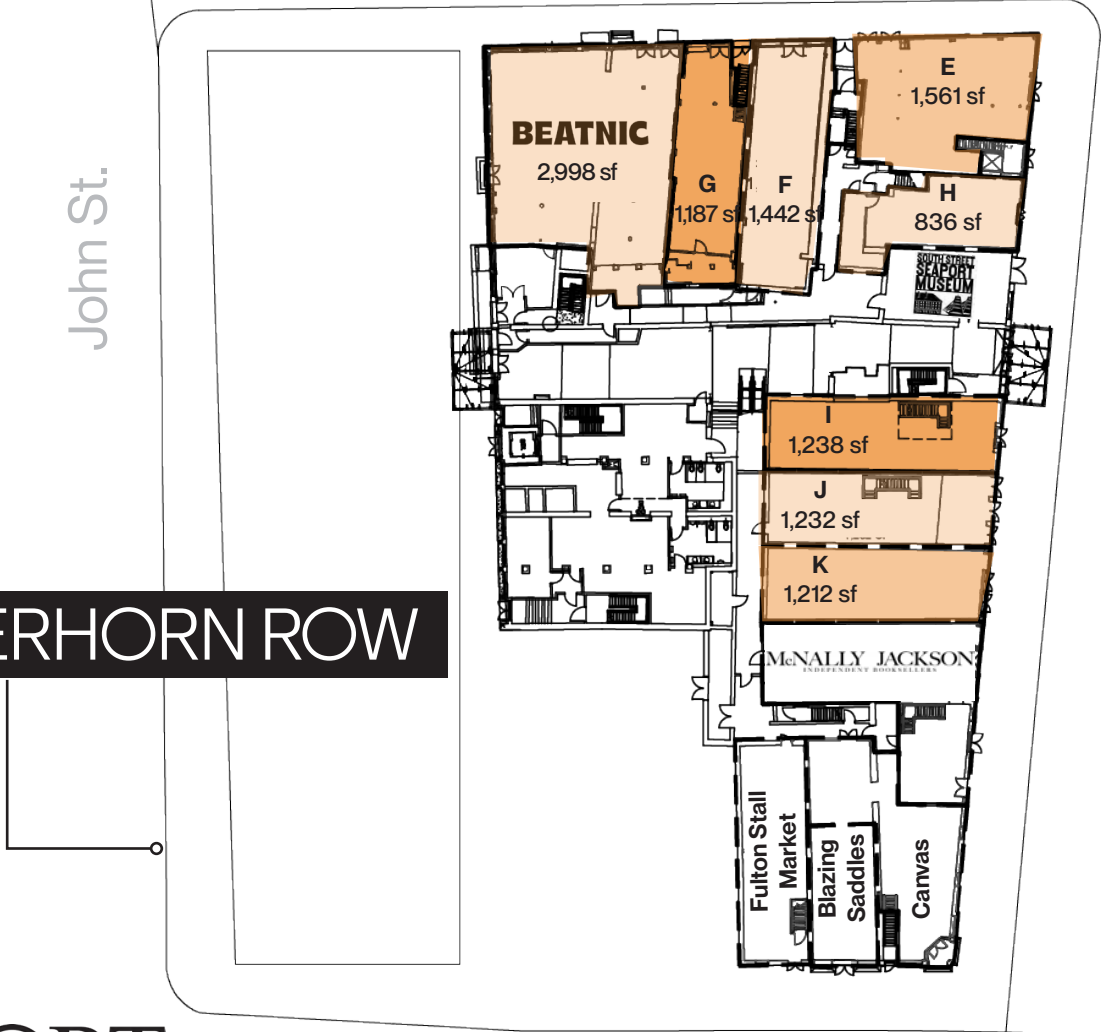
RETAIL AVAILABILITIES

GROUND LEVEL

1 SEAPORT PLAZA



SCHERMERHORN ROW



THE SEAPORT

Water St.

Water Street

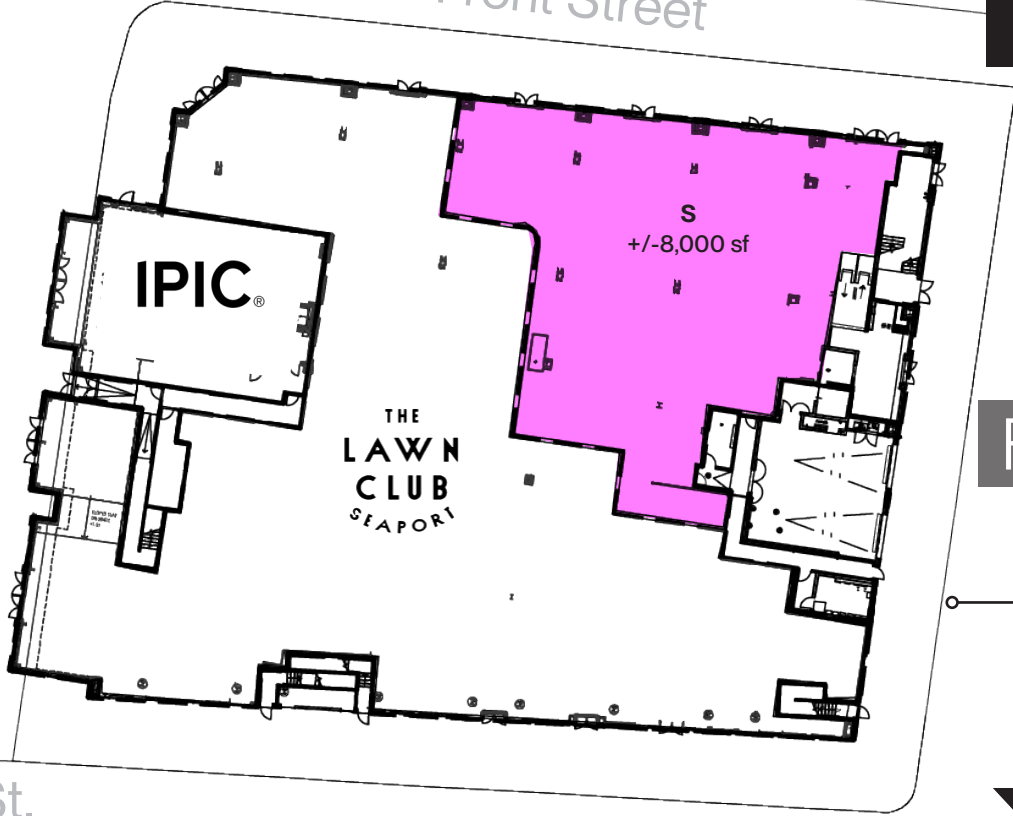
117 BEEKMAN ST.



MUSEUM BLOCK

Fulton St.

Front Street



FULTON MARKET

TIN BUILDING



1 SEAPORT PLAZA



1 SEAPORT PLAZA



FLAGSHIP SPACE

FRONT STREET SPACES

RETAIL A

Ground Floor: 10,750 sf

Second Floor: 10,852 sf

*Reasonable divisions considered

Frontage: 135' on Fulton Street

85' on Water Street

113' on Front Street

Possession: Immediate

Status: Vacant; formerly

Abercrombie & Fitch and Superdry

PROPOSED DIVISIONS

A1:

Ground Floor: 4,242 sf

A2:

Ground Floor: 2,972 sf

Second Floor: 10,852 sf

A3:

Ground Floor: 3,463 sf

RETAIL B

Ground Floor: 562 sf

Frontage: 53' wraparound

Possession: 01.01.2024

Status: Currently Manhattan by Sail

RETAIL C

Ground Floor: 1,868 sf

Frontage: 113' on Front Street

Possession: 07.01.2024

Status: Currently Black Gotham

RETAIL D

Ground Floor: 429 sf

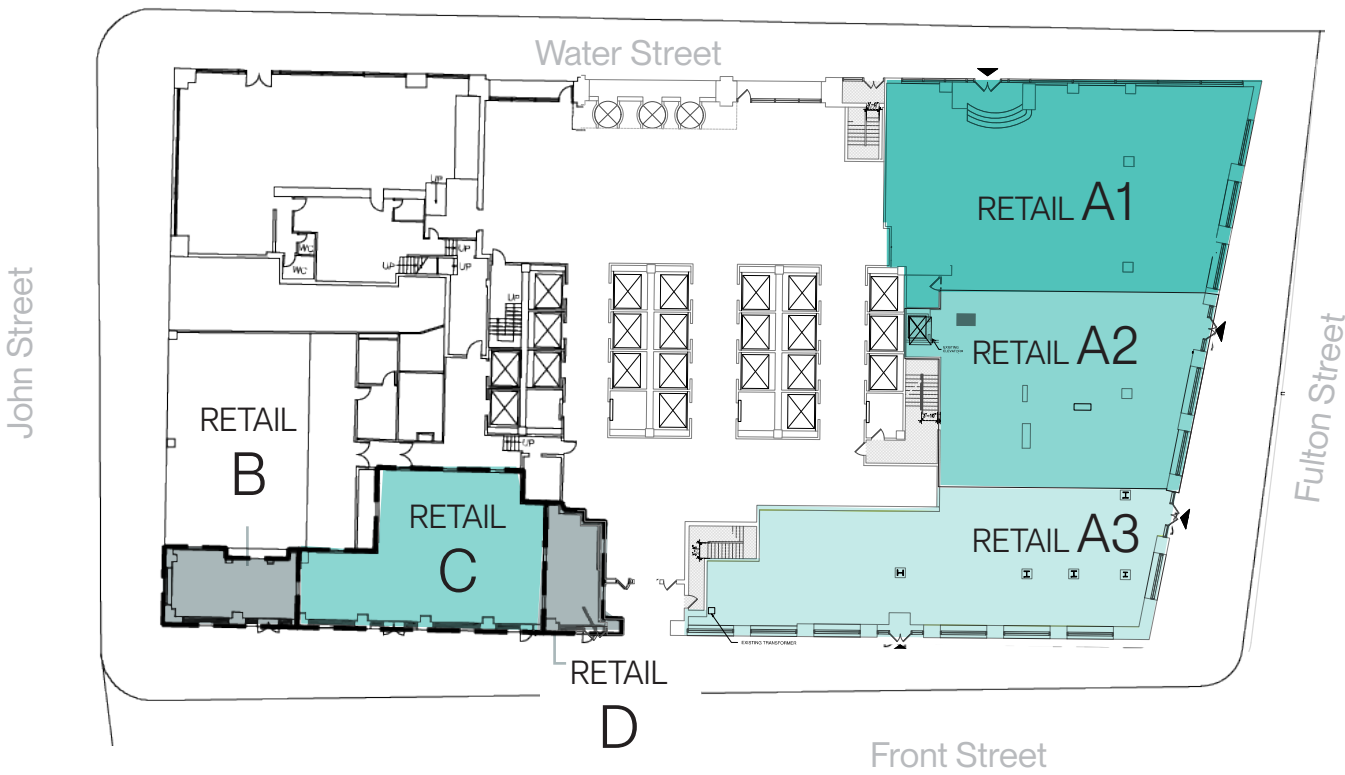
Frontage: 18' on Front Street

Possession: 09.01.2025

Status: Currently X-Pizza

1 SEAPORT PLAZA

Ground Floor | Proposed Divisions



Second Floor



SCHERMERHORN ROW



FRONT STREET SPACES

RETAIL E

Ground Floor: 1,561 sf
Frontage: 30' on Fulton Street
50' on Front Street
Possession: Immediate
Status: Vacant; formerly Scotch & Soda

RETAIL F

Address: 193 Front Street
Ground Floor: 1,442 sf
Frontage: 20' on Front Street
Possession: Immediate
Status: Vacant

RETAIL G

Ground Floor: 1,187 sf
Frontage: 11' on Front Street
Possession: Immediate
Status: Vacant; formerly Christian Benner

BEATNIC

Ground Floor: 2,998 sf
Patio: 550 sf
Frontage: 53' on John Street
53' on Front Street
Possession: Arranged
Status: Currently Beatnic; vented kitchen

FULTON STREET SPACES

RETAIL H

Ground Floor: 863 sf
Frontage: 20' on Fulton Street
Possession: 11.01.2023
Status: Currently Mure & Grand

RETAIL I

Ground Floor: 1,238 sf
Second Floor: 1,620 sf
Frontage: 25' on Fulton Street
Possession: 07.01.2024
Status: Currently HIIT the Deck

RETAIL J

Ground Floor: 1,232 sf
Second Floor: 1,002 sf
Frontage: 20' on Fulton Street
Possession: 09.01.2025
Status: Currently SRGN

RETAIL K

Ground Floor: 1,212 sf
Frontage: 20' on Fulton Street
Possession: 01.01.2024
Status: Currently Funny Face Bakery

Ground Floor



MUSEUM BLOCK



MUSEUM BLOCK



MUSEUM BLOCK



FULTON STREET SPACES

RETAIL L

Ground Floor: 1,411 sf
2nd Floor: 2,431 sf
Frontage: 42' on Fulton Street
38' on Water Street
Possession: 10.01.2023
Status: Currently She is Cheval

RETAIL M

Ground Floor: 636 sf
Frontage: 20' on Fulton Street
Possession: Immediate
Status: Vacant; formerly Capo Capo Cafe

BEEKMAN STREET SPACE

RETAIL P

Ground Floor: 6,033 sf
Second Floor: 3,895 sf
Frontage: 43' on Front Street
38' on Water Street
200' on Beekman Street
Possession: Immediate
Status: Vacant

FRONT STREET SPACES

RETAIL N

Ground Floor: 1,241 sf
2nd Floor: 1,057 sf
Frontage: 20' on Front Street
Possession: 01.01.2024
Status: Currently Club Vintage

RETAIL O

Ground Floor: 1,296 sf
Frontage: 15' on Front Street
Possession: Immediate
Status: Vacant; previously Big Gay Ice Cream

RETAIL Q

Ground Floor: 2,466 - 5,492 sf
2nd Floor: 4,575 sf
Frontage: 50-95' on Front Street
65' on Fulton Street
Possession: Immediate
Status: Vacant; previously Malibu Barbie Cafe

FULTON STREET

MUSEUM BLOCK

Ground Floor



117 BEEKMAN STREET



THE SEAPORT

SOUTHEAST CORNER OF BEEKMAN & PEARL STREETS

SEC OF BEEKMAN & PEARL STREETS

RETAIL R

Ground Floor: 3,699 sf

Lower Level: 1,906 sf

Frontage: 69' on Pearl Street
55' on Beekman Street
23' on Water Street
67' on plaza/park

Possession: Immediate

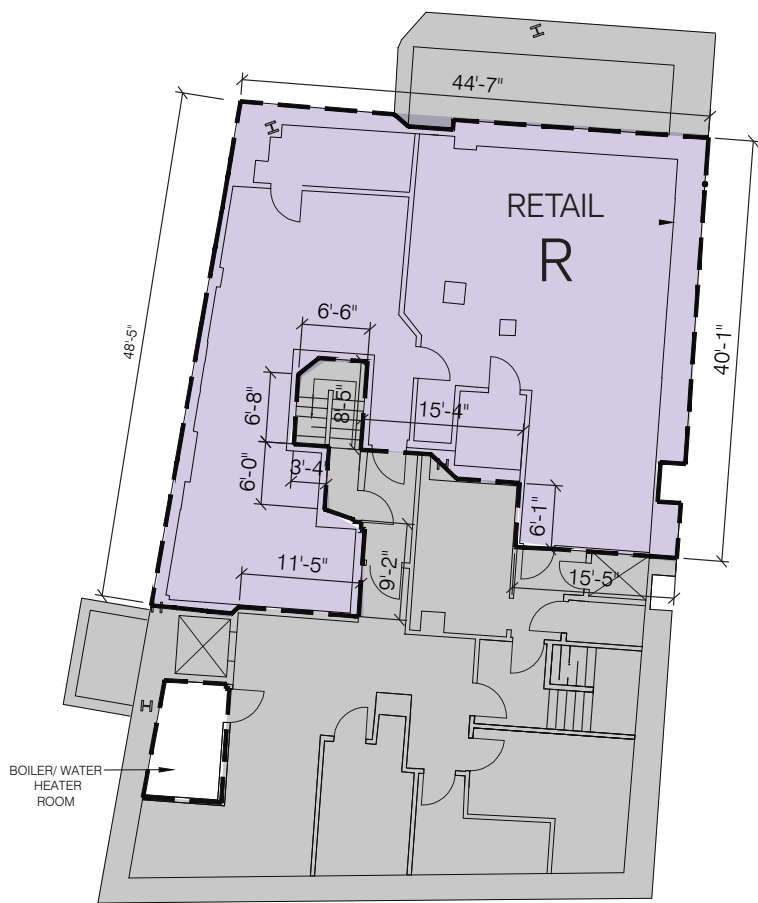
Status: Vacant; formerly Wendy's

117 BEEKMAN STREET

Ground Floor



Lower Level



THE SEAPORT

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