
NEW YORK
FINANCIAL DISTRICT

25
BROAD
STREET

SECOND GENERATION
RESTAURANT OPPORTUNITY



IN THE HEART OF WALL STREET,
WHERE HISTORY MEETS TIMELESS SOPHISTICATION.



25 BROAD STREET

**SITS IN THE HEART OF NEW YORK CITY'S
ICONIC FINANCIAL DISTRICT**

just steps from the New York Stock Exchange and Wall Street. This location embodies the energy and prestige of one of the world's most influential financial hubs while the historic area offers a dynamic blend of old-world charm and modern sophistication.

**PREVIOUSLY HOME TO THE ICONIC
BOBBY VAN'S STEAKHOUSE,**

this second generation space is equipped with a full lower level kitchen, black iron venting, and a full bar on both the lower level and the ground floor.

ADDING ONE-OF-A-KIND INTRIGUE,

the space includes a large vault on the lower level, a relic of the building's past tied to the financial story of Wall Street. This underground vault, complete with heavy steel doors and intricate details, served as a private dining area for Bobby Vans, offering guests an exclusive and atmospheric experience steeped in history.

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SPACE DETAILS

Intersection: Broad Street & Exchange Place

APPROXIMATE SIZE

Ground Level	~4,246 SF
Cellar Level	~10,570 SF

CEILING HEIGHT

Ground Level	18'
Cellar Level	10'
Vault	7.5'

FRONTAGE

Broad Street	40'
Exchange Place	100'

RENT

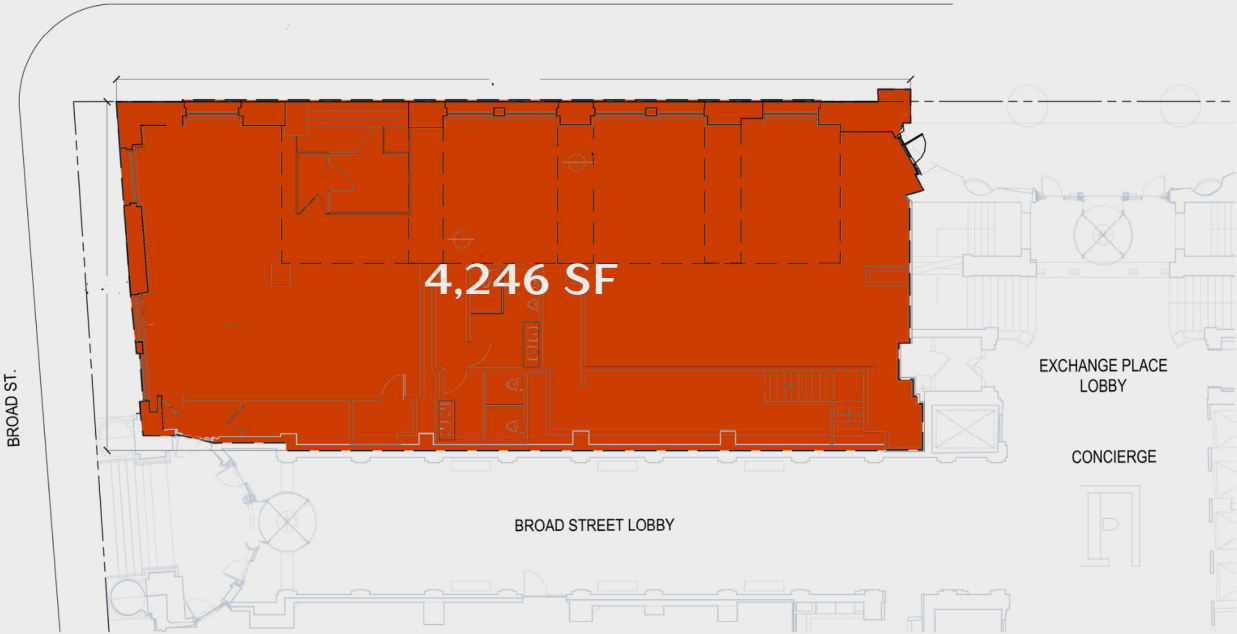
Upon Request

POSSESSION

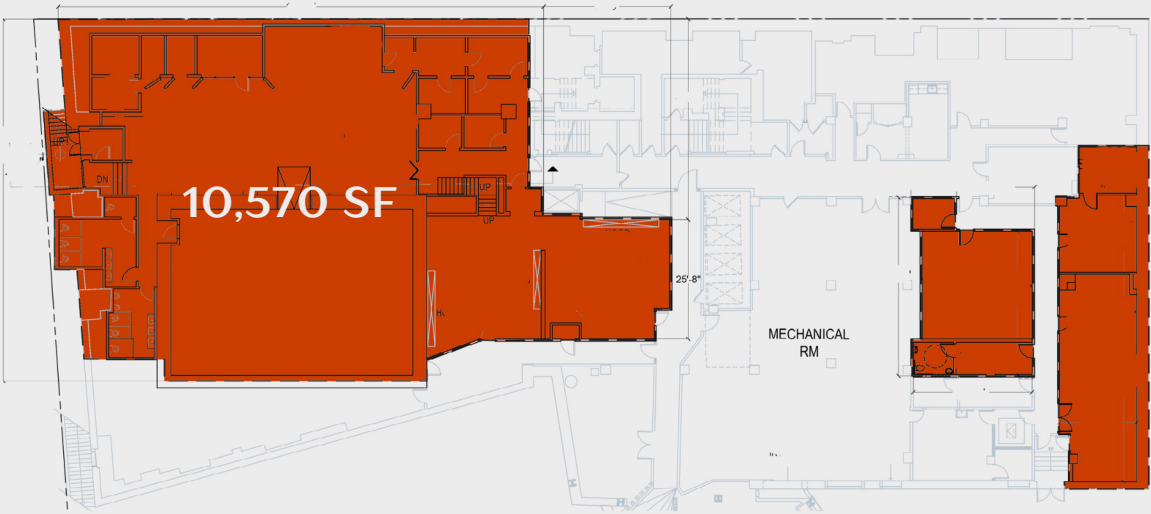
Immediate

COMMENTS

- Fully equipped kitchen with full black iron venting
- Generous frontage
- Window signage available
- All uses considered



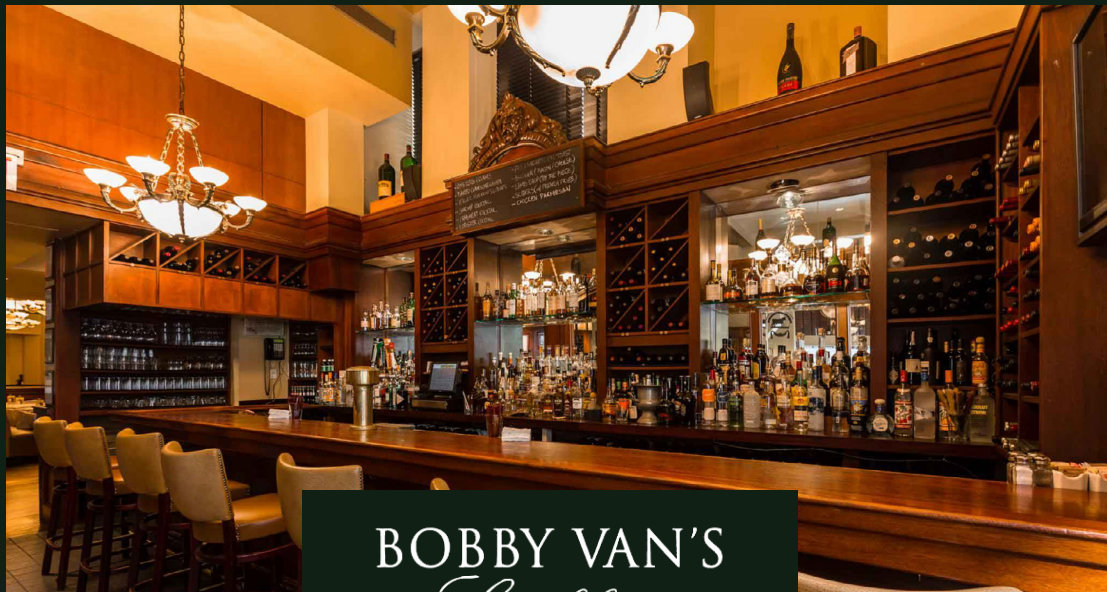
GROUND
LEVEL



CELLAR
LEVEL

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PREVIOUS TENANT



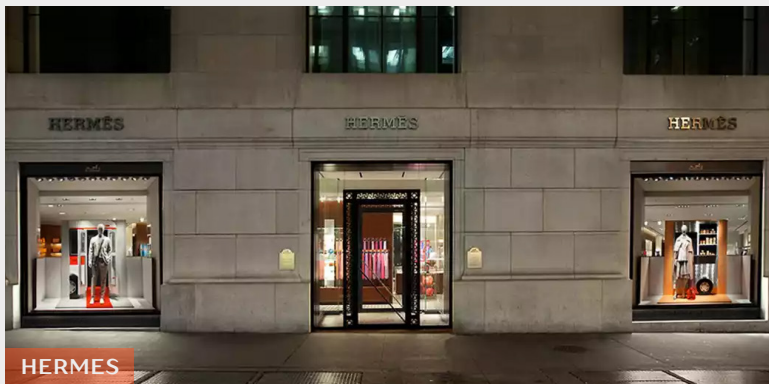
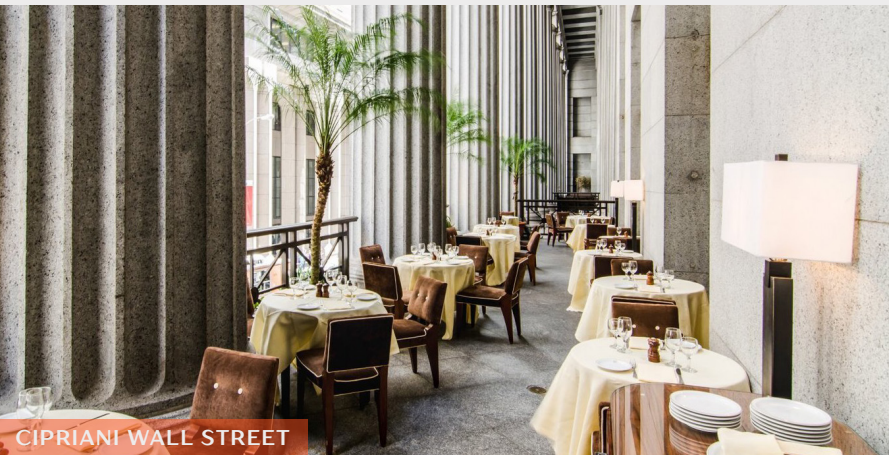
BOBBY VAN'S
Steakhouse
EST. 1969



EXISTING CONDITIONS

25
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MEET THE NEIGHBORS



IN GOOD COMPANY



FIDI BIRD'S EYE VIEW



25
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FIDI

BY THE NUMBERS



RETAIL

\$8.8B+ Annual Spending Power

500+ Shops & Storefronts

575+ Bars & Restaurants



HOTELS & TOURISM

44 Operating Hotels with 8,548 Hotel Rooms

4 Hotels in Development with 642 Hotel Rooms

9.4M Tourists in 2023, +248% From 2020



RESIDENTIAL

35,104 Units in 347 Existing Buildings

8,015 Units in 19 Buildings under Development

67,000 Estimated Residents – Growing Population



OFFICE

232K+ Private Sector Employees

93% of Pre-Covid Levels



MASS TRANSIT

13 MTA Subway Lines

1 PATH Train to New Jersey

18 Commuter Ferry Routes

30 MTA Bus Routes

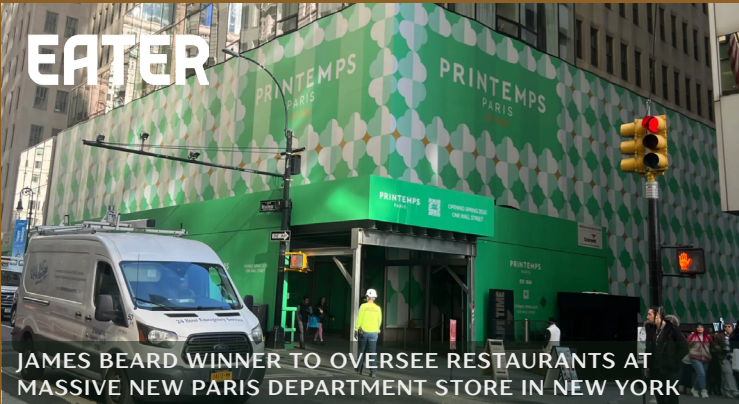
34 CitiBike Stations

FIDI'S EXPANDING LIFESTYLE FABRIC

2024'S LARGEST LEASES



PRINTEMPS, PARISIAN LUXURY DEPARTMENT STORE, + SAGA HOSPITALITY AT ONE WALL STREET



LIFE AND TRUST: 100,000 SQ. FT. OF IMMERSIVE THEATER WITH CONWELL COFFEE HALL



FIDI A RECREATION HUB



LAWN CLUB

Sprawling 25,000-square-foot leisure headquarters is packed with green lawns available for hourly rentals. Patrons choose from a selection of all-star games like Ladderball, bocce, cornhole and Kan Jam. A friendly environment to kick back and compete with friends agnostic of inclement weather where refreshments are served.

OPEN SQUASH

Recently opened 8 courts at 100 Pearl Street. Offering players the opportunity to learn the game through partnerships with local schools and after-school organizations and scholarships.



COURT 16

Indoor sports center at 28 Liberty St. has multiple pickleball and tennis courts for rental, plus a luxe lounge.



SOCCEROOF

20,000-square-foot space to engage in indoor soccer at 28 Liberty Street. The new sports complex will feature multiple soccer fields and offer leagues and lessons. This will be Soccerroof's first Manhattan location, expanding its lineup from four locations in the NYC/Tri-State Area as well as Montreal.

FIDI'S HOSPITALITY & TOURISM RESURGENCE

ADR AND OCCUPANCY AT RECORD HIGHS

Record-high occupancy rate of 89% in Q3 2024, surpassing pre-pandemic levels. This trend is mirrored citywide, with NYC reaching a record 87% occupancy. Financial District's **average daily room rate (ADR)** set a **third-quarter record of \$304**. This figure is up 9% year-over-year.

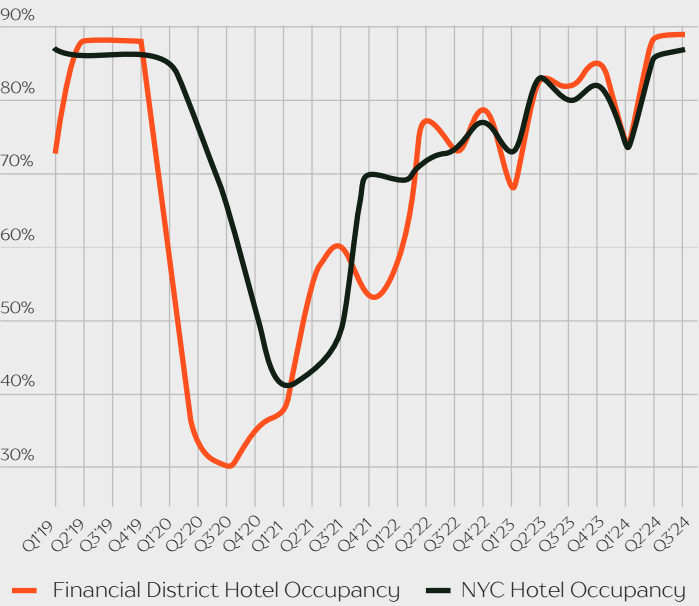
Latest Opening: Tribeca Hotel Fidi opened at 102 Greenwich Street and has 50 rooms. The property was acquired for \$15.3M, converting it from a five-story King's College dormitory

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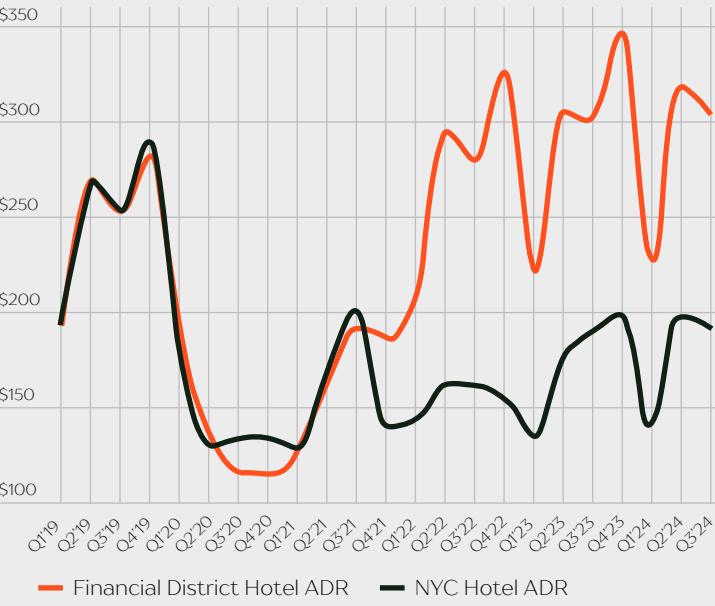
HOTEL PIPELINE

HOTEL / ADDRESS	OWNER / DEVELOPER	ROOMS	OPEN DATE
HOTEL INDIGO 8-12 Maiden Ln.	W & L Construction	TBD	2025
PLATT STREET HOTEL 7 Platt St..	The Moinian Group	172	2025
NED HOTEL 123 Greenwich St,	Yucaipa Companies	174	TBD
TEMPO BY HILTON 140-142 Fulton St.	Hidrock Realty	296	TBD
TOTAL	4	642	<i>Downtown Alliance</i>

HOTEL OCCUPANCY IN FINANCIAL DISTRICT & NEW YORK CITY



HOTEL AVERAGE DAILY ROOM RATE (ADR) IN FINANCIAL DISTRICT & NEW YORK CITY



FIDI'S RESIDENTIAL DEMAND

\$4,695 / PER MONTH
MEDIAN 3Q24 RENT PRICE

The Financial District possesses 35,104 units across 347 residential buildings. There are 8,015 units across 19 buildings being built or planned for development, with about 68% currently planned as rental units and 42% as condos.

Of the 8,015 units, 2,929 units (37%) will be in new construction projects, while the remaining 5,086 units (63% of the total) will be in office-to-residential conversions.

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RESIDENTIAL PIPELINE

ADDRESS	LEASE/BUILDING TYPE	UNITS	OPEN DATE
1 PARK ROW	Condo New Construction	58	2024
8 CARLISLE STREET	Rental New Construction	400	2025
7 PLATT STREET	Rental New Construction	250	2025
55 BROAD STREET	Rental Conversion	571	2026
161 MAIDEN LANE	Condo New Construction	80	TBD
45 PARK PLACE	Rental New Construction	400	TBD
25 WATER STREET	Rental New Construction	250	TBD
250 WATER STREET	Rental Conversion	571	TBD
CONDO + RENTAL UNITS UNDER CONSTRUCTION	TOTAL	2,979	

FIDI'S RETAIL ACTION

RETAIL/STOREFRONT OPENINGS

2023	81
Q1 2024	16
Q2 2024	14
Q3 2024	19

LOOKING AHEAD, 13 RETAILERS WILL OPEN SHOP BY Q1 2025

CLUB STUDIO

Fitness Studio, will open at 66 John Street

THAMES PROMENADE

will open at 115 Broadway

PECK SLIP SOCIAL

Bar with live music and games, will open at 24 Peck Slip

THE BRIDGE CAFE

Historic Restaurant and Bar, plans to reopen at 279 Water St

THE GOLDEN MALL

Chinese Food Emporium, plans to open at 47 Broadway

ATEAZ CAFE

New Cafe, plans to open at 77 Greenwich Street

TUTTO CALCIO ESPRESSO BAR

In the Artezen Hotel, plans to oepn at 20 John Street

OTANI

Japanese Restuarant, plans to open at 59 Nassau Street

ESS A BAGEL

Bagel Shop, plans to open at 115 Broadway

DAILY PROVISIONS

Serving All Day, plans to open at Hudson Eats in Brookfield Pl

WONDER

Dine-in and Delivery Service, is opening at 5 Hanover Street

SEPHORA

Will open at 175 Broadway

BROOKS BROTHERS

Plans to open at 195 Broadway



THE BROAD EXCHANGE BUILDING

23-story commercial and residential structure. Completed in 1902 by architectural firm Clinton & Russell as a speculative office building, Broad Exchange spans an entire city block and was the largest of its time upon completion.

KEY FEATURES

CONTEMPORARY USE

Grand retail opportunities and luxury residences offering high-end living spaces with modern amenities while preserving its historical charm.

ARCHITECTURE

Grand Beaux-Arts / Italian Renaissance Revival featuring limestone and brick facade with ornate detailing.

HISTORIC SIGNIFICANCE

Listed on the National Register of Historic Places, it reflects the early 20th-century boom in New York City's financial industry.

RESIDENCES

ONE-BEDROOM

Starting from approximately 900 square feet with 4 different layouts

TWO-BEDROOM

Ranging from approximately 1,200 to 1,500 square feet with 5 different layouts

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