

16-18 MAIDEN LANE & 8-10 LIBERTY PLACE



FINANCIAL DISTRICT

Prime Corner
Development Site Opportunity

FOR SALE

PROPERTY FEATURES

Cushman and Wakefield has been retained on an exclusive basis to arrange for the sale of 16-18 Maiden Lane and 8-10 Liberty Place. The adjacent properties are located on the corner of Maiden Lane and Liberty Place. Both properties are five stories and contain a combined 8 residential units and 2 commercial units.

The site consists of two adjacent mixed-use properties along Maiden Lane and Liberty Place. Under the current C5-5 zoning designation, the combined 1,918 square foot lot has a commercial FAR of 15, which translates into approximately 28,770 square feet of total development rights, representing a unique opportunity for investors who are looking to develop a property in a thriving neighborhood. Both of the commercial units have demolition clauses and all of the residential leases expire within a year.

The Lower Manhattan sub-market has reemerged as one of the most sought after areas of the city due to a multitude of recent developments. The redevelopment of One World Trade Center and creation of the new Fulton Street Transit Hub will greatly impact future commercial, retail, and hospitality growth. Tourism growth has reached new levels in Lower Manhattan and is only expected to increase as additional developments reach completion in the coming years.

Furthermore, the property is easily accessible through public transportation. The newly developed Fulton Center, just two blocks away, provides unparalleled access to all of the major subway lines including the A, C, J, Z, 2, 3, 4 & 5 trains along with the PATH Train. As such, the site offers a tremendous opportunity for a developer to capitalize on the insatiable demand for luxury condominiums in one of Manhattan's most desirable neighborhoods

BUILDING FEATURES

ADDRESS	16-18 Maiden Lane	8-10 Liberty Place	Combined Sites
BLOCK / LOT	64/24	64/25	64/24-25
LOT DIMENSIONS	34'x 26'	28' x 35'	54' x 35'
BUILDING DIMENSIONS	34'x 26'	28' x 35'	N/A
STORIES	5	5	5
ZONING	C5-5	C5-5	C5-5
COMMERCIAL FAR:	15	15	15
RESIDENTIAL FAR	10	10	10
LOT S.F.:	905	1,013	1,918
TOTAL BUILDABLE S.F.:	13,575	15,195	28,770
MINUS EXISTING STRUCTURE:	4,417	5,065	9,482
AVAILABLE AIR RIGHTS:	9,158	10,130	19,288
TAXES (14/15):	\$105,661	\$46,494	\$152,155



FOR MORE INFORMATION, PLEASE CONTACT:

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Financial District, Development Site for Sale



ASKING PRICE:

\$17,250,000

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Broker Confidentiality and Indemnification Agreement

16-18 Maiden Lane & 8-10 Liberty Place, New York, NY

Principal: _____ (**"Potential Purchaser"**)

Title: _____

Company: _____

Address: _____

Address: _____

Phone/Fax: _____

E-Mail: _____

Salesperson: _____ (**"Broker"**)

Company: _____

Address: _____

Address: _____

Phone/Fax: _____

E-Mail: _____

Re: Confidentiality and Indemnification Agreement

We have advised you that Cushman & Wakefield, ("Agent") is acting as exclusive agents on behalf of the ownership and their related companies, The Owner ("Owner"), in connection with the possible sale of the property located at 16-18 Maiden Lane & 8-10 Liberty Place New York, NY the ("Property"). You have informed us that _____ ("Broker") is authorized to act on behalf of _____ ("Potential Purchaser") and represent that Potential Purchaser is interested in the possible purchase of the Property, and has the experience and financial capabilities to undertake a transaction of this magnitude.

Broker may make such Confidential Information available to Potential Purchaser upon execution of this Confidentiality Letter. The Confidential Information is intended solely for Potential Purchaser's limited use in evaluating the Property. This is not an agreement to sell the Property or any interest therein. No agreement binding upon Owner, or any of its associated or affiliated companies, to sell the Property shall be deemed to exist, at law or equity, until Owner enters into a formal binding agreement, fully executed and delivered by all parties thereto. Broker has no authority to bind Owner in connection with the sale of the Property or otherwise.

The Confidential Information contains brief, selected information pertaining to the Property and the business and affairs of Owner. It does not purport to be all inclusive or to contain all the information which Potential Purchaser or a prospective purchaser or lender may desire. Neither Agent, Owner, or Broker makes any representation or warranty, expressed or implied, as to the accuracy or the completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

Broker has informed Potential Purchaser that it is of utmost importance that all discussions concerning the proposed transaction (including, without limitation, the fact that any discussions have taken or are taking place) be kept in strict confidence. Accordingly, Potential Purchaser hereby agrees that the Confidential Information will be used only in connection with the proposed transaction and its consideration thereof, and that all discussions concerning the transaction, as well as all Confidential Information, will be kept strictly confidential by Potential Purchaser and its partners, officers, members, agents, employees, contractors, and consultants (collectively "Potential Purchaser's Affiliates"), and shall not, except as hereinafter provided, be disclosed in any manner whatsoever without the prior written consent of Owner, which may be granted or withheld in Owner's sole and absolute discretion. Information concerning the transaction and the Confidential Information shall be submitted only to Potential Purchaser's Affiliates who need to know such information for the purpose of evaluating the transaction and who shall (i) be advised and instructed by all Potential Purchaser's Affiliates by Broker or Potential Purchaser of the confidential nature of the transaction as well as the confidential information and (ii) shall be instructed by Broker or Potential Purchaser to treat such information confidentially. Broker and Potential Purchaser will be responsible for all Potential Purchaser's Affiliates to comply with such instruction.

Owner expressly reserves the right to reject any or all proposals or expressions of interest to purchase the Property, to consummate the sale of the Property to a party other than Potential Purchaser, and to terminate discussions at any time with or without notice. If Potential Purchaser does not wish to pursue negotiations, or such negotiations are undertaken but a transaction fails to be consummated with Potential Purchaser, Potential Purchaser hereby agrees to promptly return all copies of the Confidential Information to Agent.

Broker and Potential Purchaser understand and foresee that any violation of this Confidentiality Letter would damage Owner and Agent and their respective successors. Broker and Potential Purchaser hereby agree to indemnify, defend and hold harmless Owner and Agent and their respective members, directors, officers, employees, agents, representatives, successors and assigns from and against any and all liability, claim, demand, loss, cost, damage, expense or cause of action (including without limitation, reasonable attorneys' fees and expenses) in connection with any breach or alleged breach of the confidentiality provisions of this Agreement. In addition, Broker and Potential Purchaser agree that Owner and Agent will have no adequate remedy at law if Broker or Potential Purchaser violates any of the terms of this Confidentiality Letter. In such event, Owner and/or Agent will have the right, in addition to any other right Owner and Agent may have, to seek injunctive relief to restrain any breach or threatened breach by Broker or Potential Purchaser or specific enforcement of such terms.

Broker and Potential Purchaser understand and agree that the Confidential Information does not purport to be complete and accurate, and that Broker and Potential Purchaser will rely entirely on its own due diligence with regard to all matters. No representations or warranties are implied by the submission of the Confidential Information and none is given unless Owner subsequently elects to make specific, limited representations and warranties in a final, fully executed and delivered, sale agreement definitive in form and scope. Broker and Potential Purchaser agree that neither Owner nor Agent shall not have any liability to Broker or Potential Purchaser as a result of its use of the Confidential Information and it is understood that Broker and Potential Purchaser are expected to perform and be responsible for such due diligence investigations and inspections of the Property, including investigation of any environmental conditions, as Potential Purchaser deems necessary or desirable and as permitted by agreement with Owner.

This Agreement shall be for a term of two (2) years.

Very truly yours,

Cushman & Wakefield, Agent

By_____

Name:

Title:

ACCEPTED AND AGREED TO:

Principal: _____ (Please Print)

Signature: _____

Title: _____

Dated: _____, 2015

Broker: _____ (Please Print)

Signature: _____

Title: _____

Dated: _____, 2015

Please email or fax this fully executed agreement to Maurice Suede at:

maurice.suede@cushwake.com or (212) 696-0333