



West Broadway



Executive Summary

Jones Lang LaSalle Americas, Inc., (“JLL”) has been exclusively retained to arrange the sale of 80 West Broadway (the “Property”, or “Site”). The 50’ x 100’ Site is situated at the northwest corner of West Broadway and Warren Street in the heart of Tribeca, one of New York City’s strongest residential neighborhoods. The Site is zoned C6-3A which allows for residential development as-of-right featuring an FAR of 7.52. Ownership at 80 West Broadway controls the properties immediately bordering the Site (72 Warren & 88 W Broadway) as well as 74 Warren and has transferred the excess air rights from these properties to 80 West Broadway to maximize the development potential. Therefore, with the addition of the air rights, 80 West Broadway now contains approximately 56,164 buildable square feet, an ideal size for a luxury boutique condo project.

Tribeca is considered one of Manhattan’s most sought-after neighborhoods with average home values of nearly \$3.5 million and average household income three times greater than the national average. Additionally, it is not only consistently ranked as the most affluent zip code in NYC both in terms of median home sales prices and income, but also historically as one of the top 20 in the entire country.



Property Information

Address	80 West Broadway, New York, NY 10007
Location	The subject Site is located on the northwest corner of West Broadway and Warren Street
Block / Lot	137 / 1
Lot Dimensions	50.35' x 100.37'
Lot SF	5,054
Zoning	C6-3A
Special District	Special Tribeca Mixed Use District (TMU)
As of Right Resi FAR	7.52
As of Right ZFA	38,006
Max ZFA ⁽¹⁾	56,164
Assessment (2024)	\$1,424,700
Taxes (2024)	\$150,904

⁽¹⁾ Max ZFA inclusive of transferred air rights from neighboring parcels
* All square footages are approximate

Tax Map



Site Highlights



Vacant Delivery of Existing Building

The existing building located at 80 West Broadway will be delivered completely vacant, allowing prospective developers to immediately commence demolition.



Rare Development Opportunity in High Barrier to Entry Market

It is rare for a site with this location to become available for development in high barrier-to-entry Tribeca. Given the lack of new and ongoing projects in the neighborhood, the potential development is will undoubtedly be able to achieve top of the market sellouts once completed.



Premier Tribeca Location

The site is incredibly well positioned to capitalize on the neighborhood's unparalleled demand drivers. Tribeca is the premier neighborhood in Lower Manhattan and the city's most sophisticated residential enclave. The area is the ultimate combination of "live / work / play", with a unique variety of prominent schools, beautiful parks, historic monuments, and popular dining options.



Market Supply

Tribeca is experiencing one of the strongest condo markets in all of Manhattan. Downtown closings increased by 4% annually while the new development market overpowered condo resales and co-op sales. The average days on the market was the lowest in the borough, while the average price per square foot grew 3% year over year according to Corcoran, signifying the high demand for condos in prime locations.



Simplified Development Process w/ Neighboring Property Access

The current owner of 80 West Broadway also controls the properties which border 80 West Broadway. This will allow future ownership of 80 West Broadway to easily maneuver the hurdles that are often involved with neighboring building access.



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