

40 Broad Street

Law Firm Condo for Sale

Between Federal Hall and Charging Bull



Managing Partner Office



Private Windowed Office

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Financial District

SIZE: 8,400

FLOOR: 7th

PRICE: \$5,880,000

POSSESSION: Immediate

TERM: Ownership

COMMON CHARGE: \$64,998 (\$7.74/RSF)

TAXES: \$56,360 (\$6.71/RSF)

Today this condo stands as a pre-existing built out Law Firm; this layout features 20 private offices that are serviced by dedicated reception desk (w/ guest seating), two conference rooms, a lounge, staff pantry, and small area open for workstations. This condo features its own restroom being a partial floor unit. The condo enjoys a wall of full-length windows that offer sunlit western exposure and overlooks Broad Street.

- High-end existing law firm installation with efficient layout and wide column spacing
- Ideal for law and financial firms, non-profits and medical users
- Located in the base of a luxury residential tower, the commercial portion has a separate dedicated entrance
- Built in 1984 and renovated in 2011, the Class A building is steps from the New York Stock Exchange, with nearly 50,000 pedestrians passing by each day
- The building sits in the heart of the rapidly evolving Financial District, with numerous new residential projects and experiential retail in the area



Workstation Area



Conference Room

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Reception



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Conference Room



Pantry

40 Broad Street Condo Office Space



8,400 SF. Floor Plan

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