

LEASE

PROFESSIONAL SPACE FOR LEASE IN MANHATTAN'S CHINATOWN

30 East Broadway New York, NY 10002



LEASE RATE \$4,000 - \$8,000 per month

Joseph T. Hamdan

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**COLDWELL BANKER
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OFFERING SUMMARY

Lease Rate:	\$4,000-\$8,000 per month (MG)
Building Size:	10,563 SF
Building Dimensions:	25 ft x 66 ft
Available SF:	1,650-3,300 SF
Lot Size:	1,758 SF
Lot Dimensions:	25 ft x 70 ft
Year Built:	1900
Zoning:	C6-1G

PROPERTY OVERVIEW

Located in the heart of Chinatown, 30 East Broadway offers approximately 1,650-3,300 square feet of professional office space on the third and fourth floors. The elevator building was formerly a bank and has been renovated to provide modern amenities while retaining its classic charm. It's suitable for various uses, including professional, medical, creative office, or showroom. The property is within a short distance to City Hall, state and federal courthouses, Lower East Side, and multiple public transportation stations. It's also surrounded by numerous anchor tenants and popular local landmarks, including Wellcare, United Healthcare, HSBC, and Citibank, Golden Unicorn and Nom Wah. Contact the Exclusive Broker to schedule a property tour and seize the opportunity to lease prime office space in one of NYC's most vibrant neighborhoods.

LOCATION OVERVIEW

Manhattan's Chinatown is a neighborhood in Lower Manhattan, New York City, bordering the Lower East Side to its east, Little Italy to its north, Civic Center to its south, and Tribeca to its west.

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LOCATION INFORMATION

Building Name	Professional Space For Lease In Manhattan's Chinatown
Street Address	30 East Broadway
City, State, Zip	New York, NY 10002
County	New York
Market	New York
Sub-market	Chinatown
Cross-Streets	Catherine Street and Market Street
Market Type	Large

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	5
Average Floor Size	1,650 SF
Year Built	1900

PROPERTY HIGHLIGHTS

- Approximately 3,300 SF of professional space
- Elevator building
- Conveniently located in Manhattan and minutes away from Brooklyn
- Located near the East Broadway F train station, Brooklyn Bridge-City Hall 4, 5, and 6 train station, Chambers Street and Canal Street J and Z train stations, and Canal Street N, Q, R, and W train station.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,650 - 3,300 SF	Lease Rate:	\$4,000-\$8,000 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
30 East Broadway	Available	1,650 SF	Modified Gross	\$4,000 per month	Professional Space
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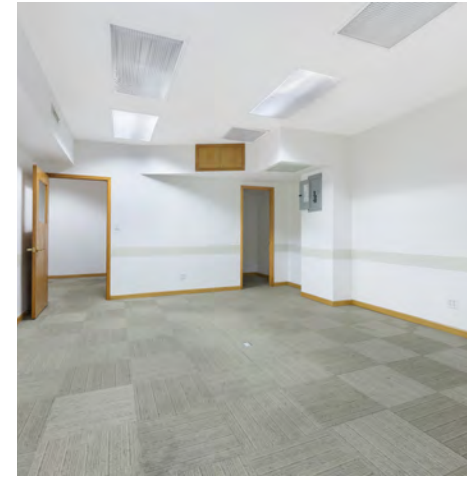


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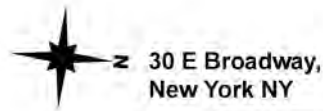


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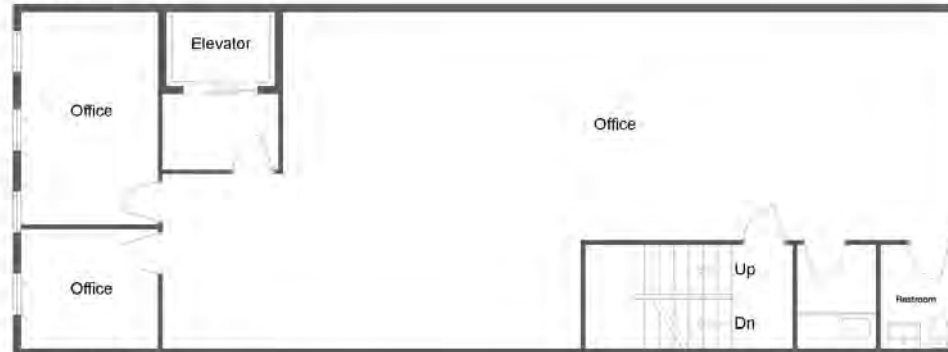
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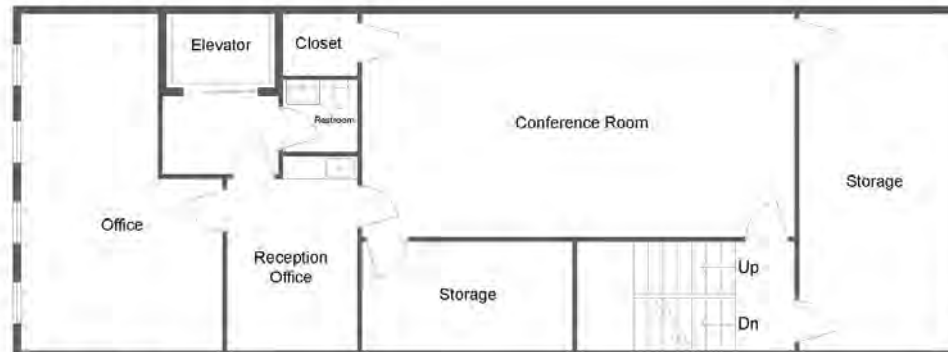
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For illustrative purposes only.
Sizes and dimensions are approximate.
Actual size may vary.



THIRD FLOOR



FOURTH FLOOR

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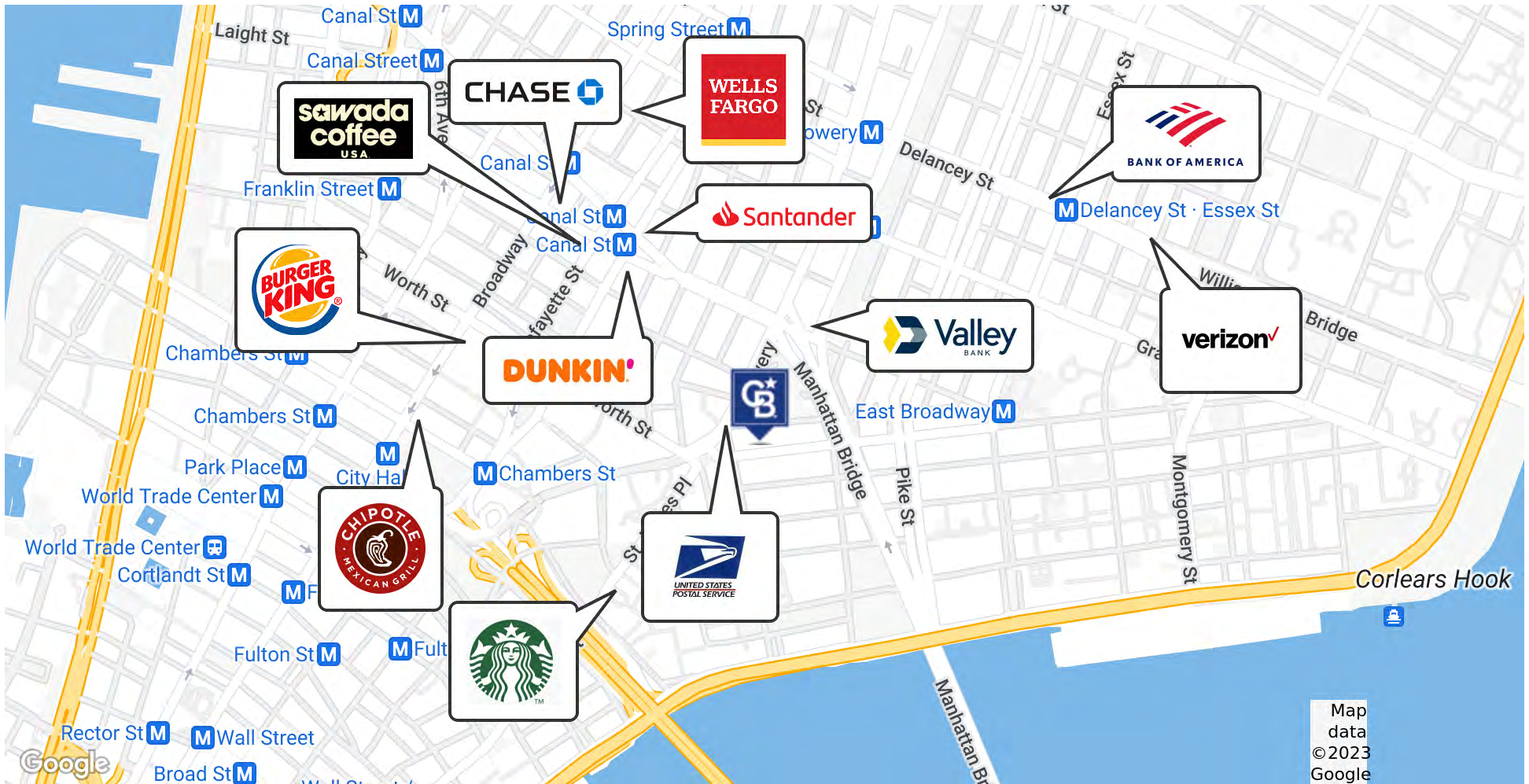


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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+

Professionals

Presence in

40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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WHY COLDWELL BANKER COMMERCIAL RELIABLE REAL ESTATE

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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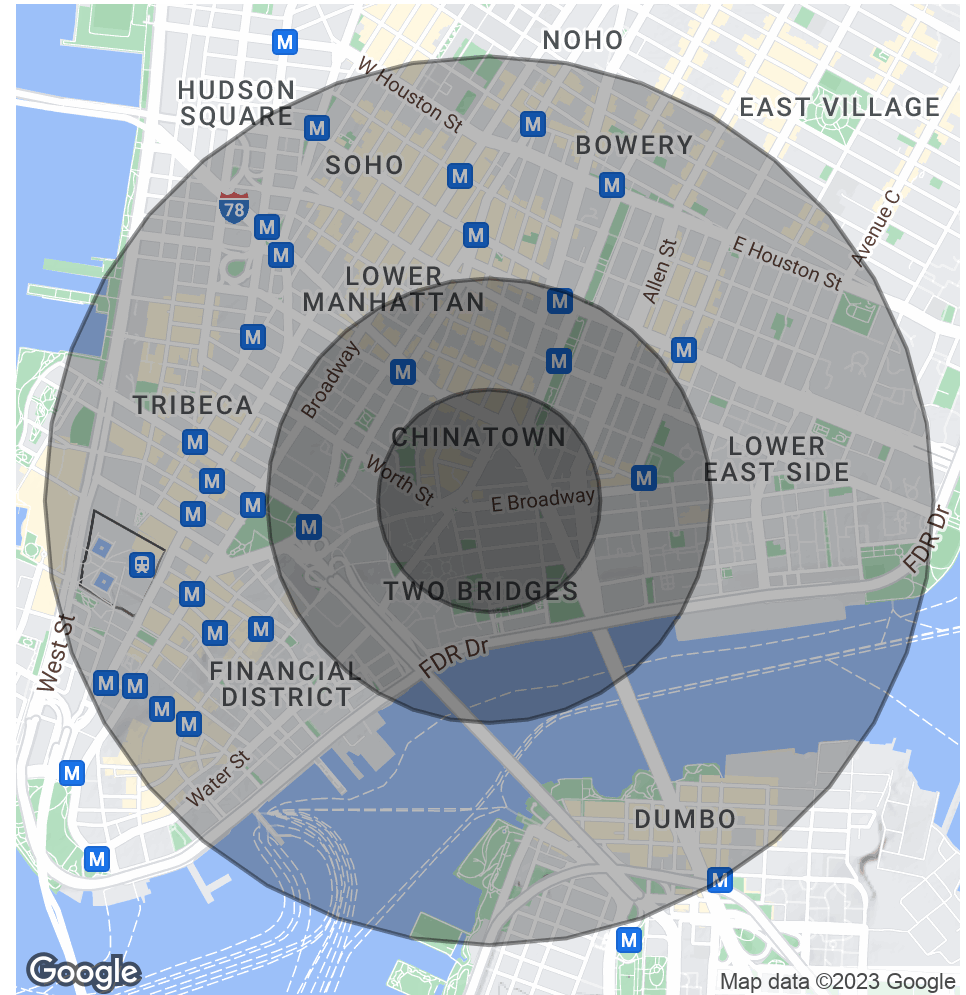
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,998	57,618	179,291
Average Age	41	39.2	37.1
Average Age (Male)	40.2	38.3	36.5
Average Age (Female)	42.3	40.2	37.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,484	21,089	75,503
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$45,878	\$52,138	\$104,568
Average House Value			\$835,337

* Demographic data derived from 2020 ACS - US Census



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested tenants should be aware that the owner is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the tenant's choosing.

The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the owner and executed by both parties; and (iii) approved by owner and such other parties who may have an interest in the Property. Neither the prospective tenant nor owner shall be bound until execution of the contract of lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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