

PRIME RETAIL SPACE FOR LEASE

# 116 NASSAU STREET

NORTHEAST CORNER AT ANN STREET

765 SF

GROUND FLOOR RETAIL

FOR LEASING INFORMATION CONTACT

SERGIO TURAEV  
917-981-0404  
[sergio.turaev@endurance-rea.com](mailto:sergio.turaev@endurance-rea.com)

GREGORY GANG  
646-662-3546  
[greg.gang@endurance-rea.com](mailto:greg.gang@endurance-rea.com)

**ENDURANCE.**  
REAL ESTATE ADVISORS



CONCEPTUAL RENDERING



**20.5 MILLION+**  
ANNUAL RIDERS AT  
FULTON CENTER



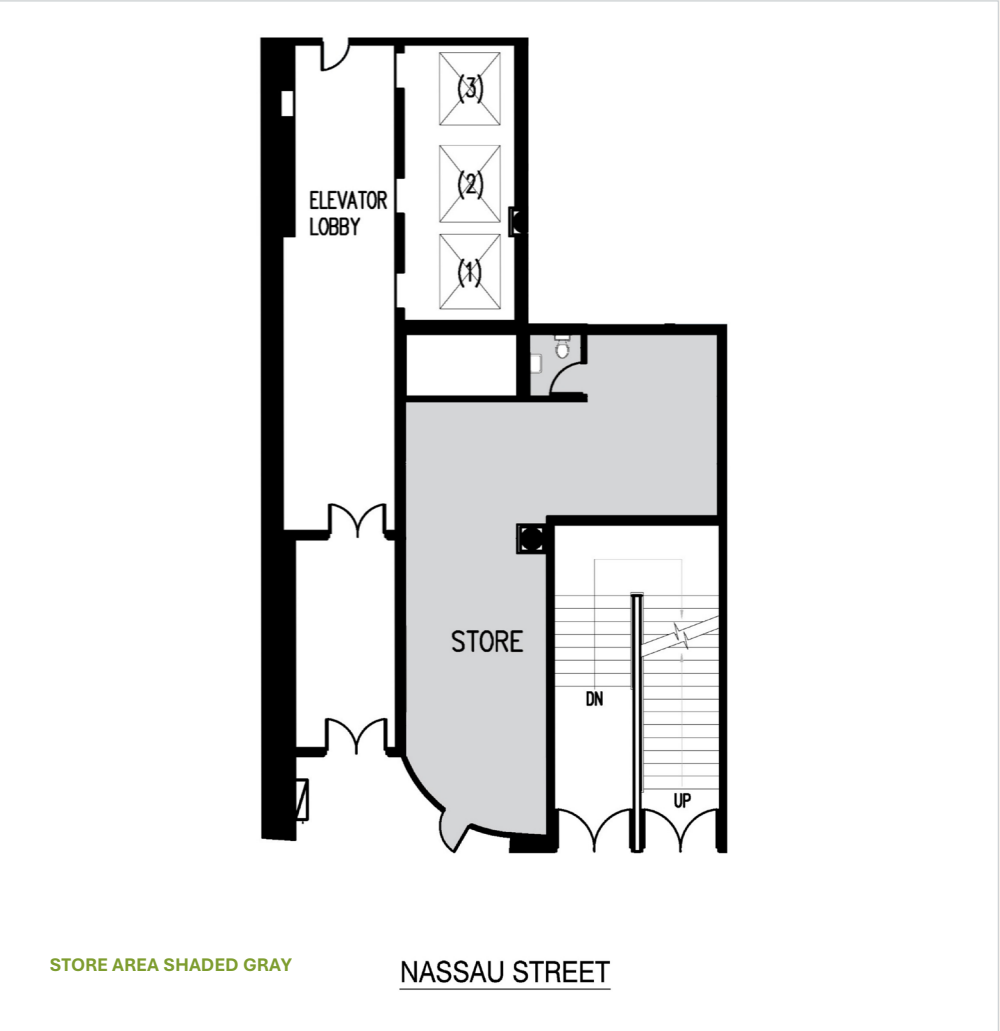
**70,000+**  
RESIDENTS IN  
LOWER MANHATTAN



**282,000+**  
DAYTIME WORKERS IN  
LOWER MANHATTAN

116 NASSAU STREET

Adjacent to the building lobby | Nassau Street frontage



SPACE HIGHLIGHTS

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| AREA            | 765 SF                                                                               |
| LOBBY ADJACENCY | Immediate visibility beside the building entrance                                    |
| GLASS FRONTAGE  | Curved storefront with angled entry                                                  |
| CEILING HEIGHT  | 9’3” to 11’4”                                                                        |
| ELECTRIC        | Direct meter                                                                         |
| POSSESSION      | Immediate                                                                            |
| ASKING RENT     | Upon request                                                                         |
| LEASE TERM      | 5 years                                                                              |
| MISC            | Steps from Fulton Transit Center, Pace University and major residential developments |

Schematic floor plan for marketing purposes. Not to scale.

# LOWER MANHATTAN DEMAND

FULTON CENTER, PACE UNIVERSITY & A GROWING RESIDENTIAL BASE

## BY THE NUMBERS

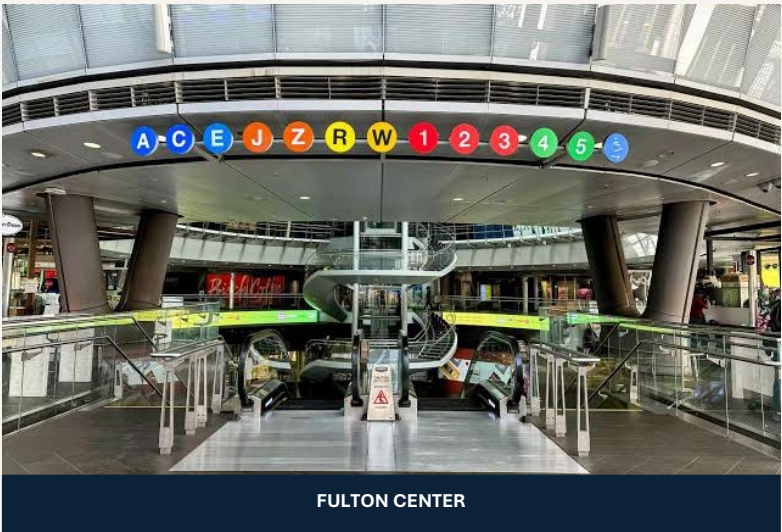
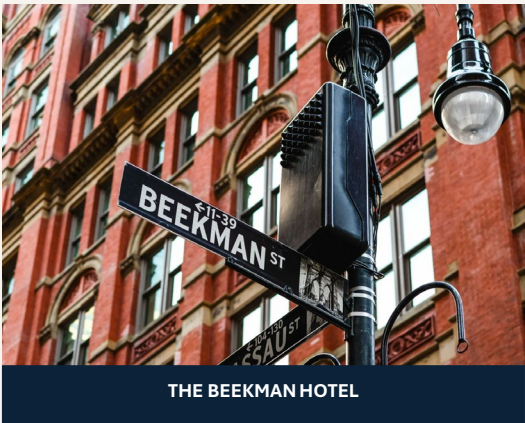
### BY THE NUMBERS

DOWNTOWN DEMAND.  
UNBEATABLE LOCATION.

-  **20.5M+**  
ANNUAL RIDERS AT  
FULTON CENTER
-  **282,000+**  
DAYTIME WORKERS  
IN LOWER MANHATTAN
-  **70,000+**  
RESIDENTS IN  
LOWER MANHATTAN
-  **9,000+**  
PACE UNIVERSITY  
STUDENTS
-  **11.3M**  
ANNUAL VISITORS  
TO LOWER MANHATTAN
-  **2,125**  
AM PEAK PEDESTRIANS  
PER HOUR  
*Estimated at Nassau & Ann*

Source: MIT City Form Lab, 2026

## NEIGHBORHOOD ANCHORS



Strong transit access and established institutional, hospitality and civic anchors support daily retail activity.