

CBRE

GREENWICH STREET
349
• 351#COM
TRIBECA • NY 10013

TriBeCa
RETAIL CONDO
40' OF FRONTAGE





CONTACTS

SALE INFORMATION

ROBERT M. SHAPIRO
212.984.8082
robert.shapiro@cbre.com

IAN BROOKS
212.984.8107
ian.brooks@cbre.com

NICK KONTOS
212.984.6622
nick.kontos@cbre.com

DAVID GARCIA
212.984.6625
david.garcia3@cbre.com

FINANCING INFORMATION

JUDAH HAMMER
212.984.8211
judah.hammer@cbre.com

SHAMIR SEIDMAN
212.984.8380
shamir.seidman@cbre.com

JEFF FELDMAN
212.895.0982
jeff.feldman@cbre.com

SHLOMO WEISSBERG
212.984.8316
shlomo.weissberg@cbre.com

TriBeCa | New York

TABLE OF CONTENTS

Executive Summary	2
Investment Highlights	3
Property Information	3
Financials	3
Property Photos	4
Floor Plans	6
Transit Map	8

EXECUTIVE SUMMARY

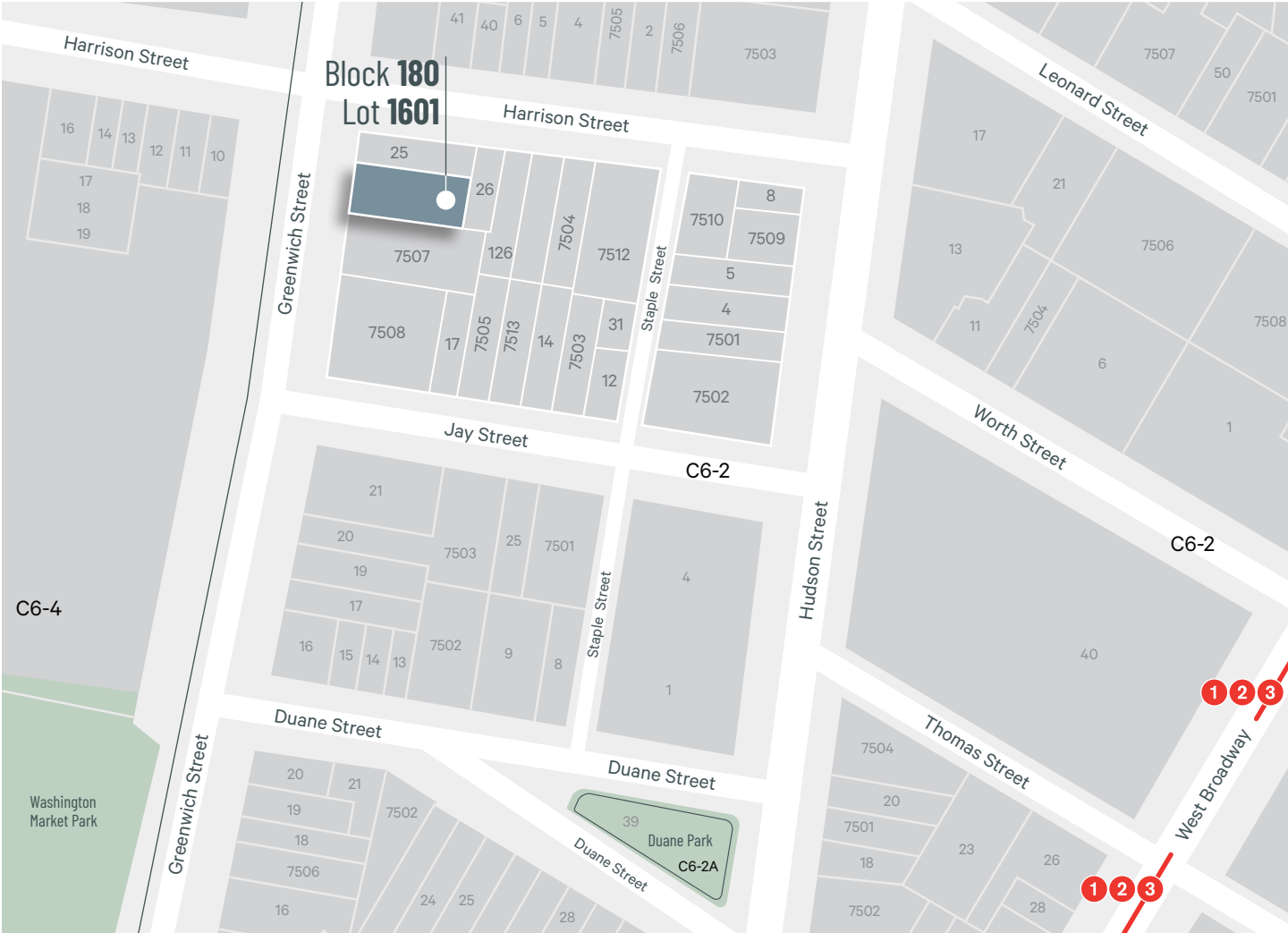
Property Overview

CBRE is pleased to present 349 Greenwich Street #COM, a retail condo located on the east side of Greenwich Street between Harrison and Jay Streets, in the heart of TriBeCa. Positioned along a highly trafficked commercial corridor with 40 feet of frontage, the Property benefits from strong street-level visibility and consistent foot traffic.

The property features 3,500 square feet and 12-foot ceilings on the ground floor with an additional 2,000 square feet and 9-foot ceilings on the lower level. The property has potential to be delivered vacant, allowing an income user or investor to reimagine the space.

349 Greenwich Street is located on one of New York City’s most desirable neighborhoods, near several national tenants, popular local restaurants and the corporate headquarters of Citi, making this location a true live-work-play destination. Additionally, the property is within a 10-minute walk of the 1 A C E N R W lines, as well as the PATH. The property offers excellent transit connectivity, with direct access to all of Manhattan.

Tax Lot



FINANCIALS



Property Information

Property Information		
Address:	349 Greenwich Street, New York, NY 10013	
Condo Unit:	COM	
Submarket:	TriBeCa	
Block & Lot:	180-1601	
Year Built / Last Altered:	1910	
Frontage:	40'	
	Gross SF (Approx.)	Ceiling Height (Approx.)
Ground Floor:	3,500	12'
Lower Level:	2,000	9'
Total:	5,500	
Tax Information (26/27 Tentative Assessment)		
Total Assessment:	\$312,688	
Annual Property Tax:	\$38,895	
Tax Class:	2C	
Tax Rate:	12.4390%	

Pro Forma Income & Expenses Analysis

Residential Revenue		SF (Ground)	\$ / SF (Ground)	Projected
Gross Annual Income		3,500	\$125.00	\$437,500
Less General Vacancy / Credit Loss (3.0%)			\$3.75	\$13,125
Effective Gross Annual Income			\$121.25	\$424,375
Projected Operating Expenses				
Type	Projection	% of EGI	\$ / SF (Ground)	In Place
Property Taxes	Actual	9.2%	\$11.11	\$38,895
Condo Fees	2025 Actual	2.5%	\$3.00	\$10,500
Insurance	2024 Actual	1.2%	\$1.43	\$4,992
Utilities	Tenant Pays	0.0%	\$0.00	-
Management Fee	2.0% of EGI	2.0%	\$2.43	\$8,488
Total Expenses		14.8%	\$17.96	\$62,875
Net Operating Income				\$361,500

Investment Highlights

- Prime TriBeCa Location**

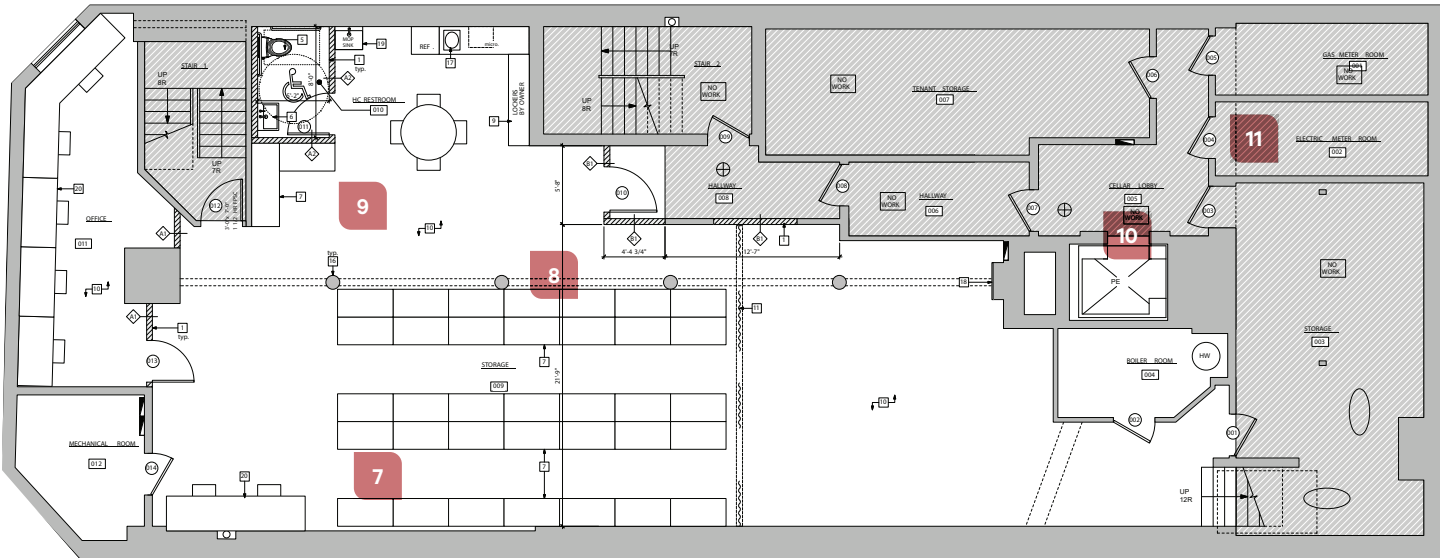
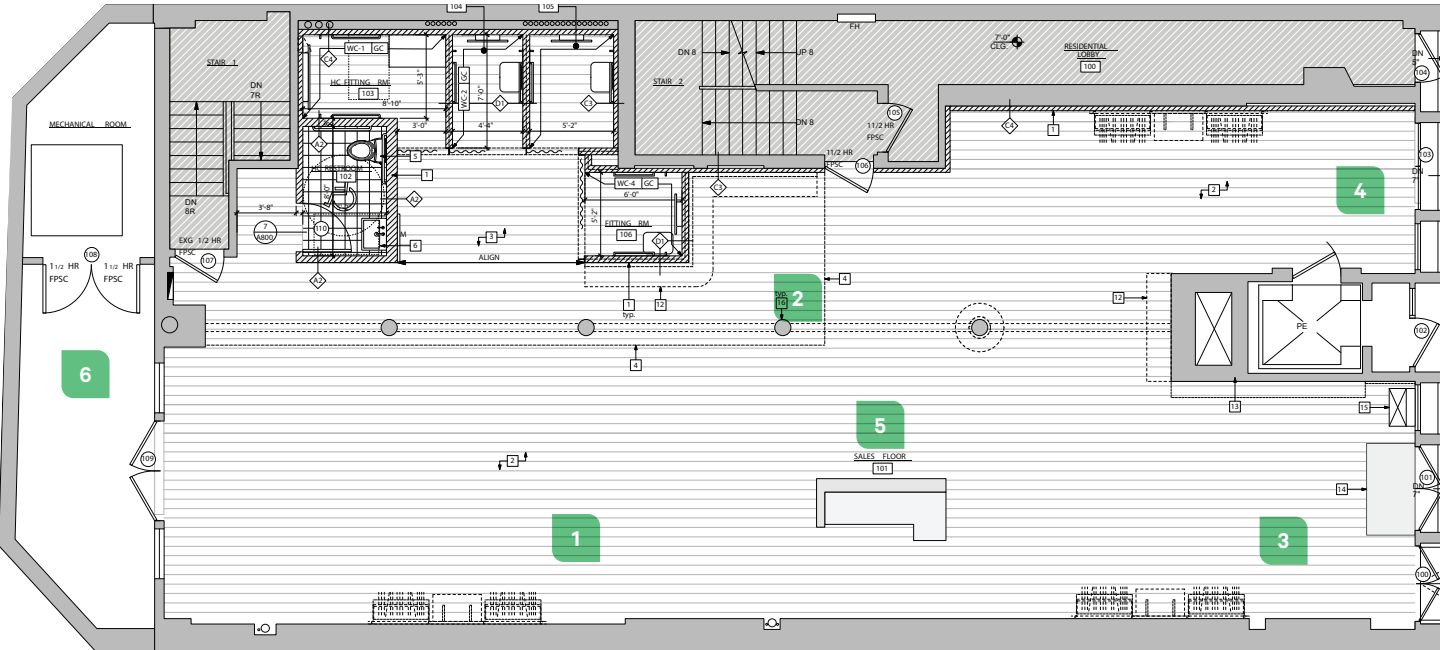
Situated on the east side of Greenwich Street between Harrison and Jay Streets, the property sits in one of New York City’s most desirable and affluent neighborhoods, surrounded by **national retailers**, acclaimed local restaurants, and major corporate employers such as **Citi’s global headquarters**.
- Exceptional Retail Visibility & Frontage**

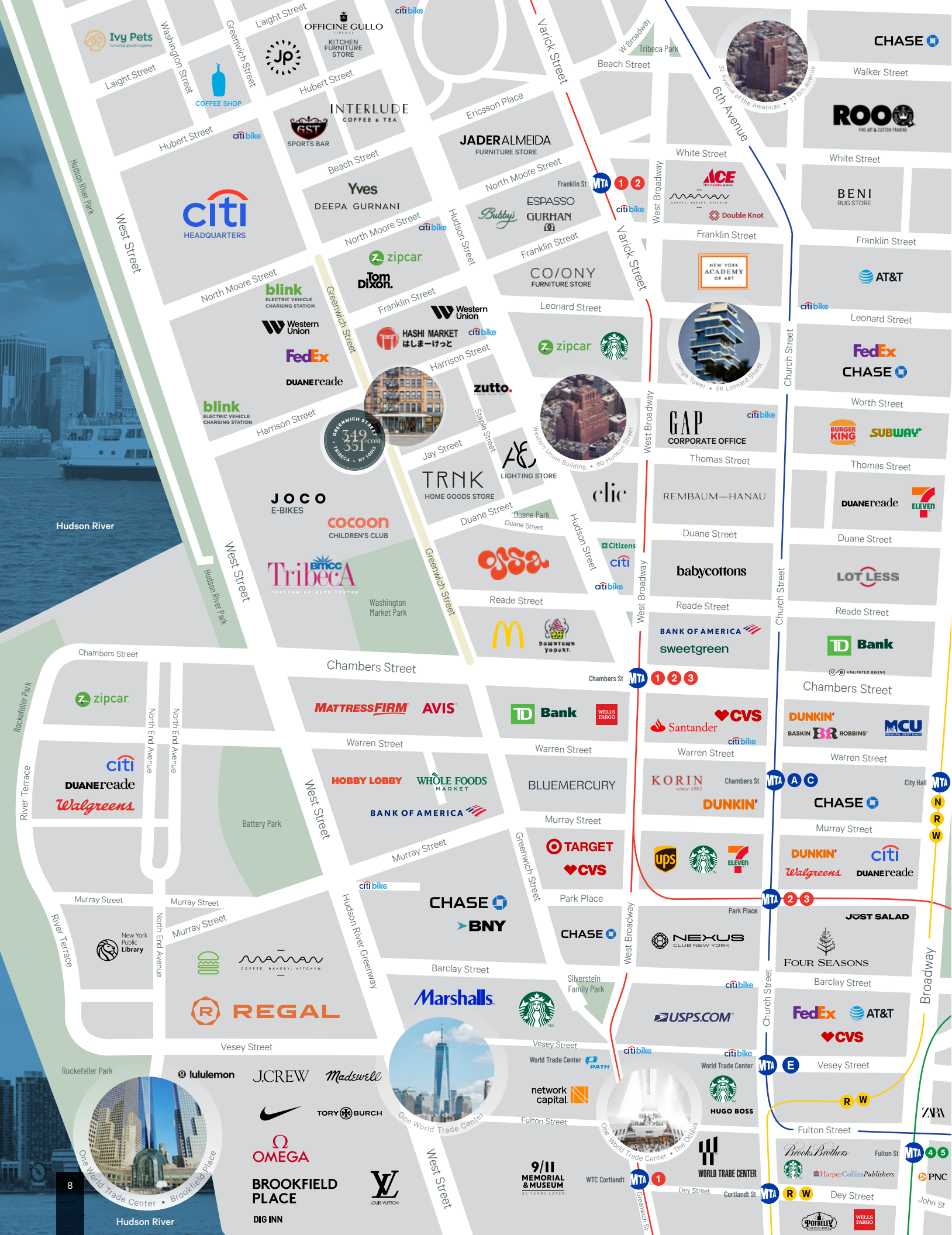
With **40 feet of street frontage** along a highly trafficked commercial corridor, the asset benefits from strong visibility and **steady pedestrian activity**—ideal for any retail or service-oriented tenant seeking a prominent presence in TriBeCa.
- Value-Add Opportunity Through Delivered Vacancy**

Potential to be delivered **vacant**, the property provides a rare value-add opportunity for investors or end-users to fully customize the **3,500 SF ground floor and 2,000 SF lower level**. The lack of existing tenant obligations allows for immediate repositioning, re-leasing at market rates, or tailoring the space to an owner-occupied retail concept to unlock maximum value.
- Outstanding Transit Accessibility**

Within a 10-minute walk of the 1 A C E N R W and PATH trains, the property offers **unparalleled connectivity** across Manhattan and the surrounding region, enhancing its appeal to both retail tenants and customers.









CBRE

GREENWICH STREET
349
351#COM
TRIBECA • NY 10073

CONTACTS

SALE INFORMATION

ROBERT M. SHAPIRO

212.984.8082

robert.shapiro@cbre.com

IAN BROOKS

212.984.8107

ian.brooks@cbre.com

NICK KONTOS

212.984.6622

nick.kontos@cbre.com

DAVID GARCIA

212.984.6625

david.garcia3@cbre.com

FINANCING INFORMATION

JUDAH HAMMER

212.984.8211

judah.hammer@cbre.com

SHAMIR SEIDMAN

212.984.8380

shamir.seidman@cbre.com

JEFF FELDMAN

212.895.0982

jeff.feldman@cbre.com

SHLOMO WEISSBERG

212.984.8316

shlomo.weissberg@cbre.com

© 2026 CBRE, Inc. All rights reserved.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.