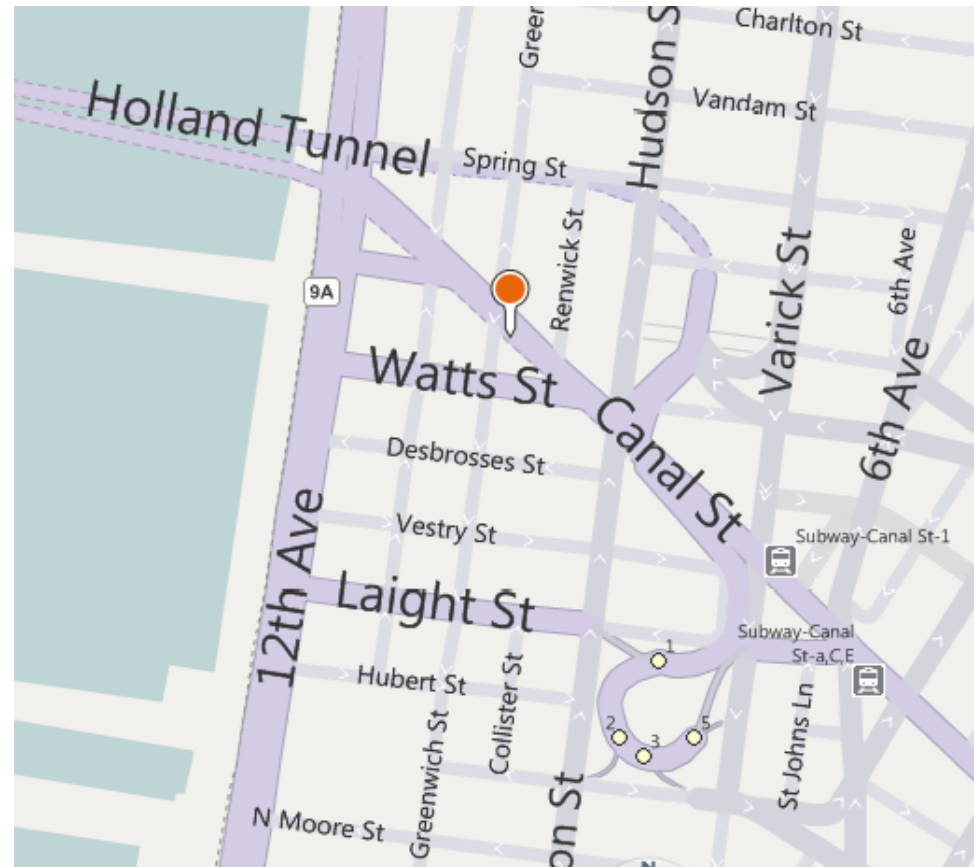


# Zinc Building

475 Greenwich Street | Corner of Canal & Watts Streets | TriBeCa



# Manhattan, NY



**Malachite Group LTD**  
Real Estate Investment & Management

48 East Old Country Road, Suite 201  
Mineola, New York 11501-4635  
(p) 516.877.1677 (f) 516.877.1680  
www.malachitegroup.com

The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

# Zinc Building

475 Greenwich Street | Corner of Canal & Watts Streets | TriBeCa

- 3-Street Frontage
- High Ceilings: 15' Clear
- New Construction
- Dense Population

**AVAILABLE SPACE:**

**FRONTAGE:**

**GLA:**

**SITE STATUS:**

**POSSESSION:**

**RENT:**

**TAXES:**

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# Manhattan, NY



Ground Floor: 2,906 Square Feet (approx.)

130 Feet on Canal Street & 160 Feet on Watts Street

6,000 Square Feet (approx.)

New Construction, Ready for Occupancy

Immediate

Upon Request

Abated through 2018





**Zn**  
**ZINC BUILDING**  
 475 GREENWICH STREET



**NEIGHBORHOOD**

TriBeCa is unquestionably one of the city's most exciting and innovative residential neighborhoods. It is home to many artists, talented entertainers, and successful professionals of every type. The cobblestone streets are lined with smart shops, the city's prime eateries, the undisputed top in elementary schools, as well as numerous parks and recreational areas. Live here and you will also be treated to neighborhood ice cream parlors, local sandwich shops, easy to pop in to, bistros and Greenmarkets

**RESTAURANTS**

- Bouley
- Bubby's
- Capsouto Freres
- Mr Chow
- Dylan Prime
- Filli Ponte
- Il Mattone
- Nobu
- Odeon
- Roc
- Sosa Borella
- Tribeca Grill

**SCHOOLS**

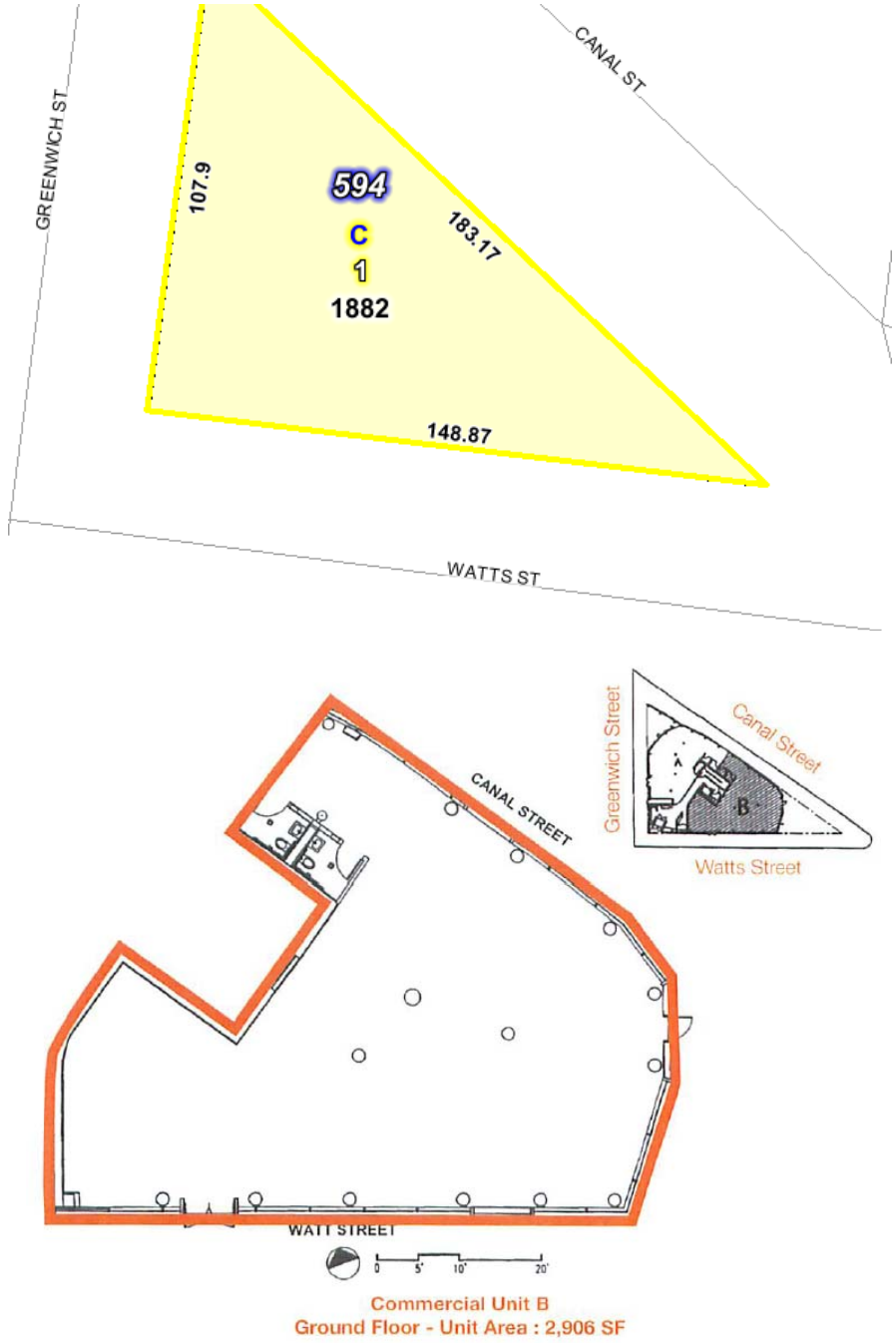
- P.S. 234
- P.S. 150 - Tribeca Learning Center
- Washington Market School
- Montessori School of Manhattan
- Park Pre-School
- Buckle My Shoe Nursery School
- Church Street School of Music & Art
- Stuyvesant High School
- Millennium High School
- David Bouley Cooking School
- New York Academy of Art
- City University

**BARE NECESSITIES**

- Equinox Gym
- FedEx-Kinkos
- Green Markets
- Myoptics
- New York Sports Club
- Real Pilates
- Tribeca Hardware

**PARKS AND PLAY**

- Basketball Courts
- Kayaking
- Canal Street Park
- City Hall Park
- Hudson River Park
- Little League Ball Fields
- Manhattan Sailing School



Demographics:	1 mile	3 miles	5 miles
Total Population	129,224	887,971	2,148,597
Total Households	64,641	422,168	965,077
Median Household Income	\$86,743	\$69,155	\$64,774
Average Household Income	\$135,135	\$106,614	\$102,991
Per Capita Income	\$68,447	\$51,255	\$46,683
White Population	68.33%	62.91%	57.79%
Black Population	2.78%	7.00%	15.34%
Hispanic or Latino Population	4.62%	16.87%	22.60%
Asian or Pacific Islander	24.27%	17.57%	11.78%
American Indian/Alaska Native	0.07%	0.27%	0.36%
Some Other Race Alone	1.93%	7.90%	9.99%
Two or More Races	2.63%	4.35%	4.74%

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