158 LAFAYETTE STREET

NEW YORK, NY 10013

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

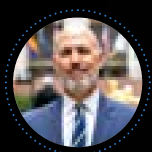
THE OPPORTUNITY

158 LAFAYETTE ST | NEW YORK, NY

Matthews Real Estate and Investment Services has been retained on an exclusive basis to arrange the sale of 158 Lafayette Street.

The subject property is a 5-story, ± 25,047 square foot mixed-use building located on the corner of Lafayette Street and Grand Street. The vacant, stalled construction building benefits from R10 zoning making it ideal for residential or condo conversion. *It features 125' of wraparound frontage on a lively intersection in SoHo*. The previous use for the retail was a bar/restaurant called "The Ship" with legal use in the lower level per the certificate of occupancy. *Each floor of the "L" shaped building is approximately 4,000 sf with access to the elevator shaft as well as front and rear stairwells*.

EXCLUSIVELY LISTED BY



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CONCEPTUAL RENDERING

NIGHTTIME RENDERING

158 LAFAYETTE ST | NEW YORK, NY

PROPERTY OVERVIEW

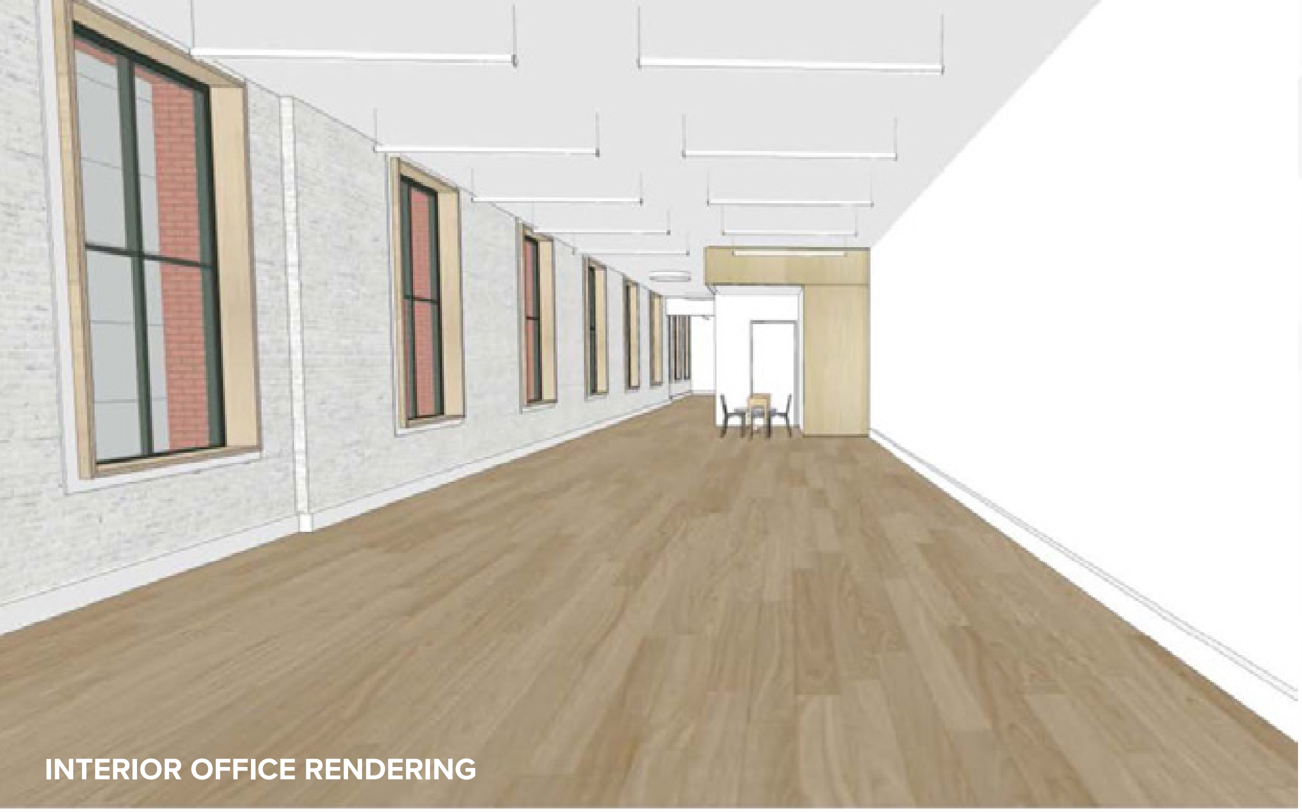
Description	The subject property is a 5-story plus penthouse vacant building located in SoHo
Location	The southwest corner of Grand St and Lafayette St
Block / Lot	233 / 17
Lot Dimensions	23.17' x 105.5' and 25.17' x 74.20' IRR
Stories	5 Floors
Floors Ground-5th Gross Square Footage	±19,873 SF
Below Grade Useable Square Footage	±5,174 SF
Total Gross Square Footage	±25,047 SF
Year Building Built	1915
Building Classification	O5
Zoning	M1-5 / R10
FAR (Commercial)	5.0
FAR (Residential)	10.0
Lot Size (SF)	±4,209 SF
Total Buildable (SF)	±42,090 SF
Minus Existing Above Grade (SF)	±19,873 SF
Available Air Rights (SF)	±22,217 SF
Assessment: (24/25)	$4,363,240


THE SHIP

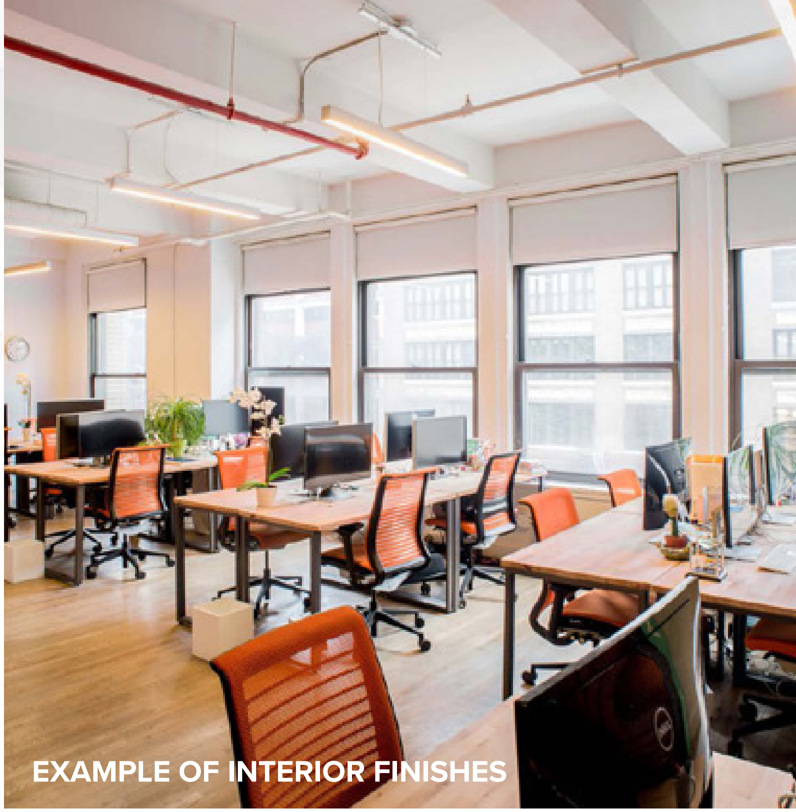

THE SHIP UPPER LEVEL


PENTHOUSE RENDERING


PENTHOUSE RENDERING



INTERIOR OFFICE RENDERING

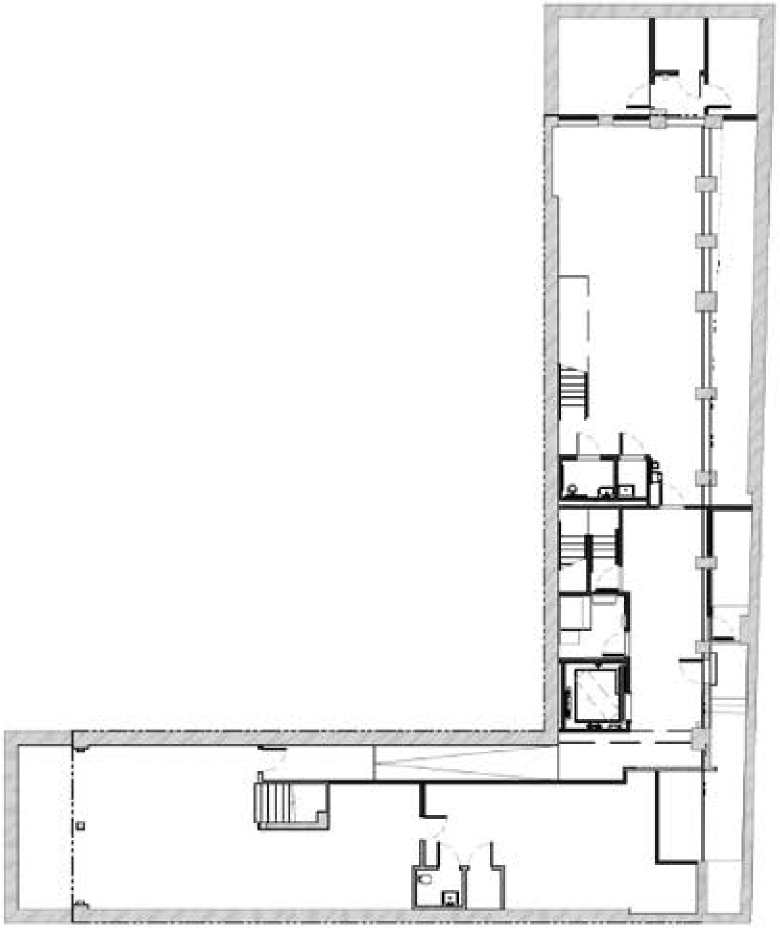


EXAMPLE OF INTERIOR FINISHES

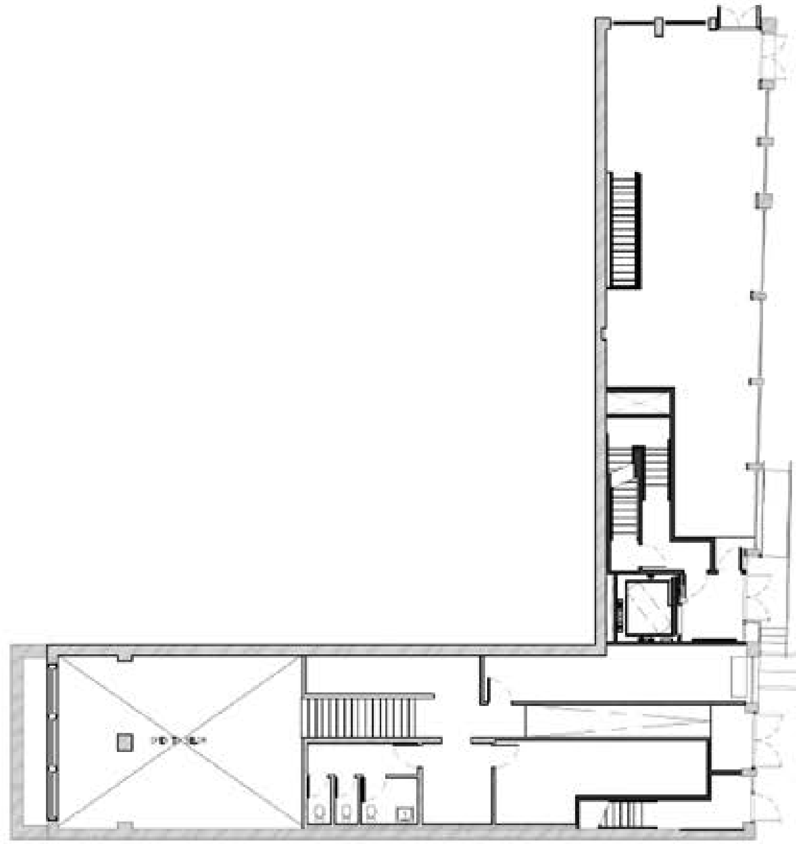
INTERIOR OFFICE RENDERING

EXAMPLE OF INTERIOR FINISHES

PROPOSED FLOOR PLANS (CELLAR AND GROUND FLOOR)

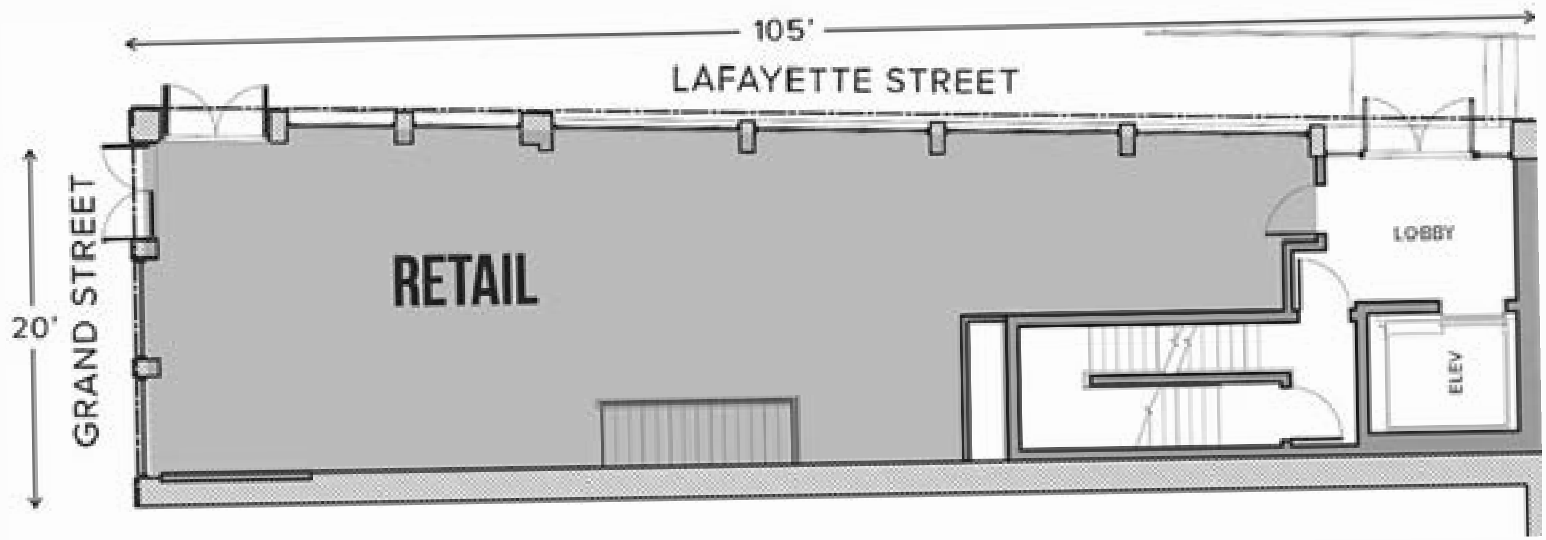


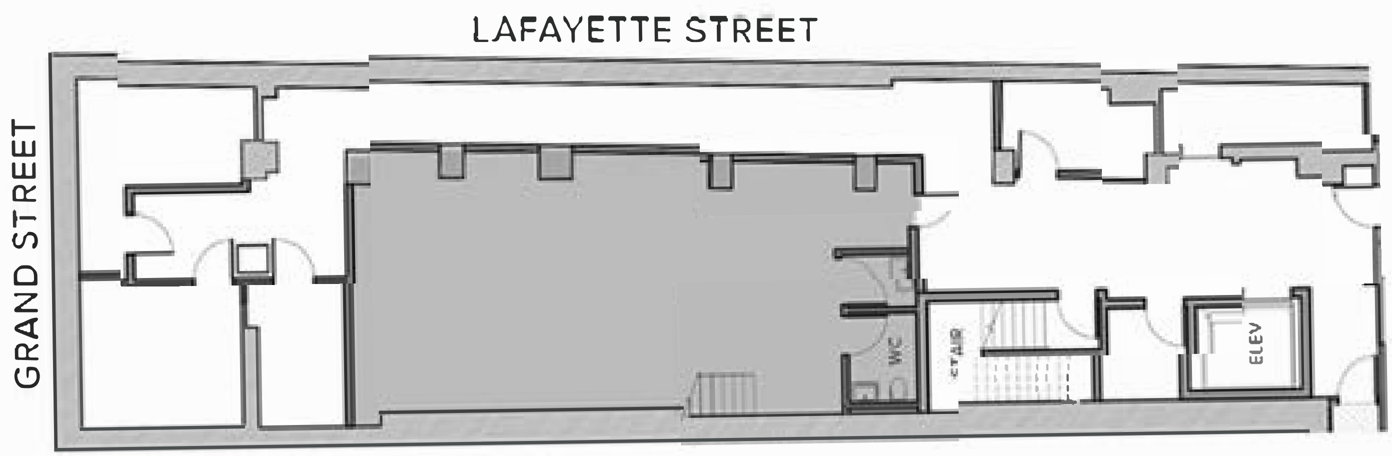
CELLAR



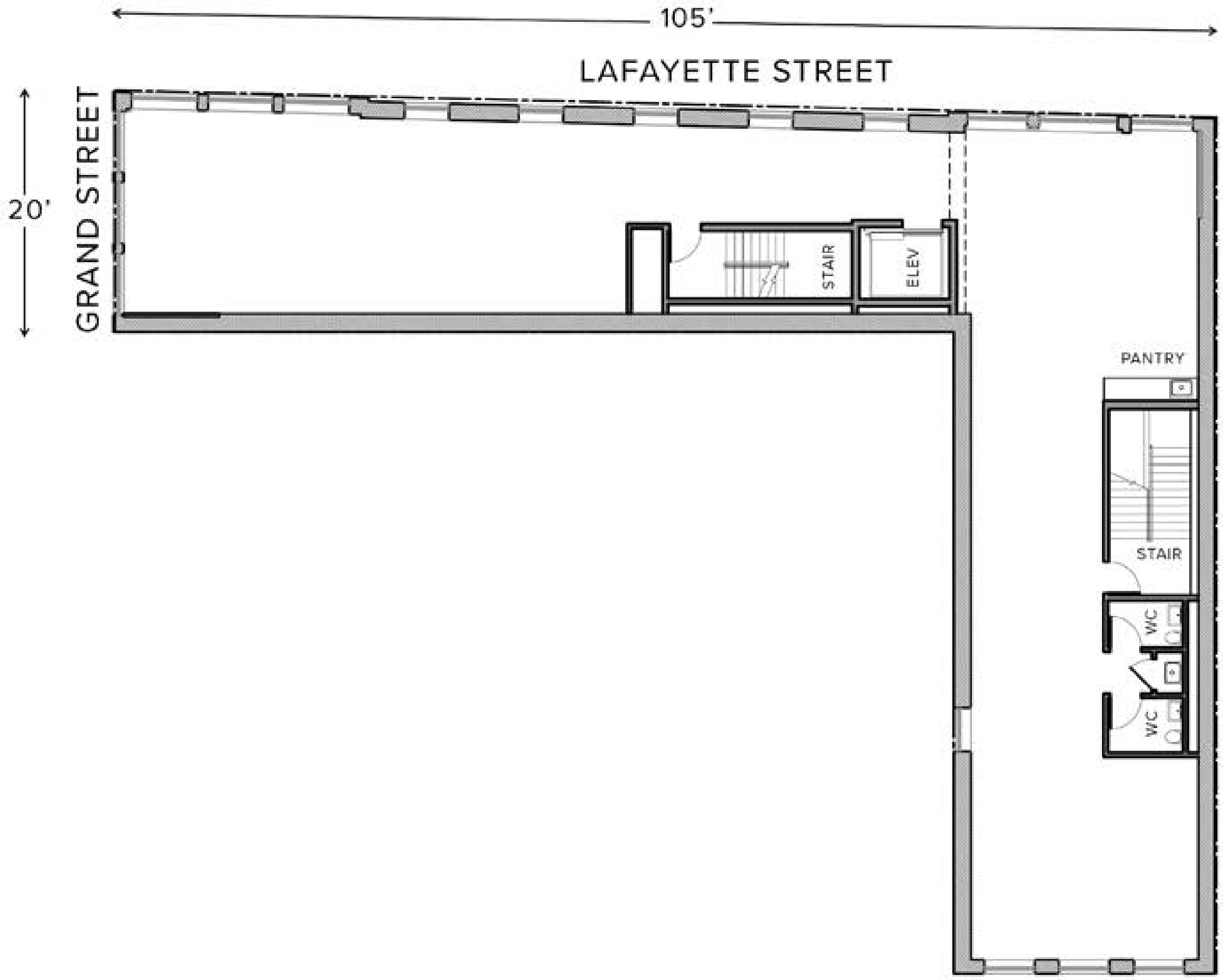
GROUND FLOOR

CORNER RETAIL FLOOR PLAN





FLOORS 2-5

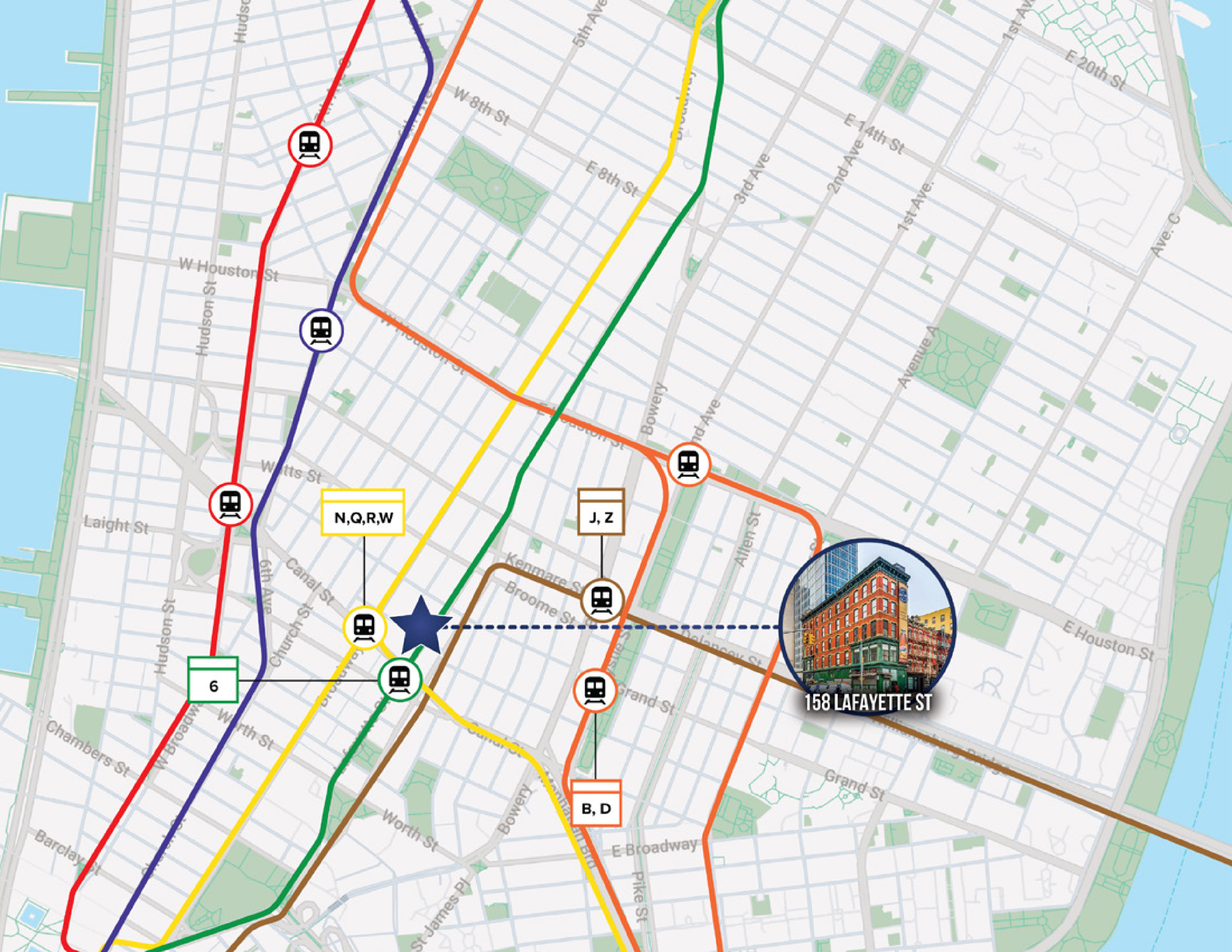

105'
LAFAYETTE STREET
20'
GRAND STREET
STAIR
ELEV
PANTRY
STAIR
WC
WC

PENTHOUSE FLOOR PLAN

NEIGHBORHOOD OVERVIEW

158 Lafayette Street occupies a prime location in the vibrant SoHo neighborhood of Manhattan. Situated centrally, it offers easy accessibility for both residents and tourists alike. This strategic location places the property in close proximity to other major neighborhoods and iconic landmarks, including Greenwich Village, Tribeca, and Lower Manhattan. The result is a steady flow of high foot traffic, providing a promising environment for business endeavors.

DEVELOPMENT ACTIVITY


W 8th St
E 8th St
E 14th St
E 20th St
5th Ave
3rd Ave
2nd Ave
1st Ave.
Ave. C
Avenue A
Broadway
W Houston St
Hudson St
Watts St
Laight St
Canal St
6th Ave
Church St
N,Q,R,W
J, Z
Kenmare St
Broome St
Bowery
Allen St
Delancey St
E Houston St
6
Worth St
Chambers St
W Broadway
Grand St
B, D
E Broadway
Pike St
Barclay St
St James Pl
158 LAFAYETTE ST

SOHO-CAST IRON HISTORIC DISTRICT EXTENTION

AMENITIES MAP

TOURISM

- **HOTEL MARKET**
  In 2023, the New York City hotel market was the top market in the nation by occupancy rate at 81.6 percent, average daily room rate at $301 and revenue per available room at $246.

- **DOMESTIC VISITORS**
  Domestic visitors reached 50.6 million in 2023, up 7 percent from 2022 but still down 4.7 percent from 2019. Domestic visitors that travel for leisure have driven the overall return of visitors to New York City.

- **INTERNATIONAL VISITORS**
  International visitors reached 11.6 million in 2023, up 23.4 percent from 2022 but still down 14.1 percent from 2019. International business travelers lag behind domestic visitors returning to the City, when compared to pre-pandemic levels.

- **VISITOR SPENDING**
  Visitor spending was estimated to reach over $48 billion in 2023, up 1.3 percent from 2019 and driven by domestic leisure visitors.

- **TOURISM IMPACT**
  The City’s tourism industry generated an economic impact of $53.8 billion in 2022, according to the latest available data. The tourism industry impact in the City accounted for more than two-thirds of the impact statewide.

NEW YORK CITY ECONOMY

New York City is a global hub of international business and commerce. The city's biggest industries are financial services, media, communications, and technology. Numerous Fortune 500 corporations are headquartered in NYC, as well as many foreign corporations. JPMorgan Chase, Verizon Communications, Citigroup, MetLife, and StoneX Group are only a few of the many Fortune 500 companies that are headquartered in New York City. Having been ranked among cities across the globe in attracting capital, business, and tourists, one out of ten private-sector jobs in the city is with a foreign company. NYC is experiencing an unprecedented construction boom. 26 million square feet of office space is projected to be built. Lower Manhattan is the third-largest central business district in the United States. It is home to the New York Stock Exchange on Wall Street and the NASDAQ at 165 Broadway, representing the world's two largest stock exchanges. The government and Wall Street are New York City's most important economic sectors. The city is also home to the United Nations headquarters, making it a significant center for international affairs. According to Forbes, New York City's gross metro product is over $1,310.6 billion.

8.8M

POPULATION

$1,065

GDP, BILLIONS

$1.5T

GROSS STATE PRODUCT

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **158 LAFAYETTE STREET, NEW YORK, NY 10013** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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