

556 BROOME STREET



CONVERSION / DEVELOPMENT OPPORTUNITY

556 BROOME STREET

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EXECUTIVE SUMMARY

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Cushman & Wakefield has been exclusively retained to arrange the sale of **556 Broome Street**, a rare conversion opportunity located on the north side of Broome Street between 6th Avenue and Varick Street in Hudson Square, one of Manhattan’s most dynamic and rapidly evolving neighborhoods. The property is located at the convergence of SoHo, Tribeca, and the West Village, positioning it within one of the most desirable and supply-constrained sub-markets for boutique residential, creative office, hospitality, and mixed-use development.

556 Broome Street is a five-story building featuring a large elevator and a curb cut. The property spans approximately 10,348 square feet, with an additional ±10,772 square feet of unused air rights. The special Hudson Square District (HSQ) permits a variety of uses, creating a range of compelling conversion and value-add opportunities.

Hudson Square has emerged as a premier destination for major media, technology, and creative firms, catalyzed by Disney’s 1.3 million-square-foot headquarters development and Google’s on-going campus expansion to the south along Hudson Street. The neighborhood blends industrial heritage with contemporary architecture, offering a walkable street-scape, a growing collection of luxury residential developments, and immediate access to world-class dining, retail, and transit options. Its strategic location and limited development pipeline make opportunities of this nature increasingly scarce.

556 Broome Street presents an opportunity to acquire a well-located asset with significant value-add potential in a sub-market experiencing sustained investment, tenant demand, and long-term growth.

ASKING PRICE: \$10,500,000
\$1,014/SF | \$497/BSF



PROPERTY INFORMATION

Address:	556 Broome Street New York, NY 10013
Block & Lot:	491 - 29
Lot Dimensions:	25’ x 84.5’
Lot SF:	2,112 SF (approx.)

BUILDING INFORMATION

Building Dimensions:	25’ x 83’
Elevator:	Yes
Stories:	5 plus basement
Above Grade Gross SF:	10,348
Below Grade Gross SF:	1,537

ZONING INFORMATION

Zoning:	M1-6 (Residential Use Allowed in HSQ)
Special District:	Hudson Square District (HSQ)
FAR (As-of-Right):	10.00
Total Buildable SF (As-of-Right):	21,120 SF (approx.)
Less Existing Structure SF:	<u>10,348 SF (approx.)</u>
Available Air Rights (As-of-Right):	10,772 SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

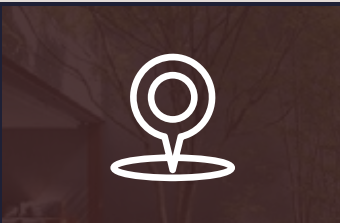
Billable Assessed Value (2025/26):	\$1,316,610
Annual Property Tax (2025/26):	\$142,826
Tax Class:	4



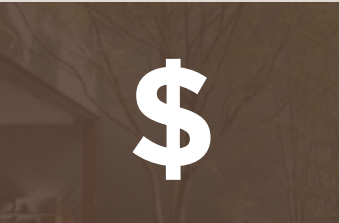
**PRIME CONVERSION
OPPORTUNITY WITH
A CURB CUT AND
ELEVATOR**



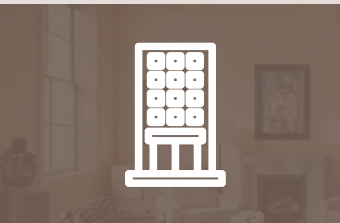
**APPROXIMATELY 10,772
SQUARE FEET OF AIR
RIGHTS**



**LOCATED BETWEEN
HUDSON SQUARE, SOHO,
TRIBECA**



**\$27M DEVELOPMENT
FOR PUBLIC PARKS,
PEDESTRIAN PATHS,
AND BIKE LANES**



**DELIVERED FULLY
VACANT**

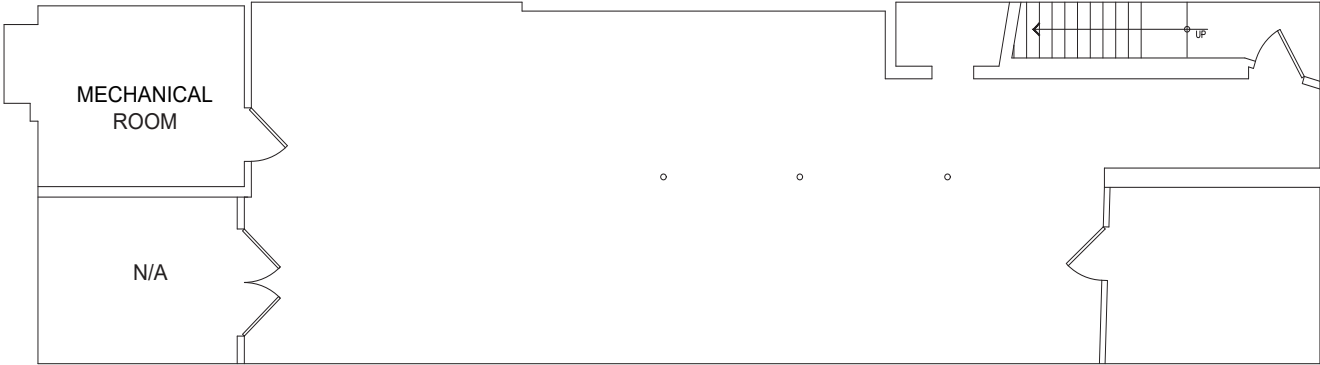


**LOCATED A FEW BLOCKS
FROM GOOGLE’S HQ AND
DISNEY’S HQ**



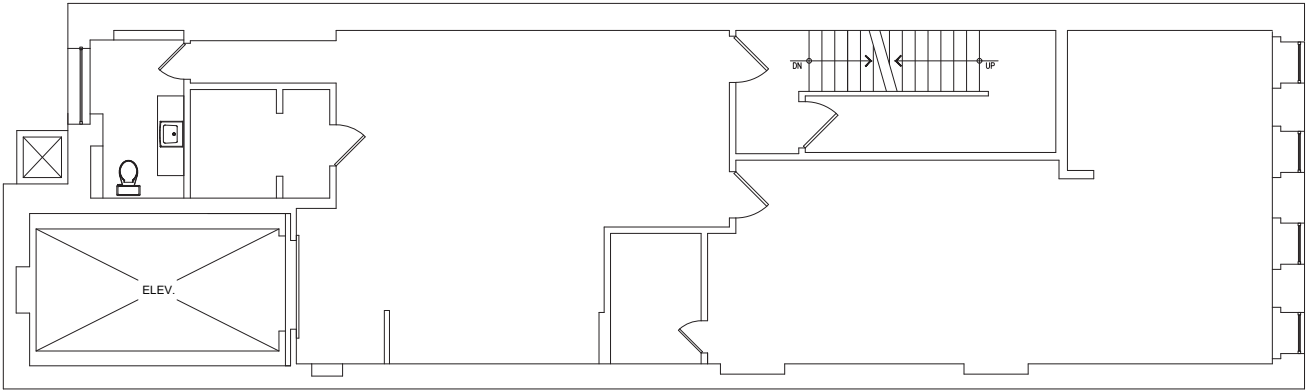
**CONNECTIVITY &
TRANSIT ACCESS**

BASEMENT FLOOR PLAN



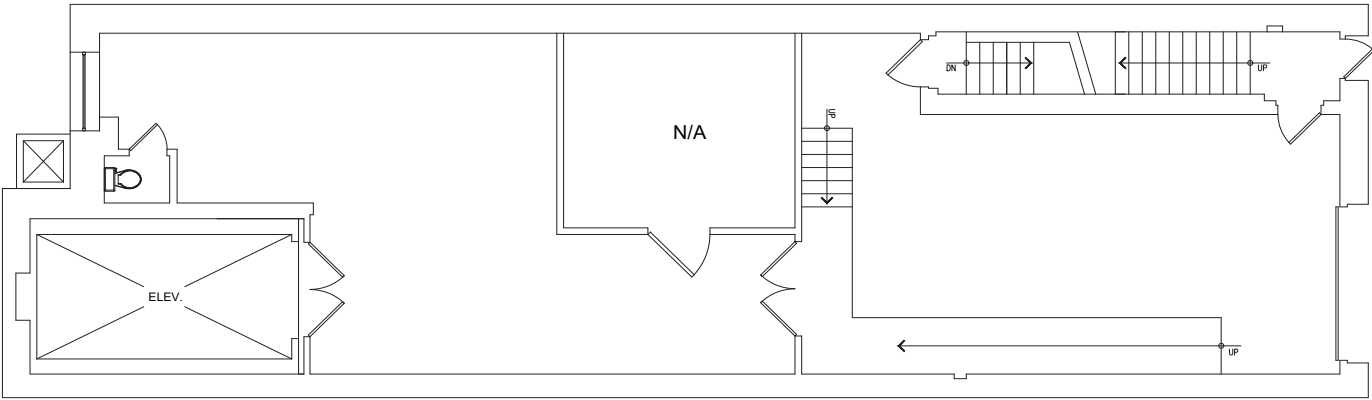
1,537 SQFT

2ND FLOOR PLAN



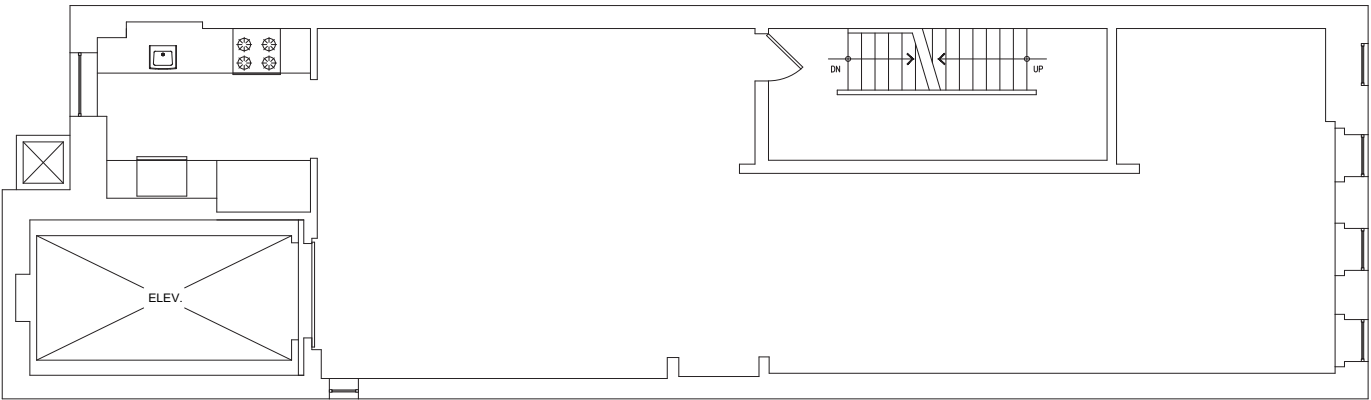
2,072 SQFT

1ST FLOOR PLAN



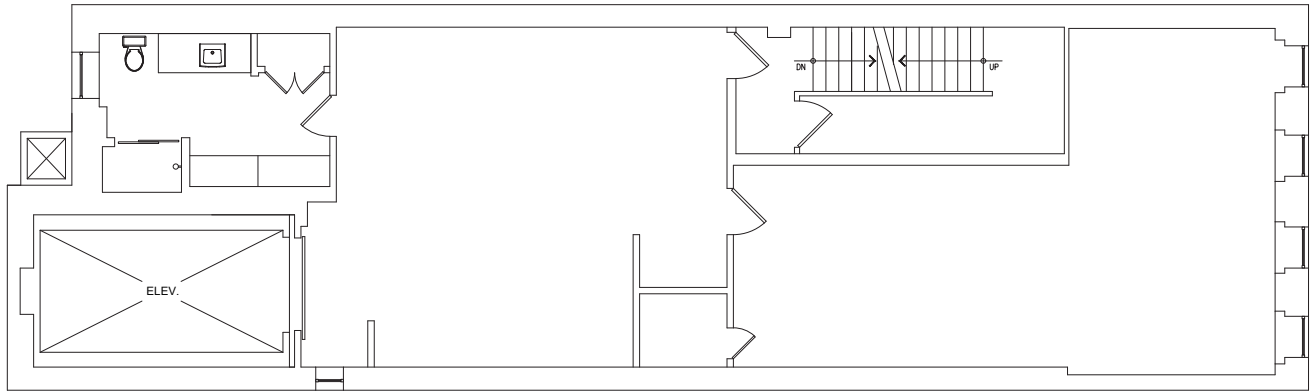
2,072 SQFT

3RD FLOOR PLAN



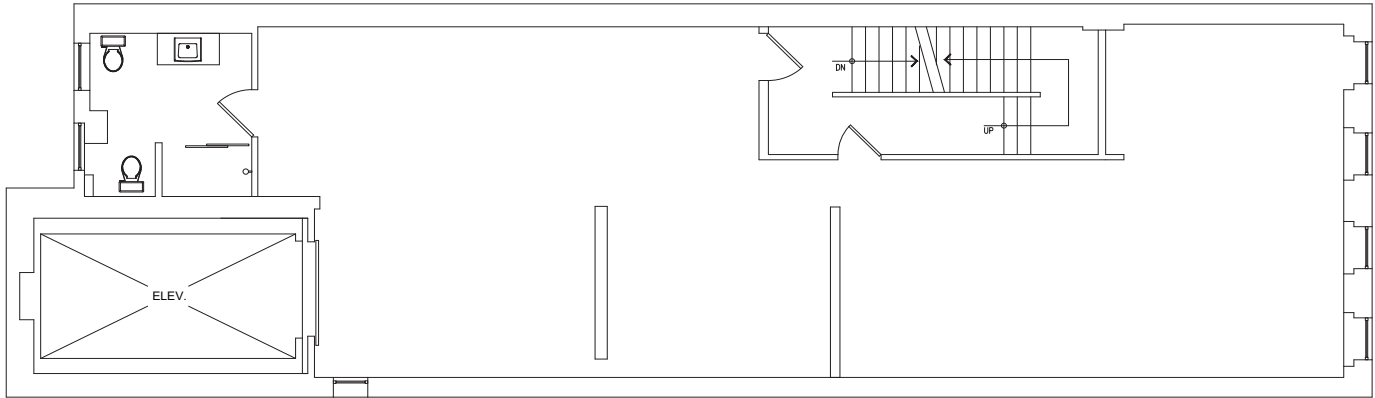
2,072 SQFT

4TH FLOOR PLAN



2,072 SQFT

5TH FLOOR PLAN



2,060 SQFT



INTERIOR PHOTOS



CERTIFICATE OF OCCUPANCY

11-00491-0029



THE CITY OF NEW YORK

ALT 101566887

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

114102

BOROUGH MANHATTAN

DATE: JAN 21 1998 NO.

This certificate supersedes C.O. NO 60120 ZONING DISTRICT M1-6
THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at
556 BROOME STREET Block 491 Lot 29

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
556 BROOME STREET							
CELLAR	O.G.						BOILER AND STORAGE
1ST FLOOR	300	4				COMM.	NON-STORAGE GARAGE FOR FOUR (4) MOTOR VEHICLES AND MACHINE SHOP
2ND FLOOR	110	7				COMM.	STORAGE AND OFFICE
3RD FLOOR	110	2				COMM.	STORAGE AND SHIPPING
4TH FLOOR	110	2				COMM.	STORAGE AND SHIPPING
5TH FLOOR	110	2				COMM.	STORAGE AND SHIPPING

TAX BILL



November 15, 2025
Oldenburg, Trustee, Claes T
556 Broome St.
1-00491-0029
Page 2

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$78,703.42
AMOUNT DUE BY JANUARY 2, 2026	\$78,703.42

Your property details:

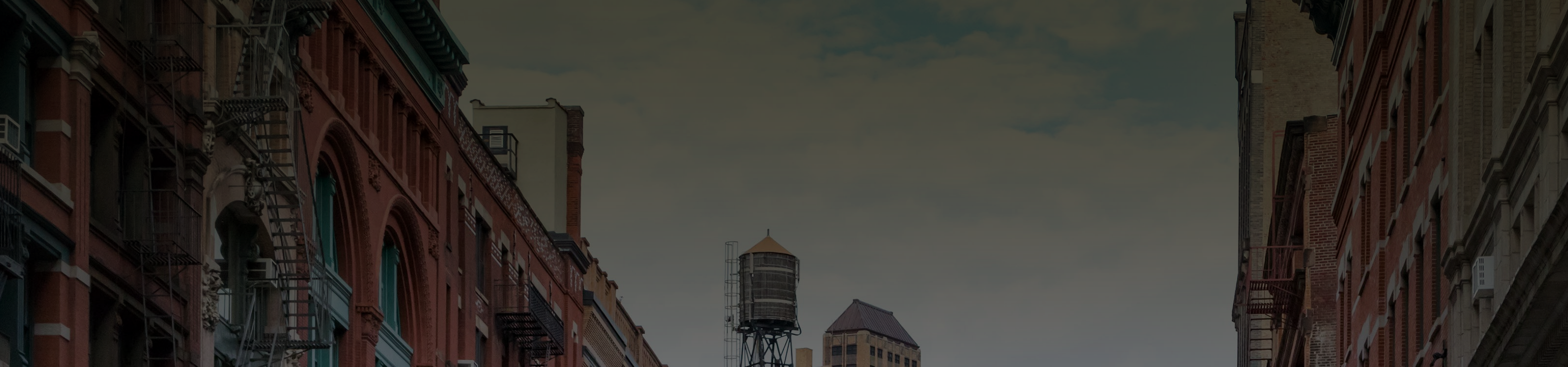
Estimated market value:	\$3,220,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.7620%
Current tax rate:	10.8480%

How we calculate your annual taxes:

Billable assessed value:	\$1,316,610.00
times the current tax rate:	x 10.8480%
Annual property tax:	\$142,825.88

TAX MAP





NEIGHBORHOOD OVERVIEW



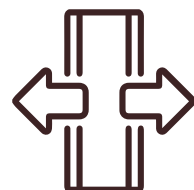
HUDSON SQUARE DEVELOPMENT

MNLA

ARCHITECTS:
MNLA



PARTNERSHIP WITH
HUDSON SQUARE BID,
NYC DEPARTMENT OF
TRANSPORTATION, NYC
ECONOMIC DEVELOPMENT
CORPORATION



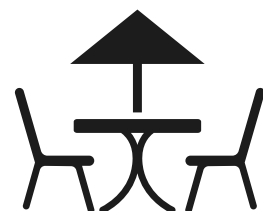
HUDSON STREET
RECONSTRUCTION -
SIDEWALK EXTENSION UP TO
FIVE FEET



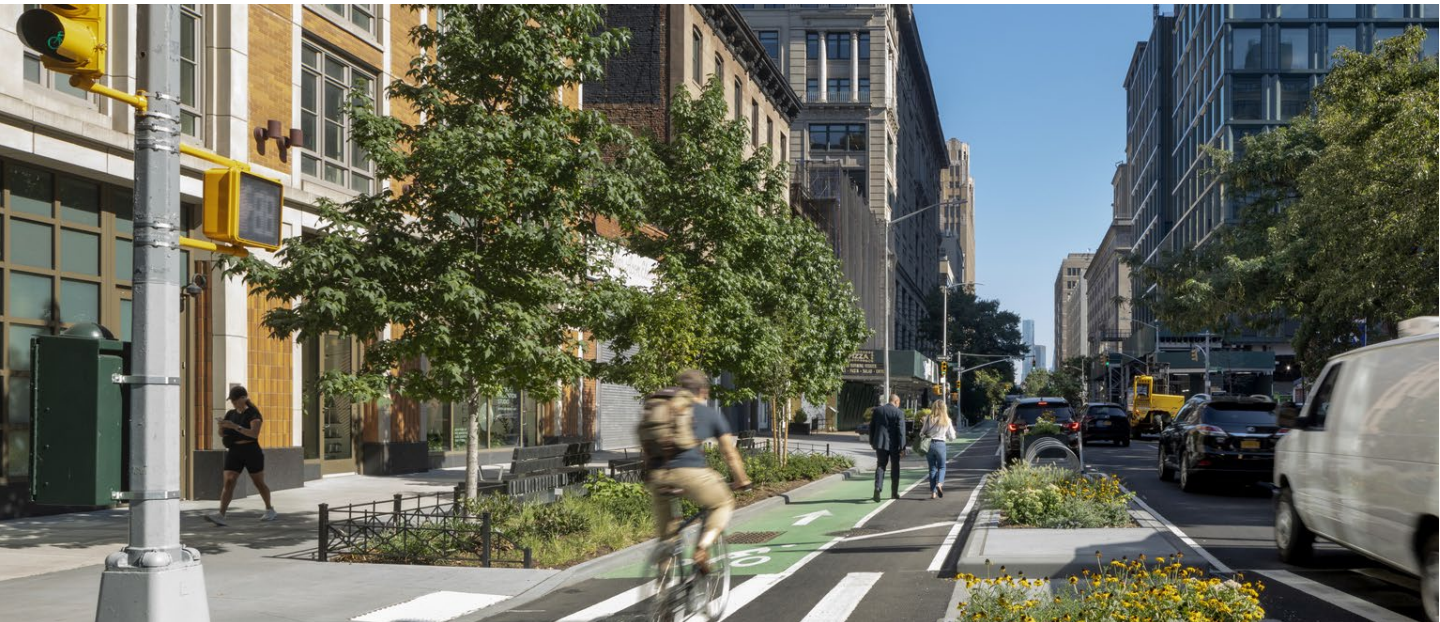
OVER 8,000 SQUARE FEET OF
PLANTING AREAS



NEW BENCHES, TOTALING UP
TO 170 NEW SEATS



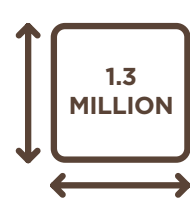
OVER 2,000 SQUARE FEET
FOR FUTURE SIDEWALK
CAFES



Freeman Plaza East and West
Vacant space leading to
Holland Tunnel were converted
into spacious, sunlit areas for
recreational activities like yoga
and music events



GOOGLE HEADQUARTERS



1.3 MILLION SQUARE
FEET HQ



DESIGNED BY COOKFOX
ARCHITECTS AND
DEVELOPED BY OXFORD
PROPERTIES



232 FEET TALL



DISNEY HEADQUARTERS



22 STORY
HEADQUARTERS



DESIGNED BY SKIDMORE,
OWINGS & MERRILL
AND DEVELOPED BY
SILVERSTEIN PROPERTIES



338 FEET TALL



1.2 MILLION SQUARE
FEET OF OFFICE SPACE,
FILM, PRODUCTION
STUDIOS, AND GROUND
FLOOR RETAIL

HUDSON SQUARE

Hudson Square is a rapidly evolving Lower Manhattan neighborhood that melds a rich industrial and media-heritage past with a modern creative economy and lifestyle orientation. Located roughly between Clarkson Street to the north, Canal Street to the south, Varick/6th Avenue to the east and the Hudson River to the west, the district sits between the cultural hubs of SoHo, TriBeCa and the Hudson River waterfront.

Office & Work Culture

Hudson Square has emerged as a major hub for technology, media, and creative firms. Google’s multi-building Hudson Square campus and Disney’s new headquarters anchor the district, joined by tenants such as Horizon Media, Publicis Groupe, Squarespace, and Edelman. This concentration of global companies drives a vibrant work culture and high daytime density, supporting strong demand for dining, amenities, and neighborhood retail.

Dining and Entertainment

Hudson Square offers a growing selection of restaurants, cafés and bars that draw on the neighborhood’s adaptive-reuse character—old lofts and industrial shells converted into stylish hospitality venues. For example, longtime local landmark venues and newer dining concepts have helped activate the district. The proximity to the Hudson River Park, pedestrian-friendly plazas and easy access from surrounding neighborhoods enhance the lifestyle appeal for both day and night-time activity.

Retail & Shopping

While Hudson Square’s core remains office and creative-use dominated, retail-oriented investment is increasingly viable given the neighborhood’s rising profile. The blend of historic loft architecture and new modern buildings provides an attractive setting for lifestyle, design and boutique retail tenants. With growing office-worker density, affluent nearby residents (in SoHo, West Village etc.), and strong pedestrian connectivity, a retail condo at 556 Broome Street is positioned to capture upside in this transitioning corridor. Leasing fundamentals are underpinned by the creative economy, media tenants (including major technology/brand firms) and the adjacent West Village/SoHo retail magnet.

Historic Architecture & Lifestyle

Hudson Square retains layers of architectural character—from early-19th-century Federal- and Greek-Revival-style row houses in the Charlton-King-Vandam Historic District, to the 20th-century warehouse/printing-plant lofts and newly inserted glass towers. Its compact urban grid, walkability, proximity to the Hudson River waterfront, and adjacency to SoHo and TriBeCa give the neighborhood a balanced mix of creative office energy, boutique retail opportunity and lifestyle amenity access.

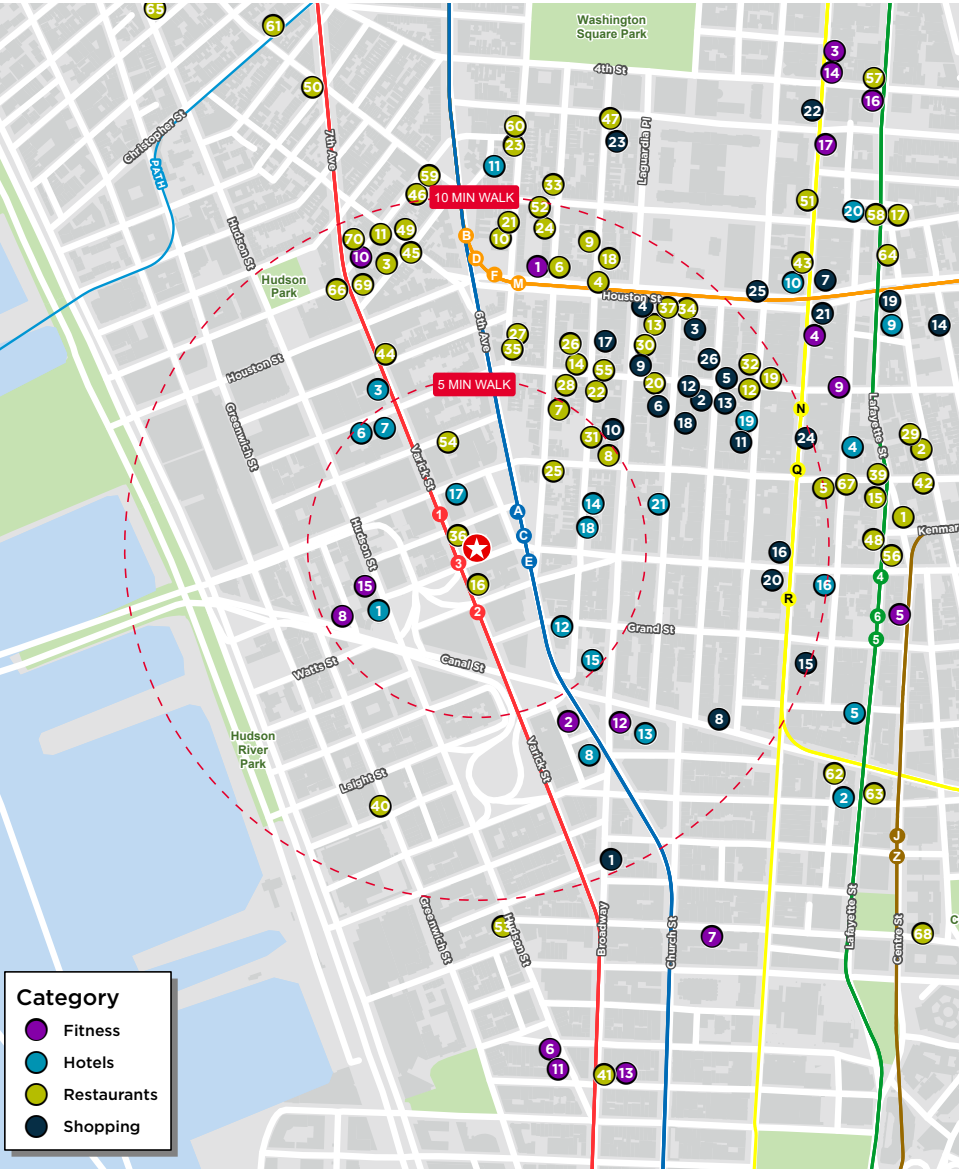
AREA AMENITIES

RESTAURANTS

- 1 19 Cleveland
- 2 Sive Spice
- 3 Ama Raw Bar - West Village
- 4 Arturo's
- 5 Balthazar
- 6 Bar Moga
- 7 Blue Ribbon Sushi
- 8 Boqueria Soho
- 9 Carbone
- 10 Dante
- 11 Emily
- 12 Fanelli's Cafe
- 13 HARBS SoHo
- 14 Il Corallo Trattoria
- 15 Jack's Wife Freda
- 16 La Sirene
- 17 Los Tacos No.1
- 18 Lupa
- 19 Lure Fishbar
- 20 Manuela
- 21 Mermaid Oyster Bar
- 22 Milady's
- 23 Minetta Tavern
- 24 Old Tbilisi Garden
- 25 Piccola Cucina Osteria
- 26 Pinch Chinese
- 27 Raku
- 28 Raoul's Restaurant
- 29 Rubirosa
- 30 Saddle's
- 31 San Carlo Osteria Piemonte
- 32 Sartiano's
- 33 Senza Gluten
- 34 Shiki Omakase
- 35 Shuka
- 36 Taureau
- 37 The Corner Store
- 38 Artichoke Basille's Pizza
- 39 Blank Street
- 40 Blue Bottle Coffee
- 41 Bluestone Lane
- 42 CAVA
- 43 Chipotle Mexican Grill
- 44 Chopt Creative Salad
- 45 Daily Provisions

SHOPPING

- 1 Ace Hardware
- 2 AG Jeans
- 3 Amsale
- 4 Anita Dongre
- 5 Apple Soho
- 6 Barbour
- 7 Best Buy
- 8 Canal Sound & Light
- 9 Coach
- 10 Flying Solo
- 11 Journelle
- 12 La Perla
- 13 Louis Vuitton New York SoHo
- 14 Olfactory NYC
- 15 Pearl River Mart
- 16 Proper Cloth
- 17 Rapha - New York
- 18 Ray-Ban
- 19 REI
- 20 T.J. Maxx
- 21 Target
- 22 The Evolution Store
- 23 The Uncommons
- 24 Uniqlo Soho
- 25 Versani
- 26 Warby Parker Greene St



HOTELS

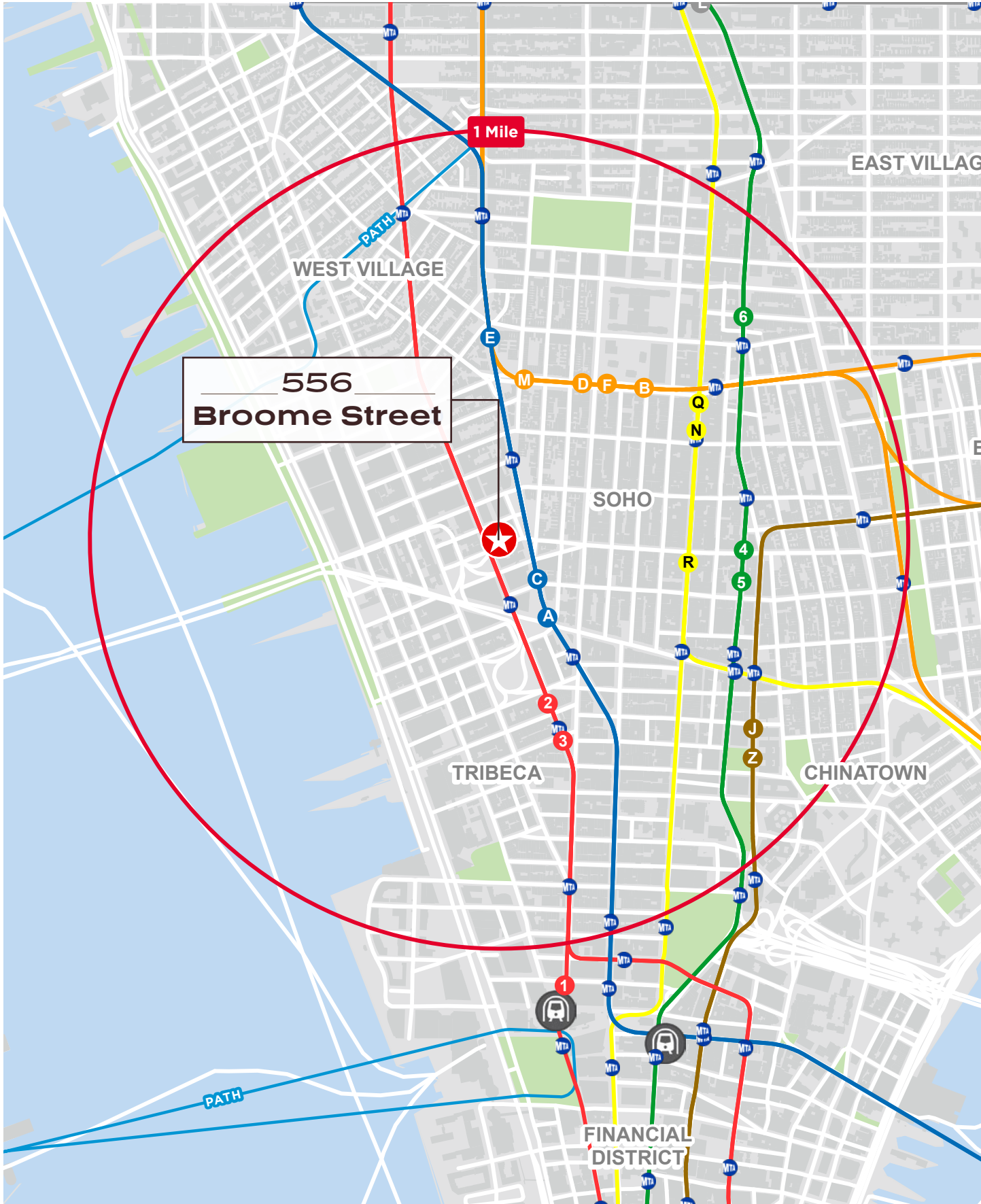
- 1 Arlo Hotels
- 2 Best Western
- 3 Courtyard by Marriott New York Manhattan/SoHo
- 4 Crosby Street Hotel
- 5 Design Hotels
- 6 Four Points By Sheraton
- 7 Four Points by Sheraton Manhattan SoHo Village
- 8 Hilton Garden Inn
- 9 Hotels Ab
- 10 Marriott
- 11 Mini Suites of Minetta
- 12 Preferred Hotels & Resorts
- 13 Sheraton Tribeca New York Hotel
- 14 SIXTY SoHo
- 15 Soho Grand Hotel
- 16 The Broome Hotel New York
- 17 The Dominick
- 18 The Manner
- 19 The Mercer Hotel
- 20 Virgin Hotels
- 21 Westbury Hotel

FITNESS

- 1 Aesthetic Lab
- 2 Barry's Tribeca
- 3 Blink Fitness - Noho
- 4 BODYROK
- 5 Cordell Fitness
- 6 CorePower Yoga
- 7 Crunch
- 8 Dogpound
- 9 Equinox SoHo
- 10 F45 Training West Village
- 11 Orangetheory Fitness
- 12 Planet Fitness
- 13 Pure Barre
- 14 Rumble Boxing NoHo solidcore
- 15 SoulCycle
- 17 The Bar Method

TRANSPORTATION MAP

NOTES

[illegible]

556

Broome Street



FOR ADDITIONAL INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT

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