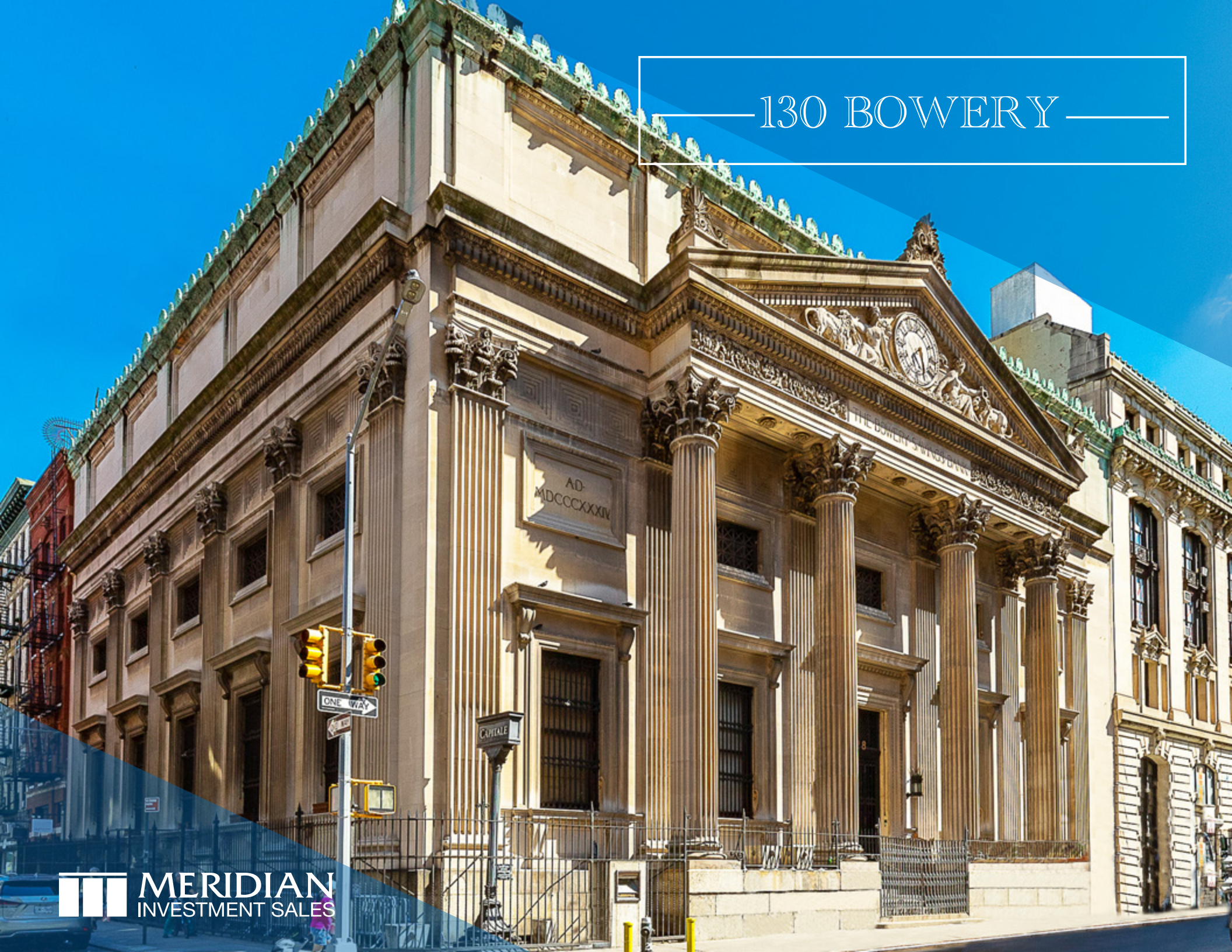


— 130 BOWERY —



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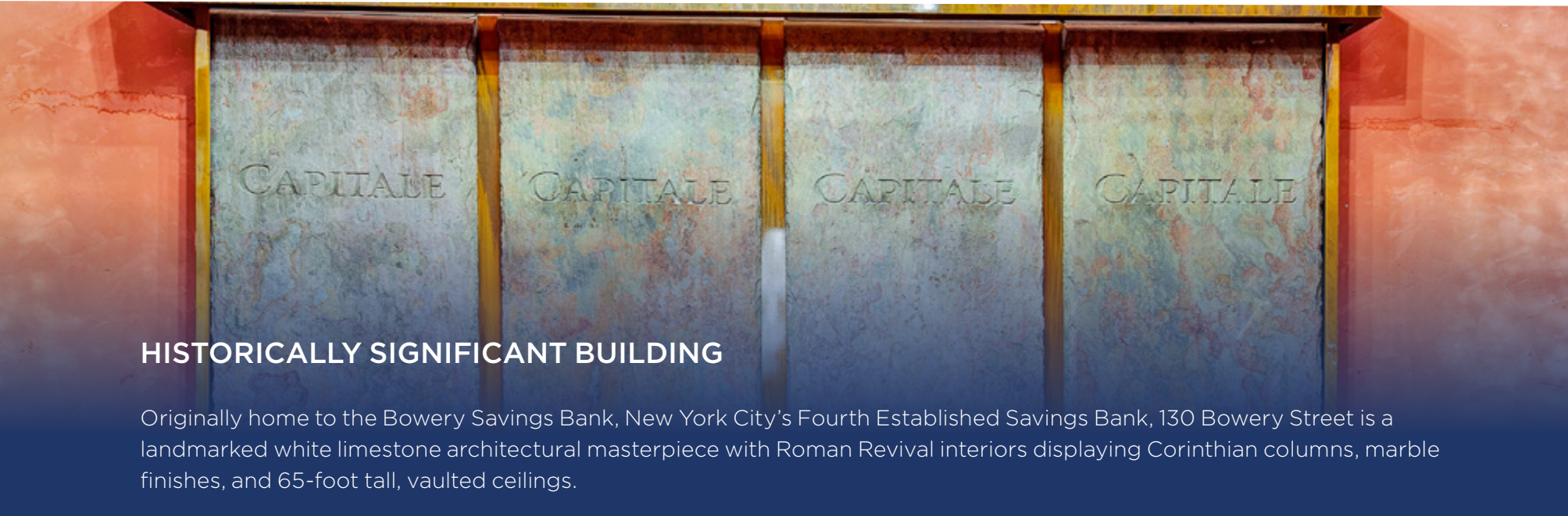
ASKING PRICE: \$38,000,000

Meridian Investment Sales is pleased to present the exclusive offering of the iconic Bowery Savings Bank located at 130 Bowery, a rare and unique opportunity to acquire a historically significant building with a well-paying tenant or with a clear path to vacancy located in Little Italy in Downtown Manhattan. Once serving as New York City's fourth Savings Bank, this emblem of classicism located between Grand Street and Broome Street offers continued use as an event space operated by the Capitale or conversion to a social club, art gallery, corporate headquarters, and other creative uses. Designed by renowned architect Stanford White, partner at McKim, Mead & White, who also designed the Washington Square Arch, 11 branches of the New York Public Library, and the Boston Public Library, this 90' tall, white limestone masterpiece oozes with rich history to serve as a reminder of the Gilded Age.

Built in 1895 and once headquarters to The Bowery Savings Bank, 130 Bowery has a combined frontage of 250' with exposure to Bowery, Grand Street, and Elizabeth Street. Further, the iconic landmark features two stories above grade with 65-foot vaulted ceilings and an additional floor below grade that includes two large kitchens, storage, employee bathrooms, and three offices. 130 Bowery totals 32,700 square feet above grade accessible with two elevators and can accommodate 700 to 1,500 guests for a seated or standing reception, respectively. Allowing for retail or office use as of right, other uses, given its size and historical significance, include museum, diplomatic/government building, non-profit/educational use, financial or legal institution, or private club. With a 100-foot mosaic entranceway flowing into a grand hall ornamented with an amber glass dome, terrazzo flooring, and Corinthian columns, 130 Bowery Street is one of the most spectacular buildings in Downtown Manhattan.

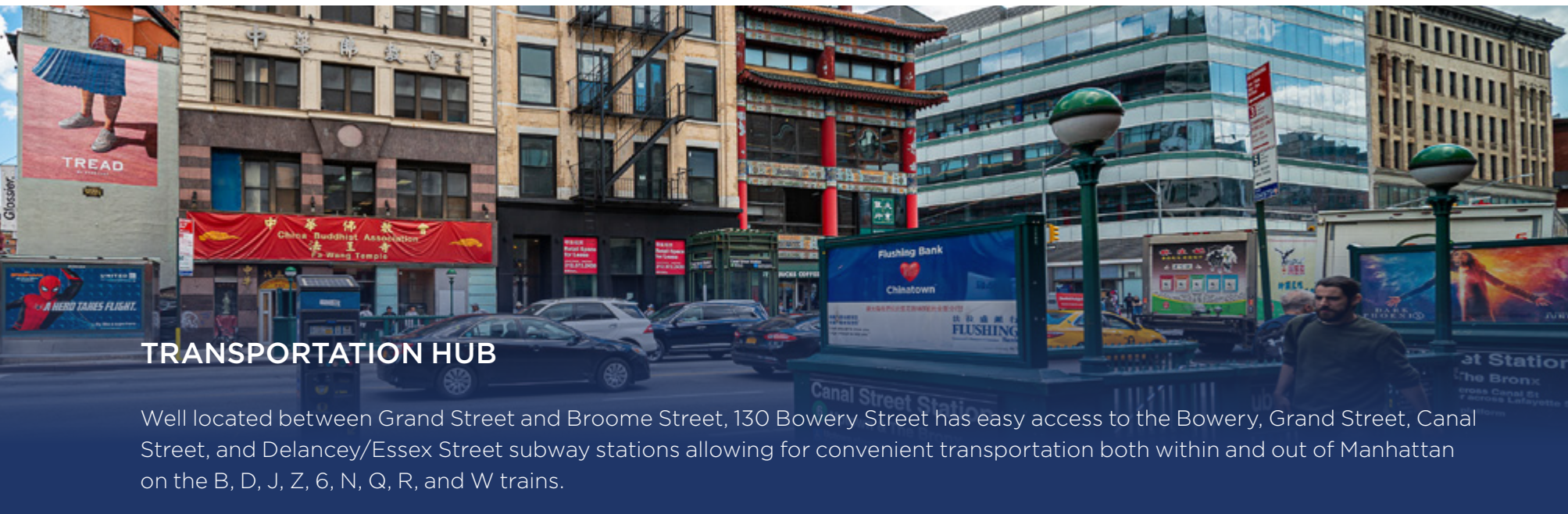
Downtown Manhattan has emerged as one of the most popular and heavily trafficked areas given the major employers and new construction retail, office and residential buildings. The neighborhood is one of the most lively 24/7 locations in New York City and attracts residents and tourists alike. Given the presence of the new construction office and retail, there have been several recently completed luxury residential new construction buildings including 171 Chrystie Street, 199 Chrystie Street, The Parioli at 114 Mulberry Street, and The Grand Mulberry at 185 Grand Street. Overall, 130 Bowery is one of the most prestigious and historically significant building in Downtown Manhattan today. The rich history coupled with the location and ideal size, allows for a wide range of uses allowing a user or tenant to establish an iconic location in the heart of Downtown Manhattan.





## HISTORICALLY SIGNIFICANT BUILDING

Originally home to the Bowery Savings Bank, New York City's Fourth Established Savings Bank, 130 Bowery Street is a landmarked white limestone architectural masterpiece with Roman Revival interiors displaying Corinthian columns, marble finishes, and 65-foot tall, vaulted ceilings.



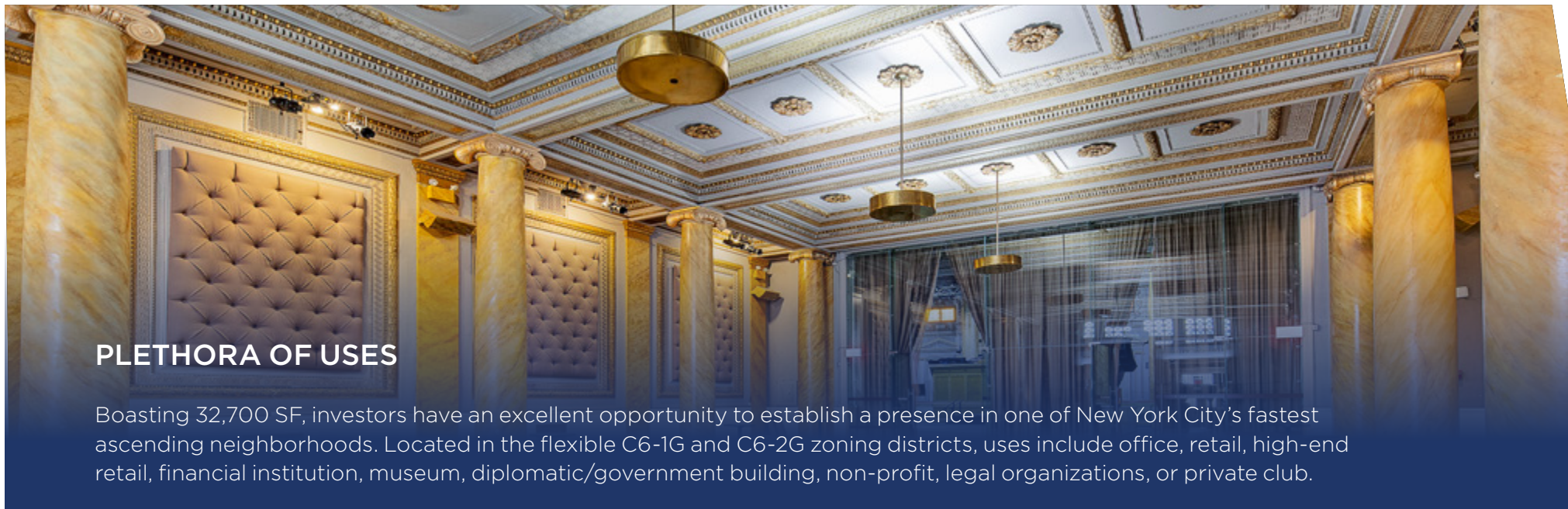
## TRANSPORTATION HUB

Well located between Grand Street and Broome Street, 130 Bowery Street has easy access to the Bowery, Grand Street, Canal Street, and Delancey/Essex Street subway stations allowing for convenient transportation both within and out of Manhattan on the B, D, J, Z, 6, N, Q, R, and W trains.



## NEIGHBORHOOD AMENITIES

The streets surrounding the offering are lined with major landmarks and employers, boutique shops, restaurants, and cafes. The historical landmark is located near museums including the Museum of Chinese in America, the Tenement Museum, and the New Museum.



## PLETHORA OF USES

Boasting 32,700 SF, investors have an excellent opportunity to establish a presence in one of New York City's fastest ascending neighborhoods. Located in the flexible C6-1G and C6-2G zoning districts, uses include office, retail, high-end retail, financial institution, museum, diplomatic/government building, non-profit, legal organizations, or private club.

## PROPERTY SUMMARY

Address	130 Bowery
Borough	Manhattan
Neighborhood	Little Italy
Cross Streets	Broome Street & Grand Street
Block / Lot	470 / 61
Lot/As Built Dimension	50.00' x 201.00'
Lot Area (SF)	15,002 SF
Year Built / Altered	1895 / 2002
Stories	2
Gross SF	32,700 SF
Zoning	C6-1G / C6-2G / LI
Landmark	Yes - Exterior & First Floor Interior

## REAL ESTATE TAXES

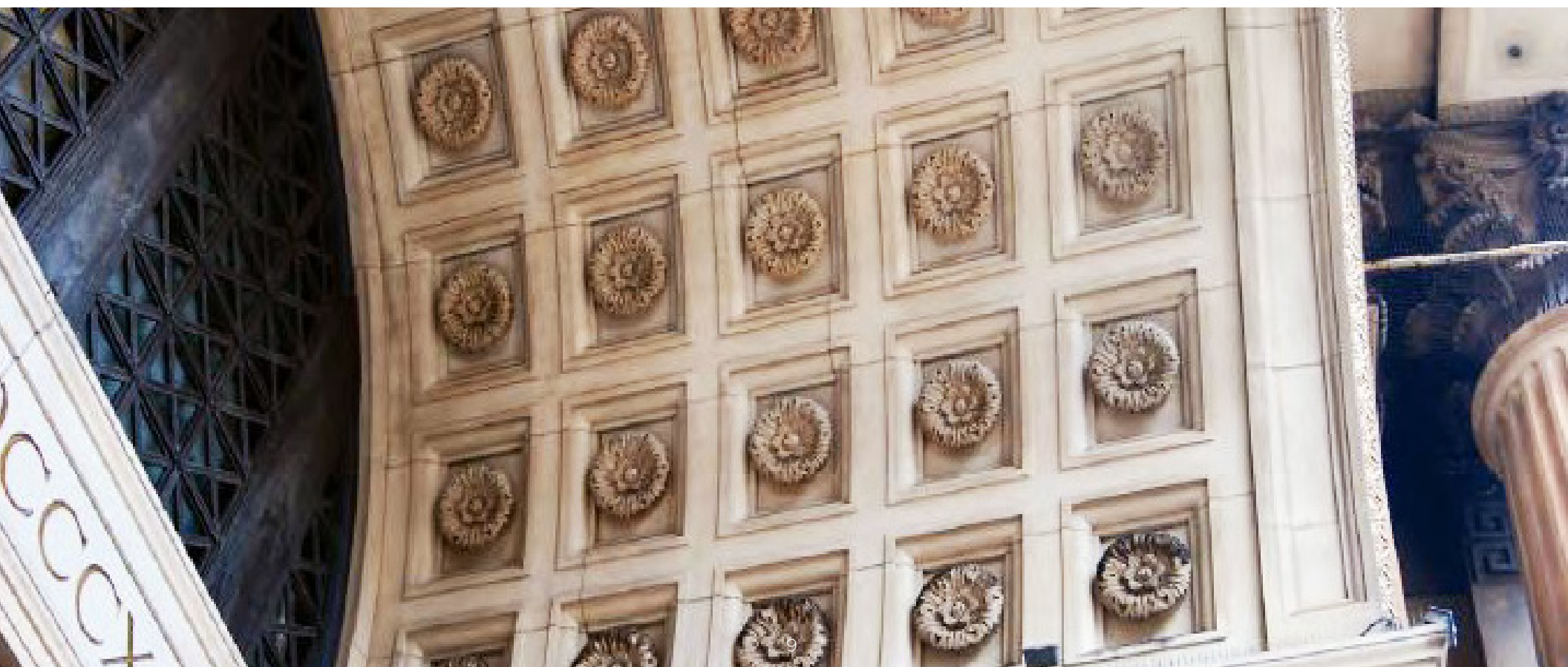
Exemptions and Abatements	None
Tax Class	4
Tax Rate	10.646%
2022/2023 AV	\$7,681,050
2022/2023 Taxes	\$817,725



FOR FIRE  
DEPARTMENT  
USE ONLY  
PULL  
HERE TO  
RING  
BELL



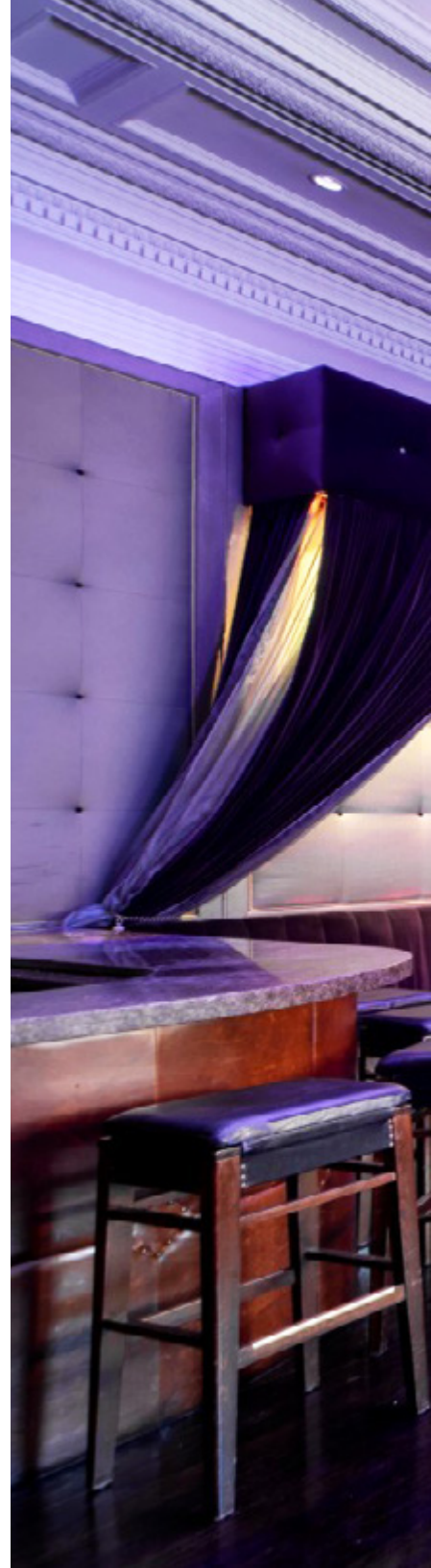




130 BOWERY











STOP

**“AN EDIFICE TO IMPRESS THE BEHOLDER WITH  
ITS DIGNITY AND FORTRESS-LIKE STRENGTH”  
~ STANFORD WHITE**

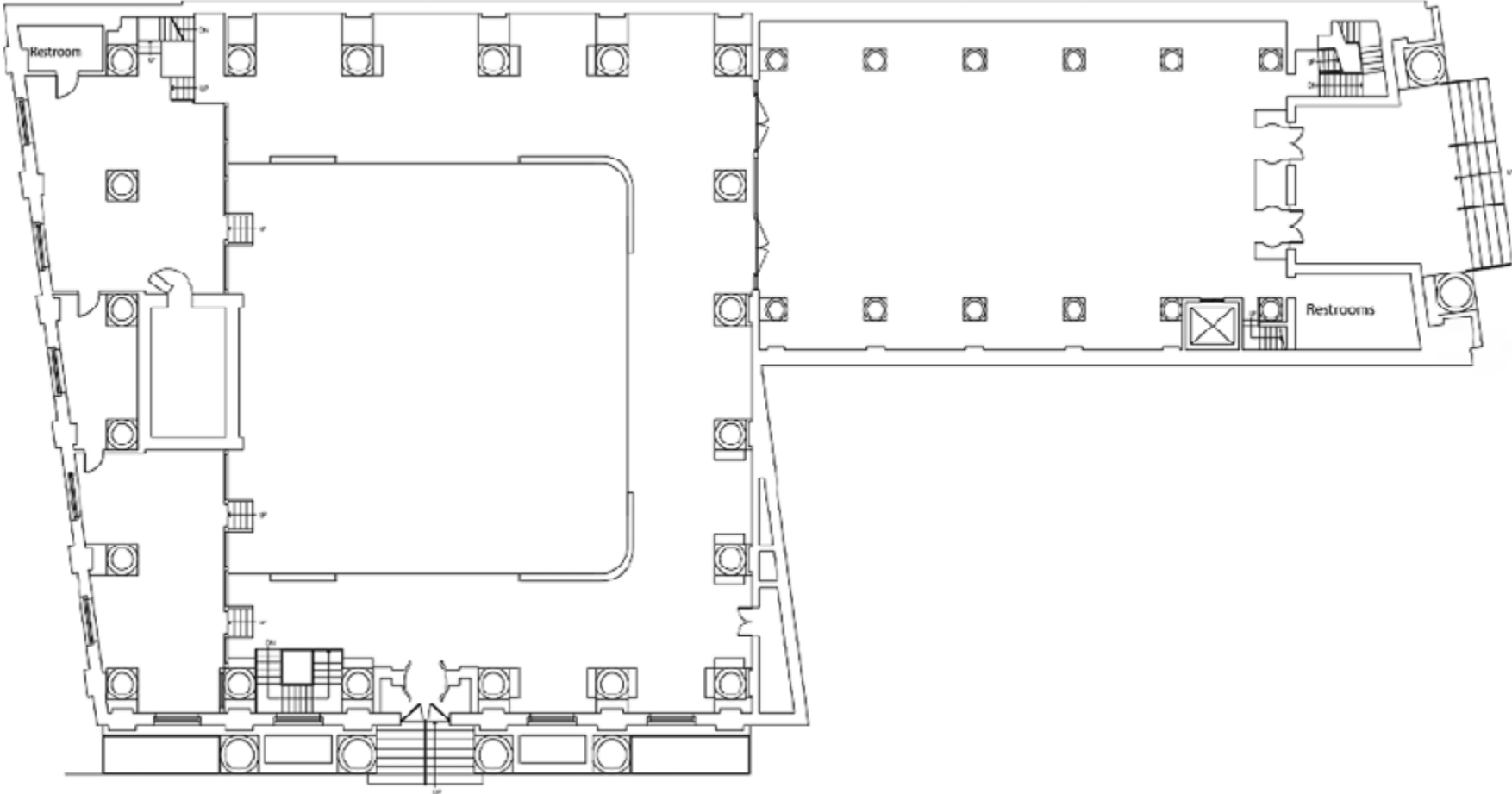
**HISTORICAL OVERVIEW**

Landmark Type	Individual & Interior Landmark
Individual Designation Date	4/19/66
Interior Designation Date	8/23/94
Construction Date	1893-1895
Architect / Firm	Stanford White / McKim, Mead & White
Style(s)	Roman Revival
Materials(s)	Stone, Marble
Original Use	New York City's Fourth Savings Bank

**ADDITIONAL BUILDING DETAILS**

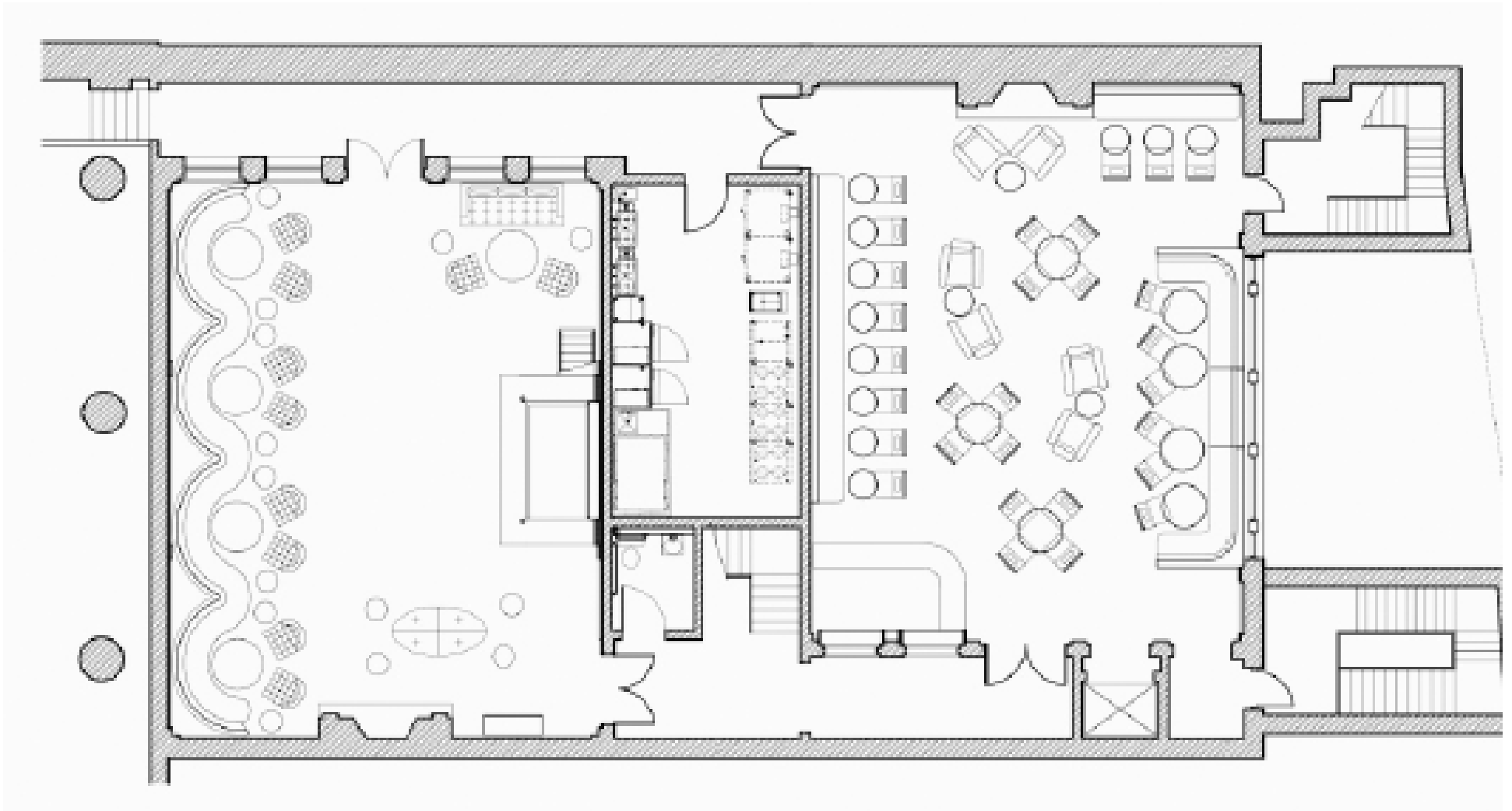
Elevators	1 Passenger - Main Floor to Second Floor 1 Handicap Lift - Outside to Cellar 1 Dumbwaiter - Main Floor to Cellar
2014 Alterations	
Design	Updated Upholstery and Décor
HVAC	200-Ton AC Unit
Sound	T-1 Wireless Sound System
Lighting	Elation Professionals Rayzor Q7s LED Lighting

FIRST FLOOR





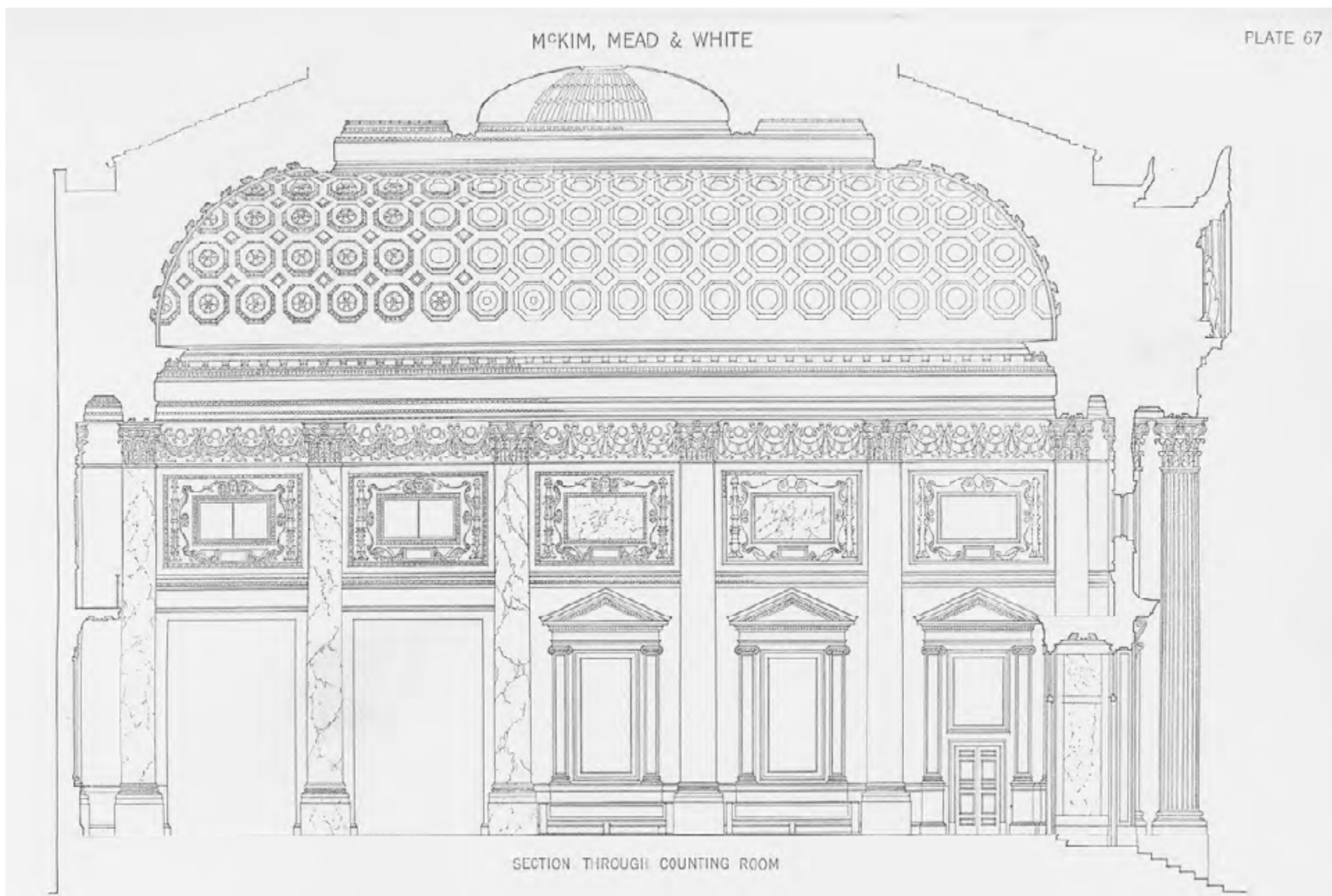
SECOND FLOOR





MCKIM, MEAD & WHITE

PLATE 67



SECTION THROUGH COUNTING ROOM



— 130 BOWERY —



***"130 BOWERY STREET IS SITUATED JUST OFF OF ONE OF LOWER MANHATTAN'S BUSIEST INTERSECTIONS BOASTING A COMBINED FRONTAGE OF 250' WITH EXPOSURE TO BOWERY, GRAND STREET, AND ELIZABETH STREET."***

Downtown Manhattan has transformed into one of the most dynamic neighborhoods in New York City, attracting residents and tenants with a wide array of entertainment options and neighborhood amenities. Offering a wide range of transportation options that provide convenient access to and from Midtown Manhattan, Brooklyn, and New Jersey, Downtown Manhattan is centrally located and easily accessible. Located in the dense and ever-growing neighborhood of Little Italy and situated just off of one of Lower Manhattan's busiest intersections, 130 Bowery is ideally suited for a wide variety of future potential uses.











### NEIGHBORHOOD ATTRACTIONS

Surrounded by the historic ethnic communities of Chinatown and Little Italy, 130 Bowery is located in one of New York City's most culturally rich areas.

- Founded in 1980 in Manhattan's Chinatown, The Museum of Chinese in America exhibits an array of Chinese American History and presents the heritage, culture, and diverse experiences of many Chinese Americans through exhibitions, educational services, and public programs.
- Located at former tenement buildings at 97-103 Orchard Street on the Lower East Side, The Lower East Side Tenement Museum offers visitors the opportunity to explore stories of immigration and migration through guided tours.
- Residents and tourists alike flock to nearby SoHo for its world class selection of high-end retailers. Populated with stores such as Lululemon, Gucci, Louis Vuitton, and Fendi, SoHo draws heavy pedestrian traffic from some of the world's wealthiest individuals.
- Culturally diverse, the area surrounding 130 Bowery offers some of New York City's best, and most unique, dining options. Destination eateries such as Lalito, Tasty Dumpling, Xi'an Famous, Golden Unicorn and Joe's Shanghai attract residents and tourists from throughout Manhattan.

### TRANSPORTATION

Centrally located, 130 Bowery Street is easily accessible from throughout Manhattan and the outer boroughs.

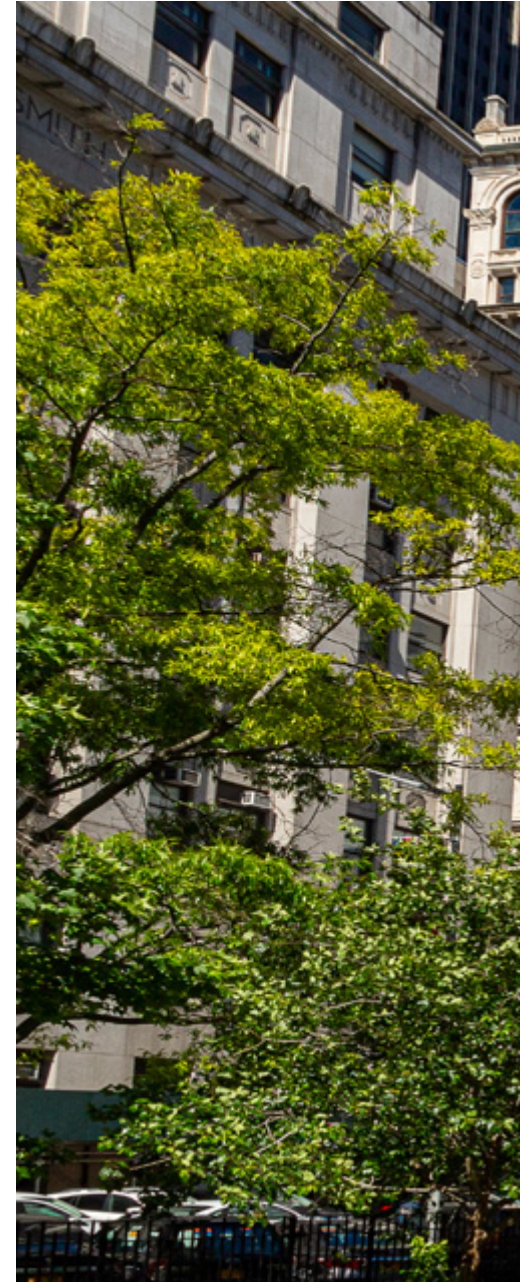
- The property is located in close proximity to both the Grand Street and Canal Street subway stations, with a combined annual ridership of 24 million passengers across the B, D, J, Z, 6, N, Q, R, and W trains.
- With Citi Bike locations throughout the neighborhood, residents of Chinatown, Little Italy, and the surrounding areas enjoy the option of a convenient, healthy alternative to the subway.
- Various buses service the neighborhood surrounding 130 Bowery, including the M1, M103, and M15, providing access throughout Manhattan.



## NEARBY RECENT DEVELOPMENTS

The area surrounding 130 Bowery has seen a flurry of new development in recent years, as it continues its ascent into one of New York City's most desirable neighborhoods.

- Lower Manhattan is currently experiencing extraordinary growth with 8,000,000 SF of planned residential development and 1,000,000 SF of planned hotel development expected to be delivered over the next few years.
- Exquisitely designed by Lenny Kravitz's Kravitz Design, 75 Kenmare is a carefully curated collection of 38 one to four-bedroom residences. An array of amenities are offered including a 24-hour attended lobby, landscaped courtyard, rooftop terrace, state-of-the-art fitness center and underground automated parking garage.
- Situated on the banks of the East River, Extell Development's One Manhattan Square is a neighborhood altering, 72-story luxury condominium development in the Two Bridges section of the Lower East Side.
- Located just a short walk from 130 Bowery, the recently completed apartment-hotel hybrid at 138-142 Bowery offers 46 hotel rooms and 28 apartments across 8 floors. Fully furnished for modern comfort and ease, the apartments feature well-appointed granite and stainless-steel kitchens with full size appliances, an abundance of closet space, tiled baths, and fabulous floor to ceiling industrial style windows.
- The Italian American Museum at 185-189 Grand Street is set to undergo a transformation, replacing the existing structure with a 12-story apartment building with a retail space at the base. Once this conversion is complete, the museum will occupy a brand new 6,000-square-foot space in the lower level of the building five times larger than its current space.





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## MERIDIAN INVESTMENT SALES TEAM

### A DIVISION OF MERIDIAN CAPITAL GROUP

Meridian's Investment Sales division is comprised of some of the top investment sales professionals in New York City. With more than 75 years of combined New York real estate transactional experience exceeding \$35 billion in value, Meridian's team of investment sales professionals includes best-in-class expertise across a breadth of asset types, transaction sizes, and sub markets. Meridian's team has an intimate knowledge of New York City real estate, knowing neighborhoods on a door-by-door basis, and has a deep and detailed understanding not just of how a property's tenancy and cash flow drive value, but also of how drivers such as zoning, land use, air rights, and alternative uses play a key role in determining a property's true market value. The Meridian team has an unparalleled knowledge of the buyer base and capital flows germane to the New York City investment sales market at any given point in time, and maintains excellent working relationships with a wide array of local, national, and international buyers.

Meridian's Investment Sales professionals have transacted in New York City over the course of many macro and micro market cycles. As such, clients seek out Meridian's team not only when they have decided to sell a property, but also as trusted advisors that can offer unique perspectives relative to portfolio management, risk mitigation, and value creation.

Meridian Capital Group was founded in 1991. It is widely recognized as one of the leading and prolific commercial real estate finance and advisory firms in the country. Meridian has arranged \$286 billion of commercial real estate financings, including more than 48,231 transactions in 49 states.

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— 130 BOWERY —