

CIM | 5 HANOVER SQUARE

5 HANOVER SQUARE, NEW YORK, NEW YORK 10004

PROPERTY DESCRIPTION

5 Hanover Square, originally known as 66 Beaver Street when it was built in 1962, underwent a major building renovation in 2012 which has repositioned into a luxury boutique office asset offering first class tenant services, amenities, and security. The capital improvement program includes a new and relocated building lobby; new core bathrooms and multi-tenant floor upgrades; a new two story glass storefront; new elevator cabs, electrical upgrades, new security including turnstile and fire/life safety systems and a messenger center. The new elevators and lobby are paneled with Japanese Tamo wood, as well as beautiful satin finished stainless steel. The lobby is adorned in Travertine stone from Carrara, Italy. The entire ground and second floor facade was replaced with a new clean-lined glass facade which allows for a warm "glow" of light to emanate from the newly created lobby.

PROPERTY DETAILS

PROJECT TOTAL	330,236SF
RETAIL SPACE	7,570 SF

HIGHLIGHTS

A program to redevelop and redesign the Hanover Square Park in front of the building will be undertaken by a group known as The British Memorial Garden Fund (sponsored by the St. Georges society and the British Government) whereby the entire park has been transformed into a garden commemorating those British soldiers who fought alongside Americans in various wars. Work includes all new sidewalks, new landscaping and the installation of a rotating art sculpture program. Located in the Financial District of Manhattan, the property is positioned in one of the busiest submarkets in the country. With 301,000 daily workers and 15 million yearly tourist, the area is destined for great retail space. Adjacent to Wall Street, 5 Hanover possesses exceptional office environments with potential development opportunities.

AREA DATA

	AREA POPULATION	AVERAGE HOUSE HOLD INCOME
1 MILE RADIUS	96,389	\$166,156
3 MILE RADIUS	861,961	\$130,590
5 MILE RADIUS	2,322,114	\$108,334

NEW YORK SUBMARKET KEY

CULTURAL / INSTITUTIONAL

- 01 Rector Park
- 02 Zuccotti Park
- 03 Federal Hall National Memorial
- 04 The King's College
- 05 The Museum of American Finance
- 06 Museum of Jewish Heritage
- 07 Korean War Veterans Memorial
- 08 George Gustav Heye Center

RETAIL/RESTAURANTS

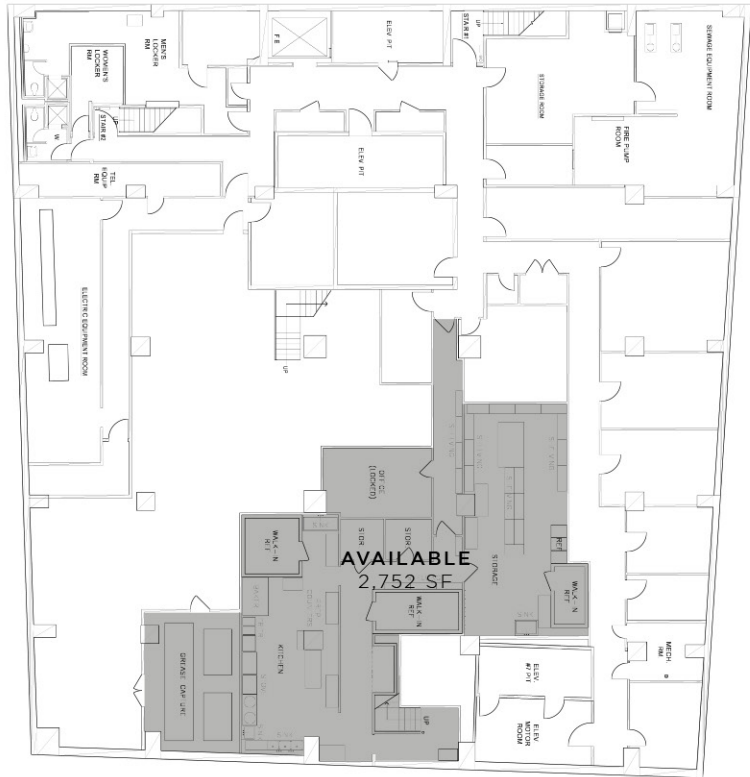
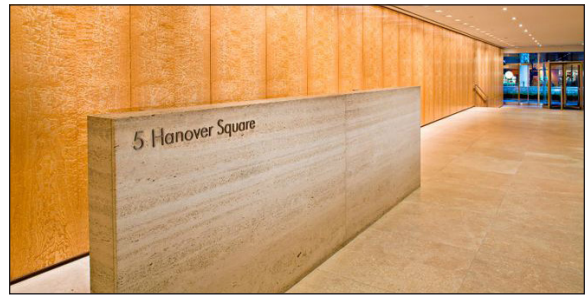
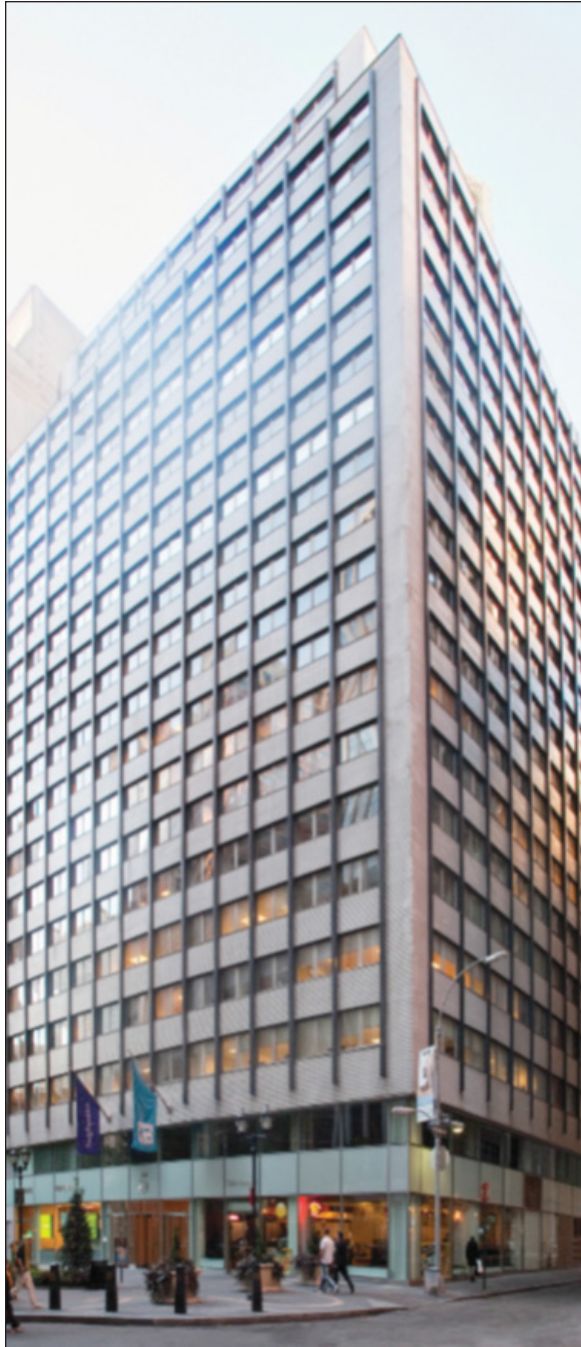
- 01 Ruchi Indian Cuisine
- 02 Stone Street
- 03 CORPORATE
- 01 The New York Stock Exchange

HOSPITALITY

- 01 New York Marriot Downtown
- 02 W New York
- 03 The Ritz-Carlton New York



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RETAIL PLAN
 BASEMENT



RETAIL PLAN
 STREET LEVEL