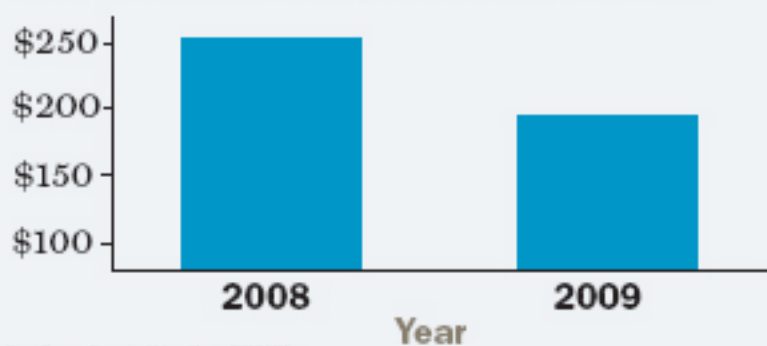


Top 10 biggest retail leases in the Financial District, 2009

Rank	Address	Square feet	Tenant	Landlord	Notes
1	95 Fulton Street	18,000	Lot Less Closeouts	150 Williams Street LP	The discount merchandiser signed a 10-year lease with two five-year renewal options for the former Strand Bookstore retail space. This will be the company's third Downtown location.
2	95 Wall Street	9,226	Duane Reade	The Moinian Group	The drugstore renewed its lease for 16 years.
3	85 South Street	6,000	Fetch NYC	n/a	The dog day-care center inked a lease.
4	40 Fulton Street	5,714	Rainbow Apparel	Duane Reade	The national apparel chain subleased space for four years.
5	15 Cliff Street	5,000	Ryders Alley	Lalazerian Developers	The motorcycle parking garage signed a nine-year lease.
6	20 Vesey Street	4,700	National Sept. 11 Memorial & Museum	Cedar Management	The nonprofit signed a lease for museum space.
7	110 Church Street	3,000	DeJaneiro	The Worldwide Group	The women's clothing retailer signed a lease to relocate its existing store on Park Place between Broadway and Church Street. The tenant plans to open the store this winter.
8	55 Broadway	2,700	Sale & Pepe	Broad St. Development	The restaurant renewed its lease.
9	119 Fulton Street	2,300	Spring Sun Nail	Madison Realty	The nail salon signed a lease for a new location.
10 (tie)	104 John Street	2,000	BonChon Chicken	The Moinian Group	The Korean chicken chain signed a lease for another location.
10 (tie)	54 Pine Street	2,000	Pine Gourmet Cafe	Arlene & Arnold Goldstein Family Foundation	The deli signed a 15-year lease for ground-level and mezzanine space. The reported asking rent for the ground floor was \$98 per square foot. The deal includes a 1,800-square-foot basement.

Source: The Real Deal

Average asking rent on Broadway (Battery Park to Chambers Street)



Source: Real Estate Board of New York (REBNY)

Downtown retail market vs. Manhattan overall

	Downtown	All Manhattan
Average asking rent (psf)	\$84	\$85
Annual change in average asking rent	-1%	-10%
Total space	21.2M sq ft	109.7M sq ft

Source: Real Estate Board of New York (REBNY)

Newly opened and proposed hotel projects in the Financial District

Name	Address	Room Count	Opening date	Type	Status
Hotel Reserve	51 Nassau Street	113	December 2008	Midscale	Partial opening
Smyth Tribeca	85 West Broadway	100	January 2009	Boutique	Partial opening
Holiday Inn Express	126 Water Street	112	Mid-2009	Economy	Planned opening delayed
Andaz by Hyatt	75 Wall Street	250	First quarter 2010	Boutique	Renovation
W New York Downtown	123 Washington Street	217	February 2010	Boutique	Under construction
DoubleTree	8 Stone Street	410	Early 2010	Full-service	Under construction
Club Quarters Hotel	130 Cedar Street	200	Early 2010	Full-service	Under construction
McSam hotel	98 Greenwich Street	245	Early 2010	Unknown	Currently on hold
McSam hotel	50 Trinity Place	186	Early 2010	Unknown	Currently on hold
Holiday Inn	99 Washington Street	370	Late 2010	Economy	Currently on hold
Four Seasons Downtown	99 Church Street	175	2011	Luxury	Under construction

Source: HVS Global Hospitality Services and NYU Preston Robert Tisch Center for Hospitality, Tourism and Sports Management, 2009 Manhattan Hotel Market Overview; NYC & Company 2008 Hotel Development Fall Update; The Real Deal research