

sixty four  
WHITE STREET



**MERIDIAN**  
INVESTMENT SALES  
- EXCLUSIVE LISTING -



Jeff Zimmerman  
Metamorphosis

For over three decades, Jeff Zimmerman has worked with glass. His experience and live with glass. His material allow him to produce works that seem to be seemingly denying gravity. Each piece is a unique space, honing in the endless variables of space to create deeply engaging experiences.

In *Metamorphosis*, Zimmerman explores iconic designs in an immersive presentation composed of elongated and twisted natural formations with the energy of time-honored *Vine* chandeliers from the 1950s. The undulating arms, as well as into wall sculptures, Zimmerman creates pieces that recall those found in nature.

Together, the featured works celebrate universal inspirations, and dynamic forms to create commanding yet inviting spaces that highlight his continued elevation of glass art through an acclaimed evolution throughout an acclaimed career.

Motley H&E wallpaper generously provided by Motley H&E.  
Wall colors generously provided by Alkem.

# TABLE OF CONTENTS

04.

EXECUTIVE  
SUMMARY

06.

PROPERTY  
OVERVIEW

10.

LEASE  
OVERVIEW

18.

FLOOR  
PLANS

26.

AREA  
PHOTOS

28.

LOCATION  
OVERVIEW



# INVESTMENT HIGHLIGHTS



## **IMMEDIATE OCCUPANCY IN PRISTINE CONDITION:**

Delivered ready for use, 64 White Street offers 7,971 SF of impeccably maintained space in Tribeca's core, providing investors or owner-occupiers a turnkey opportunity to activate this trophy asset without delay.



## **ICONIC TROPHY PROPERTY:**

This three-story trophy asset, with its historic cast-iron façade, over 40 feet of White Street frontage, and 6,353 SF of usable space, stands out as a rare, high-visibility retail condo, perfect for a luxury brand flagship or elite design gallery.



## **DYNAMIC AND ADAPTABLE DESIGN:**

Featuring a dramatic 30-foot atrium, a new marble staircase, and a tri-level layout—2,375 SF ground floor, 1,367 SF mezzanine, and 2,611 SF lower level—plus 1,618 SF of limited common area, 64 White Street offers versatile configurations for showrooms, offices, or creative studios.



## **PRIME TRIBECA POSITIONING:**

Located in the heart of Tribeca, surrounded by top galleries, high-end retail, and a global audience, 64 White Street capitalizes on the neighborhood's cultural prestige, premium residential values, and excellent transit access, ensuring enduring demand and visibility.



# EXECUTIVE SUMMARY

Meridian Investment Sales is pleased to offer the exclusive investment opportunity for 64 White Street, a 7,971-square-foot condominium in Tribeca's core, strategically positioned between Broadway and Church Street. This trophy three-story property, currently occupied by R & Company, a renowned collectors' design gallery, combines historic appeal with contemporary utility, presenting a compelling option for its next owner. The building features a distinctive cast-iron façade with prominent columns and over 40 feet of frontage along White Street, ensuring visibility in one of New York City's most sought-after neighborhoods. Inside, a striking 30-foot atrium connects the ground floor, mezzanine, and lower level, delivering natural light and a cohesive flow across its levels. The space is accented by large windows, white walls, hardwood floors, and Corinthian columns, offering a polished yet adaptable interior.

The layout includes a 2,375-square-foot ground floor, anchored by the atrium, which overlooks a 2,611-square-foot lower level. A newly installed marble staircase with black-and-white veining leads to the 1,367-square-foot mezzanine, providing a total of 6,353 square feet of usable space, plus an additional 1,618 square feet of limited common area for operational efficiency. The property's versatility is a key asset: the ground floor could serve as a showroom, leveraging its windows and height for impact, or as an office with the atrium as a central feature. The mezzanine offers space for private offices or meetings, while the lower-level suits studios, workspaces, or displays. Potential uses range from a luxury brand's flagship to a design firm's headquarters, with an existing glass conference room enhancing its functionality. The property's immaculate condition and layout make it a strong candidate for immediate occupancy or repositioning.

Situated in Tribeca, 64 White Street benefits from a neighborhood known for its cultural depth and premium positioning. Within two blocks, at least 10 galleries—including Bortolami, Andrew Kreps, and Anton Kern—highlight the area's status as an art hub, drawing a global audience of buyers and enthusiasts. The district's evolution has solidified its appeal, with high-end retail, elevated residential values, and robust transit access driving consistent demand. For investors, this condominium represents a rare, well-maintained asset in a prime location; for occupiers, it offers a distinctive platform to establish a presence. Available for immediate use, 64 White Street stands as a notable opportunity in Tribeca's competitive market.

**ASKING PRICE: \$14,000,000**

# BUILDING OVERVIEW

## PROPERTY OVERVIEW

Property	64 White Street
Borough	Manhattan
Neighborhood	Tribeca
Cross Streets	Broadway & Church St
Block / Lot	193 / 2101 (Condo)
Lot Area	5,090 SF
Lot Dimensions	46.12' x 109'
Description	Commercial Condo Unit
Year Built / Altered	1869 / 2014
Number of Floors	3 Floors
Number of Units	1 Units
Unit Area	6,353 SF
Limited Common Element	1,618 SF
Total Condo Area	7,971 SF
Zoning	C6-2A

## REAL ESTATE TAXES

Tax Class	4
Tax Rate	10.7620%
2025/2026 Tentative AV	\$1,228,214
2025/2026 Taxes	\$132,180

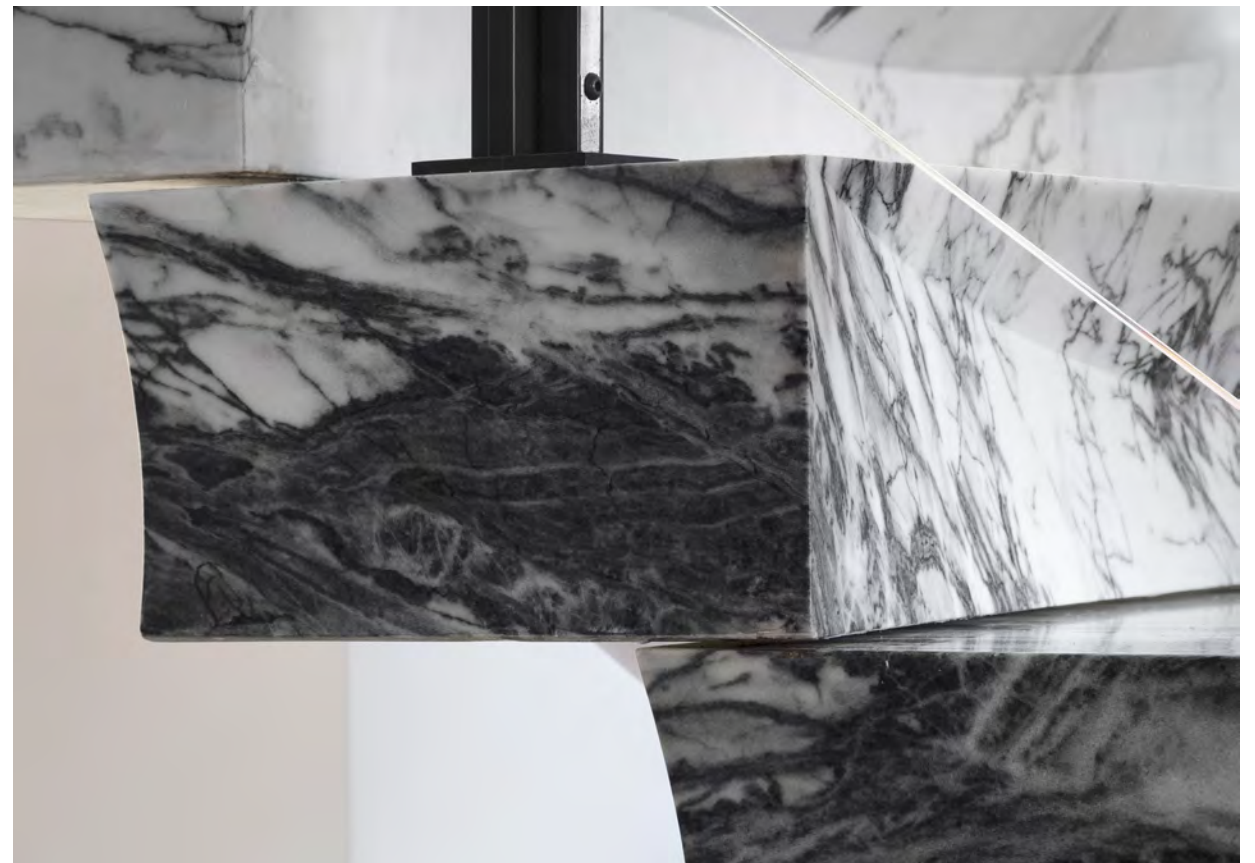
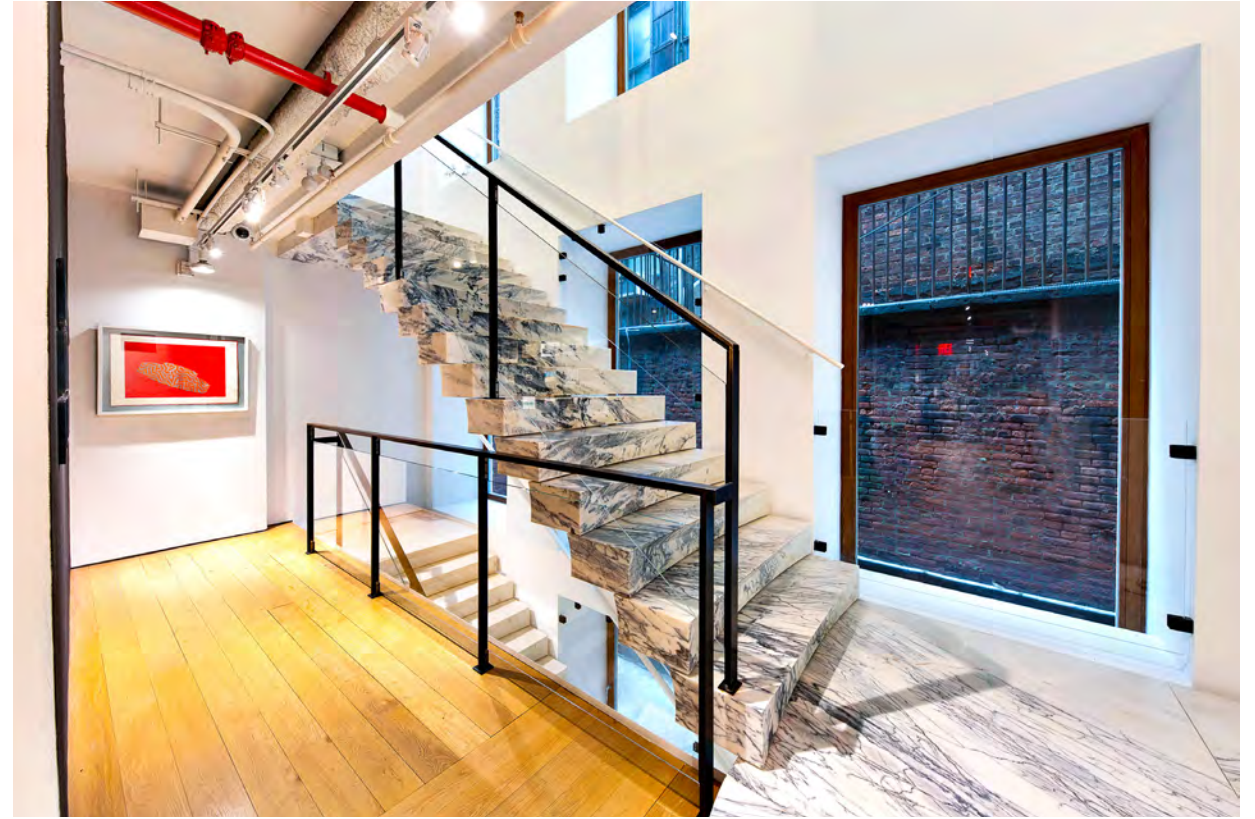
## SQUARE FOOTAGE SUMMARY

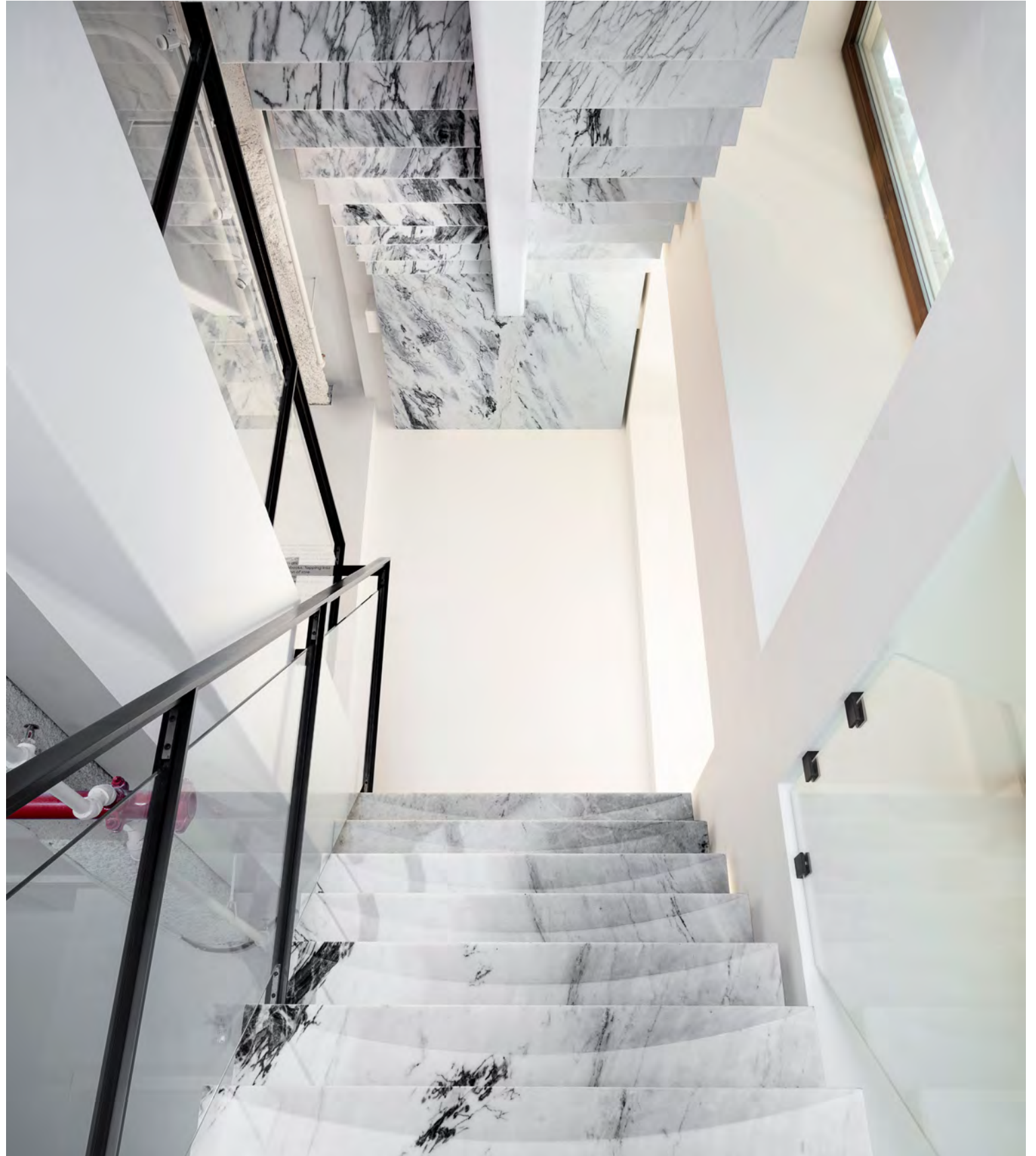
LEVEL	UNIT AREA
First Floor	2,375 SF
Mezzanine	1,367 SF
Lower Level	2,611 SF
<b>TOTAL UNIT AREA</b>	<b>6,353 SF</b>
Limited Common Element	1,618 SF
<b>TOTAL AREA</b>	<b>7,971 SF</b>





# GALLERY PHOTOS | STAIRCASE





# LEASE OVERVIEW

## PROJECTED INCOME & EXPENSE SUMMARY

REVENUE	PROJECTED
Rental Revenue	\$637,680
<b>POTENTIAL GROSS INCOME</b>	<b>\$637,680</b>
Vacancy Factor (3%)	(\$19,130)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$618,550</b>
<b>EXPENSES</b>	
Real Estate Taxes (25/26)*	\$132,180
Insurance	\$6,353
Electric	\$1,906
Gas	\$7,624
Water & Sewer	\$6,988
Payroll	\$5,082
Management Fee (3%)	\$18,556
Repairs, Maintenance, & Misc.	\$5,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$183,690</b>
<b>NET OPERATING INCOME</b>	<b>\$453,990</b>

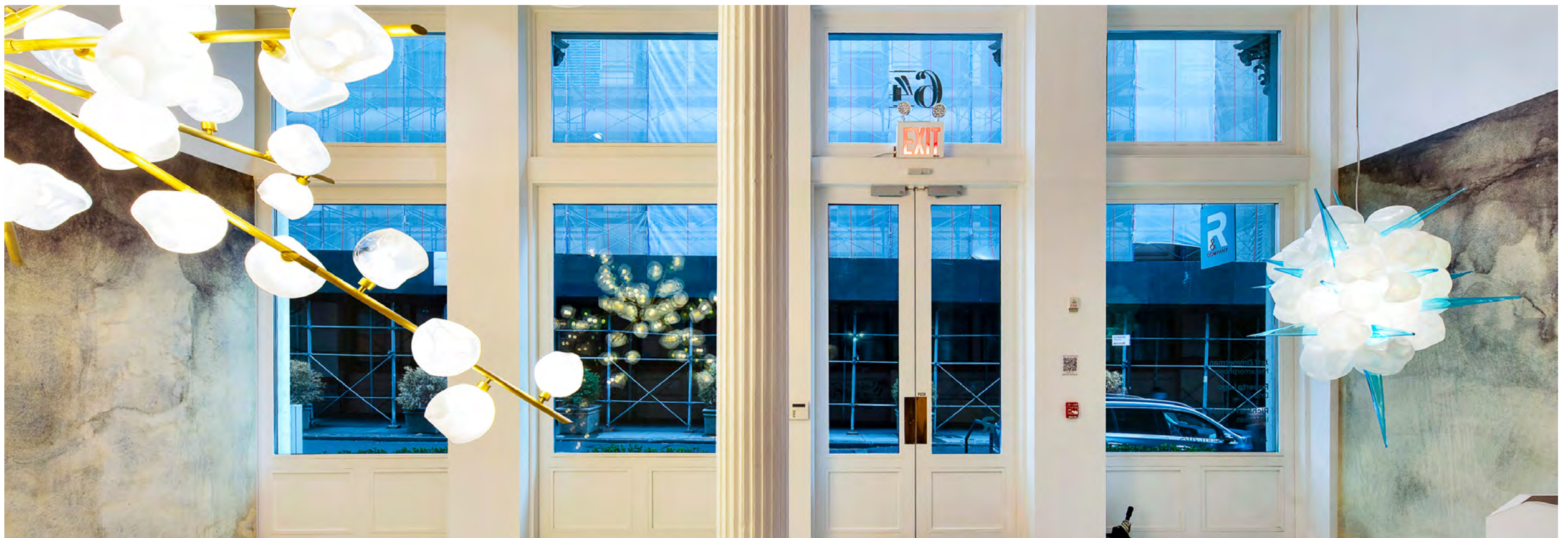
## RENT ROLL PROJECTED

TENANT	SIZE (SF)	MONTHLY RENT	ANNUAL RENT	PSF
Vacant Projected	7,971 SF	\$53,140	\$637,680	\$80.00
<b>TOTAL</b>	<b>7,971 SF</b>	<b>\$53,140</b>	<b>\$637,680</b>	<b>\$80.00</b>





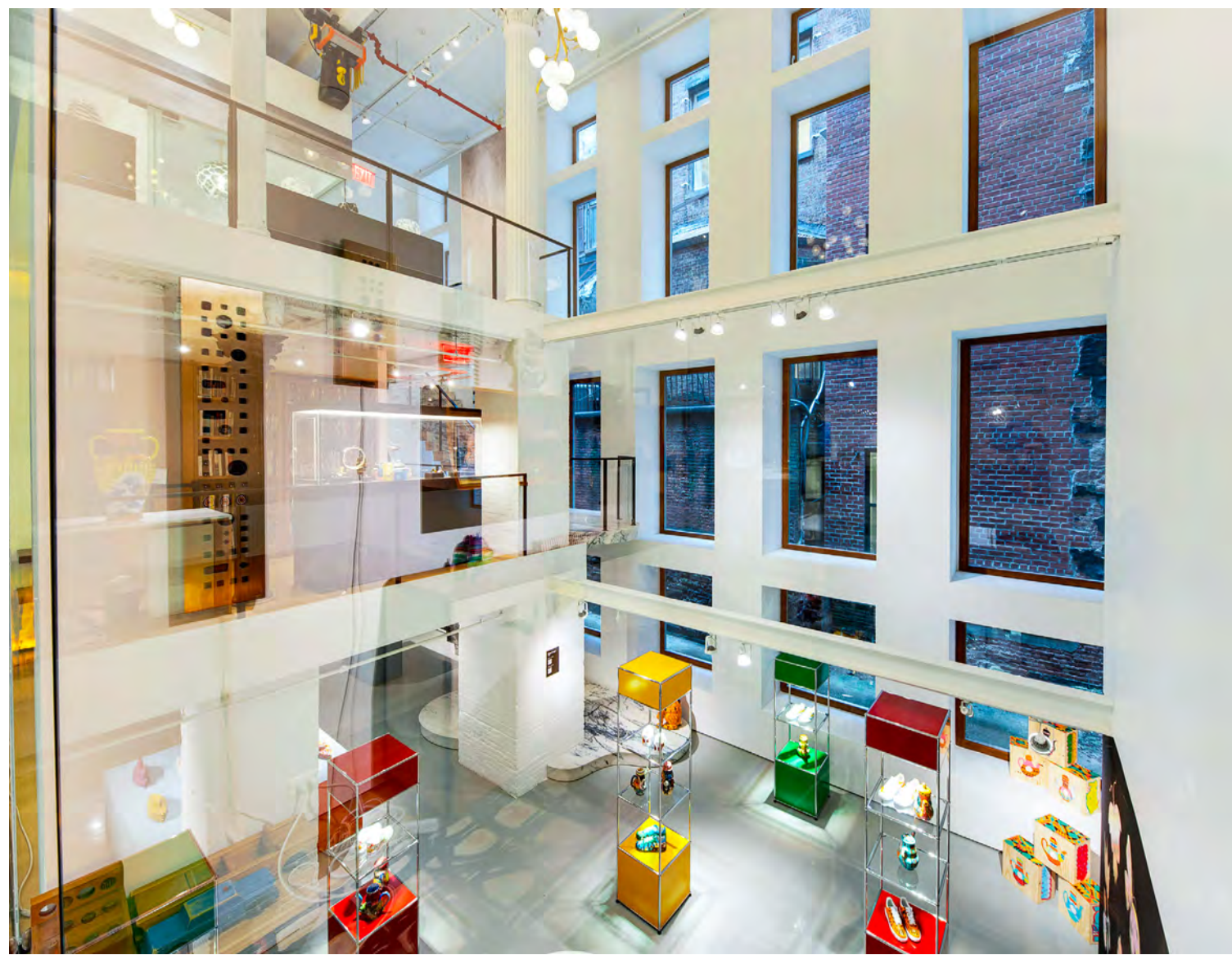
# GALLERY PHOTOS | FIRST FLOOR



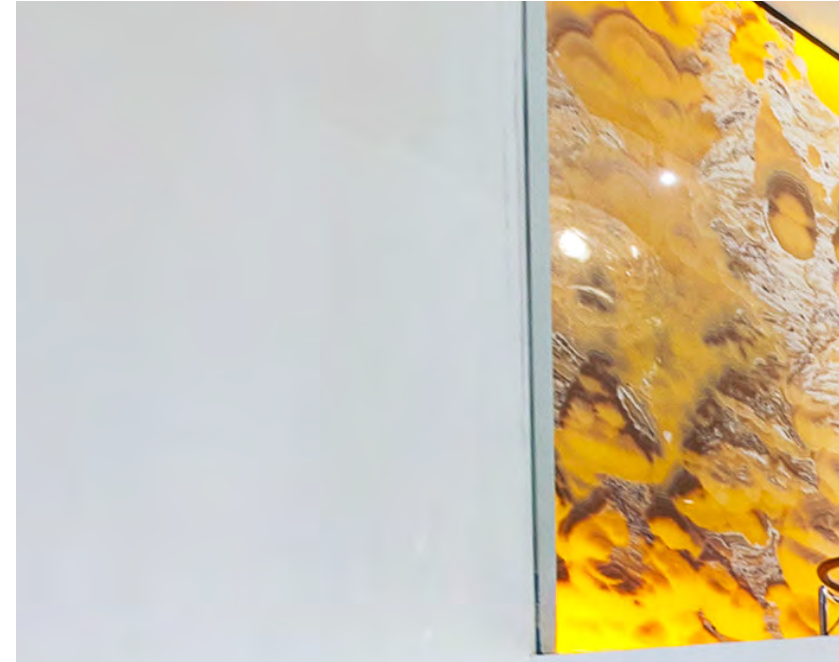


# GALLERY PHOTOS | MEZZANINE LEVEL



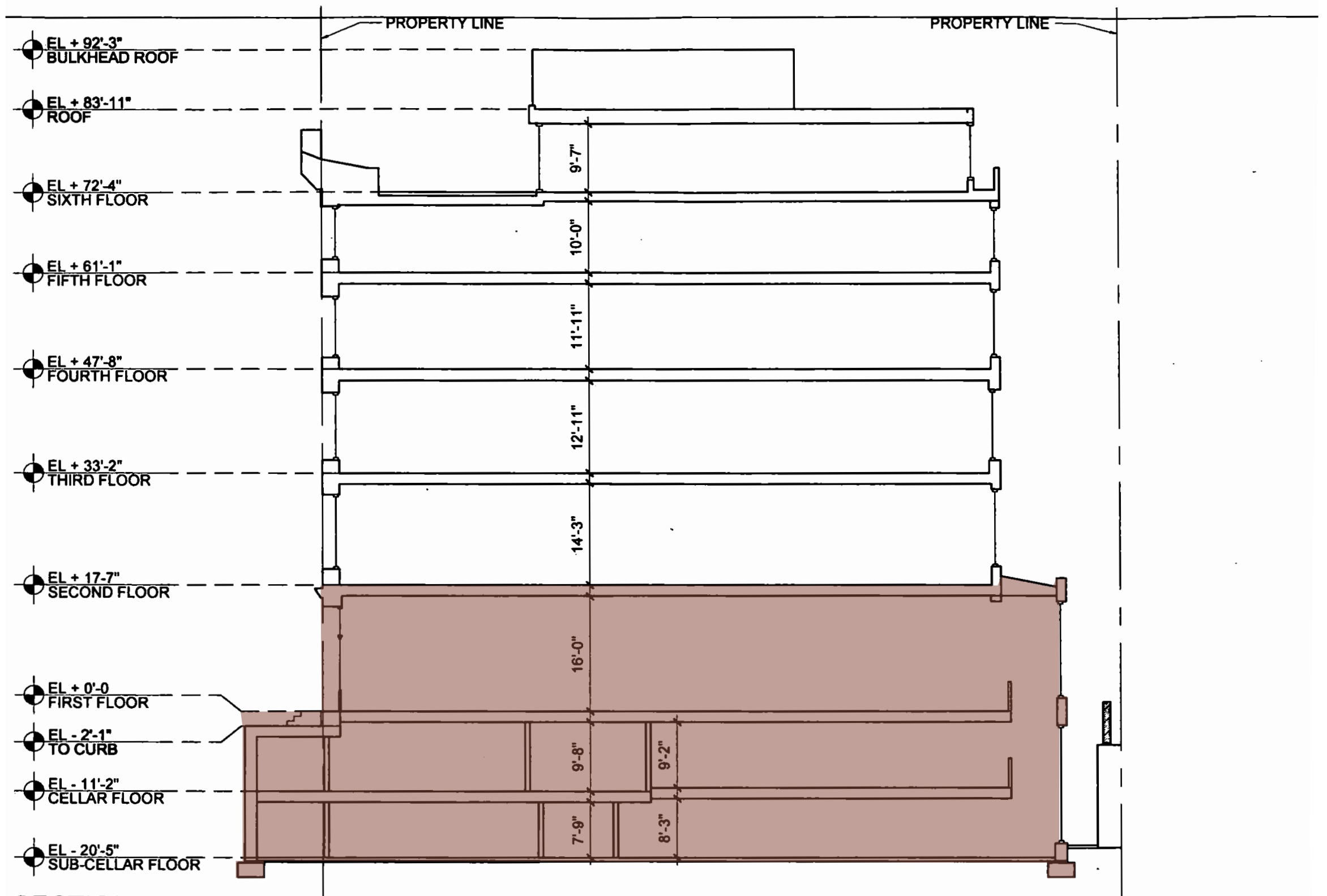


# GALLERY PHOTOS | LOWER LEVEL





# FLOOR PLANS



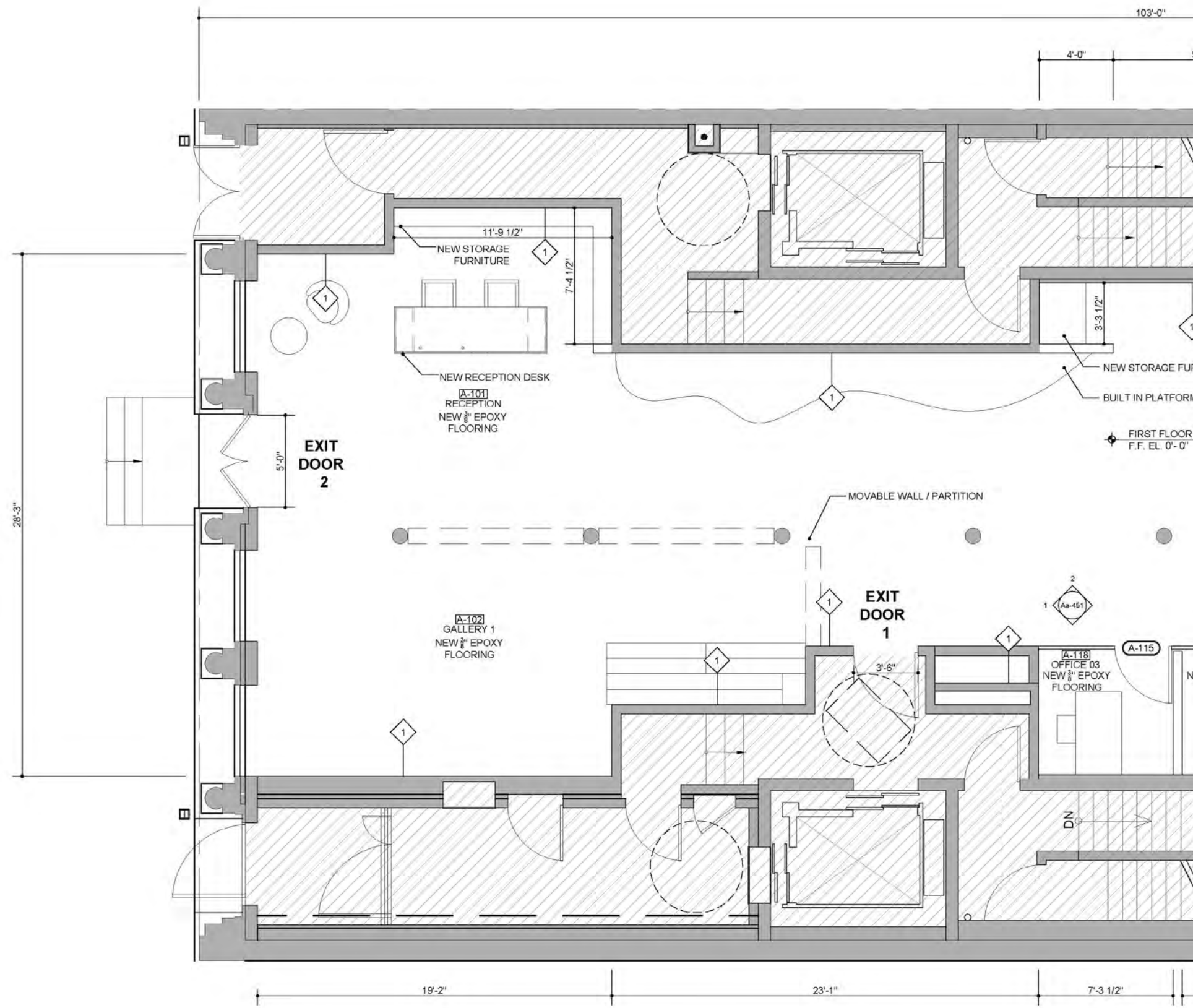
## SECTION

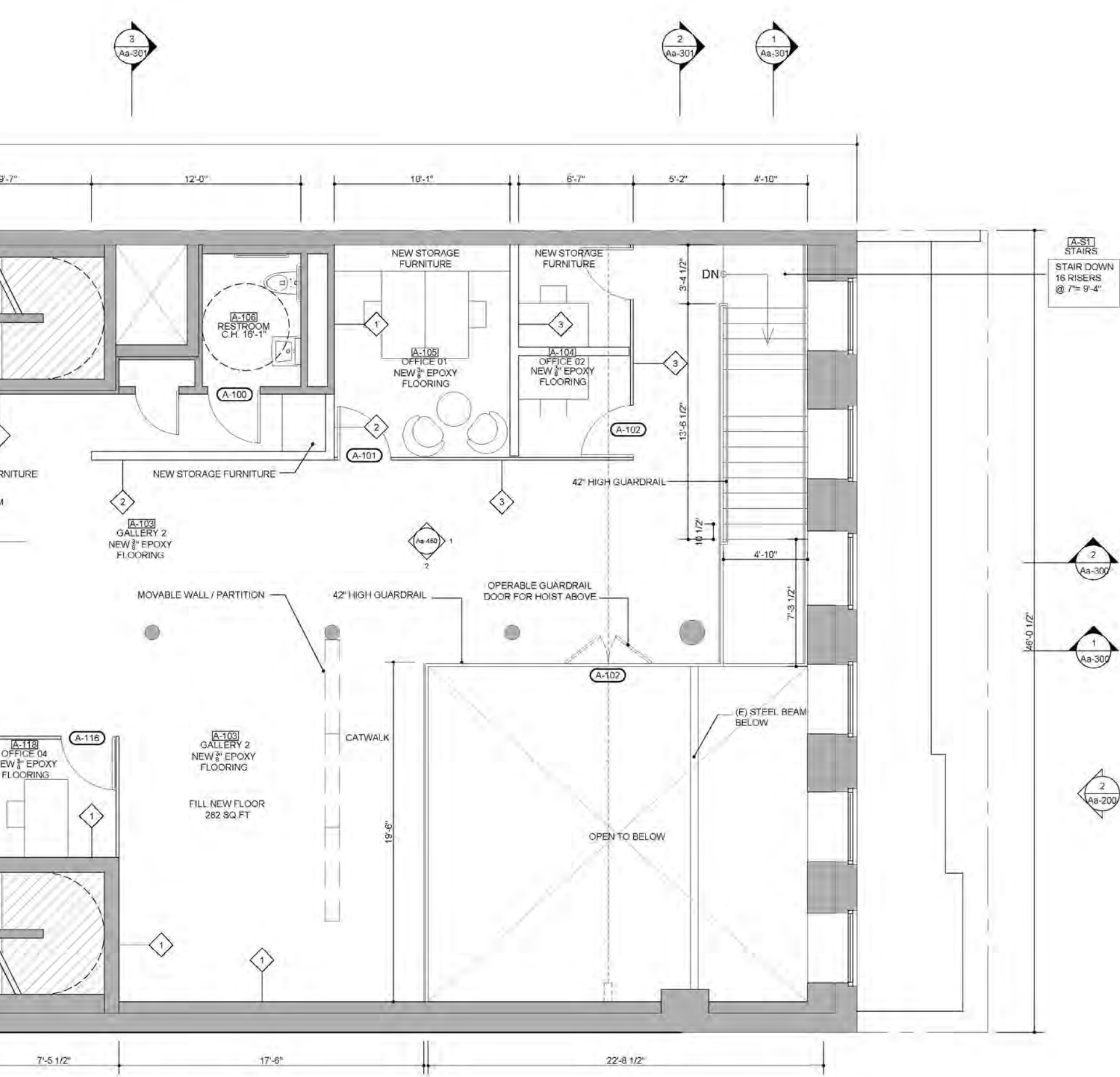


## CONDOMINIUM PLAN CERTIFICATION

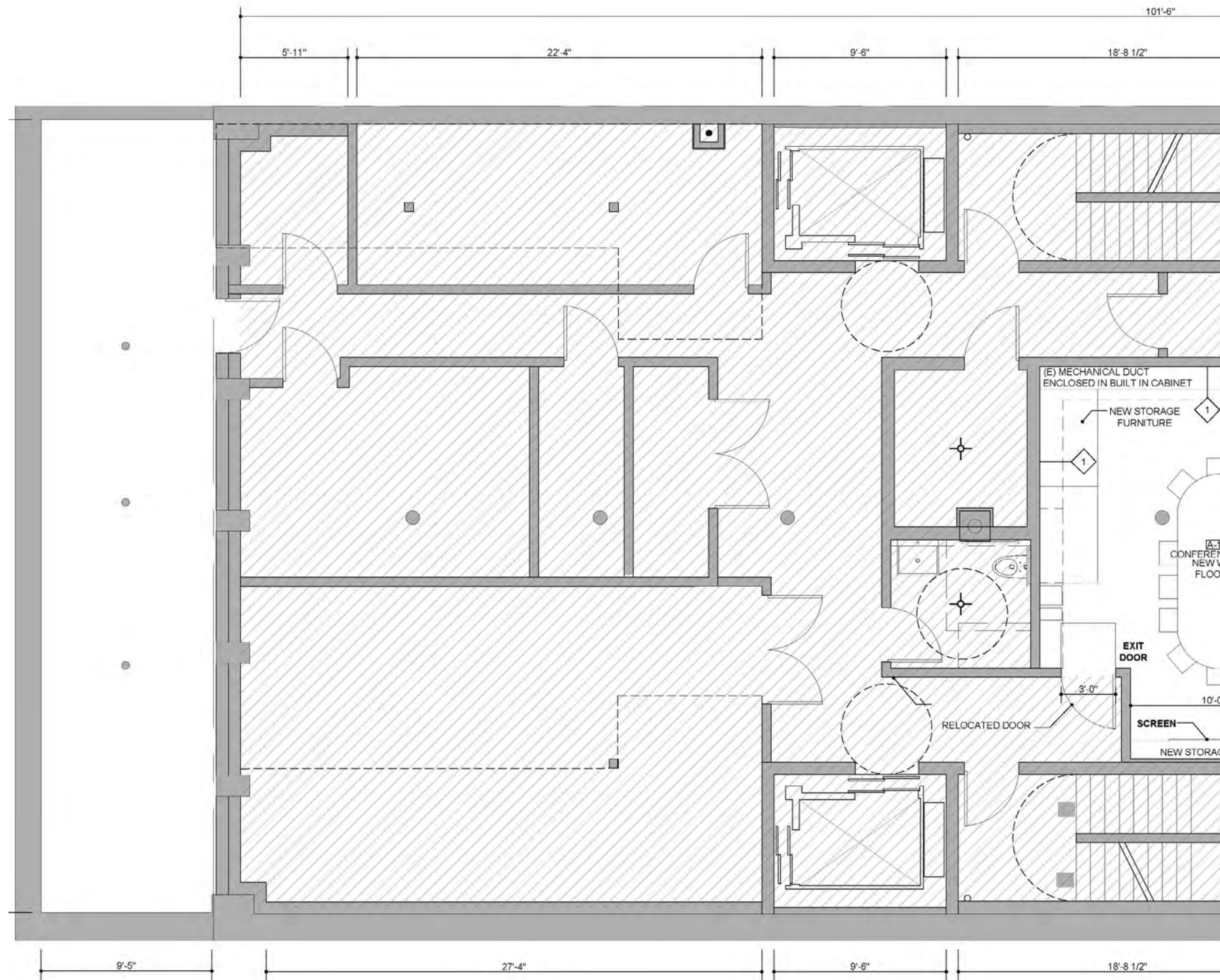


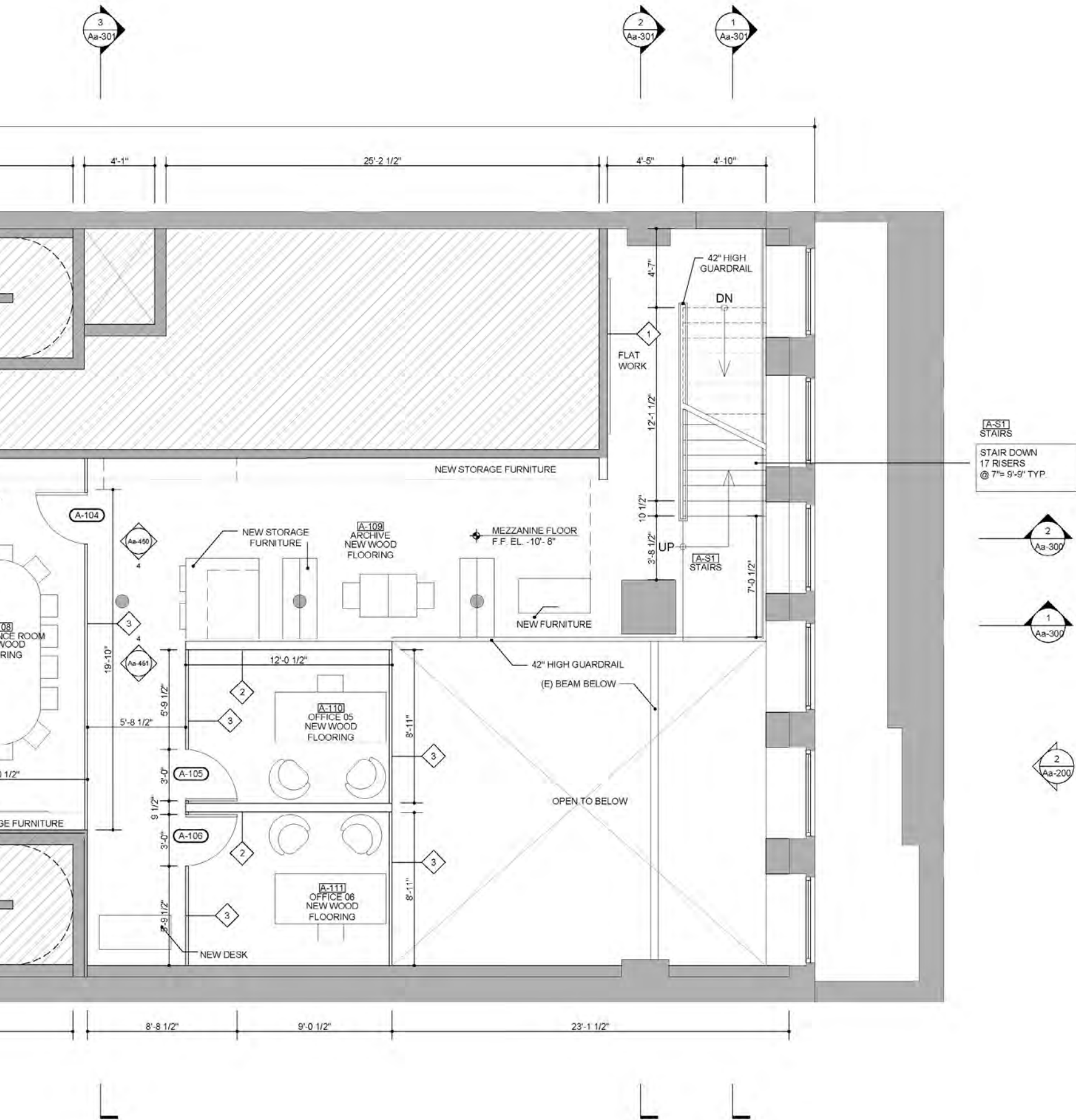
# FLOOR PLANS | FIRST FLOOR



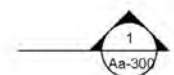
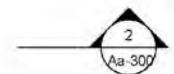


# FLOOR PLANS | MEZZANINE LEVEL

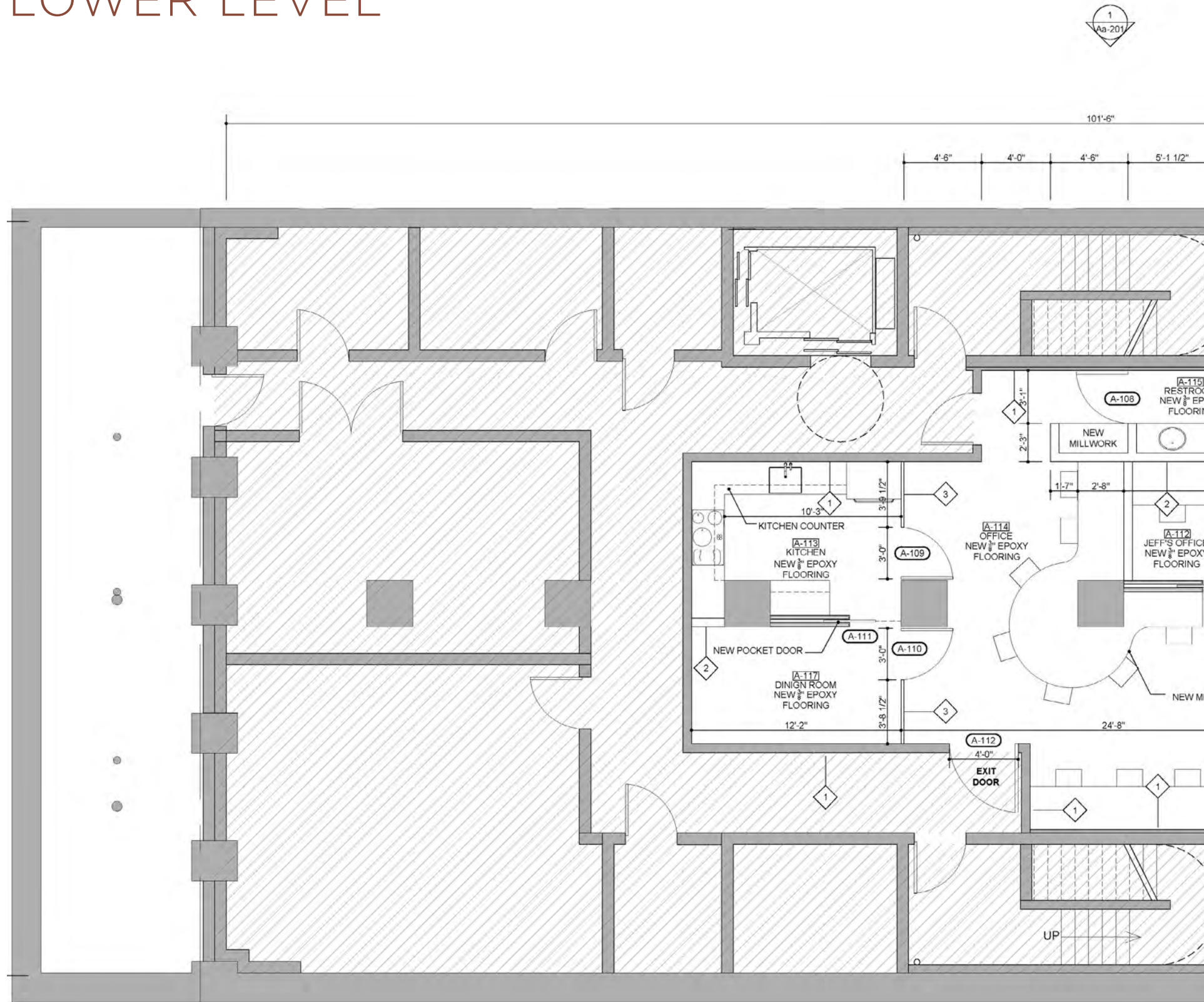


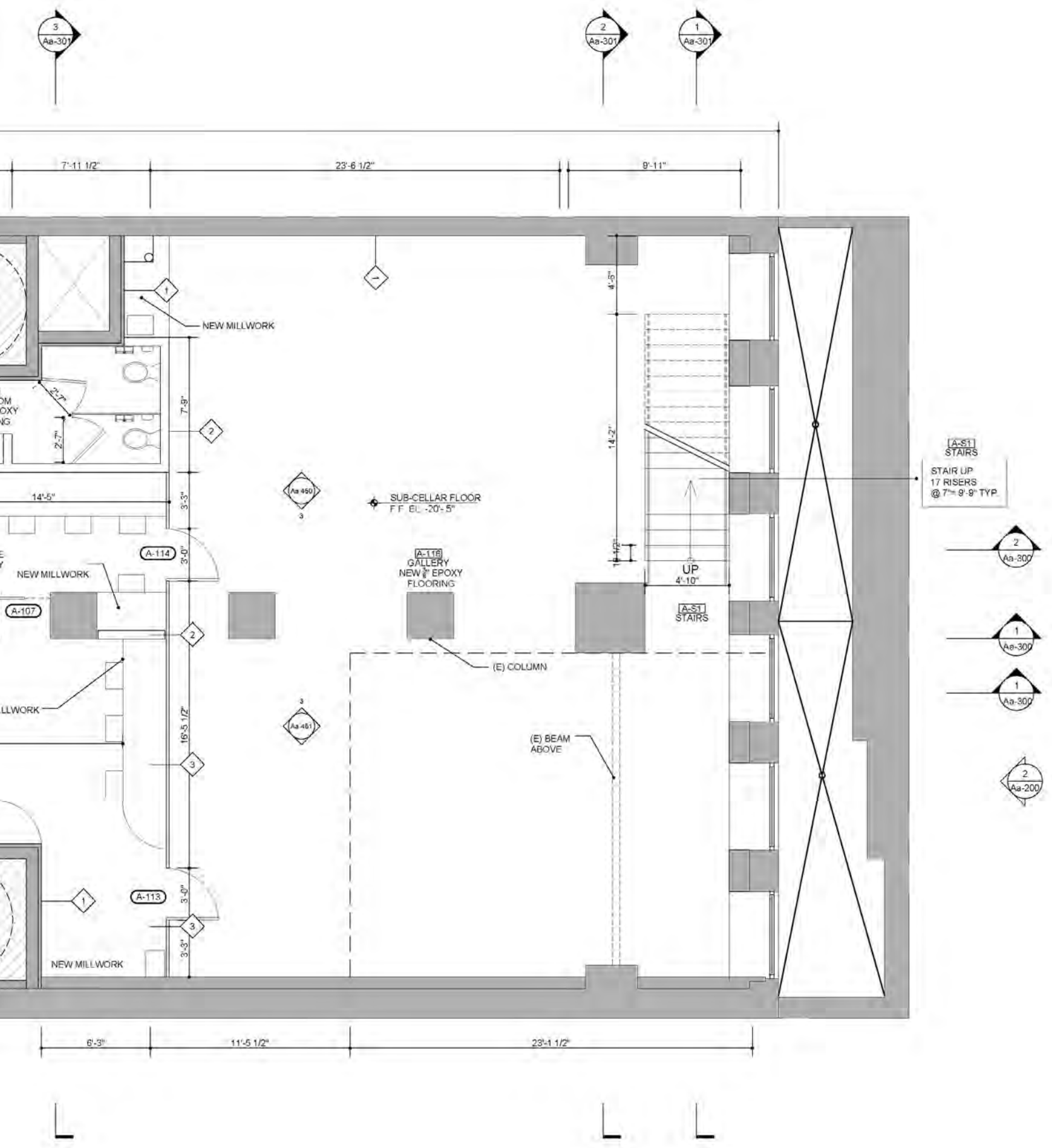


**A-S1**  
STAIRS  
STAIR DOWN  
17 RISERS  
@ 7"= 9'-9" TYP.



# FLOOR PLANS | LOWER LEVEL





# SURROUNDING NEIGHBORHOOD





# LOCATION OVERVIEW

***TRIBECA IS GLOBALLY ESTABLISHED AS ONE OF NEW YORK CITY'S MOST DESIRABLE ENCLAVES AND THE EPICENTER OF ART AND CULTURE***

## TRIBECA

Once for a center for Bohemian artists, Tribeca has emerged as the most exclusive neighborhood in New York City. Tribeca, short for “Triangle Below Canal Street”, is bounded by Canal Street to the north, Vesey Street to the south, Lafayette Street to the east and the Hudson River to the west. Up until the 1970s, the area was a center for commercial space and industrial production. Soon after these industries relocated, artists flocked to the lofty and spacious loft units that they found perfect for their studios. Since then, the area has grown into one of New York City’s most desirable enclaves and the epicenter of art and culture.

Located in the heart of Tribeca, 64 White Street’s prime location allows for a short walk to a diverse array of dining options, world class shopping, parks, cultural centers, several subway lines, and much more. Tribeca boasts a highly educated and progressive population fostered in some of the City’s best schools. For these reasons, Tribeca remains the sought after neighborhood for affluent families, high net worth individuals, and young professions seeking to live in an upscale, sophisticated, cosmopolitan area with a perfect blend of entertainment and privacy.





# LOCATION OVERVIEW



## NEIGHBORHOOD AMENITIES

- Tribeca boasts unparalleled attractions and amenities for its residents and visitors.
- The Tribeca Film Festival is one of the world's most prominent celebrations of independent film. The annual event draws some of the biggest celebrities from around the world to the neighborhood.
- Tribeca is bordered to the west by the Hudson River, granting residents easy access to several waterfront parks, allowing for scenic views of Jersey City and the Palisades at sunset.
- At the southern edge of the neighborhood sits One World Trade Center, New York City's tallest building. The recently completed tower houses an observation deck on its 102<sup>nd</sup> floor with unparalleled views of NYC and the surrounding area.
- Adjacent to One World Trade Center sits the breathtaking 9/11 Memorial, honoring the victims of the 1993 and 2001 WTC attacks.

## RETAIL OVERVIEW

- Tribeca is home to a vast amount of luxury retailers and fine dining options, catering to the neighborhood's affluent and fashionable population.
- Gucci, Hermes, Tiffany & Co, Lululemon, Salvatore Ferragamo, are some of the many luxury retailers with storefronts in the neighborhood.
- Brookfield Place is an expansive mall on the Hudson River with a wide array of luxury shopping and fine dining options. Waterfront Plaza allows for expansive views of the Hudson River and New Jersey.
- Tribeca is home to some of the most sophisticated and diverse dining options in the city, including Nobu Downtown, Racines, Locanda Verde, Blue Hill, Jungsik and many others.



HUDSON SQUARE

TRIBECA

CHINATOWN

CIVIC CENTER

Theta

Margot Samel

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

HIGH NOON

WINE & SPRING

NICODIM

FREIGHT + VOLUME

kaufmann repetto

James Cohan

CHAPTER NY

125 NEWBURY

15 Orient

LUME STUDIOS

1 2 3

A C E

DUNKIN'

JEFFREY DEITCH

MANO

Tom Dixon

NIKE

MUJI

CB2

TARA DOWNS

HOST

KATE WERBLE GALLERY

NATHALIE KARG GALLERY

CHRISTOPHER HENRY GALLERY

SALON DESIGN

JACKIE ROBINSON MUSEUM

WINE & SPRING

BLACK TOP

MAISON MARTIN MARGIELA

FRED PERRY

KIRNA ZABETE

ISABEL MARANT

A.L.C.

FRAME Theory

Kartell

STAUD

GANNI

alexanderwang

NIKE

MUJI

CB2

TARA DOWNS

HOST

NOMO

Le Botaniste

STARBUCKS

MUSEUM OF CHINESE IN AMERICA

YVES MR CHOW

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

JAMES FUENTES

THE JOURNAL GALLERY

Jack Barrett

FRIEDRICHS PONTONE

TIMOTHY TAYLOR

R

STUDIOTWENTY SEVEN

CHERYL HAZAN GALLERY

KERRY SCHUSS GALLERY

JACK HANLEY GALLERY

MANGO

Theta

IPPODA GALLERY

1969

# MERIDIAN CAPITAL GROUP, LLC BROCHURE DISCLOSURES AND DISCLAIMERS

This is a confidential brochure (the “Brochure”) intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of 64 White Street, New York, New York (the “Property”). By accepting a copy of the Brochure, you hereby agree to the matters set forth herein.

The Brochure was prepared by Meridian Capital Group, LLC (“MCG”) and has been reviewed by representatives of the owner or owners of the Property (the “Owner”). The Brochure contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser, mortgagee, investor, lender or lessee may desire. Additional information and an opportunity to inspect the Property and other information relevant thereto will be made available to interested and qualified purchasers, mortgagees, investor, lender or lessee. Neither Owner, MCG nor any of their respective officers, agents, brokers or employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Brochure or any of its contents, and no legal commitments or obligations shall arise by reason of the Brochure or any of its contents. In particular, but without limitation, no representation or warranty, express or implied, is given as to the achievement or reasonableness of, and no reliance should be placed on, any projections, targets, estimates, or forecasts (“projections”) contained in the Brochure. Any such projections are for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner, and therefore, subject to material variation. All information, opinions and estimates are given as of the date hereof and are subject to change without notice. Neither MCG nor the Owner undertakes any obligation to provide any additional information or to update any of the information or the conclusions contained herein or to correct any inaccuracies. The information in the Brochure is not intended to predict actual results and no assurances are given with respect thereto. The value of the Property, or any other property described herein may fluctuate as a result of market changes. All square footage measurements must be independently verified by you.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with you or any prospective purchaser, mortgagee, investor, lender or lessee at any time with or without notice. Owner shall have no legal commitment or obligation to you or any prospective purchaser, mortgagee, investor, lender or lessee reviewing this brochure or making an offer to purchase the Property unless and until a written agreement

satisfactory to Owner has been fully executed, delivered to all parties, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or expressly waived.

By receipt of the Brochure, you agree that the Brochure and its contents and information are of a confidential nature, that you will hold and treat it and all information therein in the strictest confidence, and that you will not disclose the Brochure or any of its contents or information to any other entity without the prior written authorization of Owner, nor will you use the Brochure or any of its contents or information in any manner detrimental to the interest of Owner or MCG. You acknowledge and agree that any breach of this confidentiality clause will cause injury to Owner and/or MCG for which money damages may not be an inadequate remedy and that, in addition to remedies at law, Owner and/or MCG is entitled to equitable relief as a remedy for any such breach.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MCG does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws, statutes, and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While the Brochure contains physical description information of the Property, there are no references to its condition. Neither Owner nor MCG make any representation as to the physical condition of the Property. Prospective purchasers, mortgagees, investors, lenders or lessees should

conduct their own independent engineering report and any other reports or inspections they deem necessary to verify property condition.

In the Brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full terms or agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all relevant documents which may or may not be referenced in this Brochure. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. If, after reviewing the Brochure, you have no further interest in purchasing the Property, kindly return the Brochure and all other documents accompanying the Brochure to MCG at your earliest possible convenience.

Photocopying or any other reproduction or duplication of the Brochure is not authorized. The Brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner or the Property since the date of preparation of the Brochure. Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to Owner, certain further and additional information may be provided in order for you to complete your due diligence investigation, such as complete and detailed rent roll information, expense pass-throughs, and expenses.

Zoning is a critical factor in the value of the Property. All zoning information must be independently verified as the Owner or MCG does not make any representation with respect thereto.

MCG, its subsidiaries or affiliates, and any manager, member, officer, director, employee or agent of MCG, or any of its subsidiaries or affiliates, does not accept any liability whatsoever for any direct, indirect or consequential losses (in contract, tort or otherwise) arising from the use of this Brochure or its contents or reliance on the information contained herein.

### 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.

---

**DAVID SCHECHTMAN**

Senior Executive Managing Director  
O: 212.468.5907  
M: 646.742.7246  
dschechtman@meridiancapital.com

**ABIE KASSIN**

Managing Director  
O: 212.468.5909  
M: 917.596.2011  
akassin@meridiancapital.com

**LIPA LIEBERMAN**

Managing Director  
O: 212.468.5908  
M: 718.288.4569  
llieberman@meridiancapital.com

**BRIAN GLADSTONE**

Vice President  
O: 212.468.5948  
M: 516.71.9992  
bgladstone@meridiancapital.com

---

### MARKETING & UNDERWRITING

---

**RYAN WINDUS**

Associate  
O: 646.502.3473  
M: 703.939.7402  
rwindus@meridiancapital.com

One Battery Park Plaza - 25<sup>th</sup> Floor New York, NY 10004

---

---

sixty four  
WHITE STREET

---

 **MERIDIAN**  
INVESTMENT SALES

- EXCLUSIVE LISTING -