



23 WALL 15 BROAD

A retail icon for leaders

SEPHORA
ANDRE BALAZS
ARMANI/CASA
SANTIAGO CALATRAVA
PHILIPPE STARCK
STARBUCKS
FEDERAL HALL
TIFFANY & CO.
HILTON HOTEL
NEW YORK STOCK EXCHANGE
RITZ CARLTON
BMW
HICKEY FREEMAN
NATIONAL SPORTS MUSEUM
STONE STREET
BOBBY VAN'S
SMITHSONIAN MUSEUM OF THE AMERICAN INDIAN
HERMES
WORLD OF GOLF
HARRY'S BAR
CIPRIANI
NEW YORK SPORTS CLUB
CALVIN TSAO
CLAREMONT PREPARATORY SCHOOL
FINANCIER
MANGIA ...and just beginning
LEONIDAS
EQUINOX

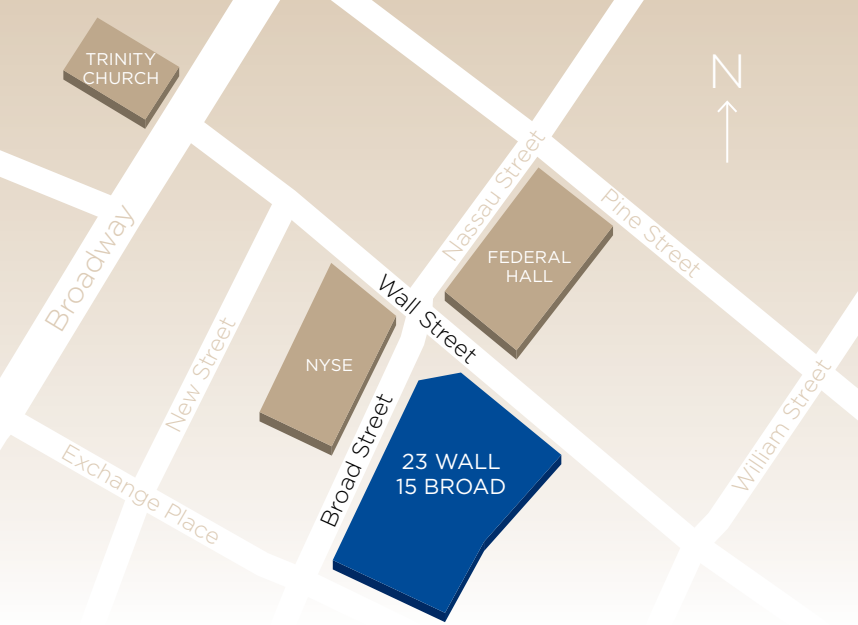






stephane
ROAD
exero





23 Wall Street

Development of the landmark J.P. Morgan Building
 Prominently located at the historic corner of Wall & Broad Streets at the financial center of the world

Residential Destination

46,000 Area residents by 2008 and growing
 New luxury housing conceived by Starck, Armani, Balazs and Cipriani

Commercial Destination

311,000 people working in the area everyday and growing

Tourist Destination

5 million tourists counted at the end of 2005 and growing

Shopping Destination

Developing the ultimate transportation hub with almost every subway line in easy walking distance

Most Recent Arrival

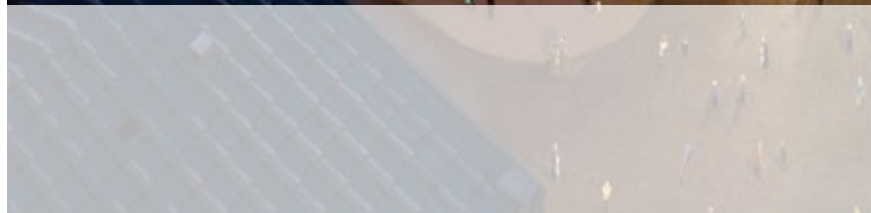
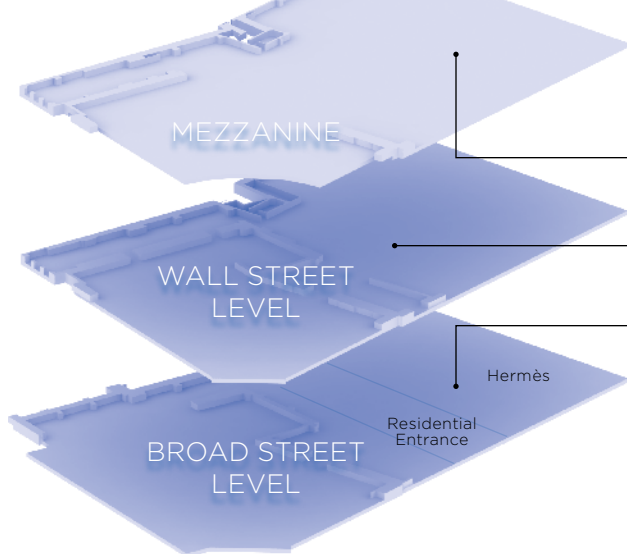
Hermès at the corner of Broad Street & Exchange Place

Neighboring Retailers

Tiffany & Co., Sephora, BMW, Financier, Hickey Freeman, Leonidas, Harry's Bar (reopening) and more to come

50,000 sq ft (approx) — Multi-level retail space/divisible
Substantial additional space available for related uses

Various configurations possible
Entrances from Wall & Broad Streets



A wall of exposure at Wall Street and Broad

This vital and exciting neighborhood is bursting into life.

Beautiful designer-driven residential development, new commercial and office tenants living side by side with traditional financial powerhouses.

Brand new retail stores drawn to this area populated by an ever growing number of professional men and women and their young families.

Downtown Wall Street has been a sleeping beauty — like SOHO, steeped in history and home to many of Manhattan's architectural icons — awakened by the influx of exciting design, new businesses and residences.

It has long been an accepted truth that a vital neighborhood must be multi-faceted and downtown Wall Street now has all of the necessary pieces.

Future home for the world's leading visionary retailers.

Become a part of this exciting retail destination.



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