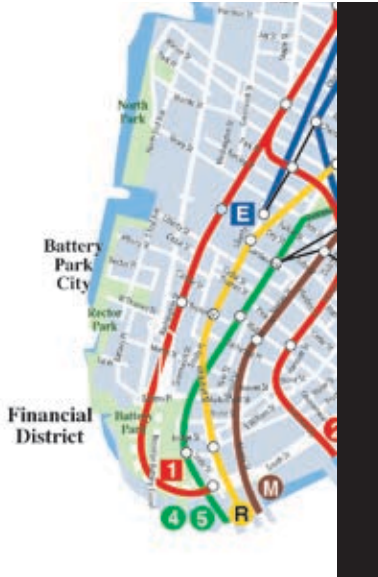


Financial District & Battery Park City



Includes zip codes
10004, 10005, 10006, 10007, 10048

CitiHabitats
MORE BROKER PER SQ FT



“Today this intimate neighborhood is the center of the global business world, and has been rebuilt to boast an unparalleled brand of upscale living.”

THE FINANCIAL DISTRICT & BATTERY PARK CITY

This is Old New York, and This is New New York

A neighborhood full of striking beauty and contrasts, the Financial District and Battery Park City are defined by their connection to the history and future of New York. A place where



The temple-fronted New York Stock Exchange at 20 Broad Street, the world's largest securities marketplace exhibit hall, features panoramic displays dramatizing the Wall Street story for visitors.

narrow cobblestone streets wind amidst soaring glass skyscrapers and historic landmark buildings, lower Manhattan is one of the most captivating places in the world. It is here that our nation's first presidents were sworn in and where the very first New Yorkers made their home. Today this intimate neighborhood is the center of the global

business world, and has been rebuilt to boast an unparalleled brand of upscale living. Surrounded by water on three sides, the district is marked with picturesque parks, promenades, and inspirational views. It also plays host to numerous fine restaurants, museums and vibrant nightspots. This is where the pulse of the city begins each day. A place where classic intertwines with modern.

Financial District

The Financial District, built at a time when there were no zoning laws, is well known for its towering buildings which often lie right next to each other. Many of the old buildings have been refurbished or replaced by luxury residential high rises.

Due to its proximity to Wall Street, the area gets heavily populated during business hours then quiets down after dark. There are many surrounding amenities, including grocery stores, restaurants, theaters and hotels. Additionally, the South Street Seaport provides residents with a great place to shop, eat, or just enjoy the view of the city.

Battery Park City

This relatively new residential and commercial neighborhood at the south westernmost tip of Manhattan is highlighted by Battery Park City and the World Financial Center. The center includes offices, dining and retail space, an outdoor plaza and a marina. It also contains the Winter Garden, an enclosed glass forest complete with 40-foot tall palm trees. This area offers an over abundance of free entertainment, usually sponsored by the area businesses. The residential area of Battery Park City includes numerous hi-rise luxury buildings with views of the Statue of Liberty, Ellis Island or the Hudson River. In addition there are many parks and gardens including Battery Park, and the esplanade along the Hudson River.

Neighborhood History

Where the East and Hudson Rivers meet and empty into the New York Bay sits the southern tip of Manhattan, serving as a proud example that New York City owes its historic supremacy among all other American cities to its closeness to sea. A harbor once bustling with seaborne commerce turned into what later became the greatest city in the world.

It was here that the Dutch established the colony of Nieuw Amsterdam in 1625. Dutch settlers built shelters and a fort to protect themselves from the Native Americans, who were initially friendly but later turned hostile. Fort Amsterdam, the original fort, was renamed when the British took over, then torn down in 1789 to make way for the Government House, a building intended as the residence for the nation's President. Since New York's hopes to become the nation's permanent capital city did not come to pass, Government House became the state governor's mansion until the state capital was moved to Albany in 1796.



View of Lower
Manhattan

Meanwhile, the customs service had moved to Wall Street. These facilities eventually became inadequate, so in 1892 the U.S. Treasury bought the plot of land just south of Bowling Green at Broadway and announced an architectural competition for a new Custom House. The design of Cass Gilbert won to represent the commercial greatness of the city, and of the nation, and his new building was erected in 1907.

Today the historic heart of New York is filled with steel and concrete clusters of buildings that comprise the world-renown Financial District at the southernmost tip. While no sight in the world is more beautiful, admired, visited or stared at than the skyline of Lower Manhattan, especially at night, the city's face was permanently marred by an act of terrorism on September 11, 2001 which destroyed the city's "Twin Towers" of power known as the World Trade Center. Yet, the area has and will always remain a mecca of finance, commerce, high-technology, even government bureaucracy with City Hall perched downtown.

Lower Manhattan is bordered on the West with the intricately-planned Battery Park City and World Financial Center, and on the North lies Chambers Street and City Hall Park. A vital force driving Lower Manhattan's Financial District has long been Wall Street, for the most part a 24-hour business community, which is both an actual street and a shorthand name for the vast, powerful financial center clustered around the sites of the New York and American Stock Exchanges.

Schools

Manhattan Community College,
199 Chambers Street

Murray Bergtraum High School,
411 Pearl Street

Pace University,
1 Pace Plaza

PS234,
292 Greenwich Street

Satellite Academy Program,
51 Chambers Street

Stuyvesant High School,
345 Chambers Street

Restaurants/Bars

American Park at the Battery,
175 State Street, also situated on the water with wonderful views. Chef Rad Matmati's menu is basically of the American genre, with flavors taken from other cuisines as well. An outdoor café opens onto the water, and an outside table for groups of 10 to 12 features a hollowed out pool in the middle for family-style dishes that float! 212.809.5508

Bayard's, One Hanover Square between Pearl & Stone Streets. French-American dishes are artfully prepared by former Lutece chef Eberhard Muller and served in this beautifully restored, maritime themed 1851 India House. 212.514.9454

Bull Run, 52 William Street at Pine Street has established itself as an area staple, serving New American cuisine. 212.859.2200

Cabana, Pier 17 between Fulton and John Streets. A "delicioso" spicy and fruity Cuban-Caribbean restaurant offering mouth-watering seafood, chicken and meat favorites in a fun tropical waterfront décor. 212.406.1155

Delmonico's, 56 Beaver Street at South William Street, is the place to go for perfectly cooked steaks in a nostalgic setting. 212.509.1144

Fraunces Tavern at 54 Pearl Street, billed as the oldest tavern in New York City, though the present building was erected in 1907. 212.968.1776

Harbour Lights, Pier 17 between Fulton and South Streets. An upscale restaurant with a wonderful view of the Brooklyn Bridge with a large

selection of seafood and steaks.
212.227.2800

Hudson River Club, 4 World Financial Center, 250 Vesey Street at West Street, featuring spectacular views of the Hudson River and the Statue of Liberty, a romantic atmosphere, plus a spirited bar with piano music that all complement the delicious seasonal dishes that celebrate Hudson Valley produce. 212.491.9111

Il Porto, 1 Fulton Street. A unique restaurant in the historic Fulton Market Building that combines authentic Italian and Mediterranean cuisines in a casual, relaxed environment. 212.791.2181

Les Halles, 15 John Street between Broadway & Nassau Street, is a French Steakhouse favored for its steak frites. 212.285.8585

Mac Menamin's Irish Pub, 17 East River Piers. Serves wholesome open-face sandwiches and daily Irish-inspired specials. 212.732.0007

Mark Joseph, 261 Water Street between Peck Slip and Dover Street. A steakhouse classic that serves prime dry-aged steak Peter Luger-style. Impressive cuts serve up to four. 212.277.0020

Seaport Café, Pier 17, 89 South Street. A lively outdoor eatery in the center of the action, with an extensive menu for all ages. 212.964.1120

Sequoia, a spacious, two-story restaurant/banquet facility on Pier 17. Breathtaking views complement the savory seafood menu and wooded, nautical décor. 212.732.9090

Southwest NY, Two World Financial Center between Liberty & Vesey Streets. Great after-work bar, with Modern Southwest cuisine served up indoors or out. Complete with a brilliant view of the World Financial Center Marina. 212.945.0528

Steamer's Landing, between Liberty and Albany Streets on the Hudson River. Seafood and American cuisine are served in a casual atmosphere, accompanied by panoramic views of the Hudson River. 212.432.1451

Vine, 25 Broad Street at Exchange Place. This classy New American restaurant, located right near the stock exchange, is a favorite of Wall Streeters. 212.344.8463

Though office space has been shifted with the forced move of many companies, including the New York Stock Exchange, due to the 9/11 disaster, many companies have stayed firmly planted downtown, while others have made plans to rebuild and move back.

Contrasted with the area's frenzied weekday rush is the calm which follows each evening. To the contrary, after-work evenings and weekends draw an incredible rush of people at the South Street Seaport just blocks away on the East River waterfront, which features lovely outdoor and indoor restaurants, shops, entertainment and serene water views. The area also offers two delightful pockets of neighborhood life, one of which is tucked in right near the Seaport and the other nestled along the Hudson waterfront – Battery Park City – referred to as suburbia in Manhattan, and considered a city of 25,000 all unto itself.

Today Lower Manhattan is moving full-speed-ahead where redevelopment and revitalization are concerned. Generous grant programs, tax incentives and a remarkable cleanup have bolstered the residential and commercial real estate markets, and the area is currently one of the most sought-after in the city. Many developers are converting former office buildings into luxury residences and new construction is commonplace. At the same time, New Yorkers are eagerly awaiting the redevelopment of the World Trade Center site which will feature visionary design as well as the world's tallest building. Lower Manhattan's evolution from a predominantly commercial area to a mixed use, prime residential neighborhood has been truly amazing. Due to development efforts and market demand, this historic neighborhood now offers prime attractions, conveniences and entertainment, making it a highly requested place to both live and work.

Notables

Wall Street, named after a wooden wall built across the island in 1653 to defend the Dutch colony against the native Indians, and still the most famous financial thoroughfare in the world.

Ellis Island Between 1892 and 1924, an estimated 12 million men, women and children landed on U.S. soil at this 27-acre island's federal immigration facility. By the time Ellis Island closed permanently in 1954, it had taken in the ancestors of over 40 percent of Americans living today. The island's main building is now a national monument, which reopened in 1990 as the Ellis Island Immigration Museum. Revisiting the past with many nostalgic rooms staged as exhibit areas such as the Registry Room, the Great Hall, Railroad Ticket Office, and old kitchen and laundry building, the most moving exhibit is the American Immigrant Wall of Honor, where the names of 600,000 immigrant Americans are seen inscribed along the outdoor promenade.

Statue of Liberty The first sight that captivated so many American immigrants first entering their new land, this national monument still ennoble anyone who encounters it. "Liberty Enlightening the World," the statue's official name, was sculpted by Frederic-Auguste Bartholdi and given to the United States in 1886 as a gift from France. The 152-foot-high lady who stands proudly on top of an 89-foot pedestal on Liberty Island in New York Harbor has since become a universal symbol of freedom and democracy.

85 Broad Street pays homage to urban archaeology, featuring a transparent panel in the sidewalk that shows the excavated foundations of the 17th-century Stad Huys, the Old Dutch City Hall.

The temple-fronted **New York Stock Exchange** at 20 Broad Street, the world's largest securities marketplace exhibit hall, features panoramic displays dramatizing the Wall Street story for visitors, plus a gallery overlooking the bustling exchange floor.

South Street Seaport Formerly a bustling seaport in the 18th and 19th centuries, the area is now a thriving waterfront community complete with a world-class maritime museum, newly-restored buildings, breathtaking views, plus more than 100 shops, cafes and restaurants.



Pier 17 Shops and restaurants at the South Street Seaport

The charming 12-square-block landmark cobblestone **South Street Seaport Historic District** stretches from Fulton Street to the Brooklyn Bridge. It once housed the city's largest concentration of early 19th century commercial buildings, and was declared an historic district in 1967. If it weren't for that, the streets would have surely been gobbled up by skyscrapers. In the early 1980s, the Rouse Corporation of Boston Quincy Market and Baltimore Harborplace fame was hired to restore and adapt the existing buildings, preserving the commercial feel of centuries past and maintaining an air of the city's historic seafaring days.

Pier 16 at South Street, once known as the Street of Ships. Such historic ships are still docked here, including the Pioneer, a 102-foot schooner built in 1885; the Peking, the second-largest sailing barque in existence; the iron-hulled Wavertree; and the lightship Ambrose.

Pier 17, a multilevel dockside shopping mall with chain retailers and other stores, as well as rear decks offering benches that overlook the rivers.

Woolworth Building, a world-famous 792-foot-tall skyscraper commissioned by Frank W. Woolworth, the owner of the five and dime chain, and built by Cass Gilbert between 1911 and 1913. The building, located at 233 Broadway at Barclay Street, was nicknamed the "Cathedral of Commerce" early on.

Shrine of St. Elizabeth Ann Seton at Our Lady of the Rosary Dating to 1793, the house was one of many mansions lining State Street.

Museums/Galleries

The South Street Seaport Museum, 12 Fulton Street, hosts walking tours, hands-on exhibits and fantastic creative programs for kids, all with a nautical theme.

National Museum of the American Indian at One Bowling Green between State & Whitehall Streets. A branch of the Washington, D.C.-based Smithsonian Institution, this museum is the first of its kind to be dedicated to Native American Culture.

Museum of Jewish Heritage, a living memorial to the Holocaust, just below Battery Park City. Opened in late 1997 after more than 15 years of planning, downtown's newest museum, designed by architect Kevin Roche, pays tribute to the six million Jews who perished in the Holocaust.

Museum of American Financial History, on the site of Alexander Hamilton's law office (today the Standard Oil Building), at 28 Broadway.

Parks

City Hall Park, originally used as a sheep meadow, went on to become a graveyard for the impoverished, the site of an almshouse, and then home to notorious Bridewell jail before becoming a park. According to former Mayor Rudy Giuliani, City Hall itself is a "landmark building that's been home to 58 mayoral administrations and has been the seat of city government for 187 years, and one of the City's most enduring and distinguished structures." Built between 1803 and 1812, it was recently restored and renovated. The park sits surrounding the building for pedestrians, area office workers and other visitors to enjoy, right at the foot of the walkway to the Brooklyn Bridge.

Battery Park, Manhattan's green toe, to the left of the shrine, curving up the west side of the island. Battery Park was named because a battery of 28 cannons was placed along its shore in Colonial days to ward off the British. It is built on landfill and has gradually grown over the centuries to its present 22 acres. The park's main structure is Castle Clinton National Monument, the point of takeoff for ferries traveling to the Statue of Liberty and Ellis Island. Bowling Green, at the foot of Broadway – became New York's first public park in 1733. The copper-topped subway entrance built in 1904-05 is the original one.

Robert F. Wagner Jr. Park, the newest addition to the downtown waterfront stretching from Battery Park to above the World Financial Center.

Shopping

Century 21, 22 Cortlandt Street
212.227.9092

J & R Music & Computer World,
Park Row (across from City Hall Park)
212.238.9000

Jubilee Marketplace, 99 John Street
212.233.0808

South Street Seaport Marketplace,
Pier 17, 17 East River Pier
212.SEA.PORT (212.732.7678)

Health Clubs

Equinox Fitness Clubs, 14 Wall Street

HRC Tennis & Yacht, Piers 13 & 14

Lucille Roberts Health Club,
143 Fulton Street

New York Health & Racquet Club,
39 Whitehall Street

New York Sports Clubs,
30 Wall Street, 160 Water Street, 102
North End Avenue

Wall Street Boxing Fitness Inc.,
76 Beaver Street

Federal Reserve Bank of New York, built in 1924 and enlarged in 1935. This neo-Renaissance structure made of sandstone, limestone and ironwork goes five stories underground. The gold ingots in its vaults are worth about \$140 billion, thought to comprise a third of the world's gold reserves.

World Financial Center, a four-tower complex, 34-51 stories high and topped with different geometric shapes. Designed by Cesar Pelli, it serves as headquarters to such major companies as American Express, Dow Jones and Lehman Brothers. The Financial Center's Winter Garden atrium is the centerpiece of the financial sector, with gray and pink marble steps cascading down into a glassed-in vaulted plaza as large as Grand Central Terminal. Its 45-foot palm trees were imported from California's Mojave desert, and serve as the backdrop for the center's performance space for arts and events program, shops and cafes.

Brooklyn Bridge, one of New York's noblest and most recognized landmarks. Spanning the East River, the Brooklyn Bridge connected Manhattan Island to the once independent city of Brooklyn, whose residents only had the Fulton Street ferry to shuttle them across the river prior to its opening. Visionary architect and engineer John Augustus Roebling conceived the idea for a bridge on an icy winter's day in 1852 when the frozen river prevented him from getting home to Brooklyn, and the next 30 years were spent designing, raising money for and building what would be one of the first steel suspension bridges. Roebling died before construction started. The 6,016-foot-long Brooklyn Bridge proudly opened in 1883, and was admirably crowned the "Eighth Wonder of the World."

City Hall, built between 1803 and 1812. Its style reflects the classical refinement and civility of Enlightenment Europe.

Municipal Building, One Centre Street at Chambers, created by the architectural firm of McKim, Mead & White. Built in 1914, and considered one of the city's first skyscrapers.

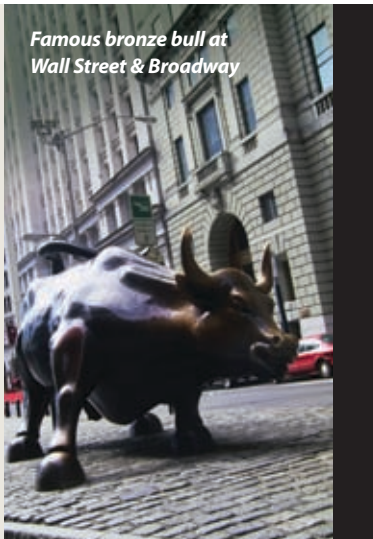
New York County Courthouse at 60 Centre Street, another spin-off of Rome's Pantheon with its 1912 classical temple front featuring stately columns, pediments and 100-foot-wide steps.

The Art Deco **Criminal Courts Building** at 100 Centre Street.

Surrogate's Court-Hall of Records, 31 Chambers Street at Centre Street, a 1911 building in true Beaux Arts fashion, and the most ornate of the government-related edifices surrounding City Hall. Filmmakers sometimes use its elaborate lobby in opera scenes.

Ground Zero Bounded by Church, Vesey, Liberty & West Streets, the World Trade Center's two 1,350-foot towers, designed by Minoru Yamasaki and built in 1972-73, once dominated the neighborhood with their five-acre plaza, and served as the focal point for Manhattan's famous picture-perfect skyline. The mammoth WTC comprised New York's two tallest buildings, the third tallest in the world.

Daniel Libeskind, the architect chosen to create a new vision for Ground Zero, says his design is an attempt to mark the site both as "a place for mourning" and as something "forward-looking, optimistic." It demonstrates, he says, "life victorious." The design includes a new tower structure, "Freedom Tower," which will stand as the tallest building in the world.



Famous bronze bull at
Wall Street & Broadway

NOW YOU'RE A



NEW YORKER.

For the most listings in all of Manhattan: www.citihabitats.com



● **Office Locations**

Upper West Side
465 Columbus Avenue

Upper East Side
400 East 84th Street

Upper East Side
1456 First Avenue

Upper West Side
222 West 72nd Street

Midtown West
346 West 57th Street

Chelsea
155 Seventh Avenue

Gramercy/Flatiron
32 East 22nd Street

Gramercy/Flatiron
27 East 22nd Street

Corporate Headquarters
Sales Headquarters
250 Park Avenue South

Union Square
250 Park Avenue South

West Village
114 Perry Street

East Village
37 Third Avenue

Greenwich Village
214 Sullivan Street

Financial District
100 John Street

With 14 Offices Citywide, We're in Your Neighborhood.

www.citihabitats.com
(877) NYC.HOME

CitiHabitats
MORE BROKER PER SQ FT

There's an incredible mix of opportunities, personalities, activities, and cultures that makes New York City like no other city in the world. Whether you're a rookie New Yorker or a seasoned veteran, Citi Habitats will make sure that you enjoy it all.

Our thorough knowledge and access to the City's largest rental and sales property database ensure that you will be connected with the most extensive inventory of residences all across Manhattan.

Count on expert customer service with Citi Habitats. Stop by any one of our street-level locations to experience the Citi Habitats real estate revolution for yourself.

Professional Advice. Courteous Service. Unrivaled Results.