



Residential Population and Development December 2010

Residential Population Growth 1990 - 2013

	1990	2000	2005	2010	2013
Units	7,400	13,046	20,073	28,251	30,016
Population*	13,675	22,900	35,300	56,000	60,000

*Estimate based on number of units using 1.76 average HH size through 2006 and 2.0 average HH size as of Jan 2007, according to the Alliance for Downtown New York's Residential Survey and US Census Data

EXISTING BUILDINGS					
Address	Building Name	Lease Type	Building Type	Units	Date Open
1 Beekman Street		Not Available	Conversion	1	
1 Pace Plaza		Dorm	Conversion	250	1969
1 Rector Park		Rental	Original	229	1989
1 Wall Street Court	Cocoa Exchange	Condo	Conversion	126	2006
1 West Street	The Ocean	Rental	Conversion	490	2001
10 Hanover Square		Rental	Conversion	493	2005
10 Liberty Place		Rental	Conversion	4	2004
10 Liberty Street		Rental	Original	287	2004
10 West Street	The Residences at Ritz Carlton	Condo	Original	114	2002
100 Chambers Street		Rental	Conversion	4	2008
100 John Street	The Renaissance	Condo	Conversion	221	1998
100 Maiden Lane		Rental	Conversion	336	2006
101 Warren Street		Condo	Original	220	2008
102 Fulton Street	The Fulton Chambers Building	Condo	Conversion	14	2004
103 Washington Street		Condo	Original	6	1987
106 Fulton Street		Dorm	Conversion	84	1996
106 Greenwich Street		Rental	Conversion	16	1932
109 Washington Street		Rental	Conversion	16	
11 Maiden Lane		Rental	Conversion	66	1994
110 Chambers Street		Rental	Conversion	3	1998
110 Fulton Street		Rental	Conversion	28	1997
110 Greenwich Street		Condo	Conversion	60	1998
111 Fulton Street	The District NY	Condo	Conversion	163	2008
112 Fulton Street		Rental	Conversion	8	1995
112 John Street		Not Available	Conversion	2	1930
112 Liberty Street		Rental	Conversion	13	1997
112-114 Chambers Street		Rental	Conversion	7	
114 Fulton Street		Condo	Conversion	8	1998
114 Liberty Street		Condo	Conversion	11	1999
115 South Street		Not Available	Conversion	9	1997
116 Chambers Street		Rental	Conversion	10	1993
117 Beekman Street		Condo	Conversion	27	1991
118 Chambers Street		Not Available	Conversion	1	1990
119 Fulton Street	Fultonhaus	Condo	Conversion	19	2007
119 South Street		Not Available	Conversion	16	1992
12 Barclay Street	Barclay Tower	Rental	Original	396	2007
12 John Street		Rental	Conversion	18	2003
12 Warren Street		Not Available	Conversion	2	1927
120 Cedar Street		Rental	Conversion	9	1998

Address	Building Name	Lease Type	Building Type	Units	Date Open
120 Fulton Street		Not Available	Conversion	4	2004
120 Greenwich Street	Greenwich Place	Condo	Conversion	102	2006
120 Liberty Street		Rental	Conversion	22	1998
120 Nassau Street		Not Available	Conversion	4	2003
120 Water Street		Not Available	Conversion	4	
122 Chambers Street		Rental	Conversion	3	1981
122 Nassau Street		Rental	Conversion	3	1999
123 Washington Street	W Hotel & Residences	Condo	Original	223	2010
124 Chambers Street		Rental	Conversion	5	2001
126 Chambers Street		Not Available	Conversion	4	1991
127 Fulton Street		Condo	Conversion	9	2009
130 Beekman Street		Condo	Conversion	18	1998
130 Fulton Street		Condo	Conversion	21	2006
130 Water Street		Condo	Conversion	121	1983
135 William Street		Rental	Conversion	30	2003
136 Beekman Street		Not Available	Conversion	2	1997
136 William Street		Rental	Conversion	10	2001
137 Greenwich Street		Rental		8	
138 Fulton Street		Not Available	Conversion	4	2004
14 Maiden Lane		Rental	Original	9	1981
14 Murray Street		Rental	Conversion	4	2003
140 Beekman Street		Not Available	Conversion	1	1936
140 Nassau Street	Morse Building	Coop	Conversion	40	1997
141 Fulton Street		Not Available	Conversion	3	1971
142-144 Beekman Street		Not Available	Conversion	1	
144 Chambers Street		Rental	Conversion	4	1997
145 Nassau		Coop	Conversion	41	1980
146 Beekman Street		Not Available	Conversion	2	1998
146 Chambers Street		Condo	Original	5	2008
148 Chambers Street		Not Available	Conversion	6	1983
149 Church Street		Rental	Original	15	1977
15 Ann Street		Rental	Conversion	5	1997
15 Broad Street		Condo	Conversion	428	2006
15 Cliff Street		Condo	Original	156	2003
15 Dutch Street		Condo	Conversion	14	1999
15 Park Row		Rental	Conversion	210	2002
15 South William Street		Rental	Conversion	7	2000
15 Stone Street		Rental	Conversion	3	2008
15 Warren Street		Not Available	Conversion	3	
15 William Street	William Beaver House	Condo	Original	385	2008
150 Beekman Street		Not Available	Conversion	1	1994
150 Nassau Street	Park Place Tower	Condo	Conversion	130	2003
150-152 Chambers Street		Rental	Conversion	8	1989
154 Chambers Street		Not Available	Conversion	3	1984
156 Chambers Street		Rental	Conversion	5	2000
158 Chambers Street		Rental	Conversion	5	2004
159 Maiden Lane		Not Available	Conversion	3	1937
16 Warren Street	Tribeca Townhomes	Condo	Conversion	6	2008
160 Chambers Street		Rental	Conversion	4	1983
160 Front Street		Rental	Conversion	62	1919
160 South Street		Not Available	Conversion	2	1958

Address	Building Name	Lease Type	Building Type	Units	Date Open
16-18 Maiden Lane		Rental	Conversion	5	2001
162 Chambers Street		Rental	Conversion	6	
164 William Street		Not Available	Conversion	1	
166 William Street		Not Available	Conversion	2	1999
167 William Street		Not Available	Conversion	6	1993
17 Ann Street		Not Available	Conversion	1	1961
17 John Street		Rental	Conversion	111	2004
17 Murray Street		Condo	Conversion	4	1999
17 Warren Street		Not Available	Conversion	5	1982
170 John Street		Rental	Conversion	26	1982
176 Broadway		Coop	Conversion	74	1979
18 Murray Street		Condo	Conversion	5	2000
18 Warren Street		Condo	Conversion	4	1989
18 West Street	Downtown Athletic Club	Condo	Conversion	138	2006
181 Broadway		Not Available	Conversion	2	1949
183 Broadway		Rental	Conversion	4	1998
19 Murray Street		Not Available	Conversion	3	2007
19 Warren Street	Tribeca East Condo	Condo	Conversion	8	2000
191-195 Front Street		Rental	Original	6	
2 Coenties Slip		Not Available	Conversion	4	1969
2 Gold Street	Golden Hill	Rental	Original	650	2005
2 River Terrace	Riverhouse	Condo	Original	244	2008
2 South End Avenue	The Cove Club	Condo	Original	166	1989
2 Water Street		Rental	Conversion	97	2009
20 Beaver Street		Not Available	Conversion	2	1993
20 Exchange Place	20X	Rental	Conversion	533	2008
20 John Street		Rental	Conversion	3	2004
20 Murray Street		Rental	Conversion	7	1996
20 Pine Street	The Collection	Condo	Conversion	409	2008
20 River Terrace	The Solaire	Rental	Original	293	2003
20 Warren Street		Not Available	Conversion	4	2002
200 Chambers Street		Condo	Original	257	2007
200 Church Street		Condo	Conversion	20	2009
200 Rector Place	Liberty Court	Rental/Condo	Original	548	1985
200 Water Street		Rental	Conversion	576	1998
201-203 Pearl Street		Rental	Original	189	2009
21 South End Avenue	The Regatta	Condo	Original	182	1988
21 West Street	Le Rivage	Rental	Conversion	293	1998
211 North End Avenue	The Verdesian	Rental	Original	254	2006
21-23 Maiden Lane		Rental	Conversion	30	2003
21-23 South William Street		Condo	Conversion	35	2006
216 Front Street		Rental	Conversion	96	2005
22 Beaver Street		Not Available	Conversion	1	1962
22 River Terrace		Rental	Original	324	2001
22 Warren Street		Not Available	Conversion	5	1993
225 Rector Place	Parc Place	Rental	Original	308	1985
226 Front Street		Not Available	Conversion	4	1960
228 Front Street		Rental	Conversion	4	1992
232 Front Street		Rental	Conversion	8	1998
24 Warren Street		Not Available	Conversion	2	2010
244 Front Street		Not Available	Conversion	6	

Address	Building Name	Lease Type	Building Type	Units	Date Open
245 Water Street		Not Available	Conversion	4	1950
247 Water Street		Condo	Conversion	5	1999
248 Front Street		Rental	Conversion	8	1980
25 Ann Street		Condo	Conversion	9	2001
25 Broad Street	The Exchange	Condo	Conversion	347	1997
25 Murray		Condo	Conversion	74	2008
25 Peck Slip		Not Available	Conversion	3	1997
250 Front Street		Rental	Conversion	4	1985
250 South End Avenue	Hudson View East	Condo	Original	110	1985
251 Water Street		Rental	Conversion	4	1991
252 Front Street		Not Available	Conversion	2	
258 Broadway		Coop	Original	45	1989
259 Front Street		Not Available	Conversion	3	
26 Beaver Street		Coop	Conversion	19	1999
26 Cliff Street		Not Available	Conversion	3	2003
261 Broadway		Co-Op	Conversion	65	
261 Water Street		Not Available	Conversion	20	
264 Water Street		Rental	Conversion	29	1995
265 Water Street		Rental	Conversion	8	1991
268 Water Street		Rental	Conversion	2	1999
270 Broadway		Condo	Conversion	87	2002
270 Water Street		Rental	Conversion	8	
271 Water Street		Rental	Conversion	5	1991
272 Water Street		Rental	Conversion	14	1999
273 Water Street		Condo	Conversion	4	1998
274 Water Street		Rental	Conversion	10	2002
275 Greenwich Street		Condo	Original	133	1988
275 Water Street		Not Available	Conversion	6	1980
277 Water Street		Rental	Conversion	5	2002
28 Cliff Street		Condo	Conversion	3	1987
28 Warren Street		Not Available	Conversion	1	
28 Water Street		Not Available	Conversion	1	
280 Rector Place	The Soundings	Condo	Original	121	1985
29 Park Row		Not Available	Conversion	1	1996
295 Greenwich Street		Condo	Original	143	1991
3 Hanover Square		Coop	Conversion	206	1998
30 West Street	Millennium Tower Residences	Condo	Original	234	2007
300 Albany Street	Hudson View West	Condo	Original	110	1986
300 Rector Place	Battery Pointe	Condo	Original	154	1985
32 Pearl Street	The Pearl	Rental	Conversion	21	2001
324 Pearl Street	The Bindery	Rental	Conversion	49	1979
325 North End Avenue	Tribeca Green	Rental	Original	274	2005
33 Gold Street		Rental	Original	197	1990
33 Rector Street		Condo	Conversion	12	2001
330 Pearl Street		Rental	Conversion	10	
350 Albany Street	Hudson Tower	Condo	Original	134	1985
37 Murray Street		Condo	Conversion	8	1999
37 Wall Street		Rental	Conversion	290	2007
375 South End Avenue		Rental	Original	1712	1982
377 Rector Place	Liberty House	Rental/Condo	Original	239	1985
38 Warren Street	Keystone Condo	Condo	Conversion	25	2002

Address	Building Name	Lease Type	Building Type	Units	Date Open
380 Rector Place	Liberty Terrace	Rental/Condo	Original	247	1986
40 Broad Street	The Setai	Condo	Conversion	167	2009
40 Peck Slip		Not Available	Conversion	2	1997
40 Water Street		Not Available	Conversion	1	1964
400 Chambers Street		Rental	Original	443	1999
41 John Street		Condo	Conversion	6	1997
41 River Terrace		Rental	Original	342	1998
41-43 Murray Street		Condo	Conversion	4	1982
41-43 Warren Street	Admiral Warren Condominiums	Condo	Conversion	8	2001
42 Water Street		Rental	Conversion	3	
44 John Street		Rental	Conversion	1	
44 Water Street		Rental	Conversion	3	1996
45 Beekman Street		Not Available	Conversion	8	2002
45 John Street		Condo	Conversion	84	2009
45 Peck Slip		Not Available	Conversion	1	2004
45 Wall Street		Rental	Conversion	435	1997
45 Warren Street		Condo	Conversion	6	1997
450 North End Avenue	Tribeca Bridge Tower	Rental	Original	152	1998
455 North End Avenue	Brookdale Senior Living	Rental	Original	220	2000
46 Warren Street		Not Available	Conversion	4	1990
47 Ann Street		Rental	Conversion	12	2001
47 Murray Street		Condo	Conversion	4	2008
48 Fulton Street		Not Available	Conversion	6	1985
49 Fulton Street		Senior Housing	Conversion	251	1981
49 Murray Street		Condo	Conversion	5	1998
49 Warren Street	Dragon Estates	Condo	Conversion	10	2001
50 Battery Place	South Cove Plaza	Rental	Original	209	1999
50 Murray Street		Rental	Conversion	390	2002
50 Pine Street		Condo	Conversion	20	2006
50 Warren Street		Condo	Conversion	6	1996
51 Murray Street		Rental	Conversion	4	2009
52 Fulton Street		Not Available	Conversion	1	1998
53 Murray Street	SW Tribeca Lofts	Condo	Conversion	5	2006
53 Nassau Street		Rental	Conversion	3	2008
53 Park Place		Rental	Conversion	116	2001
54 Pine Street		Condo	Conversion	4	2000
54 Warren Street		Condo	Conversion	4	2007
54-56 Stone Street		Condo	Conversion	5	2008
55 Ann Street		Not Available	Conversion	3	2001
55 John Street		Dorm	Conversion	500	2007
55 Liberty Street		Coop	Conversion	89	1981
55 Wall Street	Cipriani Club Residences	Condo	Conversion	107	2006
55 White Street		Condo	Conversion	7	2005
56 Beaver Street		Rental	Conversion	39	1998
56 Pine Street		Condo	Conversion	90	2000
56-58 Warren Street		Coop	Conversion	16	1991
57 Warren Street		Coop	Conversion	7	1984
59 John Street	Five Nine John	Condo	Conversion	73	2007
59 Warren Street		Not Available	Conversion	8	
6 Murray Street		Rental	Conversion	7	1996

Address	Building Name	Lease Type	Building Type	Units	Date Open
6 Water Street		Not Available	Conversion	5	1932
60 Pearl Street		Not Available	Conversion	4	1997
60 Warren Street		Condo	Conversion	5	2000
61-75 West Broadway		Not Available	Conversion	8	
62 Pearl Street		Rental	Conversion	4	2006
63 Wall Street	The Crest	Rental	Conversion	476	2004
65 Nassau Street		Coop	Conversion	29	1982
66 Pearl Street	Coenties Slip Apartments	Condo	Original	42	1981
66 West Broadway		Not Available	Conversion	5	1959
67 Greenwich Street		Rental	Conversion	8	1922
67 Murray Street		Rental	Conversion	4	1992
67 Wall Street		Rental	Conversion	220	2007
68-74 Warren Street		Not Available	Conversion	8	2004
69 Gold Street		Not Available	Conversion	96	1960
69 Murray Street		Rental	Conversion	8	1986
7 Dutch Street		Not Available	Conversion	4	1998
7 State Street		Not Available	Conversion	1	1965
70 Battery Place	Riverwatch	Rental	Original	209	1999
70 Little West Street	Visionaire	Condo	Original	251	2008
71 Broadway		Rental	Conversion	237	1997
71 Murray Street	The Hastings Building	Condo	Conversion	12	1998
71 Nassau Street	Croft Building	Condo	Conversion	52	2006
71 Warren Street		Condo	Conversion	4	1992
72 Nassau Street		Rental	Conversion	10	2004
73 Warren Street		Not Available	Conversion	5	1985
75 Murray Street		Not Available	Conversion	1	1994
75 Wall Street		Hotel/Condo	Conversion	349	2008
75 Warren Street		Rental	Conversion	2	1981
75 West Street		Rental	Conversion	206	2000
75-81 Nassau Street		Rental	Conversion	41	2003
76 Pearl Street		Rental	Conversion	4	1997
77 Pearl Street		Rental	Original	4	2001
77 Warren Street		Not Available	Conversion	4	1999
79 Warren Street		Not Available	Conversion	4	2005
8 Warren Street	Trinity Stewart Condo	Condo	Conversion	14	2008
80 John Street	The South Star	Condo	Conversion	90	1997
80 Nassau Street		Rental	Conversion	11	2001
80 Warren Street		Rental	Conversion	29	1993
81 Greenwich Street		Not Available	Conversion	6	1998
81 Murray Street		Rental	Conversion	4	1978
81 Nassau Street		Rental	Conversion	40	2001
81 Warren Street		Rental	Conversion	3	1993
83 Murray Street		Rental	Conversion	5	1990
83 Warren Street		Not Available	Conversion	5	1990
84 William Street		Dorm	Conversion	112	2002
85 John Street		Rental	Conversion	160	2001
85 Pearl Street		Rental	Conversion	3	1999
85 South Street		Not Available	Conversion	24	1989
85 West Broadway	The Smyth	Hotel/Condo	Original	15	2009
88 Chambers Street		Condo	Conversion	4	2007
88 Greenwich Street		Condo	Conversion	453	2007

Address	Building Name	Lease Type	Building Type	Units	Date Open
90 Chambers Street		Condo	Conversion	5	2007
90 Nassau Street		Rental	Conversion	7	2000
90 Washington Street		Rental	Conversion	398	2004
90 West Broadway		Rental	Conversion	17	1995
90 West Street		Rental	Conversion	409	2005
90 William Street	Be @ William	Condo	Conversion	113	2008
9-15 Murray Street		Condo	Conversion	27	2000
92 Chambers		Not Available	Conversion	4	2007
92 Warren Street		Condo	Conversion	12	2007
94 1/2 Greenwich Street		Not Available	Conversion	4	1985
94 Chambers Street		Rental	Conversion	6	1997
94 Fulton Street		Not Available	Conversion	3	1996
94 Greenwich Street		Not Available	Conversion	3	
95 Wall Street	Dwell	Rental	Conversion	507	2008
96 Chambers Street		Rental	Conversion	4	1998
96 Greenwich Street		Not Available	Conversion	1	1982
98 Chambers Street		Rental	Conversion	4	1998
99 Battery Place	Liberty View	Rental/Condo	Original	294	1991
99 John Street		Condo/Rental	Conversion	442	1999
South Bridge Towers		Coop	Original	1652	1971
Total Existing Units				28,251	
Total Existing Buildings				313	

BUILDINGS UNDER CONSTRUCTION

Address	Building Name	Lease Type	Building Type	Units	Date Open
40 Gold Street		Rental	Original	56	2011
8 Spruce Street		Rental	Original	903	2011
400 North End Avenue		Rental	Original	193	2011
200 North End Avenue		Condo	Original	282	2011
55 Murray Street		Condo	Conversion	TBD	2011
19 Park Place		Condo	Original	25	2012
20 Exchange Place		Rental	Conversion	306	TBD
Total Units Under Construction				1,765	
Total Buildings Under Construction				7	

BUILDINGS PLANNED FOR DEVELOPMENT

Address	Building Name	Lease Type	Building Type	Units	Date Open
116 John Street		Rental	Conversion		2012
2 John Street	180-182 Broadway	Dorm	Original	196	2013
67 Liberty Street		Condo	Conversion	11	TBD
161 Maiden Lane		Condo	Original	80	TBD
99 Church Street		Hotel/Condo	Original	143	TBD
Total Units Planned for Development				430	
Total Buildings Planned for Development				5	