Lower Manhattan Residential Development & Population Growth

Updated October 2026

Summary	1990	2000	2010	2025
Units	7,400	13,046	28,000	37,000
Population*	13,675	22,900	56,000	70,000

*Estimate based on number of units using 1.76 average HH size through 2006 and 2.0 average HH size as of Jan 2021 (Sources: Downtown Alliance Residential Survey, US Census Data)

EXISTING BUILDINGS						
Address	Building Name	Area	Lease Type	Building Type	Units	Date Open
109 Washington Street		WLB	Rental	Conversion	16	N/A
112-114 Chambers Street		TBS	Rental	Conversion	7	N/A
120 Water Street		ELB	Not Available	Conversion	4	N/A
127 Fulton Street		ELS	Condo	Conversion	9	N/A
137 Greenwich Street		WLB	Rental		8	N/A
142-144 Beekman Street		SSS	Not Available	Conversion	1	N/A
15 Warren Street		TBS	Not Available	Conversion	3	N/A
162 Chambers Street		TBS	Rental	Conversion	6	N/A
164 William Street		ELS	Not Available	Conversion	1	N/A
191-195 Front Street		SSS	Rental	New Construction	6	N/A
244 Front Street		SSS	Not Available	Conversion	6	N/A
252 Front Street		SSS	Not Available	Conversion	2	N/A
259 Front Street		SSS	Not Available	Conversion	3	N/A
261 Broadway		TBS	Co-Op	Conversion	65	N/A
261 Water Street		SSS	Not Available	Conversion	20	N/A
270 Water Street		SSS	Rental	Conversion	8	N/A
28 Warren Street		TBS	Not Available	Conversion	1	N/A
28 Water Street		ELB	Not Available	Conversion	1	N/A
330 Pearl Street		SSS	Rental	Conversion	10	N/A
42 Water Street		ELB	Rental	Conversion	3	N/A
44 John Street		ELS	Rental	Conversion	1	N/A
59 Warren Street		TBS	Not Available	Conversion	8	N/A
61-75 West Broadway		TBS	Not Available	Conversion	8	N/A
94 Greenwich Street		WLB	Not Available	Conversion	3	N/A
160 Front Street		ELS	Rental	Conversion	62	1919
67 Greenwich Street		WLB	Rental	Conversion	8	1922
12 Warren Street		TBS	Not Available	Conversion	2	1927
112 John Street		ELS	Not Available	Conversion	2	1930
106 Greenwich Street		WLB	Rental	Conversion	16	1932
6 Water Street		ELB	Not Available	Conversion	5	1932
140 Beekman Street		SSS	Not Available	Conversion	1	1936
159 Maiden Lane		SSS	Not Available	Conversion	3	1937
181 Broadway		WLM	Not Available	Conversion	2	1949

245 Water Street		SSS	Not Available	Conversion	4	TBD
160 South Street		SSS	Not Available	Conversion	2	1958
66 West Broadway		TBS	Not Available	Conversion	5	1959
226 Front Street		SSS	Not Available	Conversion	4	1960
69 Gold Street	NYU Downtown Hospital Staff Residence	ELS	Not Available	Conversion	96	1960
17 Ann Street		ELS	Not Available	Conversion	1	1961
22 Beaver Street		ELB	Not Available	Conversion	1	1962
40 Water Street		SSS	Not Available	Conversion	1	1964
7 State Street		ELB	Not Available	Conversion	1	1965
2 Coenties Slip		ELB	Not Available	Conversion	4	1969
141 Fulton Street		ELS	Not Available	Conversion	3	1971
South Bridge Towers		SBB	Co-Op	New Construction	1652	1971
149 Church Street		TBS	Rental	New Construction	15	1977
81 Murray Street		TBS	Rental	Conversion	4	1978
176 Broadway		ELS	Co-Op	Conversion	74	1979
324 Pearl Street	The Bindery	SSS	Rental	Conversion	49	1979
145 Nassau		ELS	Co-Op	Conversion	41	1980
248 Front Street		SSS	Rental	Conversion	8	1980
275 Water Street		SSS	Not Available	Conversion	6	1980
122 Chambers Street		TBS	Rental	Conversion	3	1981
14 Maiden Lane		ELS	Rental	New Construction	9	1981
49 Fulton Street		SBB	Senior Housing	Conversion	251	1981
55 Liberty Street		ELS	Co-Op	Conversion	89	1981
66 Pearl Street	Coenties Slip Apartments	ELB	Condo	New Construction	42	1981
75 Warren Street		TBS	Rental	Conversion	2	1981
17 Warren Street		TBS	Not Available	Conversion	5	1982
170 John Street		SSS	Rental	Conversion	26	1982
375 South End Avenue	Gateway Plaza	BPC	Rental	New Construction	1712	1982
41-43 Murray Street		TBS	Condo	Conversion	4	1982
65 Nassau Street		ELS	Condo	Conversion	29	1982
96 Greenwich Street		WLB	Not Available	Conversion	1	1982
130 Water Street		ELB	Condo	Conversion	121	1983
148 Chambers Street		TBS	Not Available	Conversion	6	1983
160 Chambers Street		TBS	Rental	Conversion	4	1983
154 Chambers Street		TBS	Not Available	Conversion	3	1984
57 Warren Street		TBS	Co-Op	Conversion	7	1984
200 Rector Place	Liberty Court	BPC	Rental/Condo	New Construction	548	1985
225 Rector Place	Parc Place	BPC	Rental	New Construction	308	1985
250 Front Street		SSS	Rental	Conversion	4	1985
250 South End Avenue	Hudson View East	BPC	Condo	New Construction	110	1985
280 Rector Place	The Soundings	BPC	Condo	New Construction	121	1985
300 Rector Place	Battery Pointe	BPC	Condo	New Construction	154	1985
350 Albany Street	Hudson Tower	BPC	Condo	New Construction	134	1985

377 Rector Place	Liberty House	BPC	Rental/Condo	New Construction	239	1985
48 Fulton Street		ELS	Not Available	Conversion	6	1985
73 Warren Street		TBS	Not Available	Conversion	5	1985
94 1/2 Greenwich Street		WLB	Not Available	Conversion	4	1985
300 Albany Street	Hudson View West	BPC	Condo	New Construction	110	1986
380 Rector Place	Liberty Terrace	BPC	Rental/Condo	New Construction	247	1986
69 Murray Street		TBS	Rental	Conversion	8	1986
103 Washington Street		WLB	Condo	New Construction	6	1987
28 Cliff Street		ELS	Condo	Conversion	3	1987
21 South End Avenue	The Regatta	BPC	Condo	New Construction	182	1988
275 Greenwich Street		TBS	Condo	New Construction	133	1988
1 Rector Park		BPC	Rental	New Construction	229	1989
150-152 Chambers Street		TBS	Rental	Conversion	8	1989
18 Warren Street		TBS	Condo	Conversion	4	1989
2 South End Avenue	The Cove Club	BPC	Condo	New Construction	166	1989
258 Broadway		TBS	Co-Op	New Construction	45	1989
85 South Street		SSS	Not Available	Conversion	24	1989
118 Chambers Street		TBS	Not Available	Conversion	1	1990
33 Gold Street		ELS	Rental	New Construction	197	1990
46 Warren Street		TBS	Not Available	Conversion	4	1990
83 Murray Street		TBS	Rental	Conversion	5	1990
83 Warren Street		TBS	Not Available	Conversion	5	1990
117 Beekman Street		SSS	Condo	Conversion	27	1991
126 Chambers Street		TBS	Not Available	Conversion	4	1991
251 Water Street		SSS	Rental	Conversion	4	1991
265 Water Street		SSS	Rental	Conversion	8	1991
271 Water Street		SSS	Rental	Conversion	5	1991
295 Greenwich Street		TBS	Condo	New Construction	143	1991
56-58 Warren Street		TBS	Co-Op	Conversion	16	1991
99 Battery Place	Liberty View	BPC	Rental/Condo	New Construction	294	1991
119 South Street		SSS	Not Available	Conversion	16	1992
228 Front Street		SSS	Rental	Conversion	4	1992
67 Murray Street		TBS	Rental	Conversion	4	1992
71 Warren Street		TBS	Condo	Conversion	4	1992
116 Chambers Street		TBS	Rental	Conversion	10	1993
167 William Street		ELS	Not Available	Conversion	6	1993
20 Beaver Street		ELB	Not Available	Conversion	2	1993
22 Warren Street		TBS	Not Available	Conversion	5	1993
80 Warren Street		TBS	Rental	Conversion	29	1993
81 Warren Street		TBS	Rental	Conversion	3	1993
11 Maiden Lane		ELS	Rental	Conversion	66	1994
150 Beekman Street		SSS	Not Available	Conversion	1	1994
75 Murray Street		TBS	Not Available	Conversion	1	1994

112 Fulton Street		ELS	Rental	Conversion	8	1995
264 Water Street		SSS	Condo	Conversion	24	1995
90 West Broadway		TBS	Rental	Conversion	17	1995
20 Murray Street		WLM	Rental	Conversion	7	1996
44 Water Street		SSS	Rental	Conversion	3	1996
50 Warren Street		TBS	Condo	Conversion	6	1996
6 Murray Street		WLM	Rental	Conversion	7	1996
94 Fulton Street		ELS	Not Available	Conversion	3	1996
110 Fulton Street		ELS	Rental	Conversion	28	1997
112 Liberty Street		WLB	Rental	Conversion	13	1997
115 South Street		SSS	Not Available	Conversion	9	1997
136 Beekman Street		SSS	Not Available	Conversion	2	1997
140 Nassau Street	Morse Building	ELS	Co-Op	Conversion	40	1997
144 Chambers Street		TBS	Rental	Conversion	4	1997
15 Ann Street		ELS	Rental	Conversion	5	1997
25 Broad Street	The Exchange	ELB	Condo	Conversion	307	1997
25 Peck Slip		SSS	Not Available	Conversion	3	1997
40 Peck Slip		SSS	Not Available	Conversion	2	1997
41 John Street		ELS	Condo	Conversion	6	1997
45 Wall Street		ELB	Rental	Conversion	435	1997
45 Warren Street		TBS	Condo	Conversion	6	1997
60 Pearl Street		ELB	Not Available	Conversion	4	1997
71 Broadway		WLB	Rental	Conversion	237	1997
76 Pearl Street		ELB	Rental	Conversion	4	1997
80 John Street	The South Star	ELS	Condo	Conversion	90	1997
94 Chambers Street		TBS	Rental	Conversion	6	1997
100 John Street	The Renaissance	ELS	Condo	Conversion	221	1998
110 Chambers Street		TBS	Rental	Conversion	3	1998
110 Greenwich Street		WLB	Condo	Conversion	60	1998
114 Fulton Street		ELS	Condo	Conversion	8	1998
120 Cedar Street		WLB	Rental	Conversion	9	1998
120 Liberty Street		WLB	Rental	Conversion	22	1998
130 Beekman Street		SSS	Condo	Conversion	18	1998
146 Beekman Street		SSS	Not Available	Conversion	2	1998
183 Broadway		WLM	Rental	Conversion	4	1998
200 Water Street		ELS	Rental	Conversion	576	1998
21 West Street	Le Rivage	WLB	Rental	Conversion	293	1998
232 Front Street		SSS	Rental	Conversion	8	1998
273 Water Street		SSS	Condo	Conversion	4	1998
3 Hanover Square		ELB	Co-Op	Conversion	206	1998
41 River Terrace		BPC	Rental	New Construction	342	1998
450 North End Avenue	Tribeca Bridge Tower	BPC	Rental	New Construction	152	1998
49 Murray Street		TBS	Condo	Conversion	5	1998
52 Fulton Street		ELS	Not Available	Conversion	1	1998
56 Beaver Street		ELB	Rental	Conversion	39	1998

7 Dutch Street		ELS	Not Available	Conversion	4	1998
71 Murray Street	The Hastings Building	TBS	Condo	Conversion	12	1998
81 Greenwich Street		WLB	Not Available	Conversion	6	1998
96 Chambers Street		TBS	Rental	Conversion	4	1998
98 Chambers Street		TBS	Rental	Conversion	4	1998
114 Liberty Street		WLB	Condo	Conversion	11	1999
122 Nassau Street		ELS	Rental	Conversion	3	1999
15 Dutch Street		ELS	Condo	Conversion	14	1999
166 William Street		ELS	Not Available	Conversion	2	1999
17 Murray Street		TBS	Condo	Conversion	4	1999
247 Water Street		SSS	Condo	Conversion	5	1999
26 Beaver Street		ELB	Co-Op	Conversion	19	1999
268 Water Street		SSS	Rental	Conversion	2	1999
272 Water Street		SSS	Rental	Conversion	14	1999
37 Murray Street		TBS	Condo	Conversion	8	1999
400 Chambers Street		BPC	Rental	New Construction	443	1999
50 Battery Place	South Cove Plaza	BPC	Rental	New Construction	209	1999
70 Battery Place	Riverwatch	BPC	Rental	New Construction	209	1999
77 Warren Street		TBS	Not Available	Conversion	4	1999
85 Pearl Street		ELB	Rental	Conversion	3	1999
99 John Street		ELS	Condo	Conversion	442	1999
15 South William Street		ELB	Rental	Conversion	7	2000
156 Chambers Street		TBS	Rental	Conversion	5	2000
18 Murray Street		WLM	Condo	Conversion	5	2000
19 Warren Street	Tribeca East Condo	TBS	Condo	Conversion	8	2000
455 North End Avenue	Hallmark Senior Residence	BPC	Rental	New Construction	220	2000
54 Pine Street		ELB	Condo	Conversion	4	2000
56 Pine Street		ELB	Condo	Conversion	90	2000
60 Warren Street		TBS	Condo	Conversion	5	2000
75 West Street		WLB	Rental	Conversion	206	2000
90 Nassau Street		ELS	Rental	Conversion	7	2000
9-15 Murray Street		TBS	Condo	Conversion	27	2000
1 West Street	The Ocean	WLB	Rental	Conversion	490	2001
124 Chambers Street		TBS	Rental	Conversion	5	2001
136 William Street		ELS	Rental	Conversion	10	2001
16-18 Maiden Lane		ELS	Rental	Conversion	5	2001
212 Warren Street	River & Warren	BPC	Condo	New Construction	169	2001
25 Ann Street		ELS	Condo	Conversion	9	2001
32 Pearl Street	The Pearl	ELB	Rental	Conversion	21	2001
33 Rector Street		WLB	Condo	Conversion	12	2001
41-43 Warren Street	Admiral Warren Condos	TBS	Condo	Conversion	8	2001
47 Ann Street		ELS	Rental	Conversion	12	2001
49 Warren Street	Dragon Estates	TBS	Condo	Conversion	10	2001
53 Park Place		WLM	Rental	Conversion	116	2001

55 Ann Street		ELS	Not Available	Conversion	3	2001
77 Pearl Street		ELB	Rental	New Construction	4	2001
80 Nassau Street		ELS	Rental	Conversion	11	2001
81 Nassau Street		ELS	Rental	Conversion	40	2001
85 John Street		ELS	Rental	Conversion	160	2001
10 West Street	Residences at Ritz Carlton	BPC	Condo	New Construction	114	2002
15 Park Row		ELS	Rental	Conversion	337	2002
20 Warren Street		TBS	Not Available	Conversion	4	2002
270 Broadway		TBS	Condo	Conversion	87	2002
274 Water Street		SSS	Rental	Conversion	10	2002
277 Water Street		SSS	Rental	Conversion	5	2002
38 Warren Street	Keystone Condo	TBS	Condo	Conversion	25	2002
45 Beekman Street		ELS	Not Available	Conversion	8	2002
50 Murray Street		WLM	Rental	Conversion	390	2002
12 John Street		ELS	Rental	Conversion	18	2003
120 Nassau Street		ELS	Not Available	Conversion	4	2003
135 William Street		ELS	Rental	Conversion	30	2003
14 Murray Street		WLM	Rental	Conversion	4	2003
15 Cliff Street		ELS	Rental	New Construction	156	2003
150 Nassau Street	Park Place Tower	ELS	Condo	Conversion	130	2003
20 River Terrace	The Solaire	BPC	Co-Op	New Construction	293	2003
21-23 Maiden Lane		ELS	Rental	Conversion	30	2003
26 Cliff Street		ELS	Not Available	Conversion	3	2003
75-81 Nassau Street		ELS	Rental	Conversion	41	2003
10 Liberty Place		ELS	Rental	Conversion	4	2004
10 Liberty Street		ELB	Rental	New Construction	287	2004
102 Fulton Street	Fulton Chambers Building	ELS	Condo	Conversion	14	2004
120 Fulton Street		ELS	Not Available	Conversion	4	2004
138 Fulton Street		ELS	Not Available	Conversion	4	2004
158 Chambers Street		TBS	Rental	Conversion	5	2004
20 John Street		ELS	Rental	Conversion	3	2004
45 Peck Slip		SSS	Not Available	Conversion	1	2004
63 Wall Street	The Crest	ELB	Rental	Conversion	476	2004
68-74 Warren Street		TBS	Not Available	Conversion	8	2004
72 Nassau Street		ELS	Rental	Conversion	10	2004
90 Washington Street		WLB	Rental	Conversion	398	2004
10 Hanover Square		ELB	Rental	Conversion	493	2005
2 Gold Street	Golden Hill	ELS	Rental	New Construction	650	2005
216 Front Street		SSS	Rental	Conversion	96	2005
325 North End Avenue	Tribeca Green	BPC	Rental	New Construction	274	2005
79 Warren Street		TBS	Not Available	Conversion	4	2005
90 West Street		WLB	Rental	Conversion	409	2005
1 Wall Street Court	Cocoa Exchange	ELB	Condo	Conversion	126	2006
100 Maiden Lane		ELB	Rental	Conversion	336	2006
120 Greenwich Street		WLB	Condo	Conversion	102	2006

130 Fulton Street		ELS	Condo	Conversion	21	2006
15 Broad Street		ELB	Condo	Conversion	428	2006
18 West Street	Downtown Athletic Club	WLB	Condo	Conversion	138	2006
211 North End Avenue	The Verdesian	BPC	Rental	New Construction	254	2006
21-23 South William St	Block Hall	ELB	Condo	Conversion	35	2006
50 Pine Street		ELB	Condo	Conversion	20	2006
53 Murray Street	SW Tribeca Lofts	TBS	Condo	Conversion	5	2006
55 Wall Street	Cipriani Club Residences	ELB	Condo	Conversion	107	2006
62 Pearl Street		ELB	Rental	Conversion	4	2006
71 Nassau Street	Croft Building	ELS	Condo	Conversion	52	2006
119 Fulton Street	Fultonhaus	ELS	Condo	Conversion	19	2007
12 Barclay Street	Barclay Tower	WLM	Rental	New Construction	396	2007
19 Murray Street		TBS	Not Available	Conversion	3	2007
200 Chambers Street		TBS	Condo	New Construction	257	2007
30 West Street	Milennium Tower Residences	BPC	Condo	New Construction	234	2007
37 Wall Street		ELB	Rental	Conversion	290	2007
54 Warren Street		TBS	Condo	Conversion	4	2007
59 John Street	Five Nine John	ELS	Condo	Conversion	73	2007
67 Wall Street		ELB	Rental	Conversion	220	2007
88 Chambers Street		TBS	Condo	Conversion	4	2007
88 Greenwich Street		WLB	Condo	Conversion	453	2007
90 Chambers Street		TBS	Condo	Conversion	5	2007
92 Chambers		TBS	Not Available	Conversion	4	2007
92 Warren Street		TBS	Condo	Conversion	12	2007
100 Chambers Street		TBS	Rental	Conversion	4	2008
101 Warren Street		TBS	Condo	New Construction	371	2008
111 Fulton Street	The District NY	ELS	Condo	Conversion	163	2008
146 Chambers Street		TBS	Condo	New Construction	5	2008
15 Stone Street		ELB	Rental	Conversion	3	2008
15 William Street	William Beaver House	ELB	Condo	New Construction	385	2008
16 Warren Street	Tribeca Townhomes	TBS	Condo	Conversion	6	2008
2 River Terrace	Riverhouse	BPC	Condo	New Construction	244	2008
20 Exchange Place	*Phase I*	ELB	Rental	Conversion	556	2008
20 Pine Street	The Collection	ELB	Condo	Conversion	409	2008
25 Murray	Tribeca Space	TBS	Condo	Conversion	74	2008
47 Murray Street		TBS	Condo	Conversion	4	2008
53 Nassau Street		ELS	Rental	Conversion	3	2008
54-56 Stone Street		ELB	Condo	Conversion	5	2008
70 Little West Street	Visionaire	BPC	Condo	New Construction	251	2008
75 Wall Street	Andaz	ELB	Hotel/Condo	Conversion	349	2008
8 Warren Street	Trinity Stewart Condo	TBS	Condo	Conversion	14	2008

90 William Street	Be @ William	ELS	Condo	Conversion	113	2008
95 Wall Street	Dwell	ELB	Rental	Conversion	507	2008
2 Water Street		ELB	Rental	Conversion	97	2009
200 Church Street		TBS	Condo	Conversion	20	2009
201-203 Pearl Street		ELS	Rental	New Construction	189	2009
40 Broad Street	The Setai	ELB	Condo	Conversion	167	2009
51 Murray Street		TBS	Rental	Conversion	4	2009
85 West Broadway	The Smyth	WLM	Hotel/Condo	New Construction	15	2009
123 Washington Street	W Hotel & Residences	WLB	Condo	New Construction	223	2010
24 Warren Street		WLM	Not Available	Conversion	2	2010
200 North End Avenue	Liberty Luxe	BPC	Rental	New Construction	282	2011
300 North End Avenue	Liberty Green	BPC	Rental	New Construction	193	2011
40 Gold Street		ELS	Rental	New Construction	56	2011
254 Front Street		ELS	Rental	Conversion	40	2012
55 Murray Street		WLM	Condo	Conversion	4	2012
8 Spruce Street	New York by Gehry	ELS	Rental	New Construction	899	2011-2012
116 John Street		ELS	Rental	Conversion	236	2012
67 Liberty Street		WLB	Condo	Conversion	12	2013
113 Nassau	The Lara	ELS	Rental	New Construction	168	2013
37 Warren Street	Warren Lofts	TBS	Condo	Conversion	18	2013
87 Chambers Street	Reade Chambers	TBS	Condo	New Construction	18	2015
20 Exchange Place	*Phase II*	ELB	Rental	Conversion	221	2015
70 Pine Street	AIG Building	ELB	Rental	Conversion	612	2016
100 Barclay Street	Ralph Walker Tribeca	WLM	Condo	Conversion	161	2016
30 Park Place	Four Seasons Residences	WLM	Hotel/Condo	New Construction	157	2016
246 Front Street		SSS	Condo	New Construction	6	2016
5 Beekman Street	The Beekman Residences	ELS	Hotel/Condo	New Construction	68	2016
50 West Street		WLB	Condo	New Construction	191	2017
180 Water Street		ELS	Rental	Conversion	569	2017
101 Wall Street	fka 99 Wall Street	ELB	Condo	Conversion	52	2017
12 Warren Street		TBS	Condo	New Construction	13	2017
1 Dutch Street	fka 45 John Street	ELS	Rental	Conversion	84	2017
60 Fulton Street	Exhibit	ELS	Rental	New Construction	120	2017
106 Fulton Street		ELS	Rental	Conversion	81	2017
2 Park Place	The Woolworth Residences	WLM	Condo	Conversion	34	2018
111 Murray Street		TBS	Condo	New Construction	157	2018
19 Dutch Street	fka 112-118 Fulton Street	ELS	Rental	New Construction	483	2018
20 Broad Street		ELB	Rental	Conversion	533	2018
49 Chambers Street		TBS	Condo	Conversion	99	2018
19 Park Place	Tribeca Royale	WLM	Condo	New Construction	24	2018
81 Warren Street		TBS	Condo	New Construction	12	2019
108 Chambers Street		TBS	Condo	New Construction	8	2019
156 Beekman Street		SSS	Rental	Conversion	20	2019

25 Park Row		ELS	Condo	New Construction	110	2020
30 Warren Street		TBS	Condo	New Construction	23	2020
130 William Street		ELS	Condo	New Construction	244	2021
77 Greenwich Street	Former Syms Dept S	WLB	Condo	New Construction	90	2021
84 William Street	The Howell		Rental	Conversion	137	2021
33 Park Row	fka One Beekman	ELS	Condo	New Construction	31	2021
7 Dey Street	aka 185 Broadway	WLM	Rental	New Construction	209	2022
One Wall Street		ELB	Condo	Conversion	566	2023
160 Water Street			Rental	Conversion	588	2023
125 Greenwich Street	fka 22 Thames Street	WLB	Condo	New Construction	273	2024
55 Broad Street			Rental	Conversion	571	2025
25 Water Street			Rental	Conversion	1300	2025
1 Park Row		ELS	Condo	New Construction	58	2025
7 Platt Street		ELS	Rental	New Construction	250	2026
14 Maiden Lane	Diamond Exchange Building		Condo	Conversion	9	2026
80 Pine Street	Pearl & Pine		Rental	Conversion	500	2026
				Total Units	37,792	
				Total Existing Buildings	353	

BUILDINGS UNDER CONSTRUCTION

Address	Building Name	Area	Lease Type	Building Type	Units	Date Open
8 Carlisle Street	aka 111 Washington	WLB	Rental	New Construction	462	2027
250 Water Street		SSS	Rental	New Construction	600	TBD
161 Maiden Lane	Seaport Residences	ELS	Condo	New Construction	80	TBD
45 Park Place		WLM	Condo	New Construction	50	TBD
222 Broadway			TBD	Conversion	798	TBD
111 Wall Street			TBD	Conversion	1500	TBD
1 Gouverneur Lane (77 Water Street)			TBD	Conversion	647	2027
2 Wall Street			TBD	Conversion	121	TBD
40 Exchange Place			Rental	Conversion	382	TBD
5 Hanover Sq			TBD	Conversion	273	TBD
65 West Broadway			Condo	New Construction	23	2028
				Total Units Under Construction	4,936	
				Total Buildings Under Construction	11	

BUILDINGS PLANNED FOR DEVELOPMENT

Address	Building Name	Area	Lease Type	Building Type	Units	Date Open
130 Liberty Street	World Trade Center Site 5	WLB	Rental	New Construction	1,325	TBD
75-83 Nassau Street		ELS	Rental	New Construction	229	TBD
90 John Street			Rental	Conversion	115	TBD
69 West Broadway	fka 59-61 Warren St	TBS	Condo	New Construction	24	TBD
45 Broad Street		ELB	Condo	New Construction	206	TBD
265 Broadway		TBS	Hotel/Condo	New Construction	37	TBD
85 Broad Street			TBD	Conversion	TBD	TBD
64 Fulton Street			TBD	Conversion	49	TBD
30 Broad Street			TBD	Conversion	487	TBD
100 William Street			TBD	Conversion	427	TBD
1 Maiden Lane			TBD	Conversion	12	TBD
100 Wall Street			TBD	Conversion	169	TBD
75 Maiden Lane			TBD	Conversion	300	TBD
61 Broadway			TBD	Conversion	746	TBD
101 Greenwich Street			TBD	Conversion	614	TBD
40 Fulton Street			TBD	Conversion	169	TBD
60 Beaver Street			TBD	Conversion	50	TBD
80 Broad Street			TBD	Conversion	326	TBD
50 Cliff Street			TBD	New Construction	120	TBD
61 Gold Street			TBD	Conversion	108	TBD
17 Battery Place			TBD	Conversion	220	2027
45 Broadway			TBD	Conversion	241	TBD
1 Whitehall Street			TBD	TBD	TBD	TBD
78 Pearl Street + 46 Water Street			TBD	New Construction	99	TBD
69 Gold Street			TBD	Conversion	108	TBD
100 Gold Street			Rental	New Construction	4,000	TBD
				Total Units Planned for Development	10,181	
				Total Buildings Planned for Development	26	