

81 WATER STREET, STATEN ISLAND, NY 10304

FOR LEASE

10,400 SF STAND-ALONE LANDMARK BANK BUILDING WITH HIGH VISIBILITY

Corner of Water Street & Beach Street



\$14,000 NNN
Price/Month

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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Stapleton neighborhood of Staten Island.

SPACE DETAILS

- Built Out Bank
- Ground Floor: 8,200 SF
- 2nd Floor: 2,200 SF
- Lower Level: 8,000 SF
- Triangle Corner Property
- Stand-Alone Building
- 2 Means of Egress: Front Entrance and Back Door Entrance
- Designated as an "Individual Landmark" in 2006
- Glass Storefront
- HVAC System
- Plumbing in Place
- Move-In Ready Condition
- High Visibility Storefront
- Lease Type: NNN

LOCATION HIGHLIGHTS

- Excellent Street Frontage and Visibility
- Easy Access to Highways and Bridges
- Strong Co-Tenancy with National Retailers
- 571 Apartments Delivered at Urby
- 900+ Apartments in the Broader Urby Community
- 30,000 SF of Retail Delivered With Urby Phase I
- 2,100+ Mixed-Income Units Planned at New Stapleton Waterfront
- 12 Acres of Interconnected Public Open Space Planned
- 600-Seat Public School Planned
- Nearly \$200M in New Stapleton Public Improvements
- \$400M in Broader North Shore Public Waterfront Investment
- Direct Manhattan Access Via Stapleton Station and the Staten Island Ferry
- Nearby Restaurants Include Pastavino and Beso

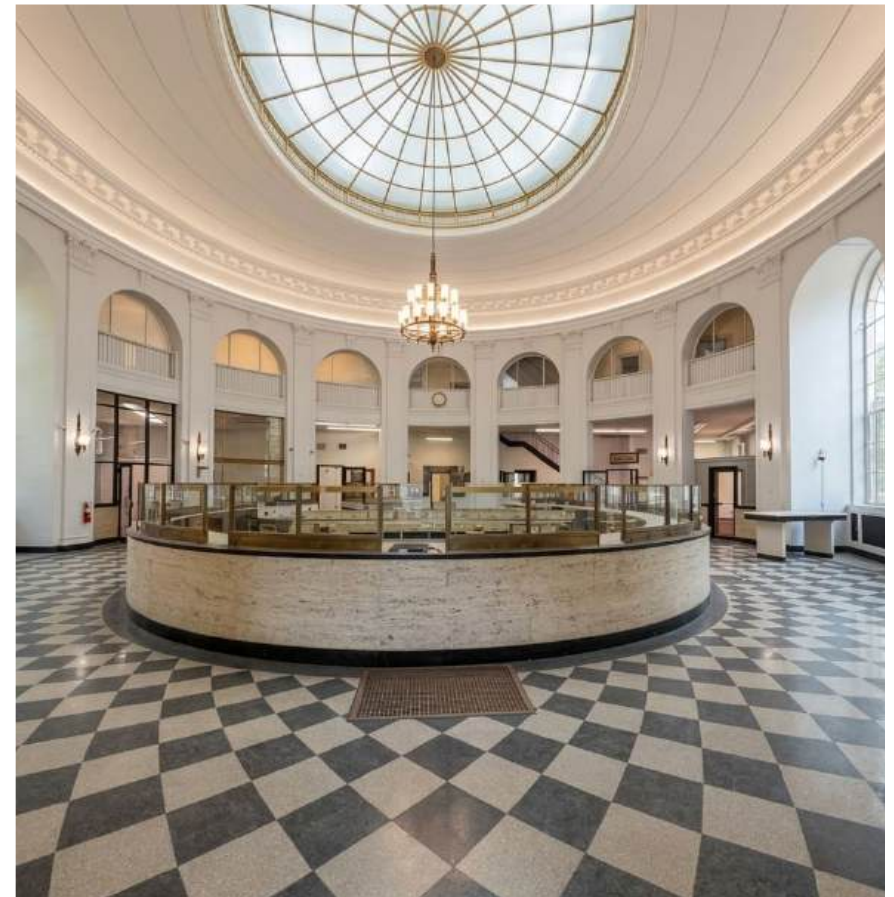
TRANSPORTATION

SIR Train at Stapleton

S52 **S78** **S76** **S51** **S86** **S81** **S74** Bus Lines

NEIGHBORS

Citi Bank, Family Dollar, Dollar General, Subway, Metro by T-Mobile, Bari's Pizza, Antojitos RD, The Best Coffee Shop, King Deli of The Island, Tappen Park, Beyond The Sea, LatinGrooves bar and lounge, Tia's Restaurant, Legacy Africana Market Inc, and more!



PROPERTY SUMMARY

A landmark opportunity positioned within one of Staten Island's most significant waterfront growth corridors, supported by new housing delivery, public investment, neighborhood dining, and direct access to Manhattan.

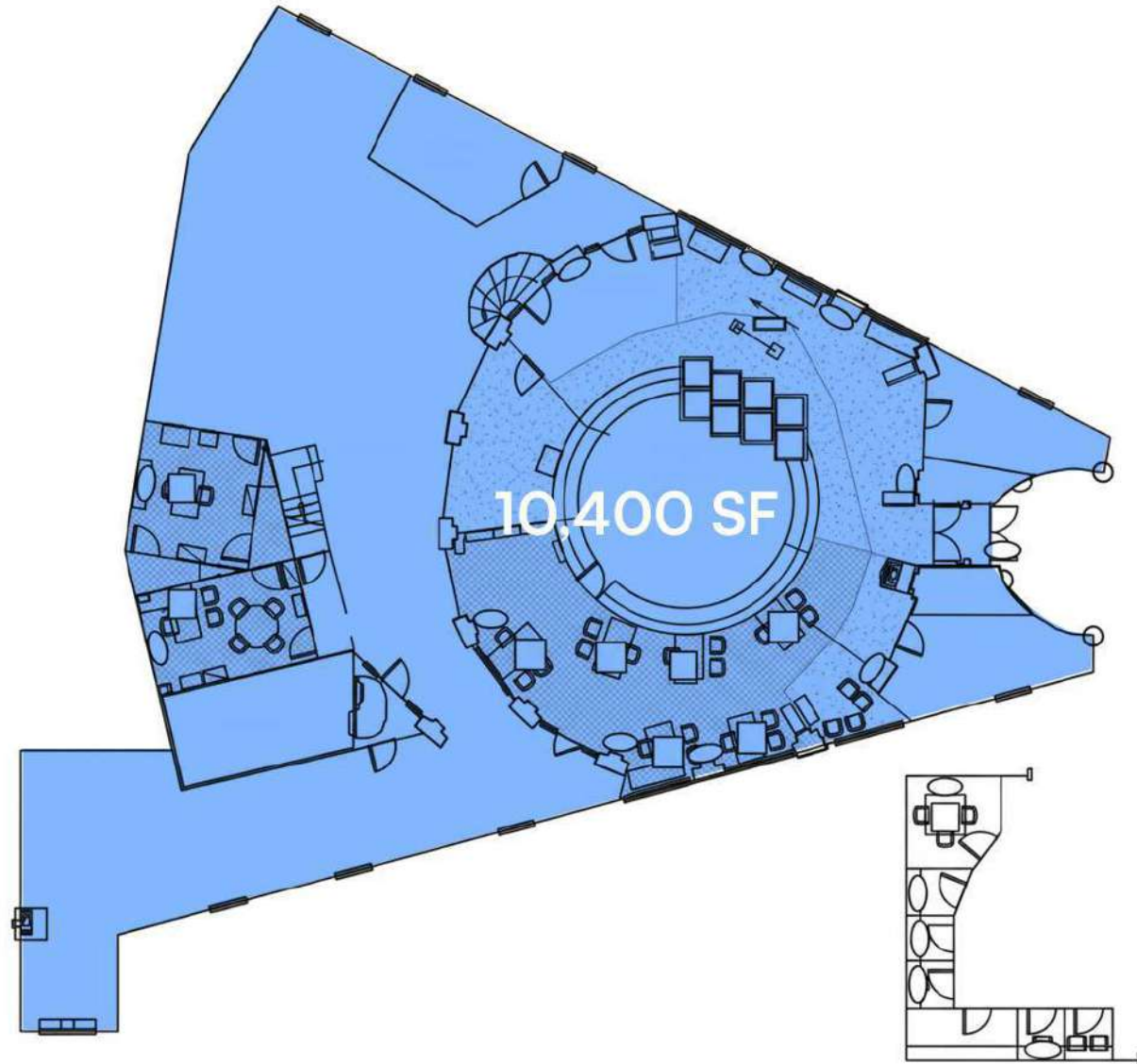
81 Water Street sits in the center of Stapleton's evolving waterfront district, where new residential density, public infrastructure investment, and a growing food-and-beverage scene are steadily reshaping the neighborhood. Staten Island Urby has already delivered 571 apartments and includes 30,000 square feet of retail, forming the first phase of a broader 900+ apartment residential community overlooking Upper New York Bay.

That residential base is only the beginning. NYCEDC states that the broader New Stapleton Waterfront initiative will ultimately deliver over 2,100 mixed-income residential units, ground-floor retail, a 600-seat public school, additional community facilities, and 12 acres of interconnected public open space along the waterfront. NYCEDC also notes that the City broke ground on public realm improvements in September 2024, with plans for a continuous waterfront esplanade, resiliency measures, roads, bike paths, and improved transit connectivity.

This transformation is being reinforced by major public capital and improving neighborhood fundamentals. NYCEDC cites nearly \$200 million in New Stapleton public improvements and a broader \$400 million North Shore public waterfront investment program, while Staten Island Urby markets the community as being just steps from Stapleton Station with access to Manhattan via the Staten Island Ferry. The area's momentum is also reflected in nearby operators and destinations, including Pastavino and Beso, which help support a more elevated dining and hospitality identity for the North Shore waterfront.



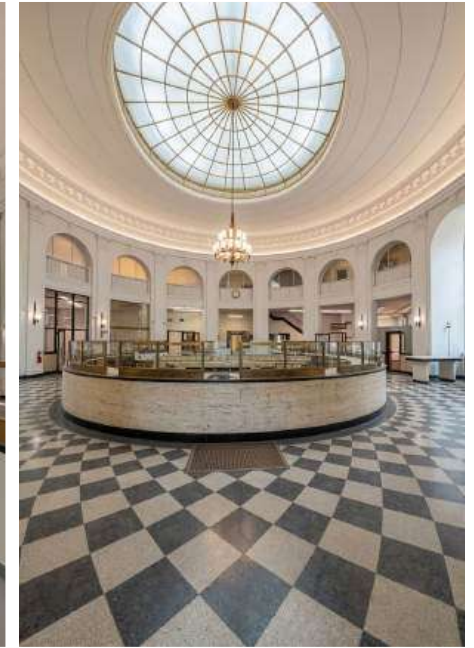
FLOOR PLANS



GROUND FLOOR

All square footages are approximate

PROPERTY PHOTOS



PROPERTY PHOTOS



WATERFRONT MARKET HALL (FOOD HALL)

A landmark former bank reimagined as a vibrant waterfront market hall featuring chef-driven food concepts, communal dining, and a dynamic two-level experience.



WATERFRONT GRAND HALL (EVENT VENUE)

A soaring historic banking hall transformed into an unforgettable venue for weddings, galas, and private events.



WATER & STONE RESTAURANT

A refined dining destination celebrating the grandeur of the original banking hall, paired with a dramatic lower-level cocktail bar inspired by the building's historic vault.



DUAL TENANT GROCERY & GYM

A full-service market paired with a boutique fitness operator creates a convenient, active destination that generates consistent daily traffic within a landmark building.



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Interior



Second Floor

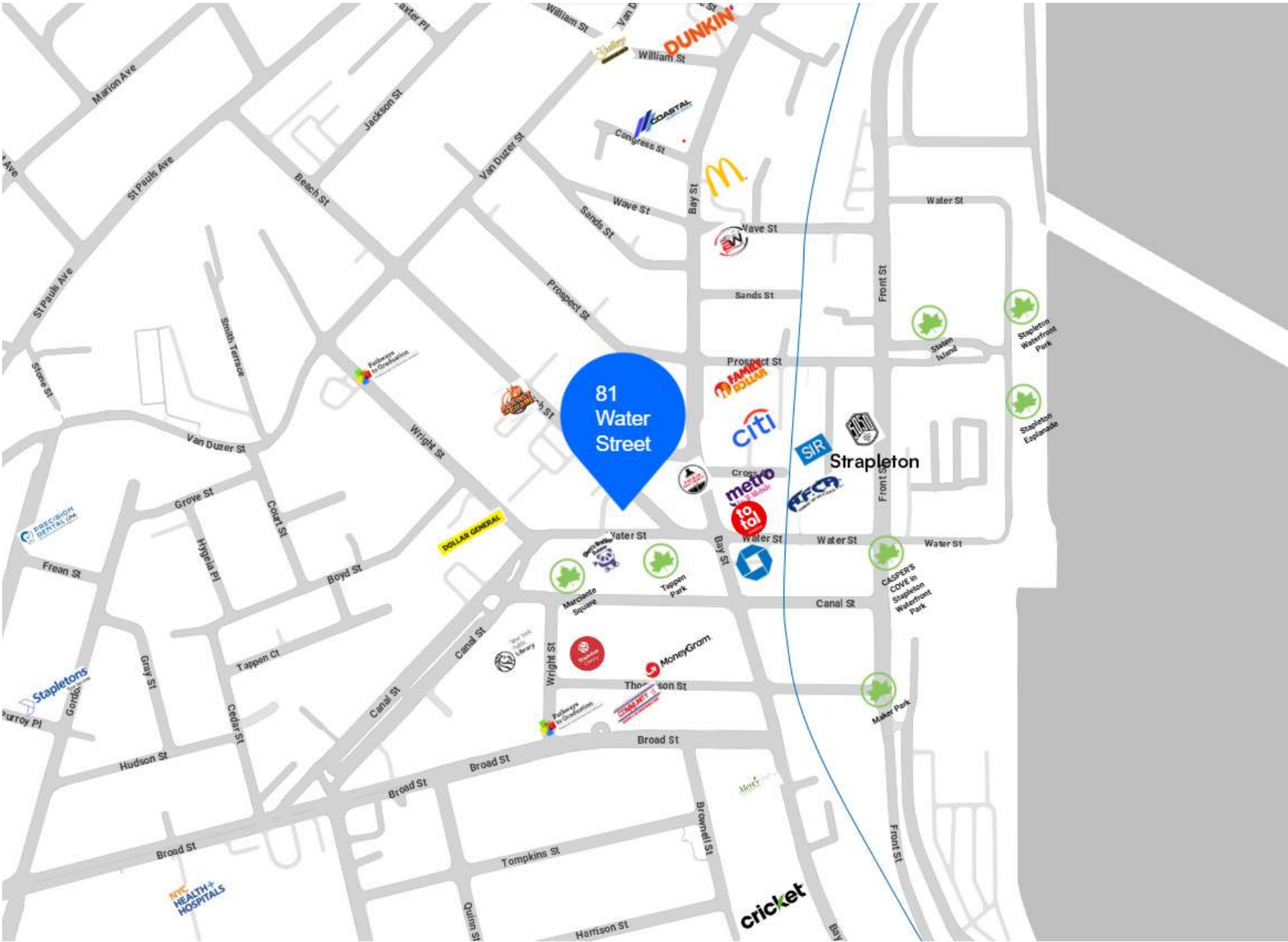


Second Floor



Second Floor

RETAIL MAP



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