

A low-angle, black and white photograph of a modern, multi-story office building with a grid of windows. The building is set against a clear blue sky. The text '156 WILLIAM ST' is overlaid in large, white, sans-serif font across the lower portion of the image.

# 156 WILLIAM ST

**ADDRESS**  
156 William Street

**SUBMARKET**  
Financial District,  
Manhattan

**SQUARE FEET**  
180,000 SF/  
7 Stories

**DATE ACQUIRED**  
2000

**DATE SOLD**  
Fall 2005

## PROPERTY OVERVIEW

156 William Street is a 180,000 SF, 7-story, Class B office building located in Manhattan's Insurance District. The property represented C&K's first major office building purchase.

## INVESTMENT STRATEGY

C&K recognized the opportunity to purchase a partially tenanted Class B office building that was not managed to its utmost potential. Following its purchase, C&K immediately instituted a full recapitalization of the building's financial structure. C&K also added value through high quality asset management, tackling the building's operating cost structure, reducing energy costs and making high return capital investments. After leasing up the building's remaining vacant space and enjoying many years of above average yields, C&K sold the building in 2005 for a significant profit.