

# **NEW YORK POST**

## **Wallcome!**

### **The Street is getting cheaper and more livable**

By MAX GROSS

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The masses are demanding an overhaul of Wall Street, but we have to wonder what they're all talking about. The Street has been in overhaul mode for years. At least as far as real estate is concerned. Thousands of rentals and condos have been carved out of the Street's old office buildings and banks. And while neighborhood services might not be what they are on the Upper West Side, they've definitely improved.

"It's become a 24-hour neighborhood," says Jack Berman, vice president of Metro Loft Management, which runs the Crest at 63 Wall St., a former bank turned rental building.

And as the market waned, the neighborhood responded. "I think rental prices are a good 25 percent off where they were last year," says Berman.

Condos have had it even worse.

"Last January, there were, I think, zero contracts signed in the Financial District," says broker Shaun Osher, CEO of Core, who adds that prices are about 30 percent off their highs.

Still, new businesses are moving into the area. Most notably, there's the glitzy Andaz hotel, with the fancy Wall & Water restaurant and the Bar Seven Five cocktail lounge. The hotel takes up the first 17 floors of a 42-story building — the rest are dedicated to condos.