



For sublease

55 Water Street, Manhattan, NY

Entire 20th Floor – 62,289 RSF Available

Gil Ohls

+1-212-418-2602

gil.ohls@jll.com

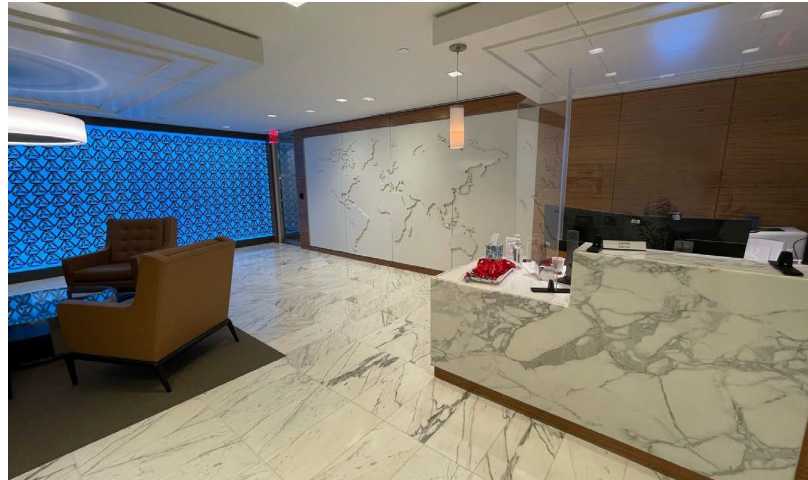
Matthew Felice

+1-212-812-6422

matt.felice@jll.com

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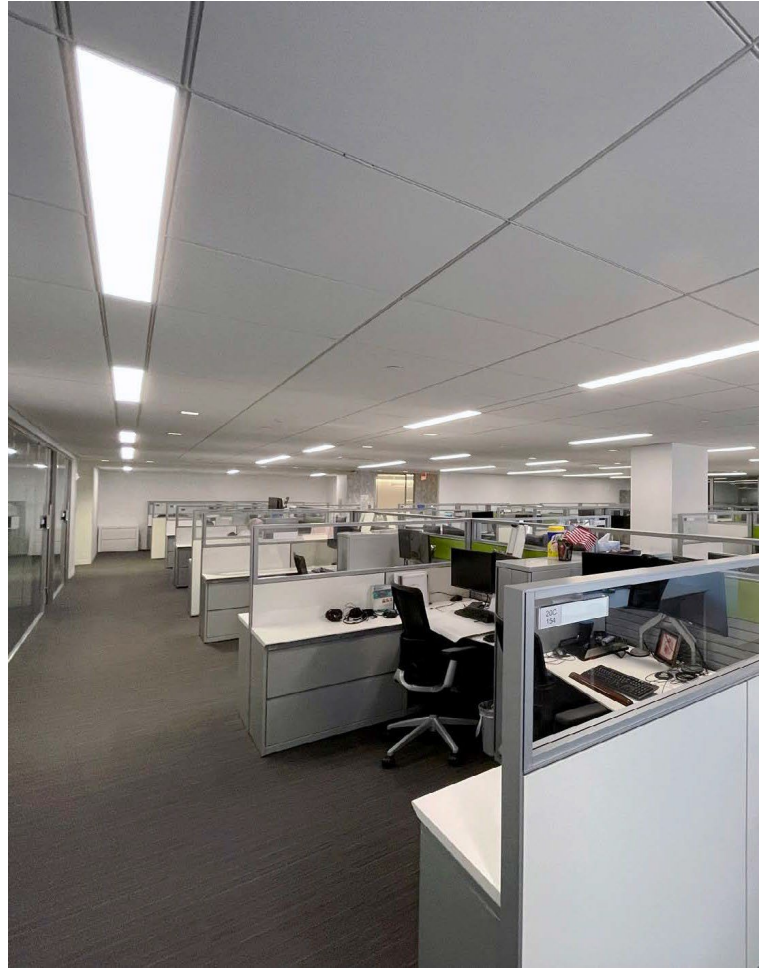
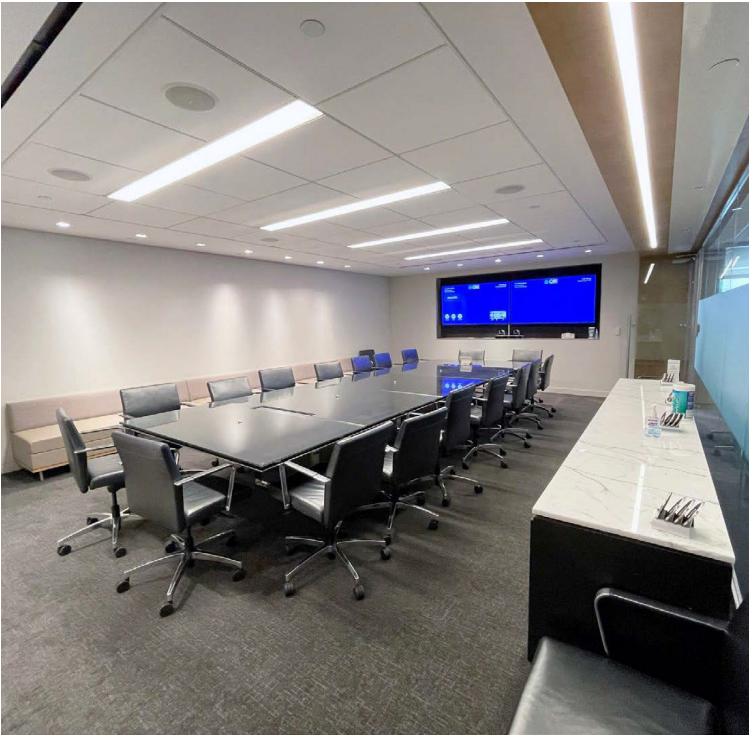
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Sublease Premise	Entire 20 th Floor: 62,289 RSF	
Asking Rent	Upon Request	
Possession	Immediate	
Term	December 30, 2027	
Features	<ul style="list-style-type: none"> • Recently built, plug-and-play space with expansive views and great natural light • White noise system • Generator back-up (up to 3 Watts per USF) • Easy access to the FDR & West Side Highway 	<ul style="list-style-type: none"> • Recently renovated lobby with brand new turnstiles, tenant only café (Café 55), coffee bar and sundry shop • Walking distance to the 1, 2, 3, 4, 5, J, Z, N & W Trains as well as Staten Island Ferry • On-site parking garage
Seat Chart	<ul style="list-style-type: none"> • Workstations: 285 • Reception: 1 • Huddle Rooms (offices): 21 • Conference Rooms: 15 • Phone Rooms: 9 	<ul style="list-style-type: none"> • Café / Break Rooms: 5 • Mother's Room: 1 • Training Rooms: 2 • Private Restroom with shower: 1

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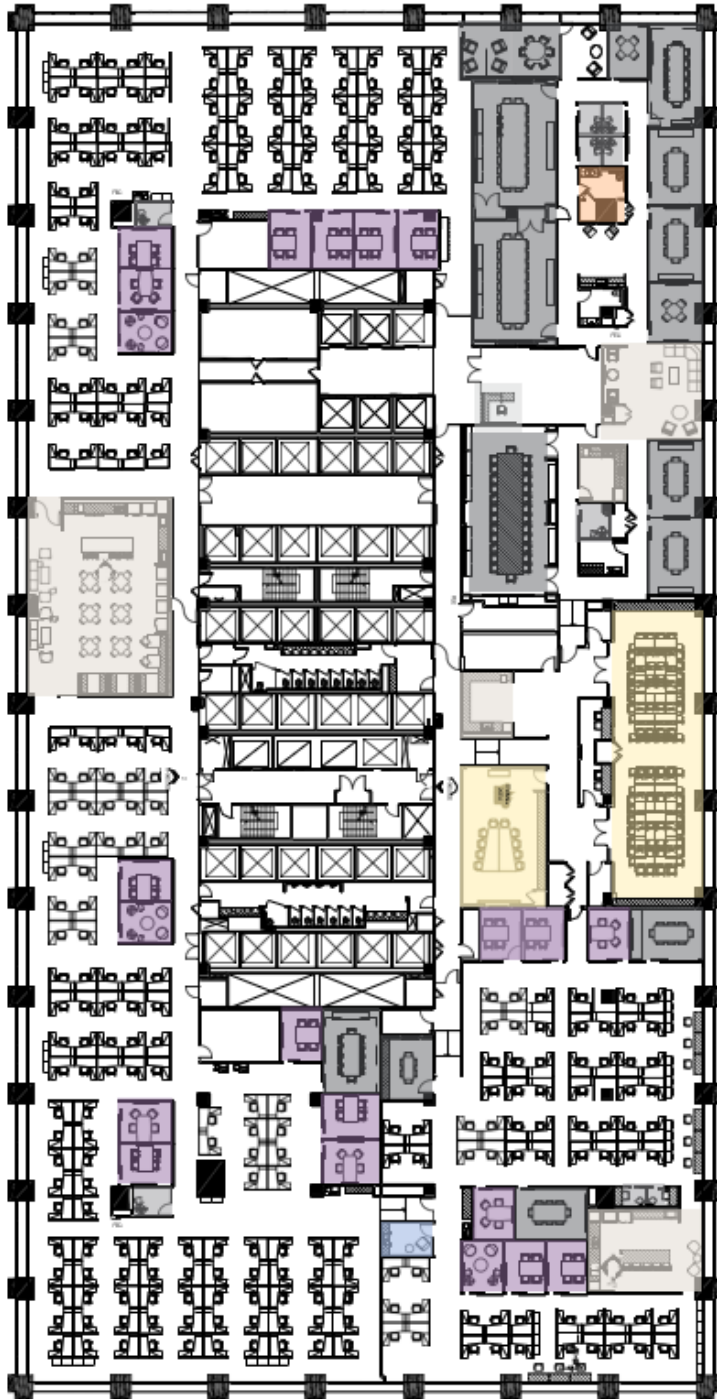
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	Workstations	285
	Reception	1
	Huddle Rooms (offices)	21
	Conference Rooms	15
	Phone Rooms	2
	Café / Break Rooms	4
	Mother's Room	1
	Training Rooms	2
	Private Restroom with shower	1

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