

ALWAYS ON

85 BROAD STREET



STONE  
STREET  
SQUARE







OVERVIEW

VIEWS

AMENITIES

NEIGHBORHOOD

TRANSPORTATION

SUSTAINABILITY

FLOOR PLANS

BUILDING SPECIFICATIONS

CONTACT





# AMPLIFIED OPPORTUNITY

Located in the heart of the Financial District, 85 Broad Street places the legendary Stone Street right at your doorstep. With 360° of incredible views, a neighborhood like no other, and proximity to transportation, this is an opportunity not to be missed.

## **CONTIGUOUS PENTHOUSE BLOCK OF 156,754 RSF AT 85 BROAD STREET**

(Floors 27 - 30)

Full floors (27-30) - +/- 39,000 rsf

Partial floors (2 & 12) - 23,947 to 27,709 rsf

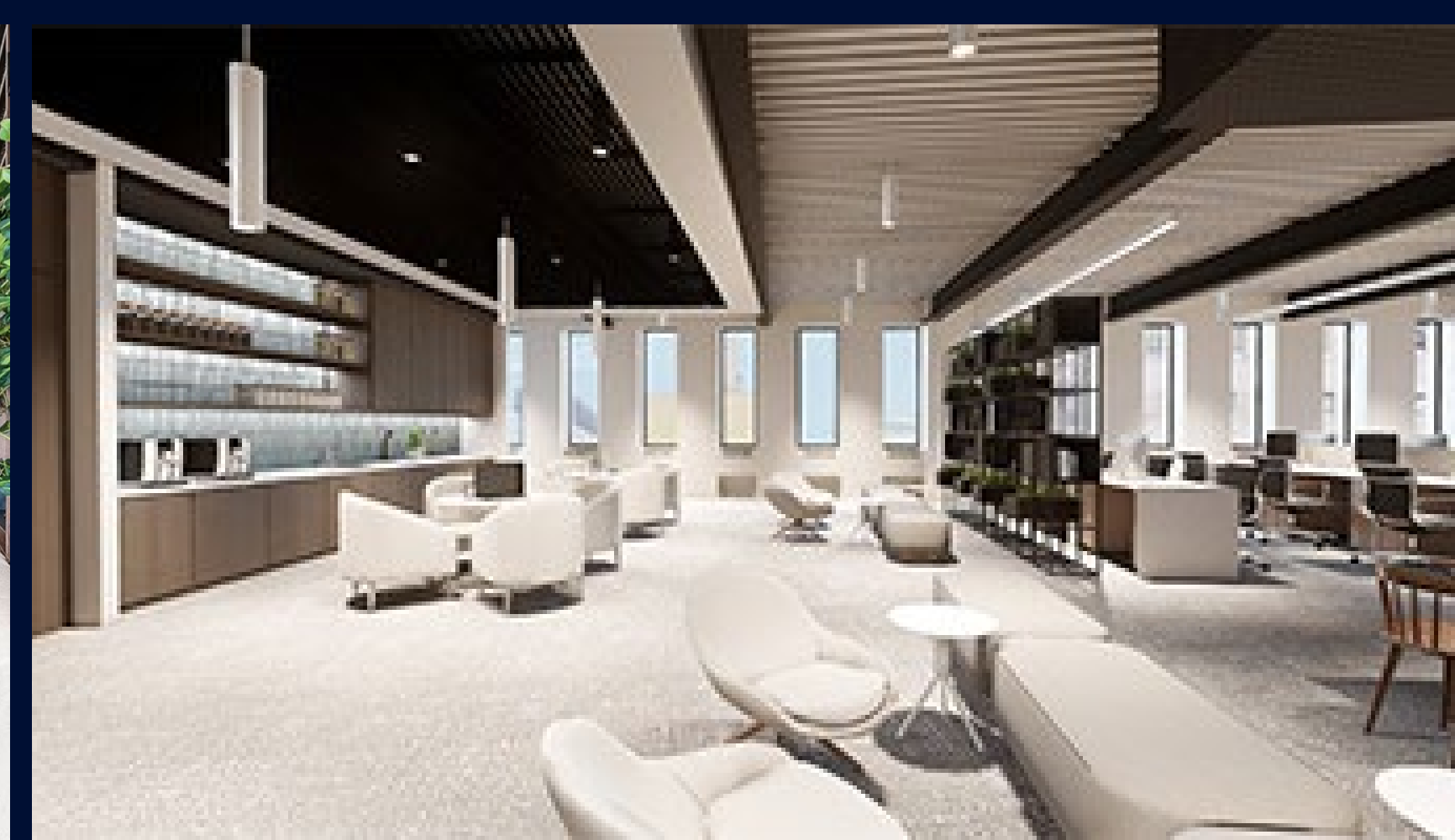
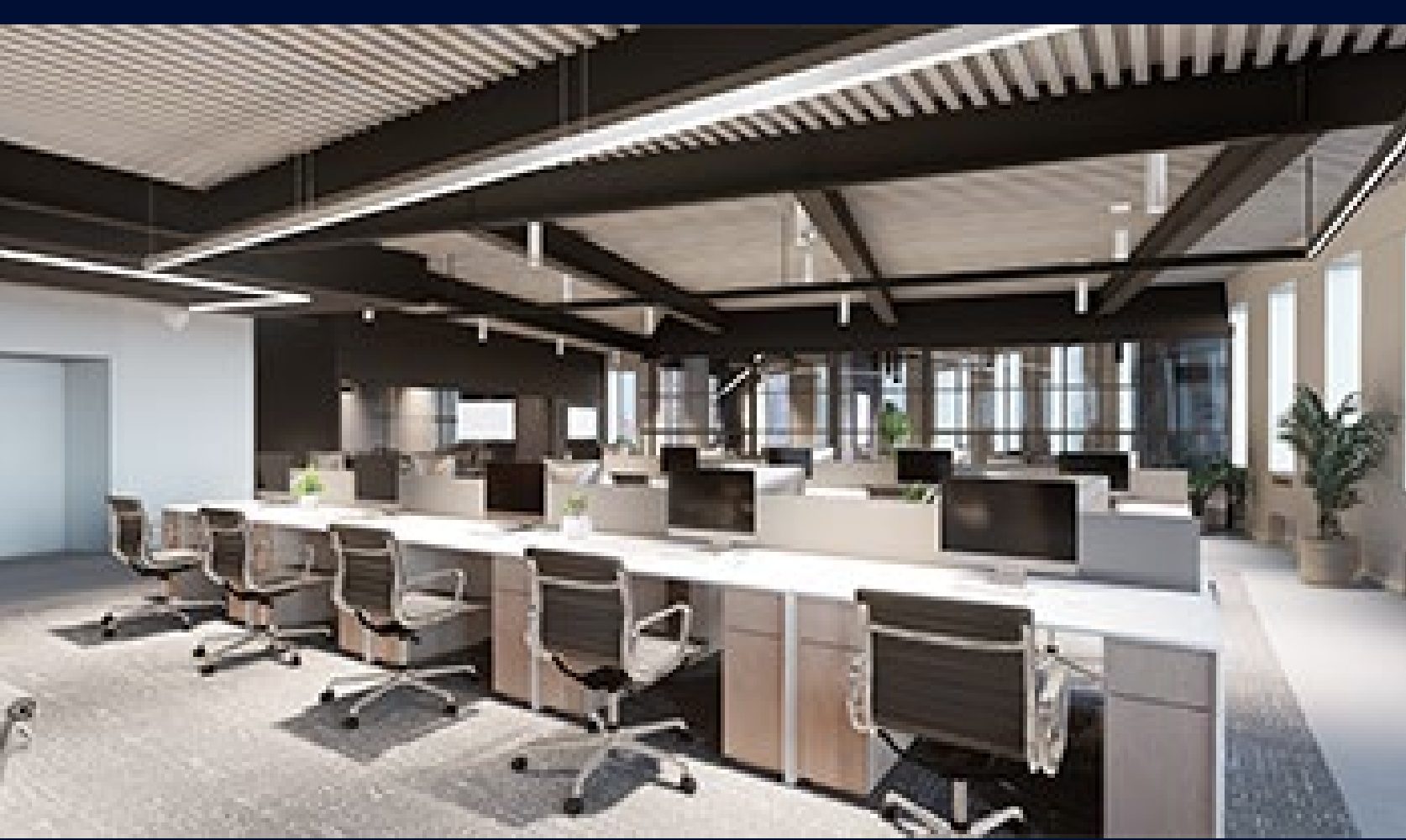
Column-free

Private lobby potential

12'3"-15' slab-to-slab ceiling heights













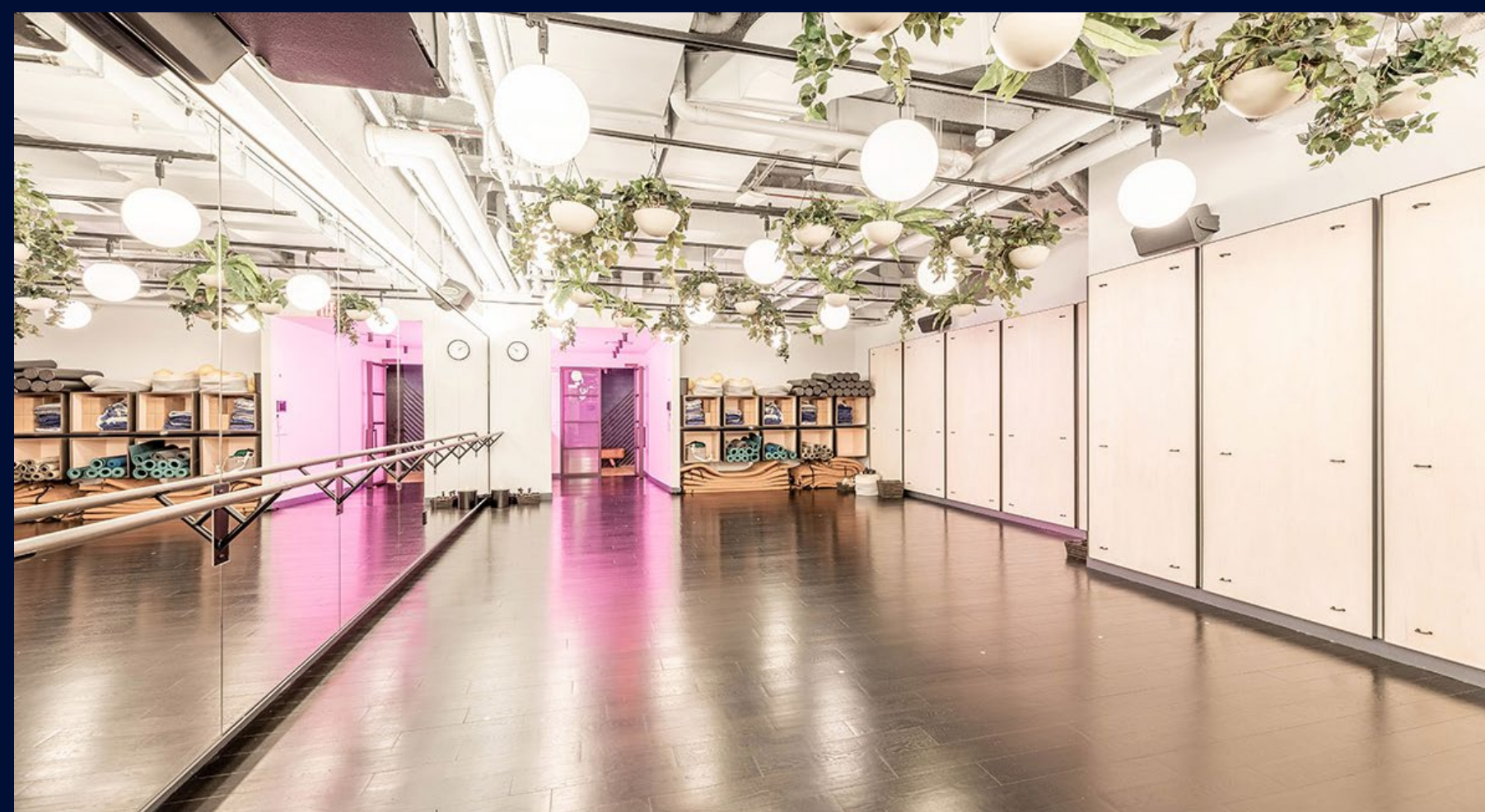
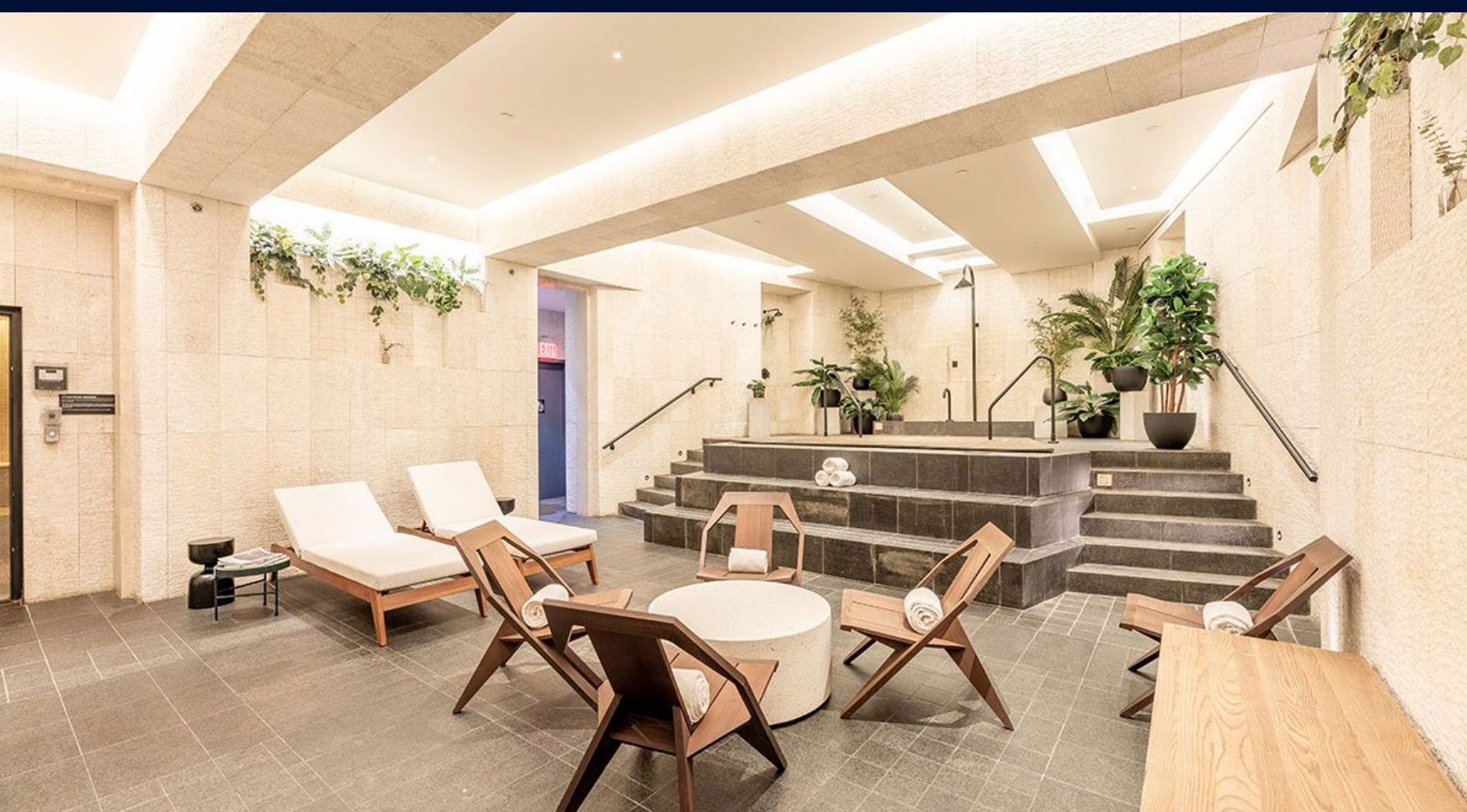






## POWERFUL PERKS

The lights (and computers) will never go out at Stone Street Square, where every tenant is provided with access to abundant emergency power. That's in addition to the delectable on-site food options, fitness center, bike room and loading dock.



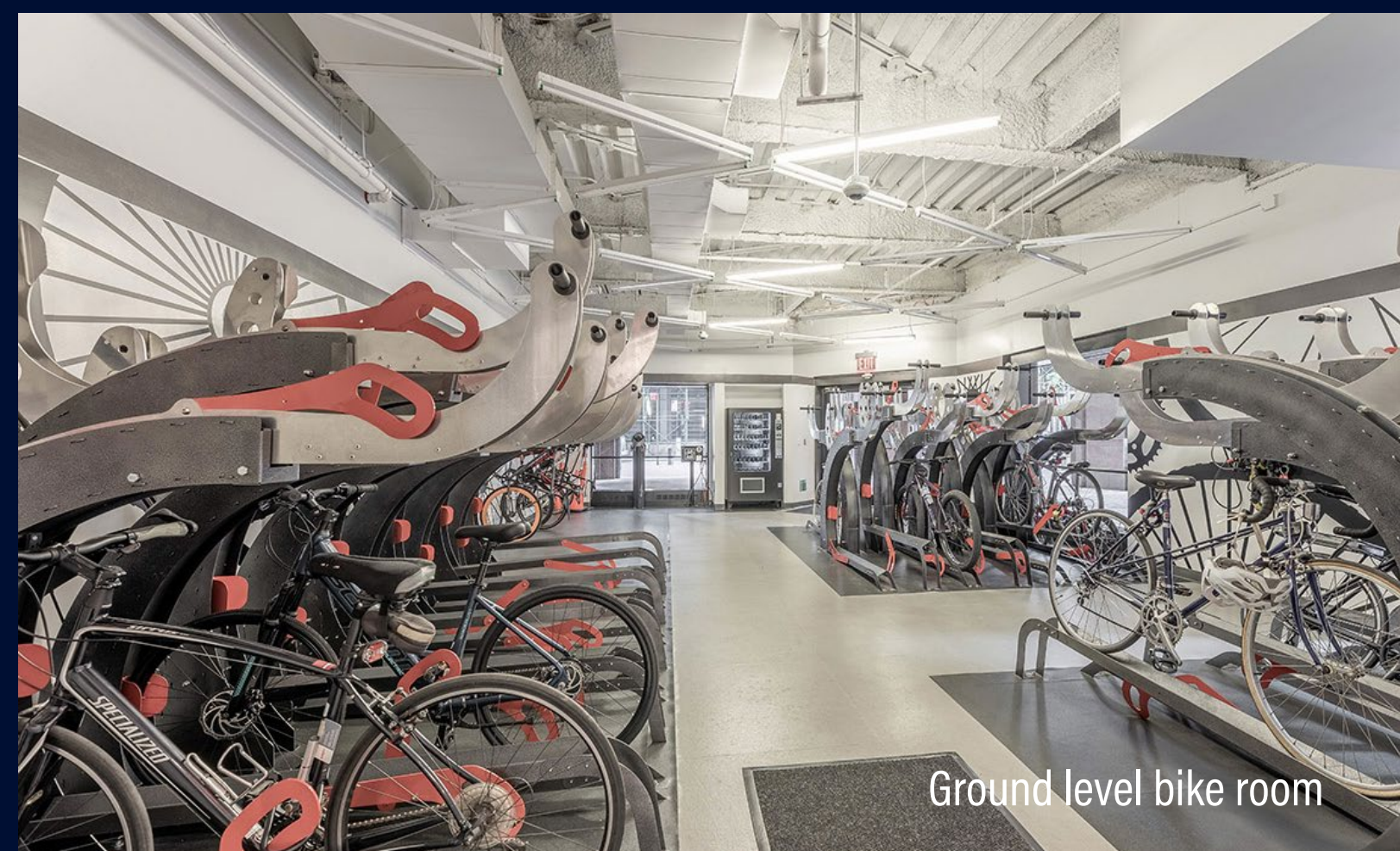




Full service cafeteria



Full service cafeteria



Ground level bike room



8 back-up power generators





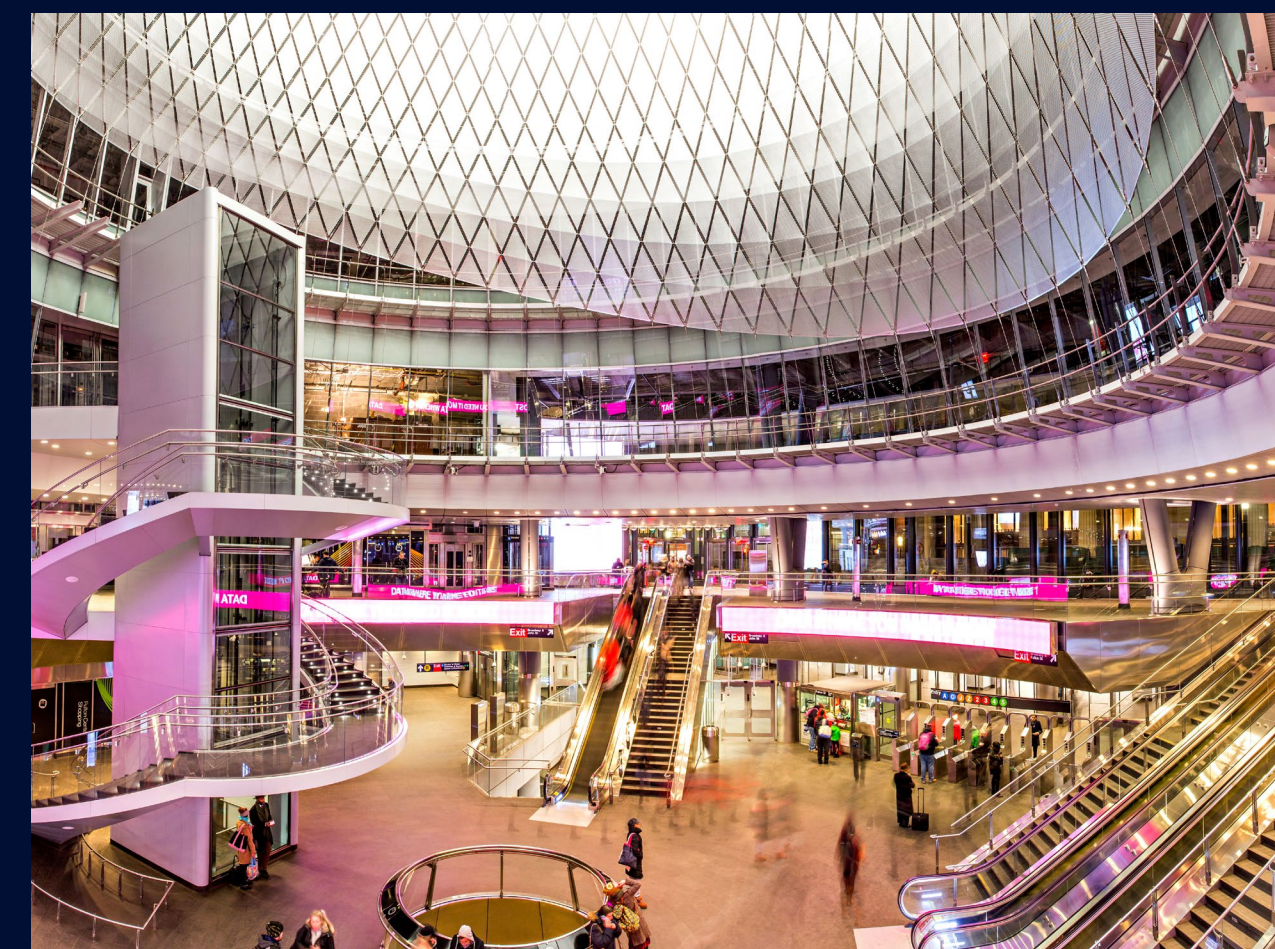
# ELECTRIFIED NEIGHBORHOOD

Stone Street Square is situated at the center of Stone Street, one of the most historic streets in Manhattan. With vibrant local restaurants and pubs, there's something for everyone to enjoy. Grab a bite during lunch or enjoy drinks after work, right outside the office.

The Dubliner | The Cauldron | Route 66 Smoke House  
Stone Street Tavern | Adrienne's Pizzabar | Under Dog  
Ulysses' Folk House | Antica Ristorante











# CONNECTED CONVENIENCE

Get everywhere, anytime, with convenient access to both the World Trade and Fulton Street transit hubs, as well as virtually every subway line (A,C,E,J,R, N, Z, 1, 2, 3, 4, 5), ferries, Path, FDR, West Side Highway, and Heliport.







FULTON CENTER

A C 2 3 4 5 J Z R

WORLD TRADE CENTER

E R 1 PATH

4 5  
J Z  
A C  
2 3

STONE STREET SQUARE

WORLD FINANCIAL CENTER  
NY WATERWAY  
TO MIDTOWN & NJ

PIER 17  
SOUTH STREET SEAPORT  
NY WATER TAXI  
TO MIDTOWN & BROOKLYN

PIER 11  
NY WATERWAY  
TO NJ, MIDTOWN & BROOKLYN  
EAST RIVER FERRY TO NJ

DOWNTOWN HELIPORT

SOUTH FERRY  
STATEN ISLAND FERRY



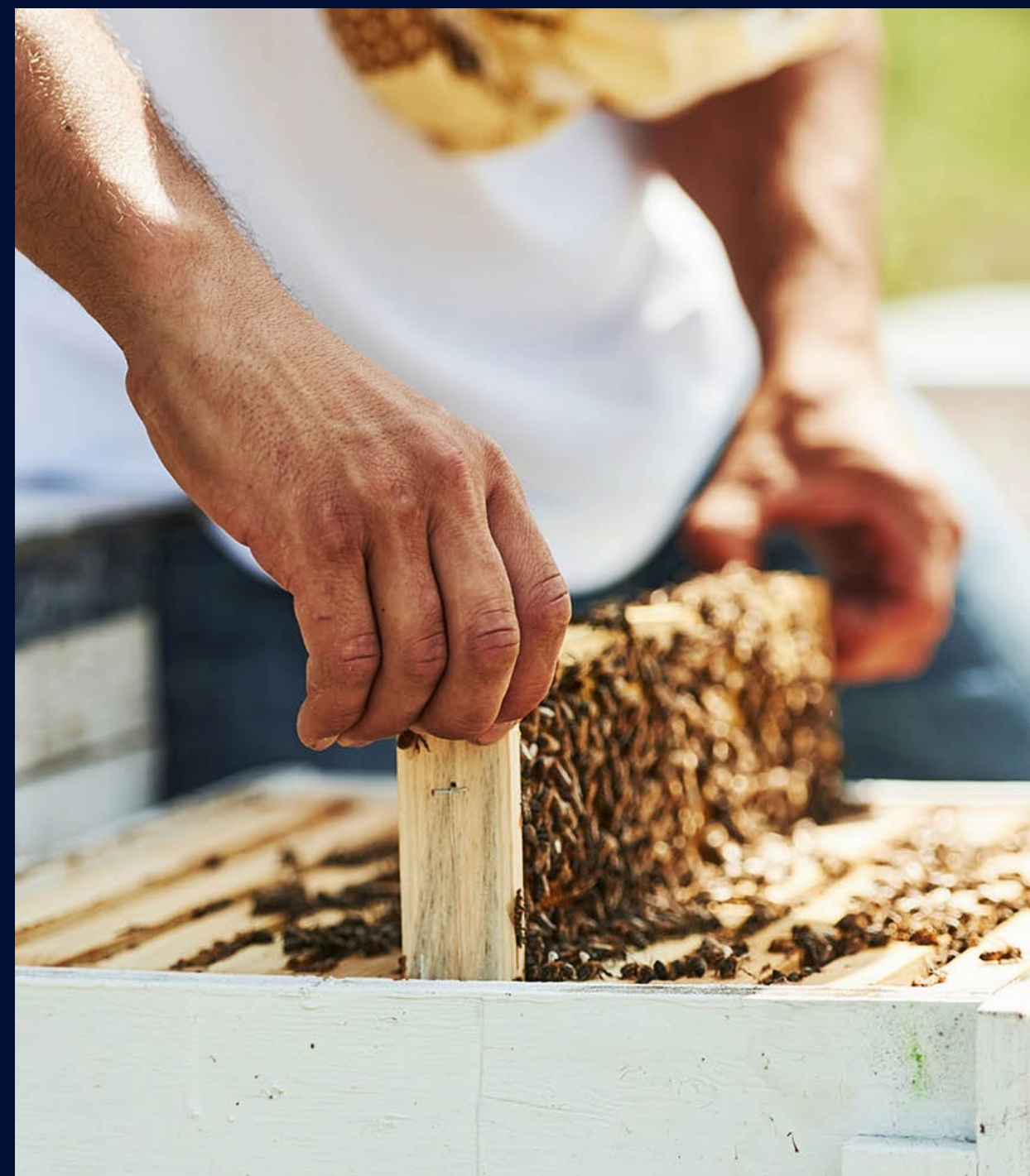


# TRANSFORMATIONAL SUSTAINABILITY

Stone Street Square is focused on sustainable operations and has achieved the highest certification levels. This includes a unique rooftop microhabitat with bee farm, annual honey harvest, and food donations to local food banks.



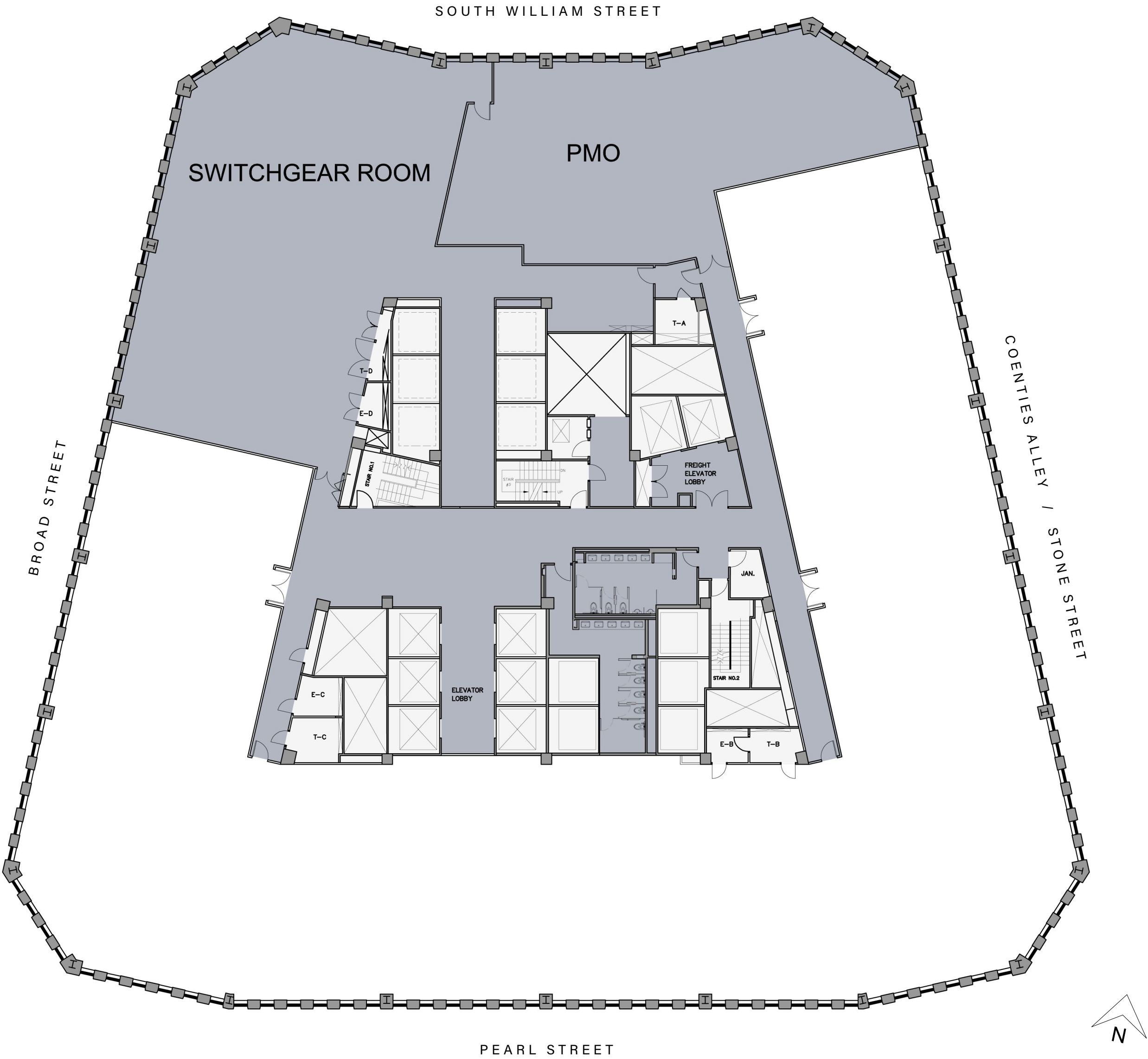
WiredScore  
PLATINUM







**PARTIAL 2<sup>ND</sup> FLOOR**  
CORE & SHELL  
23,947 RSF



Exclusive Leasing Agent:

**AVISON  
YOUNG**

**PATRICK STEFFENS**  
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212.729.7945



85 Broad Street, NY NY 10004





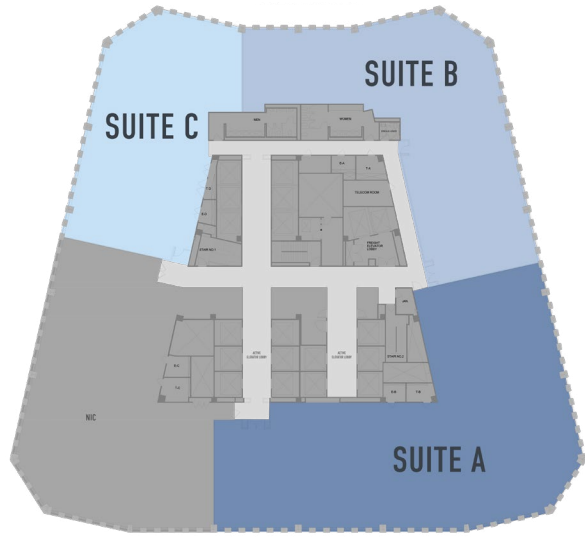
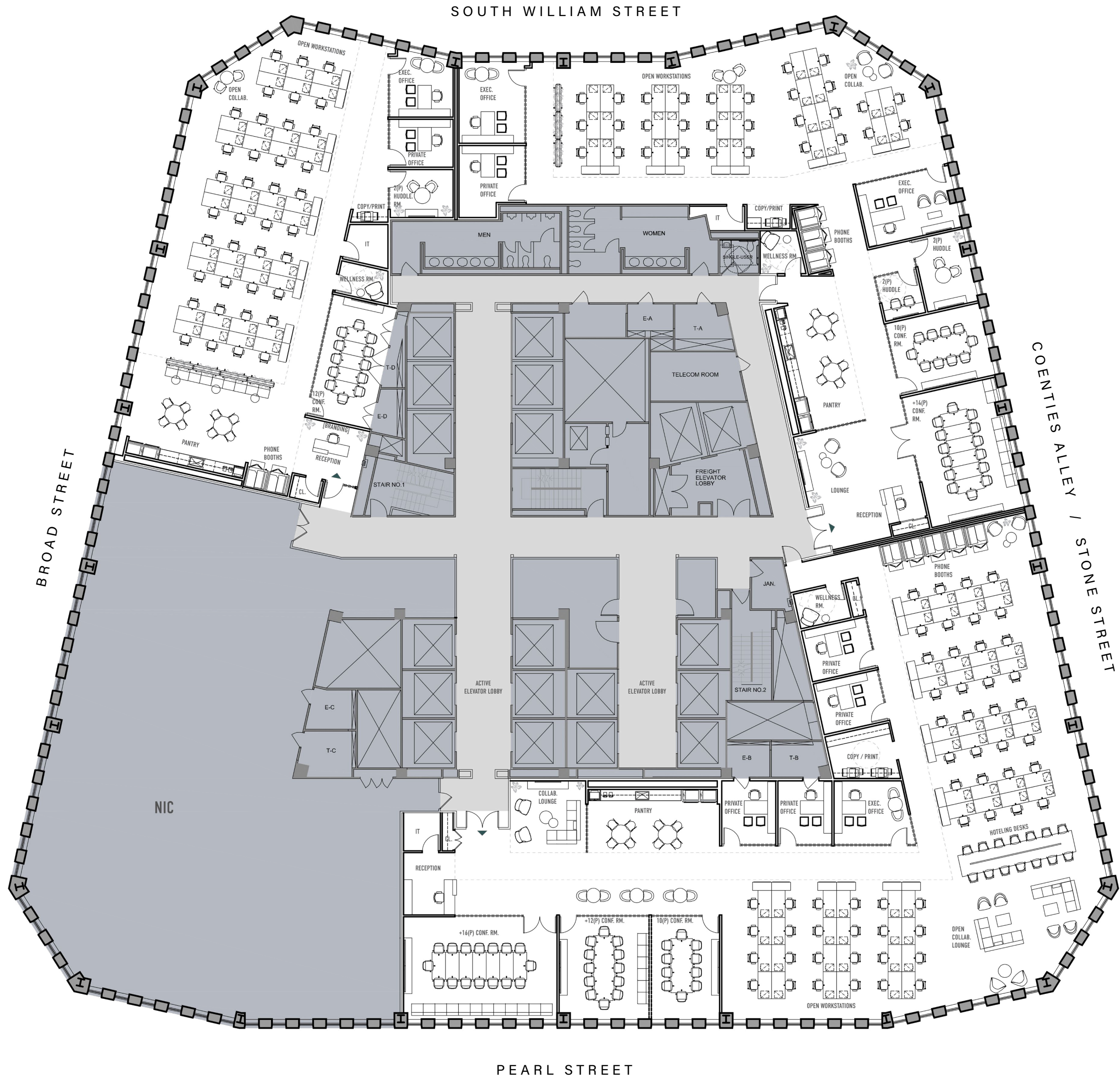
PARTIAL 12<sup>TH</sup> FLOOR  
PROPOSED LAYOUTS /  
PREBUILDS

SUITE A: 12,947 RSF  
SUITE B: 8,725 RSF  
SUITE C: 6,665 RSF

WORK SPACE	SUITE A	SUITE B	SUITE C
OFFICES	4	1	1
EXECUTIVE OFFICES	1	2	1
WORKSTATIONS	57	31	39
TOTAL HEADCOUNT	62	34	41

COLLABORATIVE SPACE			
CONFERENCE ROOM SEATS	+38	+30	14
OPEN COLLABORATIVE SEATS	42	4	2

SUPPORT			
PHONE BOOTHS	5	3	2
COPY/PRINT	1	1	1
PANTRY	1	1	1
WELLNESS ROOM	1	1	1
IT ROOM	1	1	1
COAT CLOSET(S)	2	1	1



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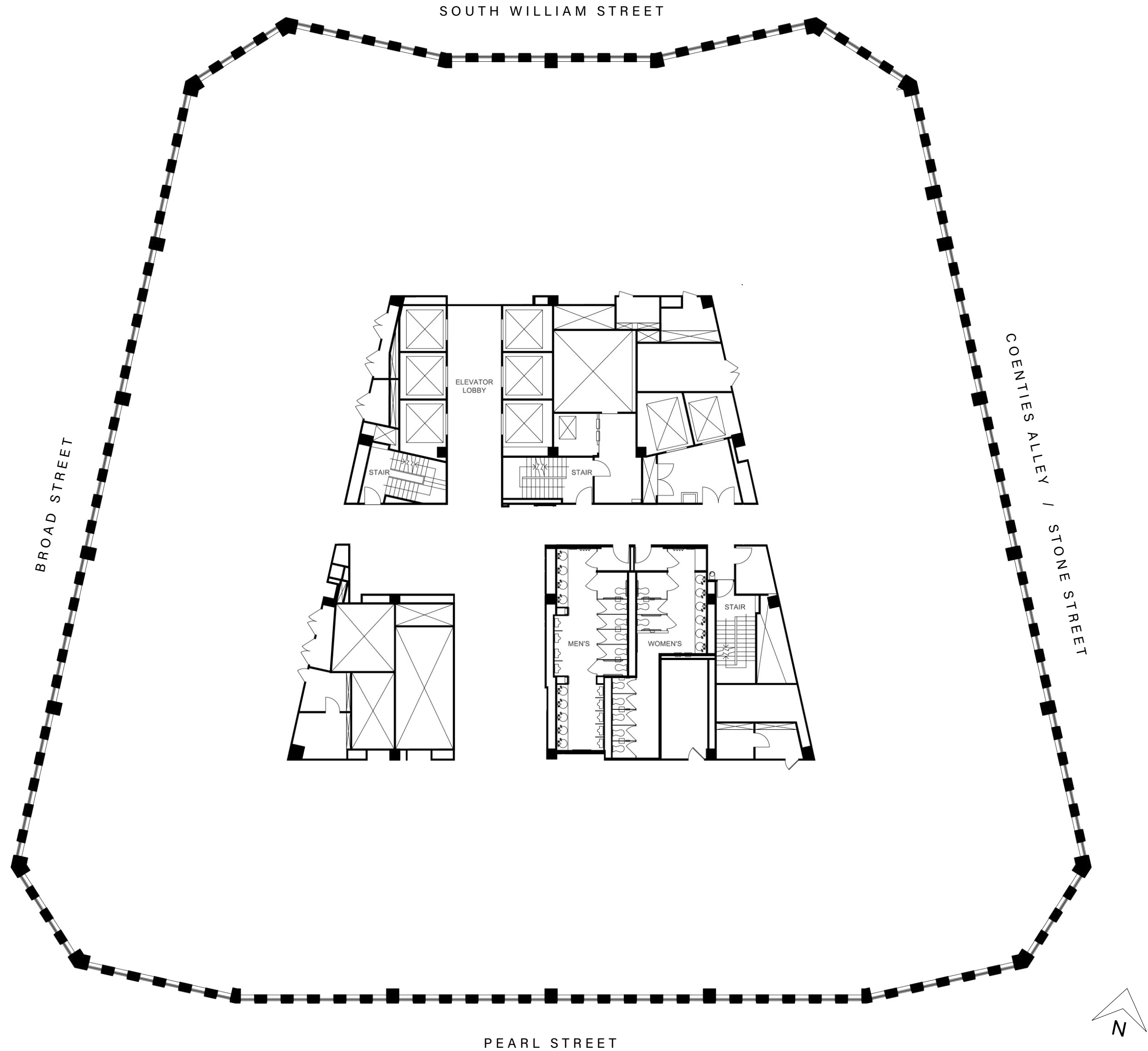


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ENTIRE 27<sup>TH</sup> - 30<sup>TH</sup> FLOORS  
CORE & SHELL  
+/- 39,000 RSF



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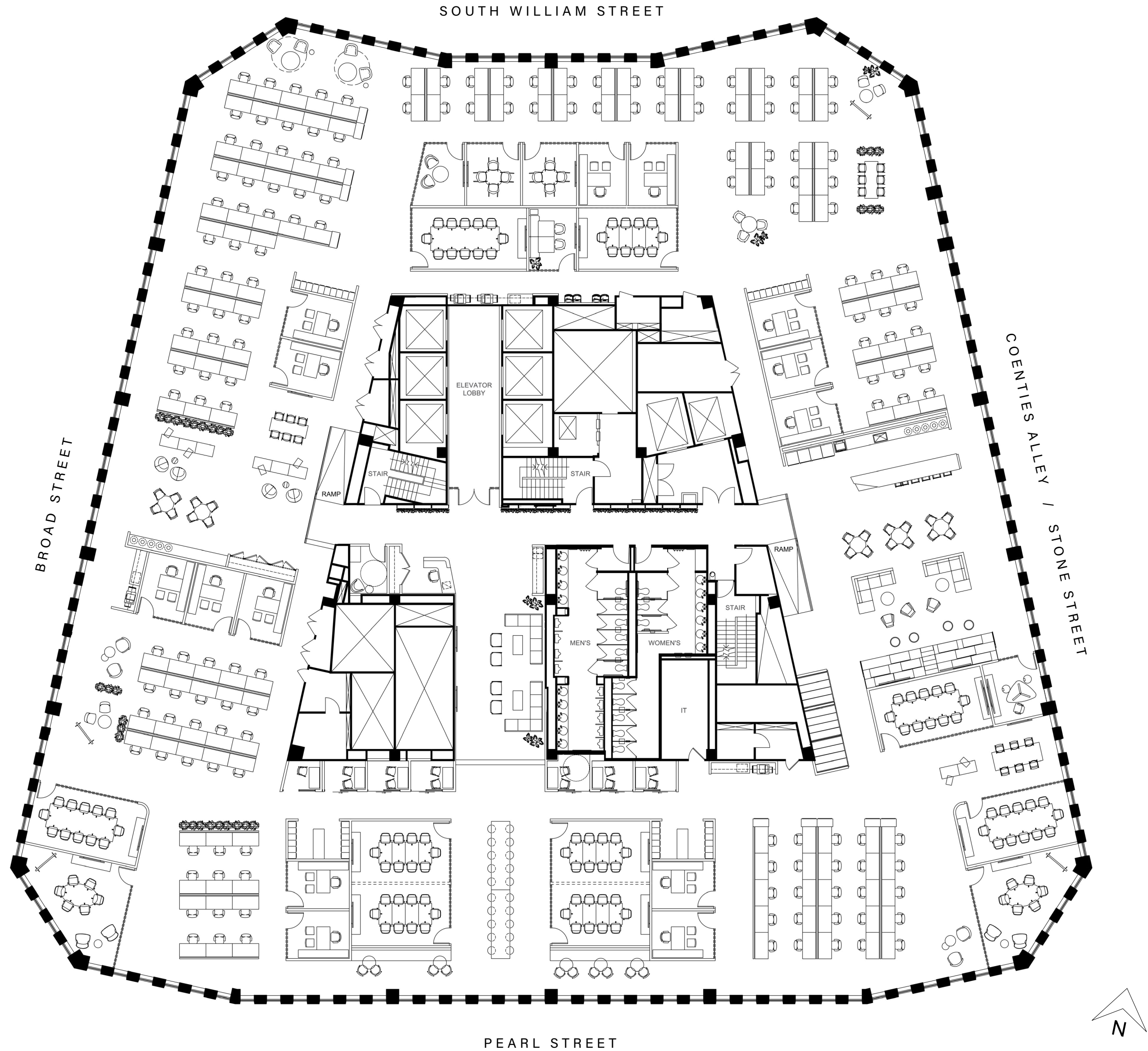


ENTIRE 27<sup>TH</sup> - 30<sup>TH</sup> FLOORS  
OPEN LAYOUT TEST FIT  
+/- 39,000 RSF

WORK SPACE	SEATS
OFFICES	14
WORKSTATIONS	153
TOTAL HEADCOUNT	124*

COLLABORATIVE SPACE	
CONFERENCE ROOM SEATS	118
HUDDLE	3
PHONE BOOTHS	7
LOCKERS	44
COPY/PRINT	3
PANTRY	1
IT ROOM	1

\*Up to 207 total seat count without  
reducing conferencing



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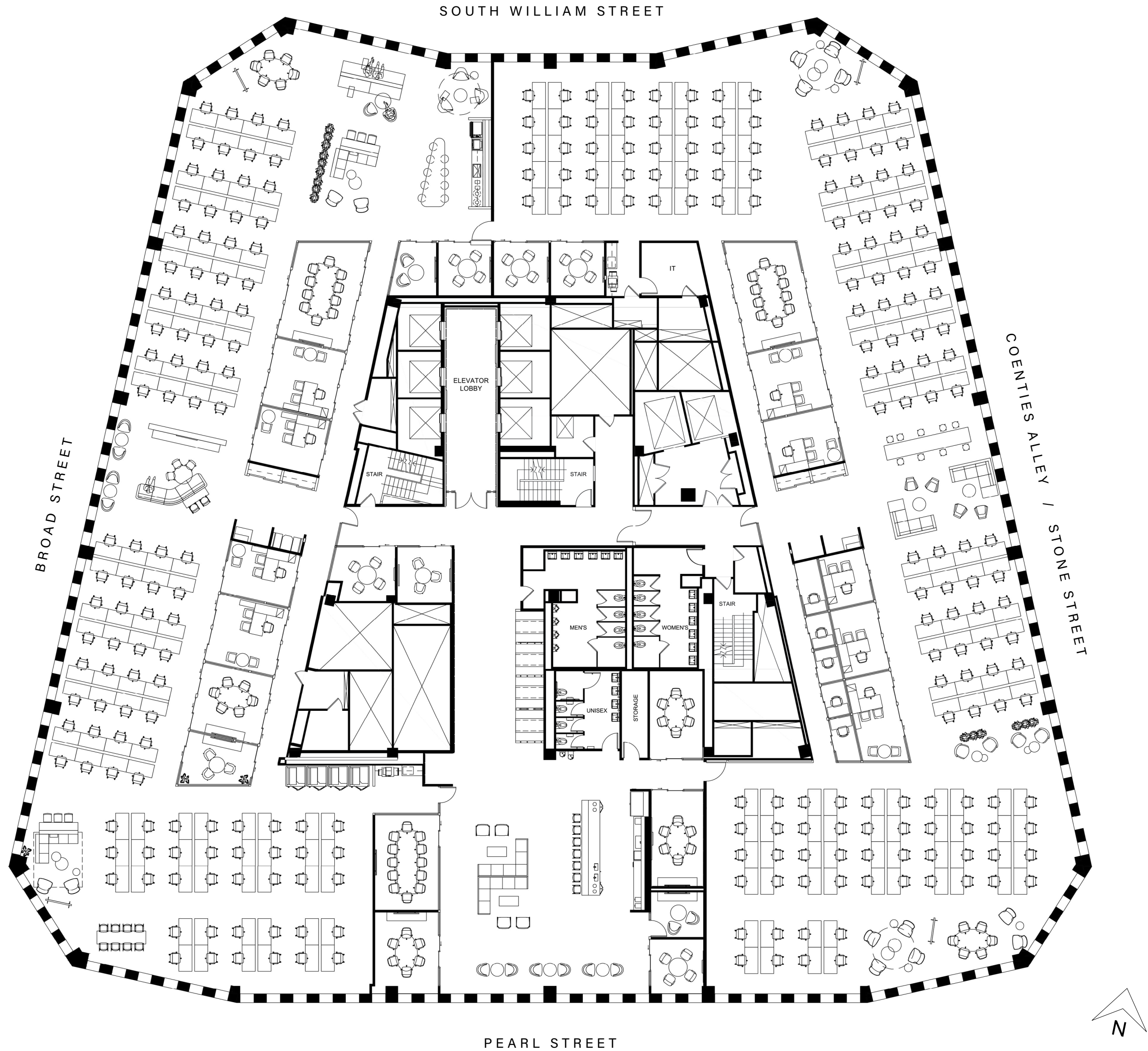




ENTIRE 27<sup>TH</sup> - 30<sup>TH</sup> FLOORS  
HIGH-DENSITY TEST FIT  
+/- 39,000 RSF

WORK SPACE	SEATS
PRIVATE OFFICES	9
WORKSTATIONS	260
TOTAL HEADCOUNT	269*

COLLABORATIVE SPACE	
CONFERENCE / HUDDLE	15
CONFERENCE ROOM SEATS	86
OPEN COLLABORATIVE AREAS	10
OPEN COLLABORATIVE SEATS	113
PHONE BOOTHS	9
PANTRIES	2
IT ROOM	1
COAT CLOSETS	4



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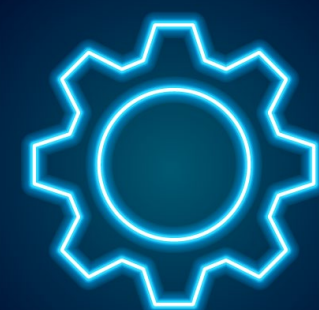
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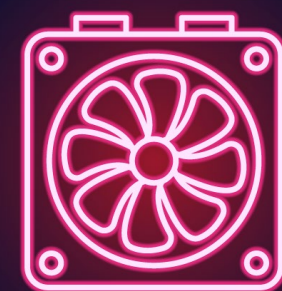
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# BUILDING SPECIFICATIONS



Constructed: 1983  
Architect: Skidmore Owings & Merrill  
Building Size: 1,100,000 RSF  
Height: 30 stories  
Ceiling Heights:  
12'-3" slab-to-slab typical  
15'-0" slab-to-slab - 26th floor  
12'-5" slab-to-slab - 28th/30th floor  
15'-0" slab-to-slab - 27th/29th floor  
Column Spacing:  
Column-free interior space  
Floor Sizes: 37,600 - 39,350 RSF  
Floor Loads: 50 PSF live load



Heating: Perimeter hot water convection system heating by Con Edison steam through a heat exchanger  
Air Conditioning: Chilled water system comprising of 4 chillers totaling 3,400 tons capacity and 4,000 tons of cooling tower capacity



Elevators: 17 high-speed passenger elevators in three elevator banks  
2 freight elevators with 4,000 lbs. load capacity  
2 escalators between building lobby and concourse level cafeteria/meeting rooms



Electrical: 6 watts PRSF  
Emergency Power: 16 MW from 8 emergency generators provide emergency power for full backup of base building loads  
Capacity for tenant critical loads is available  
Fuel storage of 20,000 gallons



Tel/Data: WiredScore Platinum  
AT&T, Altice, CenturyLink, Crown Castle Fiber, Pilot, Spectrum Business, Verizon, Verizon Enterprise, and Zayo, which offers tenants dedicated, high speed internet access upon request



2 remote PoEs  
Life Safety: Fully sprinklered  
Fully addressable Class E fire alarm system  
2 remote egress stairwells  
Security: 24-hour/365 days per year manned security  
HID card access control at elevator lobby turnstiles  
CCTV monitoring with digital recording system  
Web-based visitor registration system





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Ownership:

