

ALWAYS ON

85 BROAD STREET





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

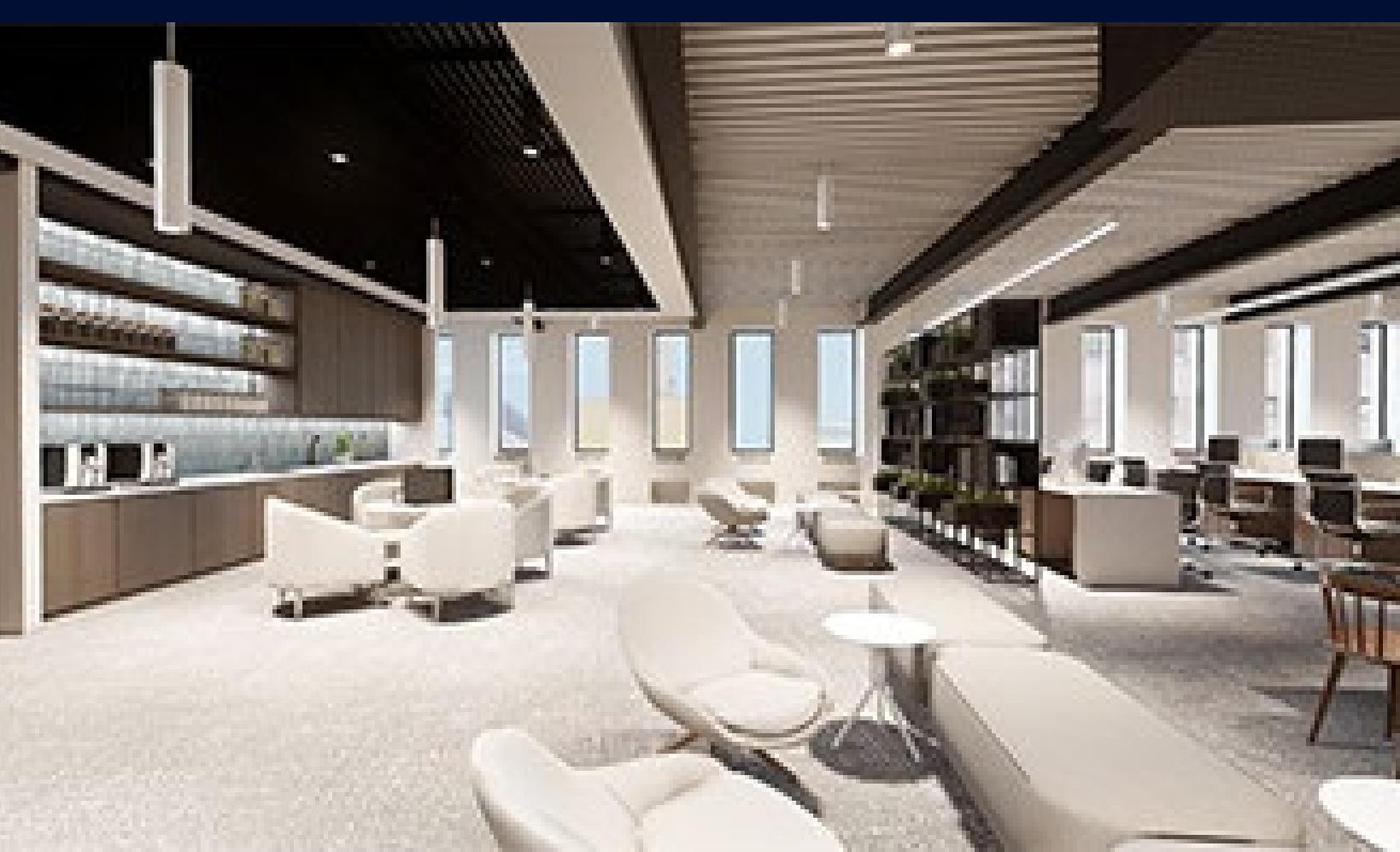
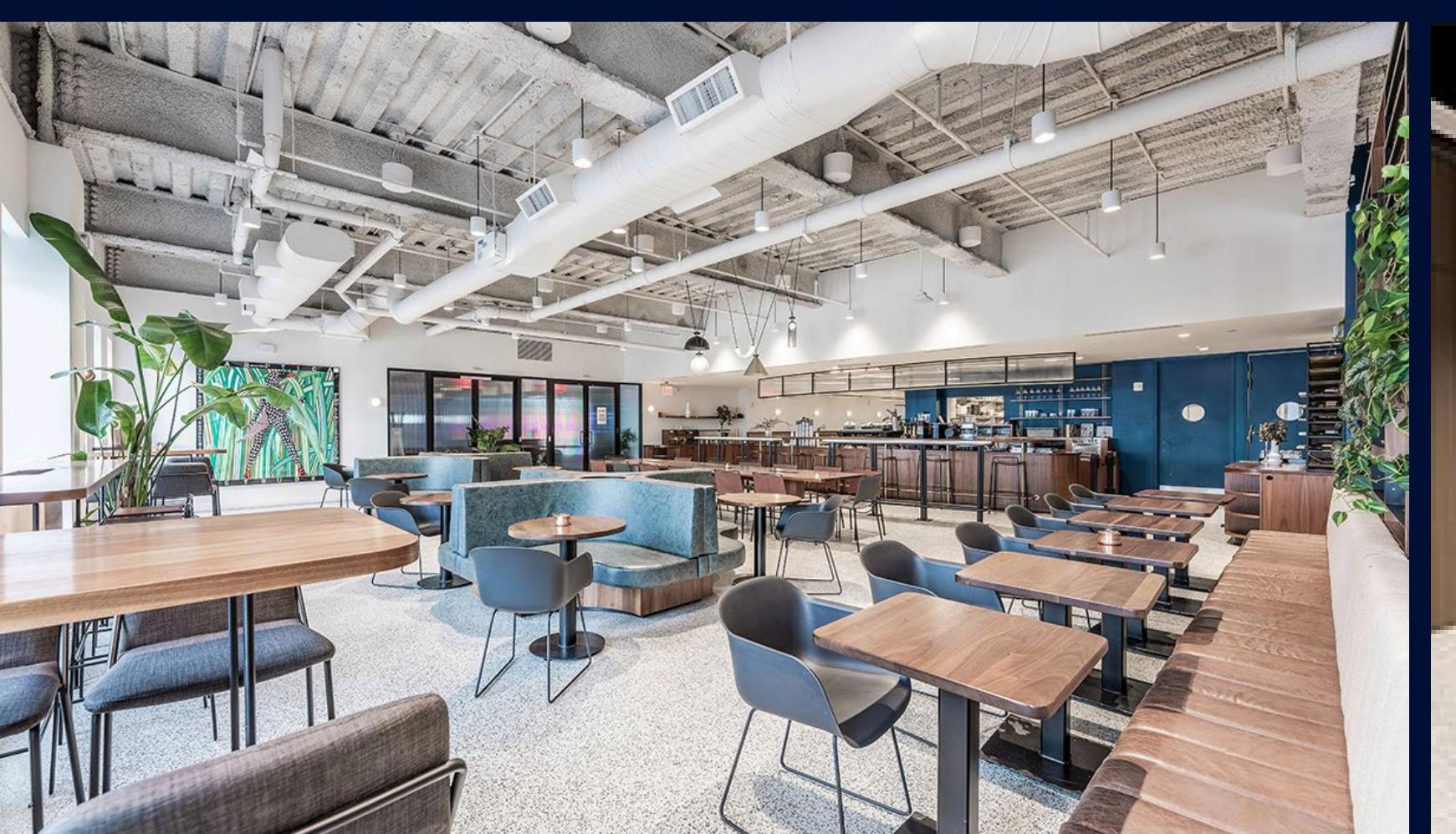
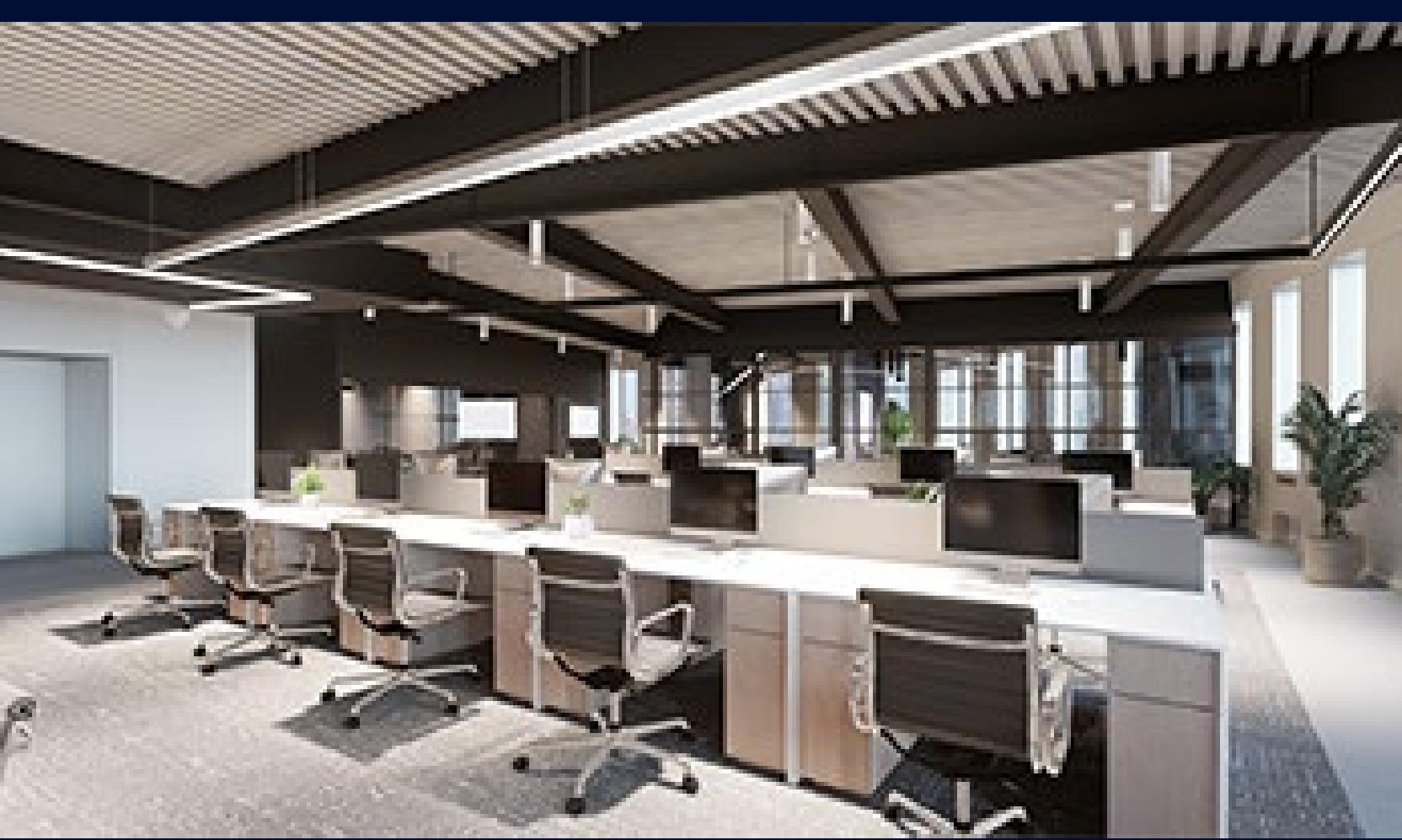
Partial floors (2 &12) - 23,947 to 27,709 rsf

Column-free

Private lobby potential

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





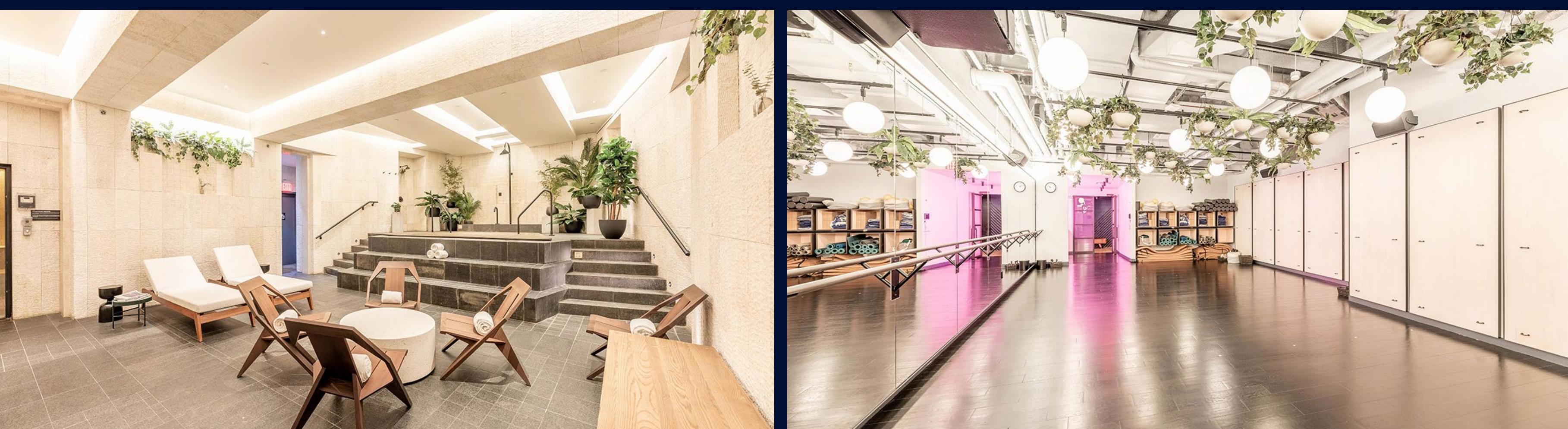






POWERFUL PERKS

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.

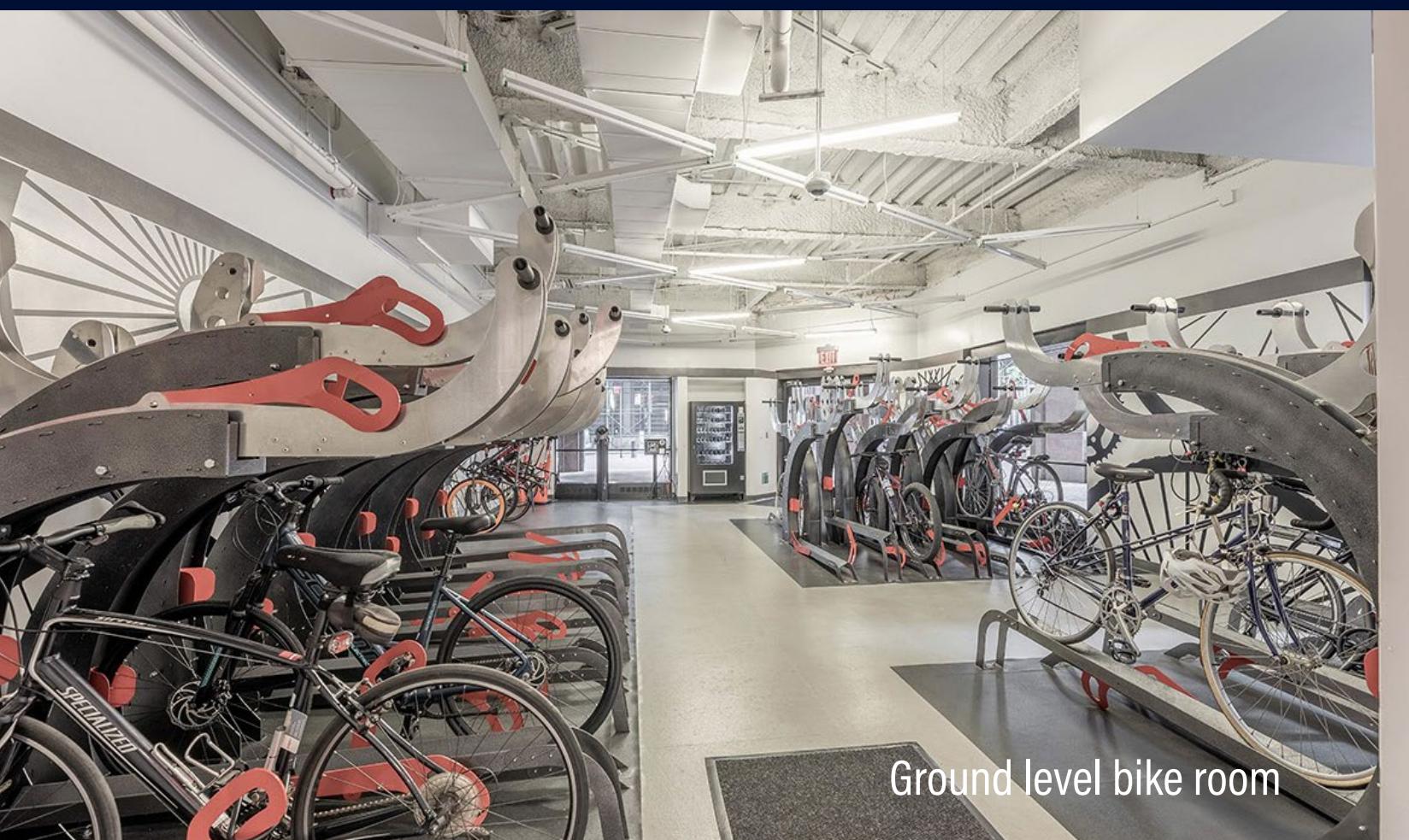




Full service cafeteria



Full service cafeteria



Ground level bike room



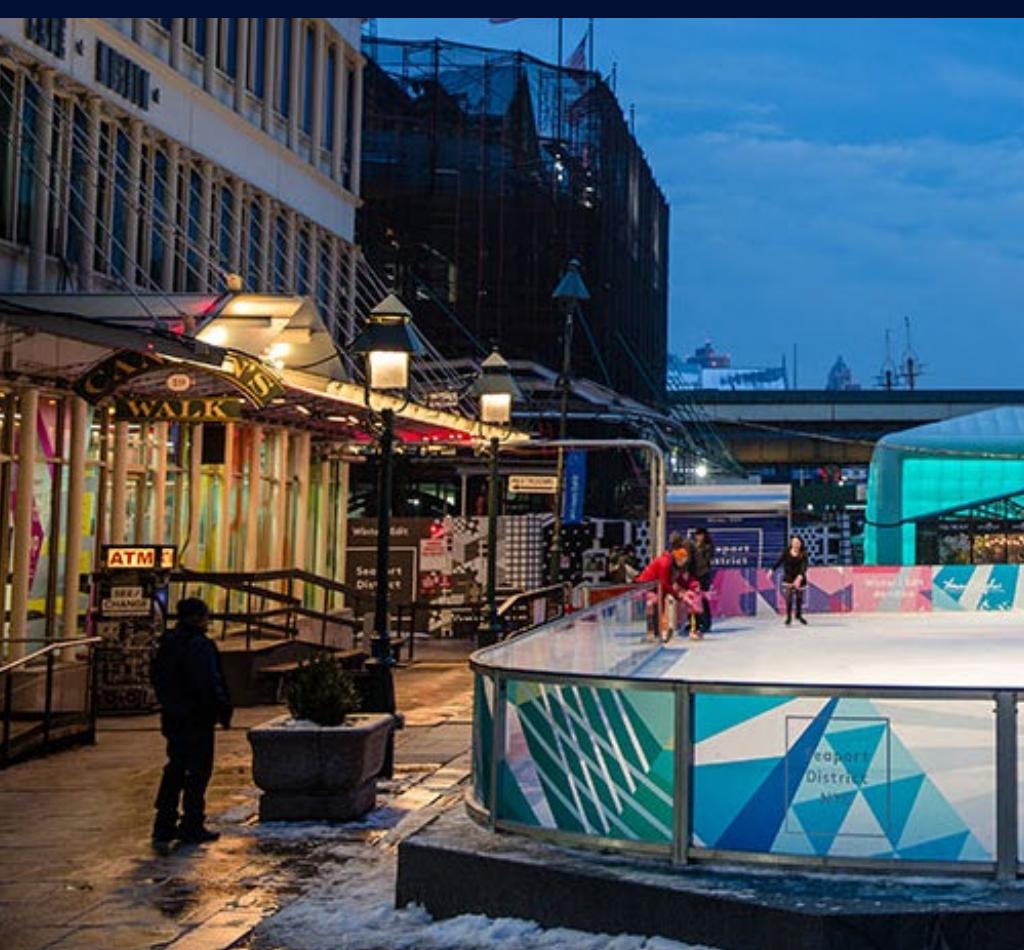
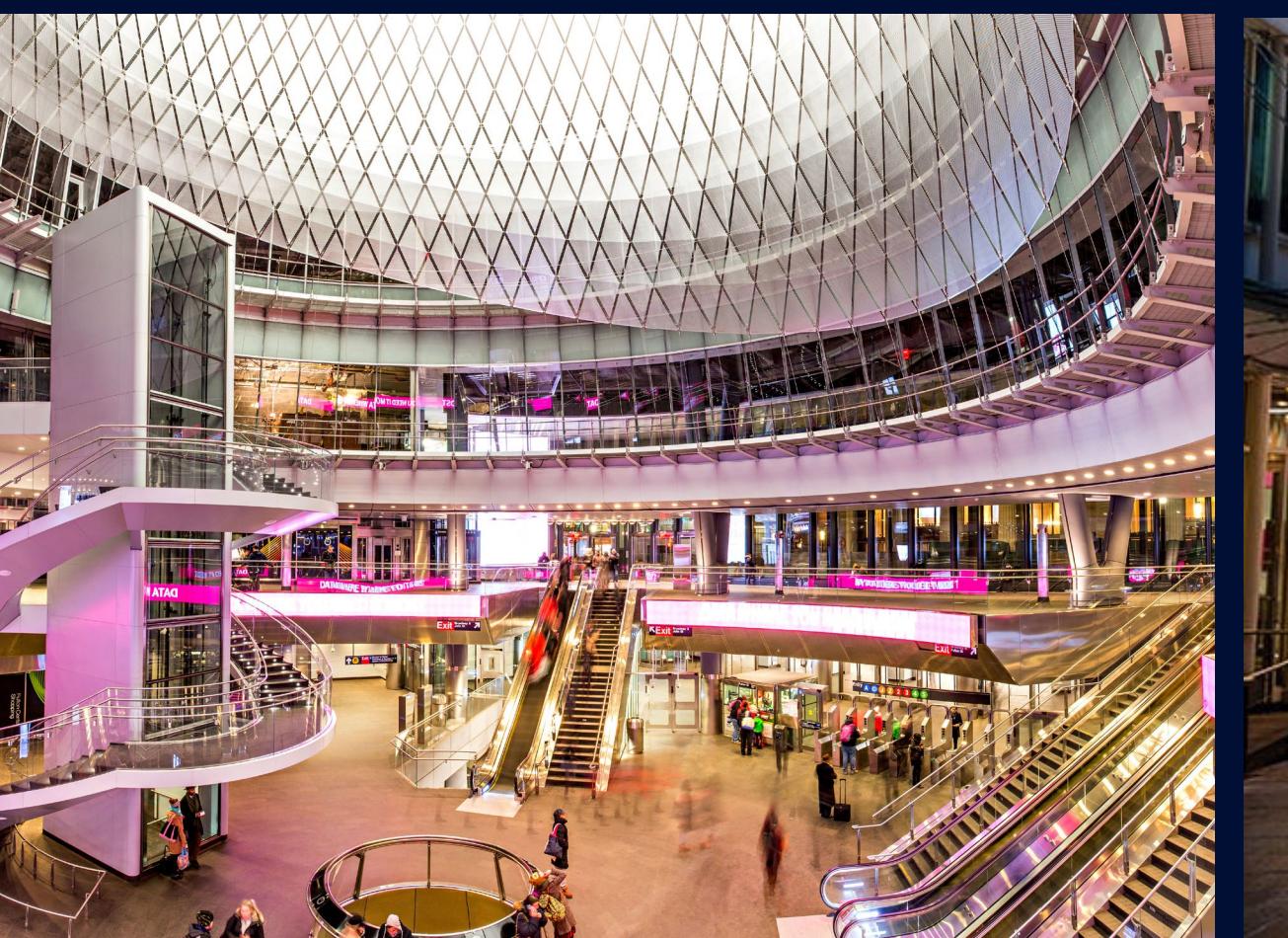
8 back-up power generators

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.





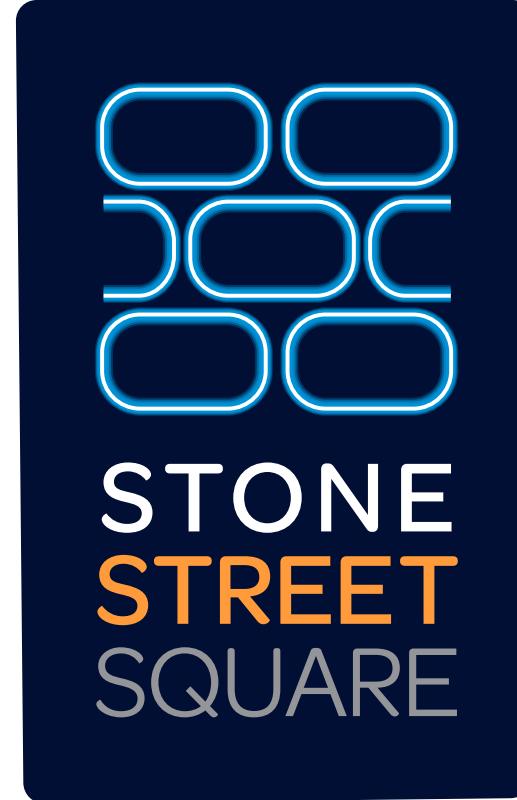
TRANSFORMATIONAL SUSTAINABILITY

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.

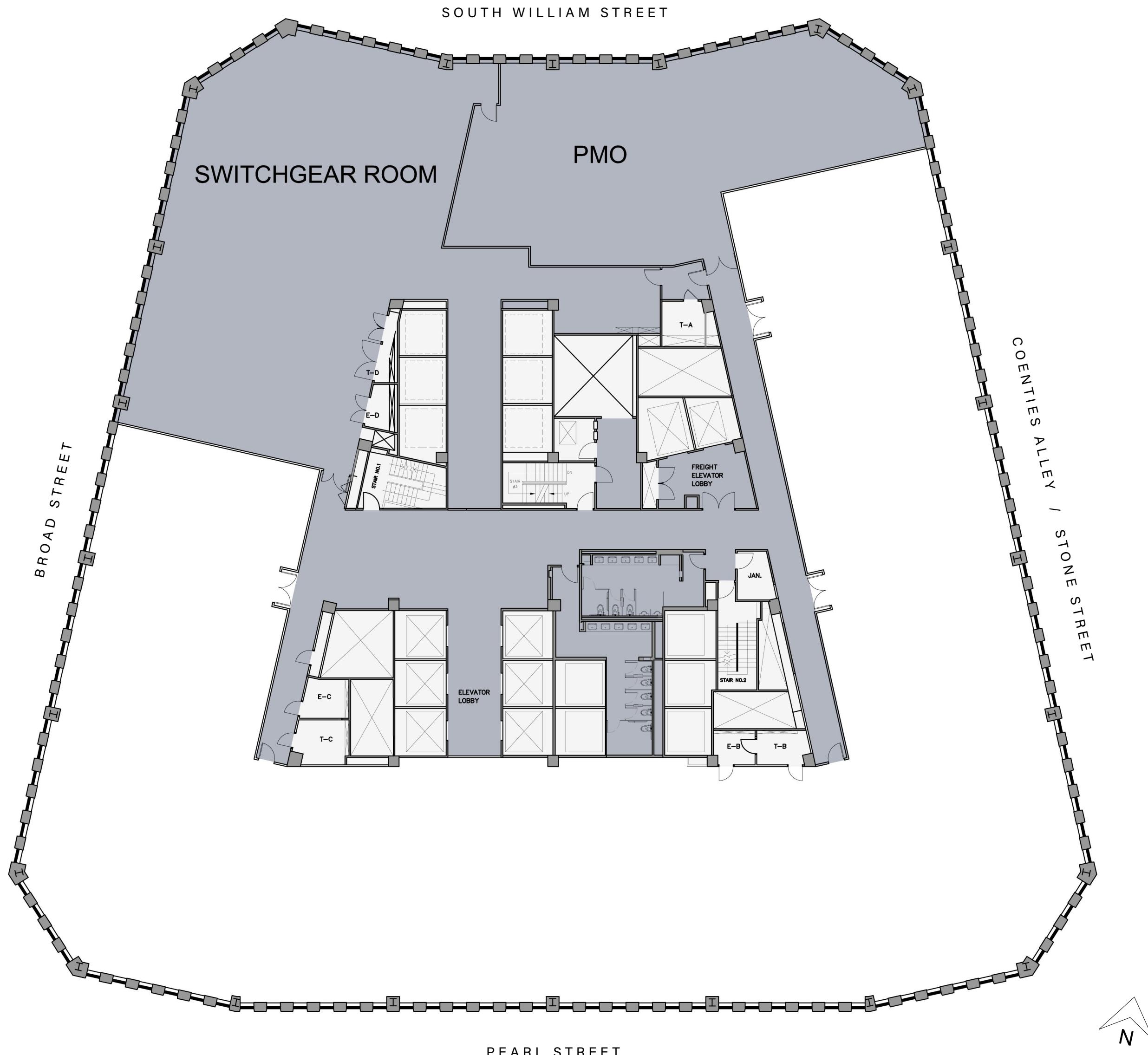


WiredScore
PLATINUM





PARTIAL 2ND FLOOR
CORE & SHELL
23,947 RSF



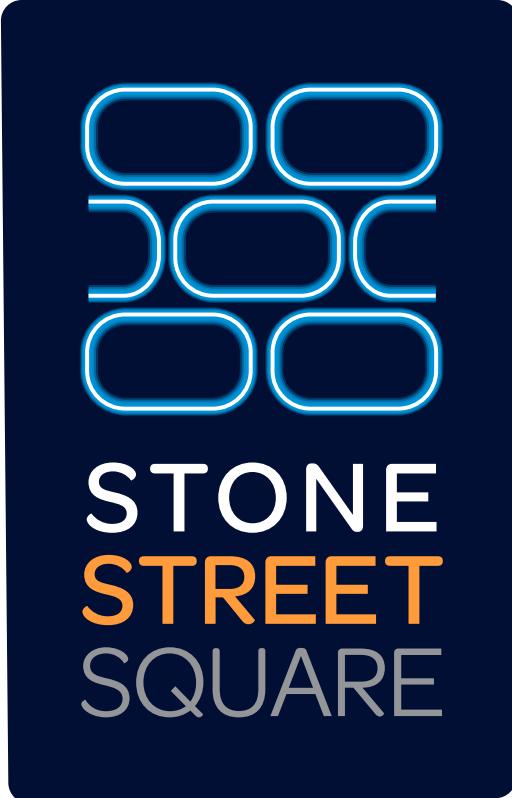
Exclusive Leasing Agent:

**AVISON
YOUNG**

PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945



85 Broad Street, NY NY 10004



PARTIAL 12TH FLOOR PROPOSED LAYOUTS / PREBUILDS

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

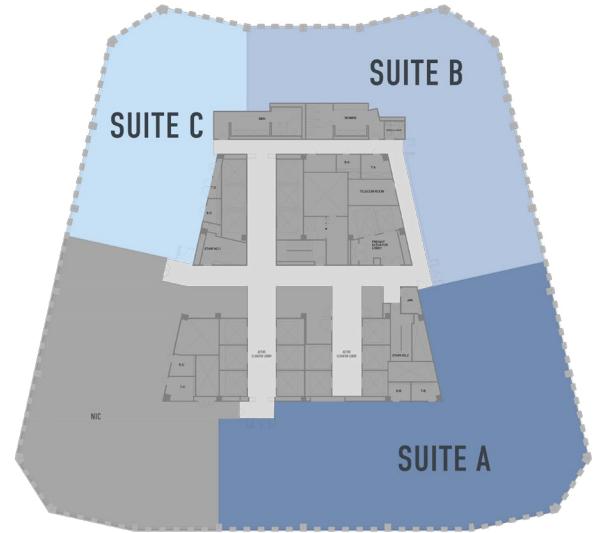
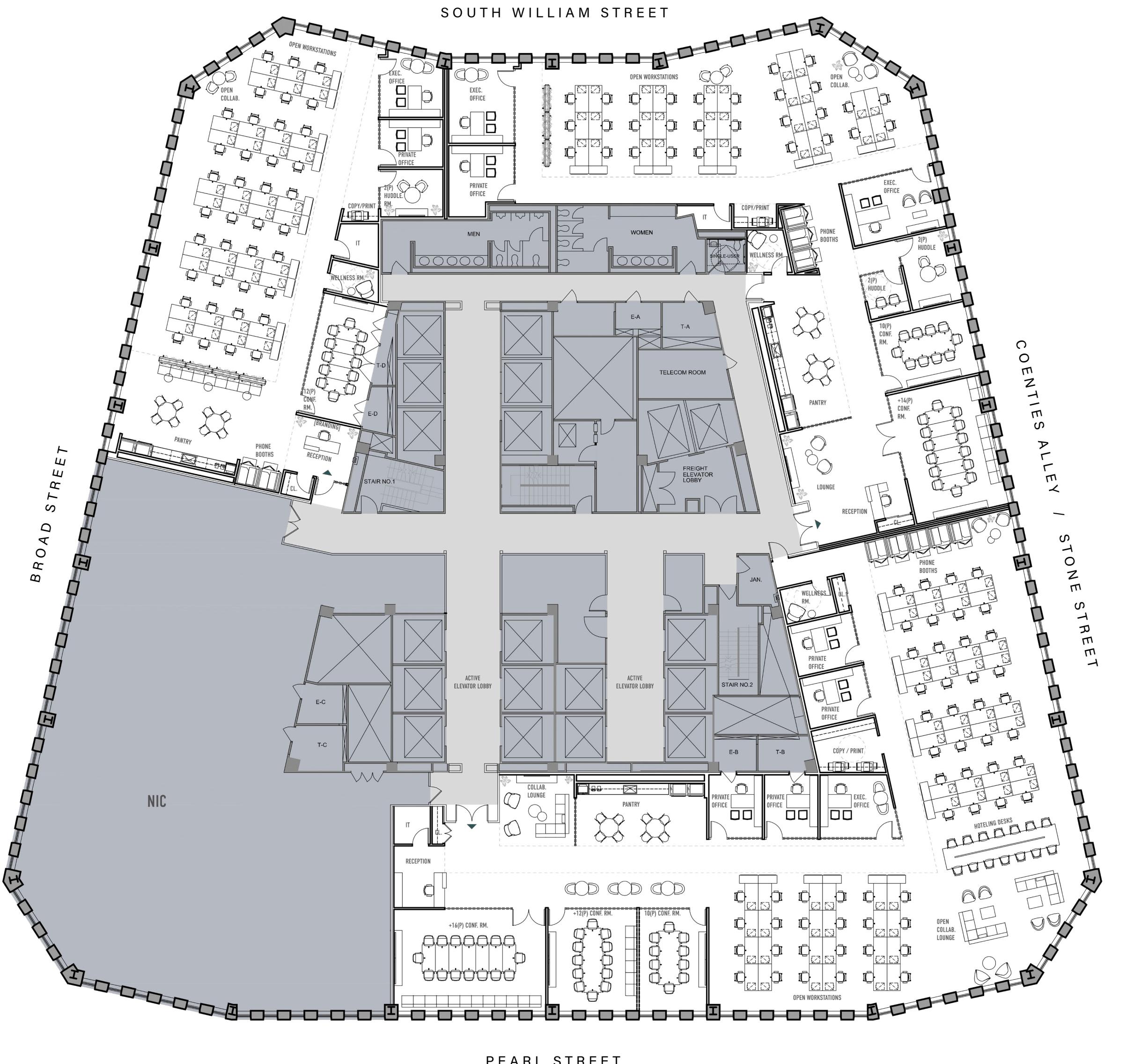
WORK SPACE	SUITE A	SUITE B	SUITE C
OFFICES	4	1	1
EXECUTIVE OFFICES	1	2	1
WORKSTATIONS	57	31	39
TOTAL HEADCOUNT	62	34	41

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



Exclusive Leasing Agent:

**AVISON
YOUNG**

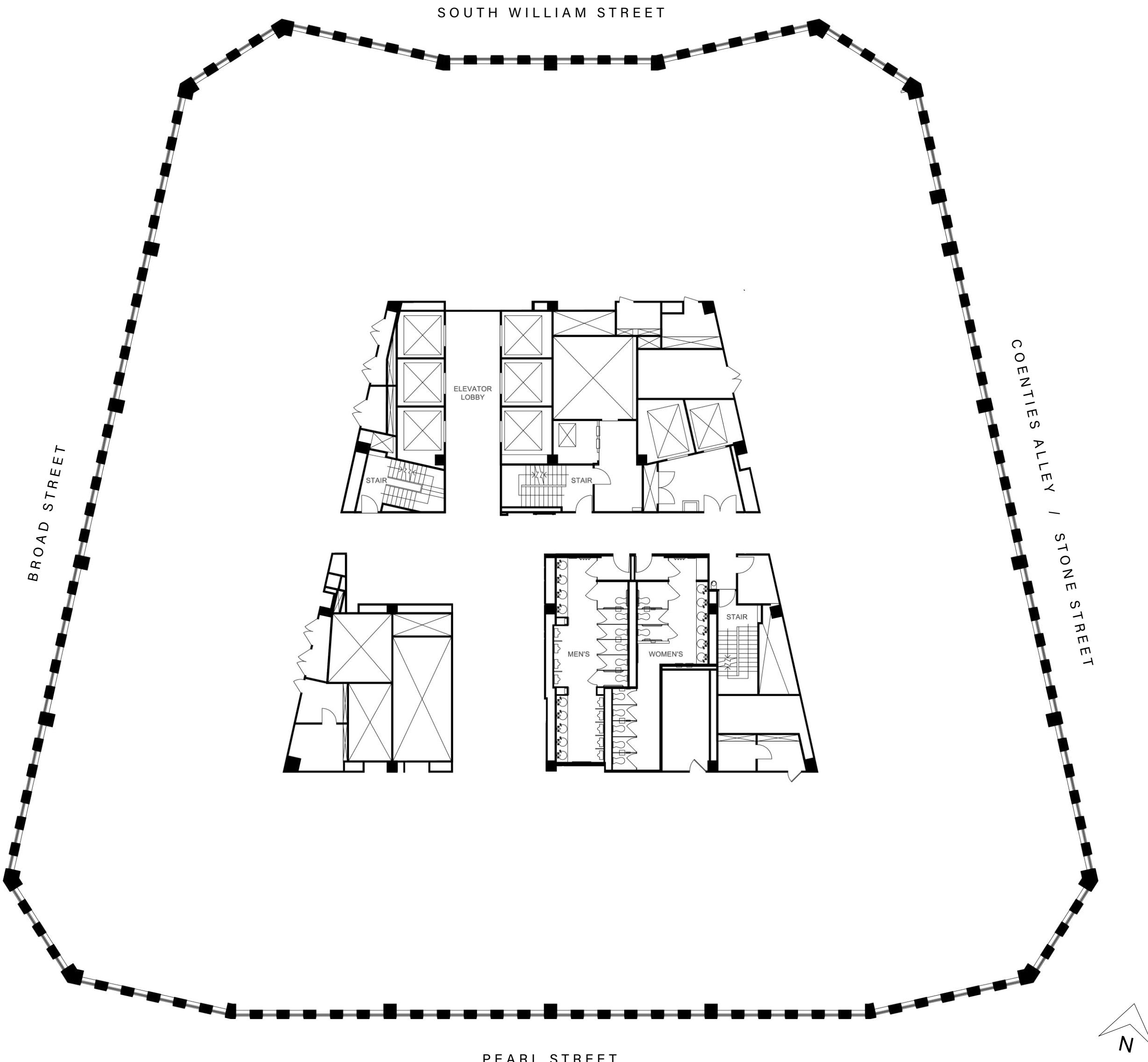
PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945



85 Broad Street, NY NY 10004



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



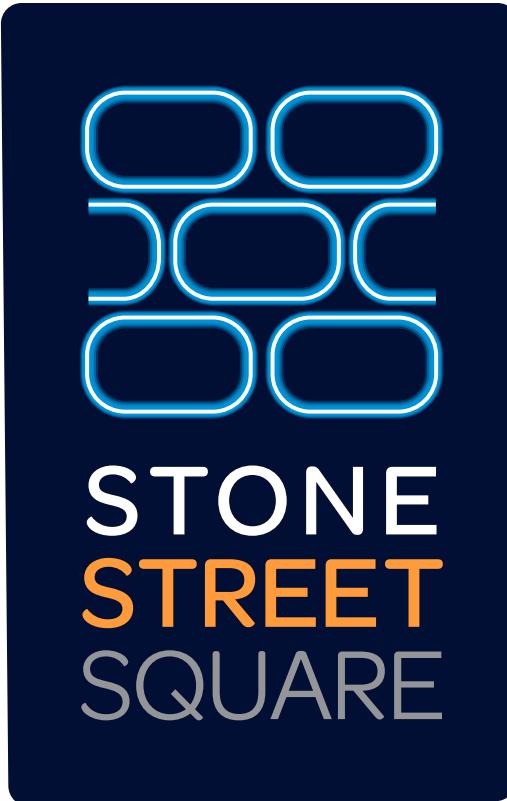
Exclusive Leasing Agent:

**AVISON
YOUNG**

PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945



85 Broad Street, NY NY 10004



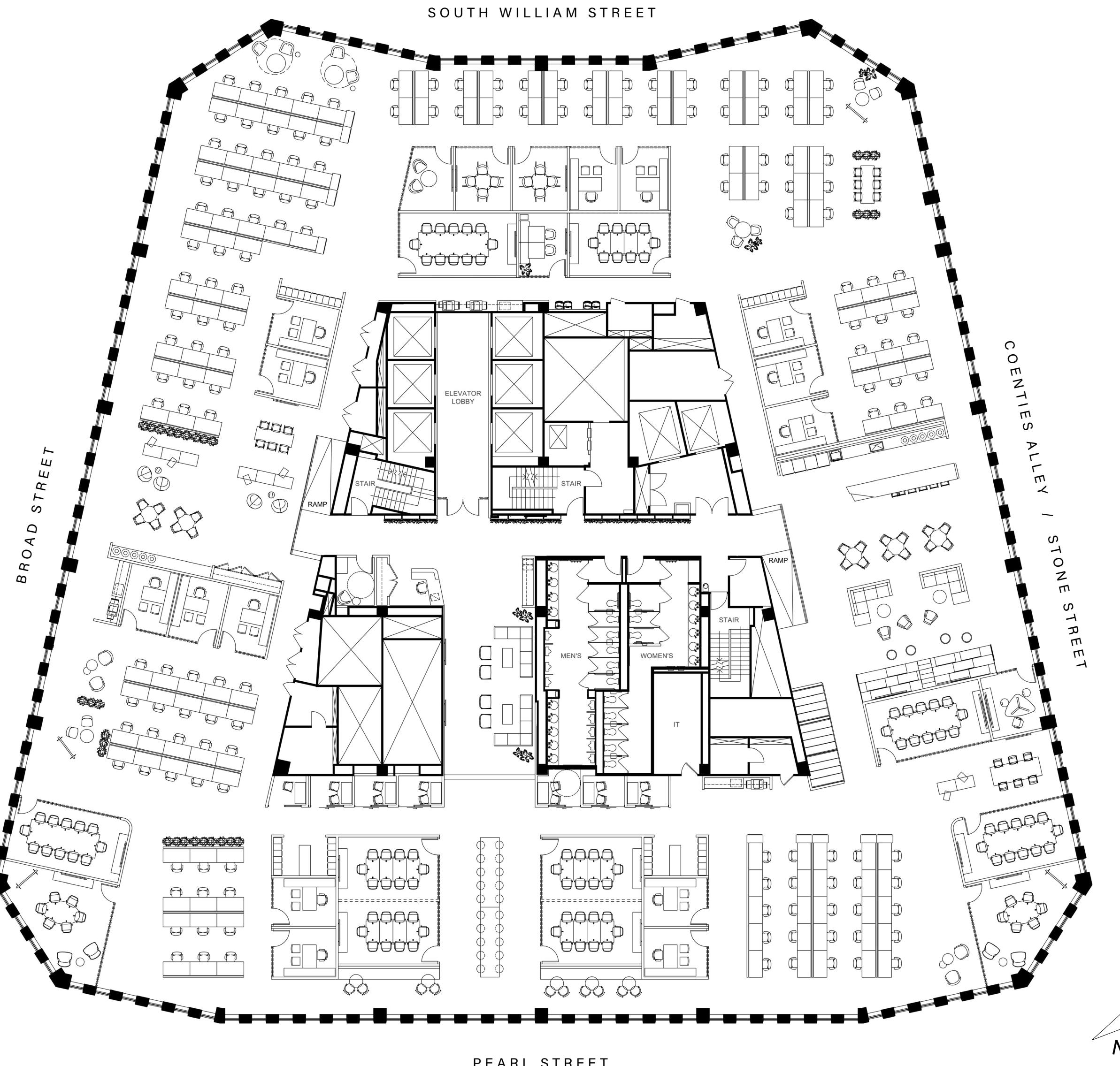
ENTIRE 27TH - 30TH FLOORS
OPEN LAYOUT TEST FIT
+/- 39,000 RSF

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



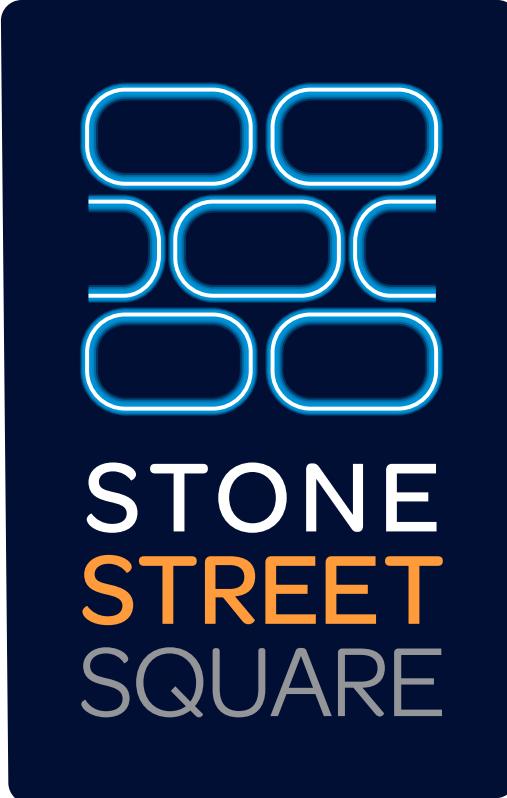
Exclusive Leasing Agent:

**AVISON
YOUNG**

PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945



85 Broad Street, NY NY 10004

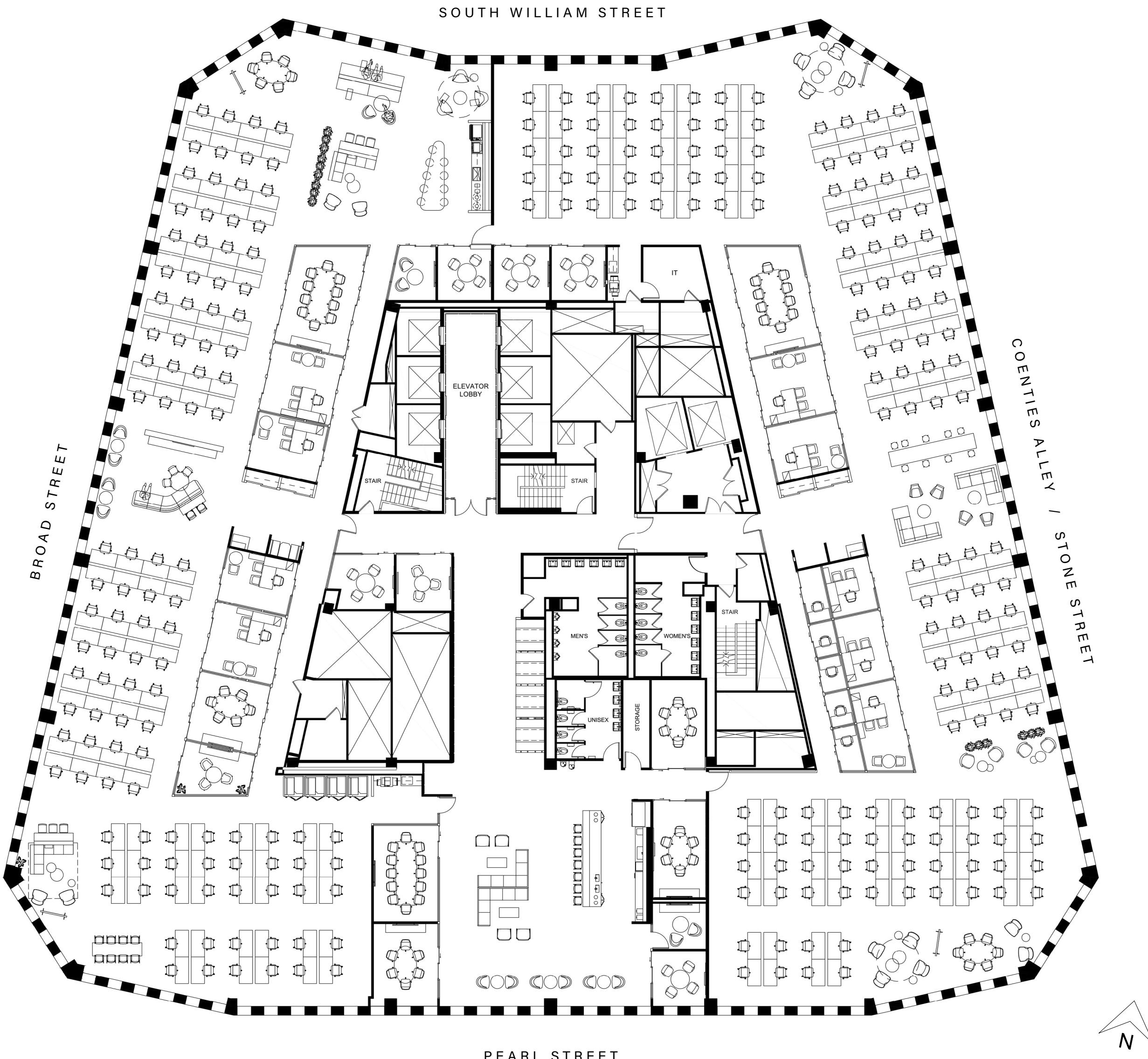


ENTIRE 27TH - 30TH FLOORS
HIGH-DENSITY TEST FIT
+/- 39,000 RSF

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



Exclusive Leasing Agent:

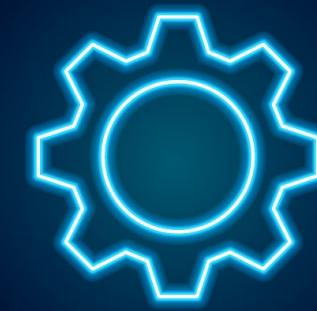
**AVISON
YOUNG**

PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945



85 Broad Street, NY NY 10004

BUILDING SPECIFICATIONS



Constructed: 1983
Architect: Skidmore Owings & Merrill

Building Size: 1,100,000 RSF

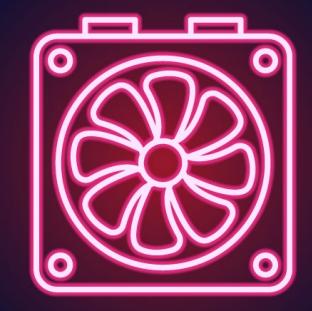
Height: 30 stories

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

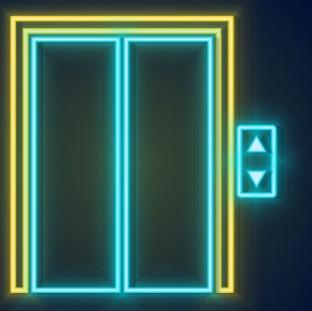
Floor Sizes: 37,600 - 39,350 RSF

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



85 Broad Street, NY NY 10004

PATRICK STEFFENS
patrick.steffens@avisonyoung.com
212.729.7945

Exclusive Leasing Agent:



**AVISON
YOUNG**

Ownership:



530 Fifth Avenue, 4th Floor | New York, NY 10036 | T 212.729.7140 | F 917.591.9300 | avisonyoung.com

© 2024 Avison Young. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.