





BFPL




A PLAYGROUND FOR THE MIND


An 8.5M RSF mixed-use community located in Lower Manhattan, across 14-acres on the Hudson River, Brookfield Place brings together world-class shopping, curated dining, cultural experiences and modern office spaces for the world's most innovative companies.





COMMUTING MADE SIMPLE


Brookfield Place provides a direct connection to Downtown's major transit hubs, Brookfield Place Ferry Terminal and the West Side Highway. Accessible to Midtown, New Jersey and Brooklyn, Brookfield Place makes commuting simple.


- 

7 MIN
WALK TO FULTON STREET & WTC TRANSIT CENTERS
- 

2 MIN
WALK TO FERRY TERMINAL
- 

6 MIN
WALK FROM DOWNTOWN MANHATTAN HELIPAD
- 

Bikes
TENANT-ONLY BIKE ROOMS & CITI BIKES ON-SITE
- 

35 MIN
CAR RIDE TO, JFK, NEWARK & LAGUARDIA AIRPORTS
- 

2 MIN
WALK TO MULTIPLE BUS LINES

THE CENTER OF DOWNTOWN



 **\$350M**
CAPITAL
IMPROVEMENTS

 **7.5M SF**
OFFICE

 **300K SF**
RETAIL

 **5 ACRE**
LANDSCAPED
WATERFRONT
PLAZA

 **100+**
EVENTS
A YEAR

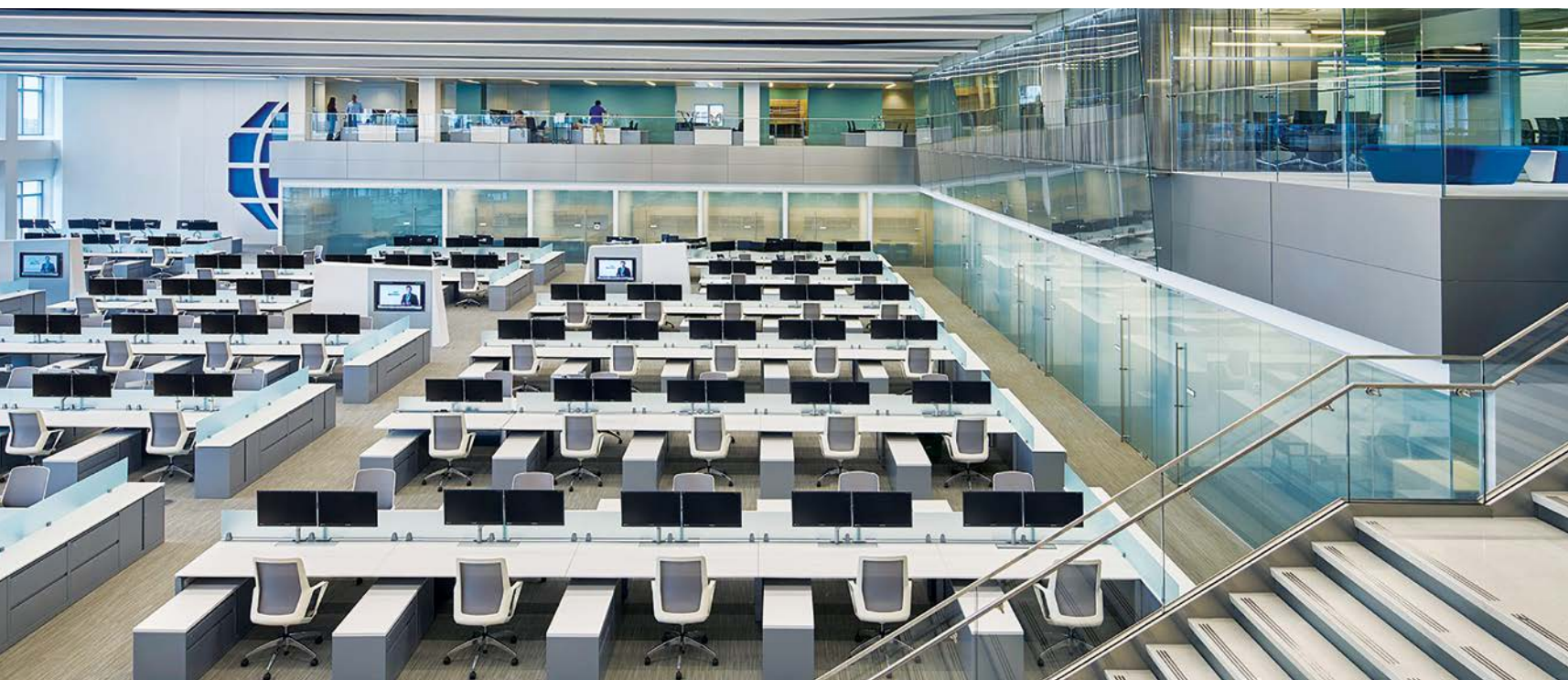
 **30K SF**
FRENCH-INSPIRED
MARKETPLACE,
LE DISTRICT

 **14**
CHEF-DRIVEN
FAST-CASUAL
ETERIES

 **8**
SIGNATURE
RESTAURANTS

THE ULTIMATE CHANGE OF SCENERY





WORK THE WAY IT WAS INTENDED

Modern, efficient construction lends itself to unique light-filled interiors. The office is where your culture is built, ideas are generated and your people want to collaborate, together. Brookfield Place also offers a number of public and private outdoor areas.

FOODIE'S PARADISE

From high-end cuisine to fast-casual options, Brookfield Place provides seemingly limitless dining opportunities.

HUDSON EATS

- Black Seed Bagels
- Blue Ribbon Sushi Bar
- Chop't
- DIG
- Dos Toros
- Fuku
- Mighty Quinn's
- Num Pang
- Olive's
- Sprinkles
- Tartinery
- Umami Burger

COFFEE + TREATS

- For Five Café
- Juice Press
- Laughing Man Coffee
- Starbucks Reserve Bar

RESTAURANTS

- Del Frisco's Grille
- Le District
- P.J. Clarke's
- Sant Ambroeus
- Seamore's



For Five Café



Le District



Del Frisco's Grille



Umami Burger



Tartinery



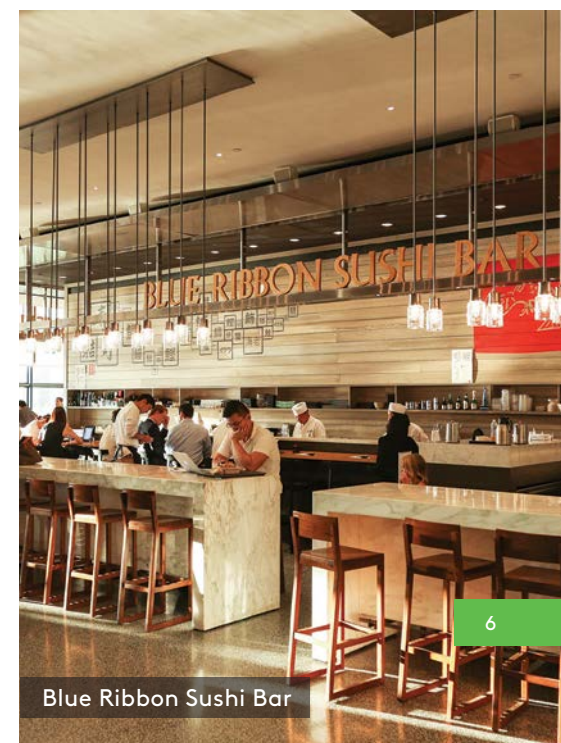
Fuku



P.J. Clarke's



Seamore's



Blue Ribbon Sushi Bar



Louis Vuitton



Suitsupply



Theory



Oliver Peoples



Gucci



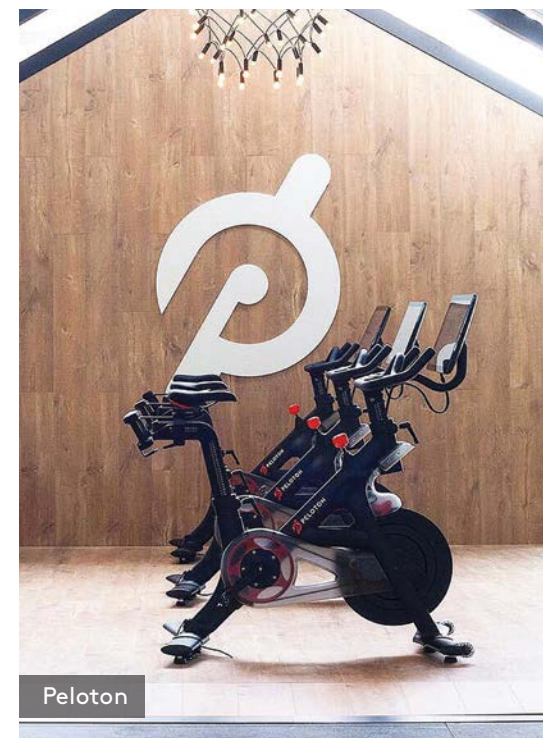
Jo Malone



Club Monaco



Cos Bar



Peloton

RETAILERS

Brookfield Place is Lower Manhattan's most iconic shopping destination.

- Allen Edmonds
- Bonobos
- Bottega Veneta
- Club Monaco
- Cos Bar
- Davidoff Cigars
- Ermenegildo Zegna
- Gucci
- Hickey Freeman
- J.Crew
- Jo Malone London
- Louis Vuitton
- Lululemon
- Madewell
- Michael Kors
- Monica + Andy
- Oliver Peoples
- Omega
- Peloton
- Rhone
- Salvatore Ferragamo
- Suitsupply
- Theory
- Tory Burch
- UNTUCKit
- Vince



New Stand



Amazon Go

SERVICES

From head to toe, Brookfield Place has services to help cut down on additional stops and get you where you need to be, faster.

Adam Grooming*

Amazon Go

Cobbler Express

Drybar

Institute of Culinary Education

Jack's Barber Shop

New Stand

Rite Aid

Zip Car

*Coming Soon



Drybar



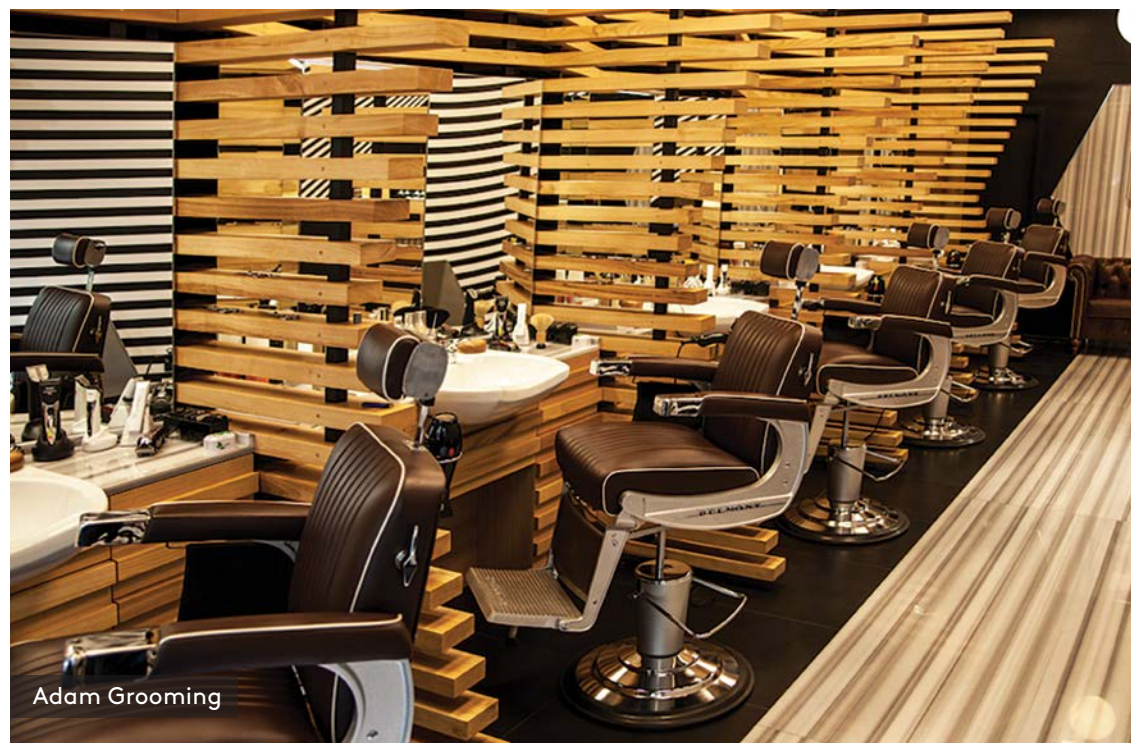
Institute of Culinary Education



Jack's Barber Shop



Zip Car



Adam Grooming

AMENITIES

Brookfield Place curates an easier work-life balance, providing a full range of lifestyle amenities, creating a unique tenant experience.

CAMPUS

- Arts Brookfield
- Campus Perks Program
- Concierge

FITNESS & HEALTH

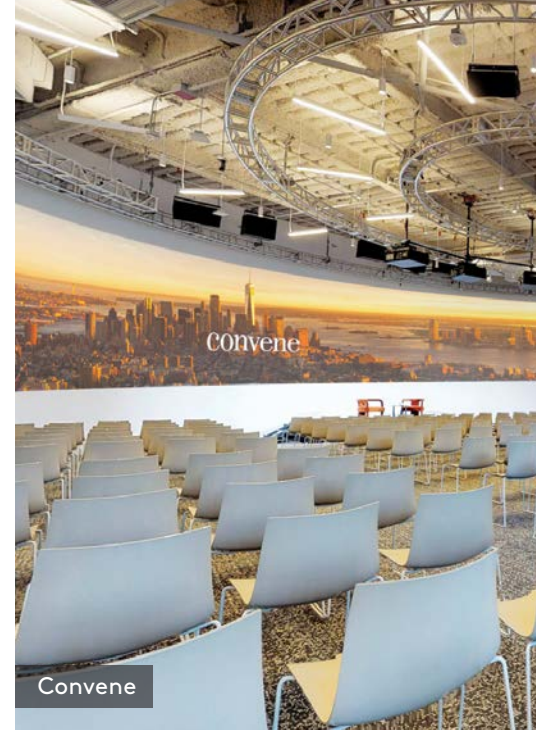
- Bike Parking
- Carbon Health
- Citi Bike
- Clean Market
- Equinox
- Showers On-Site

BUSINESS

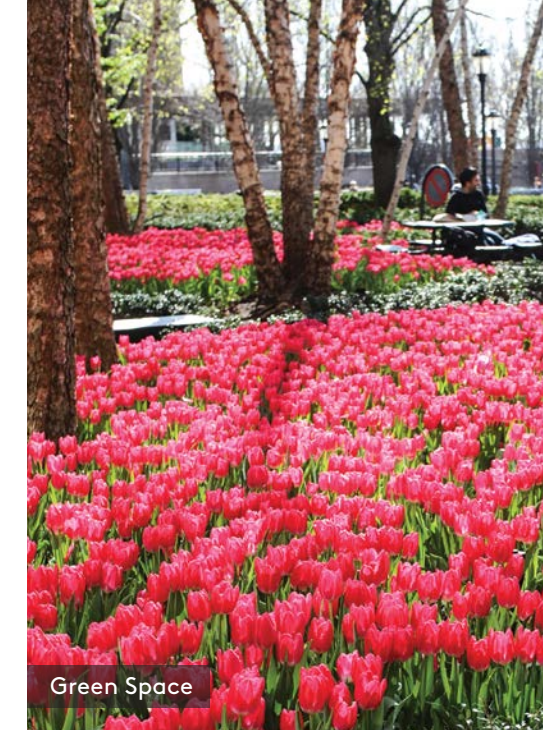
- Brand Visibility
- Convene
- Digital Connectivity
- Sponsorship Opportunities

OUTDOOR SPACE

- Dedicated Tenant Terraces
- Green Gardens
- North Cove Marina



Convene



Green Space



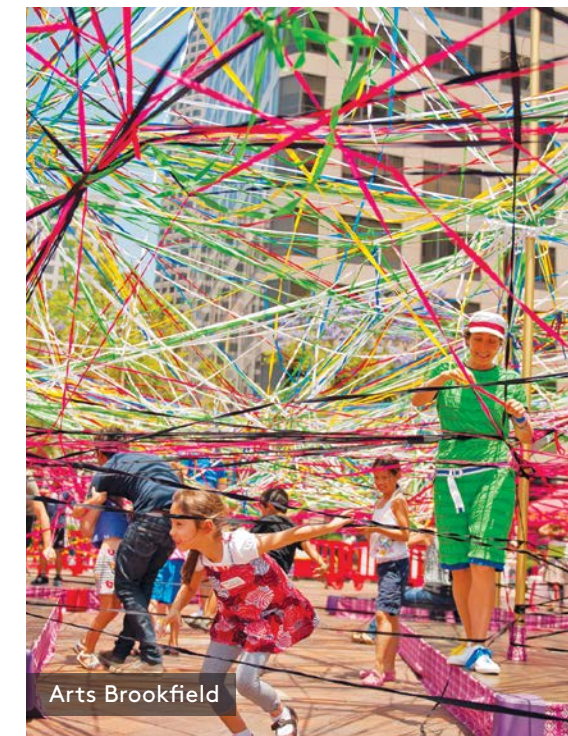
Clean Market



Carbon Health



North Cove Marina



Arts Brookfield



Digital Marketing



Equinox



Citi Bike





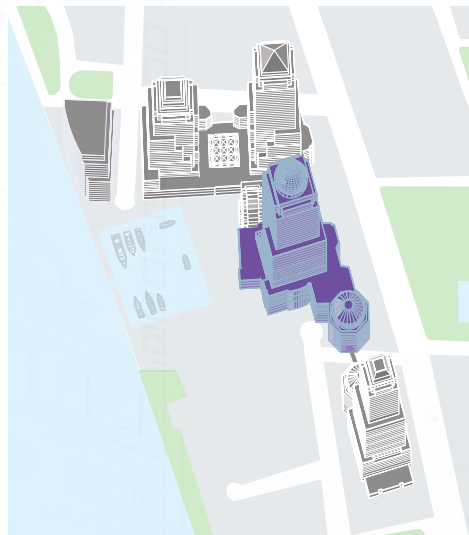
BFPL

225 LIBERTY STREET

Offering sweeping views of Downtown Manhattan and New York harbor, this 44-story tower has direct access to the Winter Garden, luxury retail, dining, extensive public space and more.

225 LIBERTY STREET

BUILDING SIZE
1,739,000 SF



- \$35M LOBBY & ELEVATOR RENOVATION IN 2012
- EXECUTIVE CONFERCING OPPORTUNITY
- ON-SITE PARKING



AVAILABLE FLOORS

PARTIAL FLOOR 43	20,071 RSF	IMMEDIATE
FLOOR 42	39,894 RSF	IMMEDIATE
FLOOR 41	39,894 RSF	4/1/2021
FLOOR 40	43,596 RSF	IMMEDIATE
FLOOR 35	42,675 RSF	IMMEDIATE
FLOOR 28	41,207 RSF	IMMEDIATE
PARTIAL FLOOR 23	20,721 RSF	IMMEDIATE
FLOOR 10	18,012 RSF	Q1 2021

TOTAL AVAILABLE

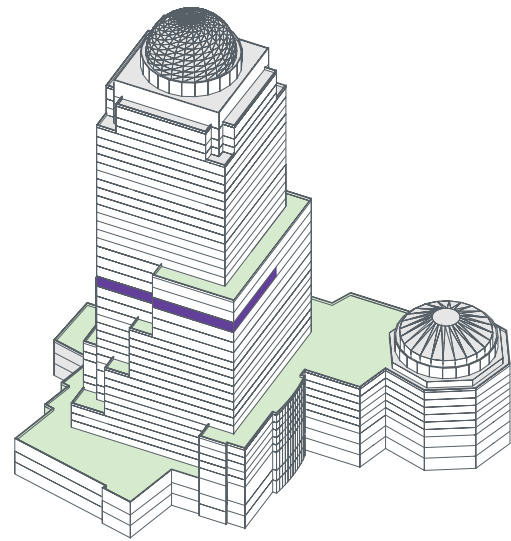
266,070 RSF

EFFICIENT TOWER FLOORPLATES

225 LIBERTY STREET

PARTIAL FLOOR 23

20,721 RSF



■ CEILING HEIGHTS:
12'9" FT SLAB TO SLAB

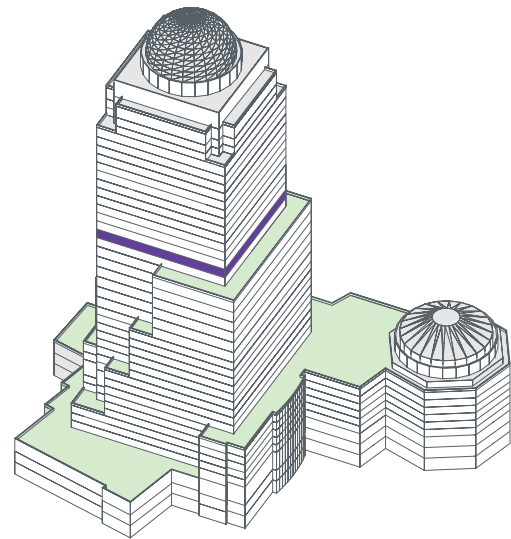


EFFICIENT TOWER FLOORPLATES

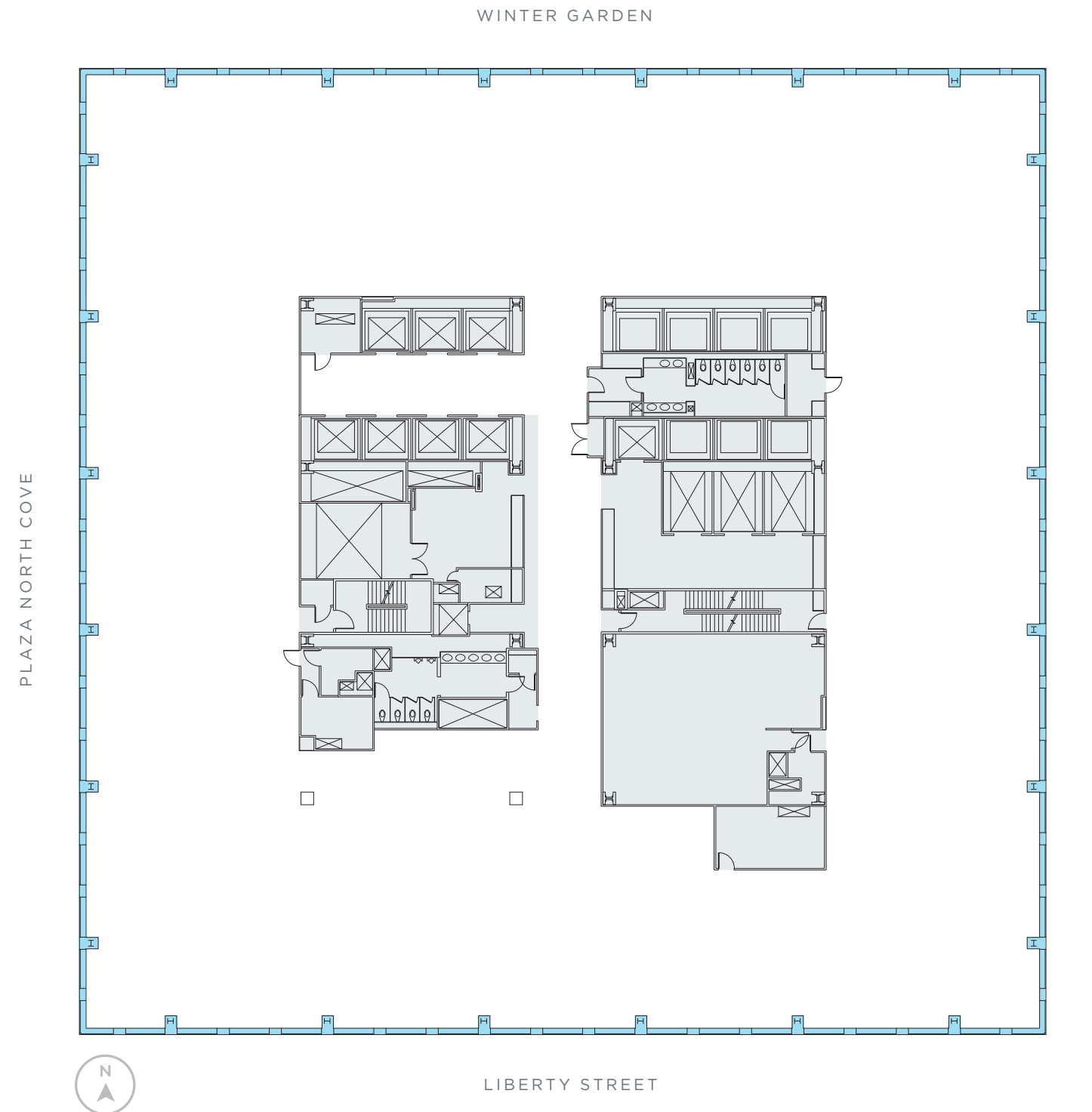
225 LIBERTY STREET

FLOOR 28

41,207 RSF



- CEILING HEIGHTS:
12'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

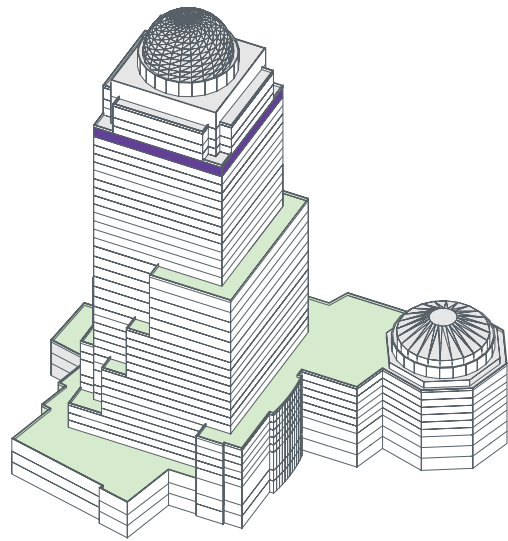


EFFICIENT TOWER FLOORPLATES

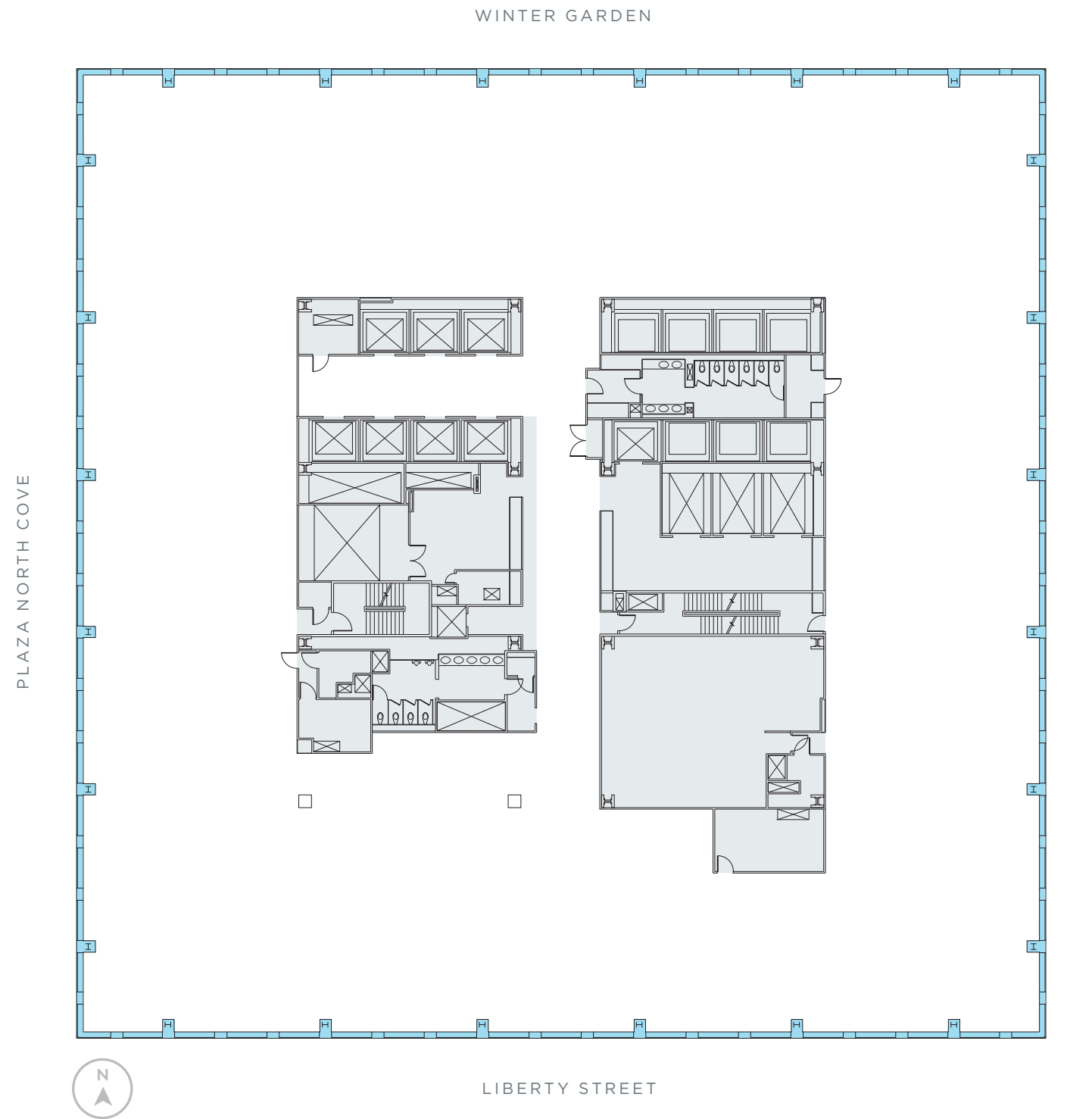
225 LIBERTY STREET

FLOOR 40

43,596 RSF



- CEILING HEIGHTS:
14'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

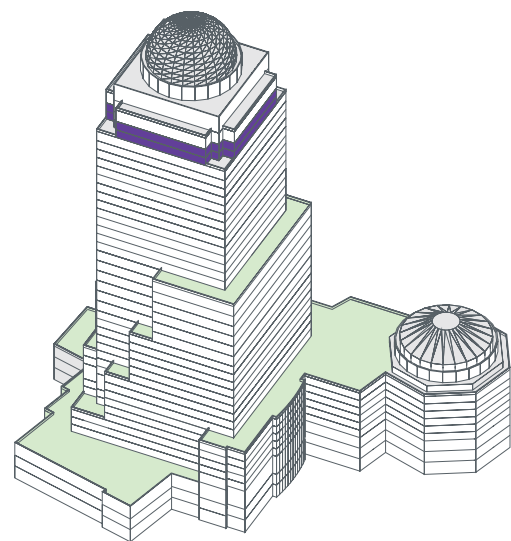


EFFICIENT TOWER FLOORPLATES

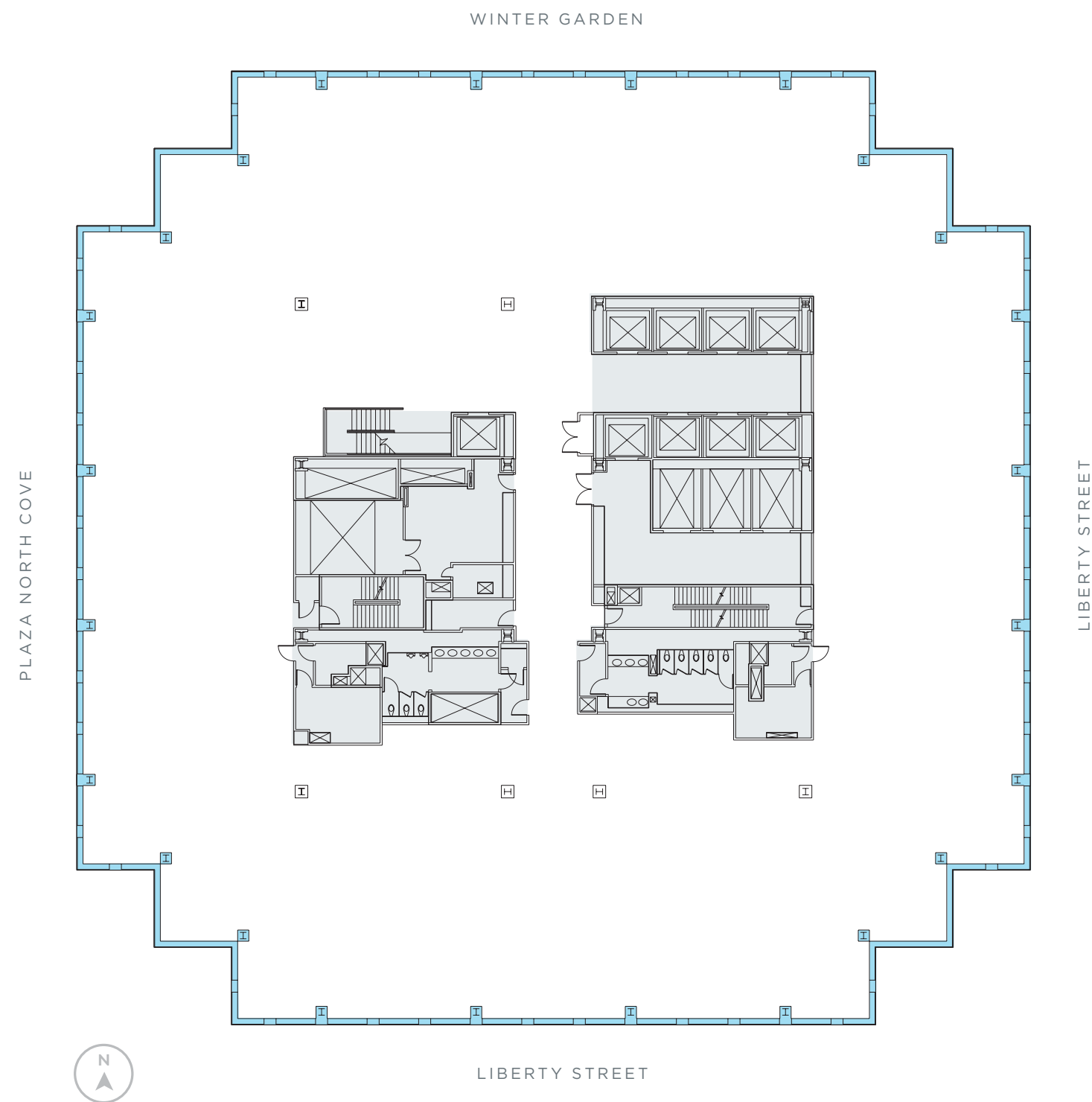
225 LIBERTY STREET

FLOORS 41-42

39,894 RSF



- CEILING HEIGHTS:
14'9"-15'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

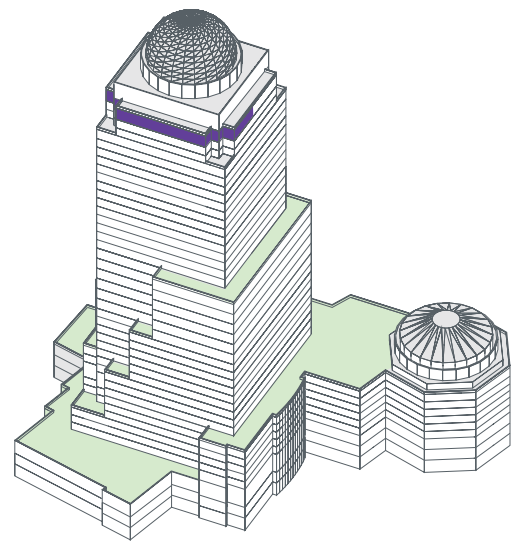


EFFICIENT TOWER FLOORPLATES

225 LIBERTY STREET

PARTIAL FLOOR 43

20,071 RSF



- CEILING HEIGHTS:
15'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

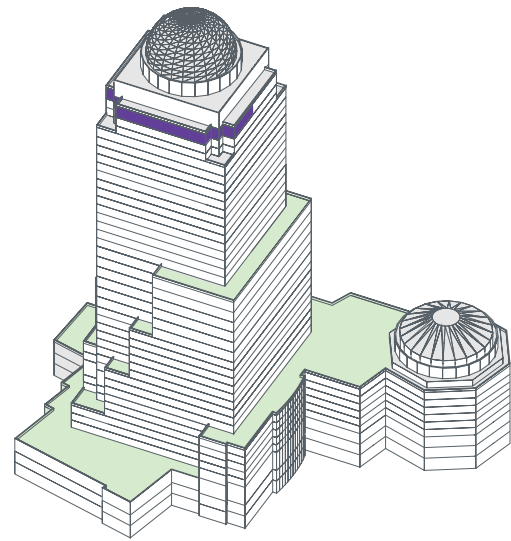


PRE-BUILT LAYOUT

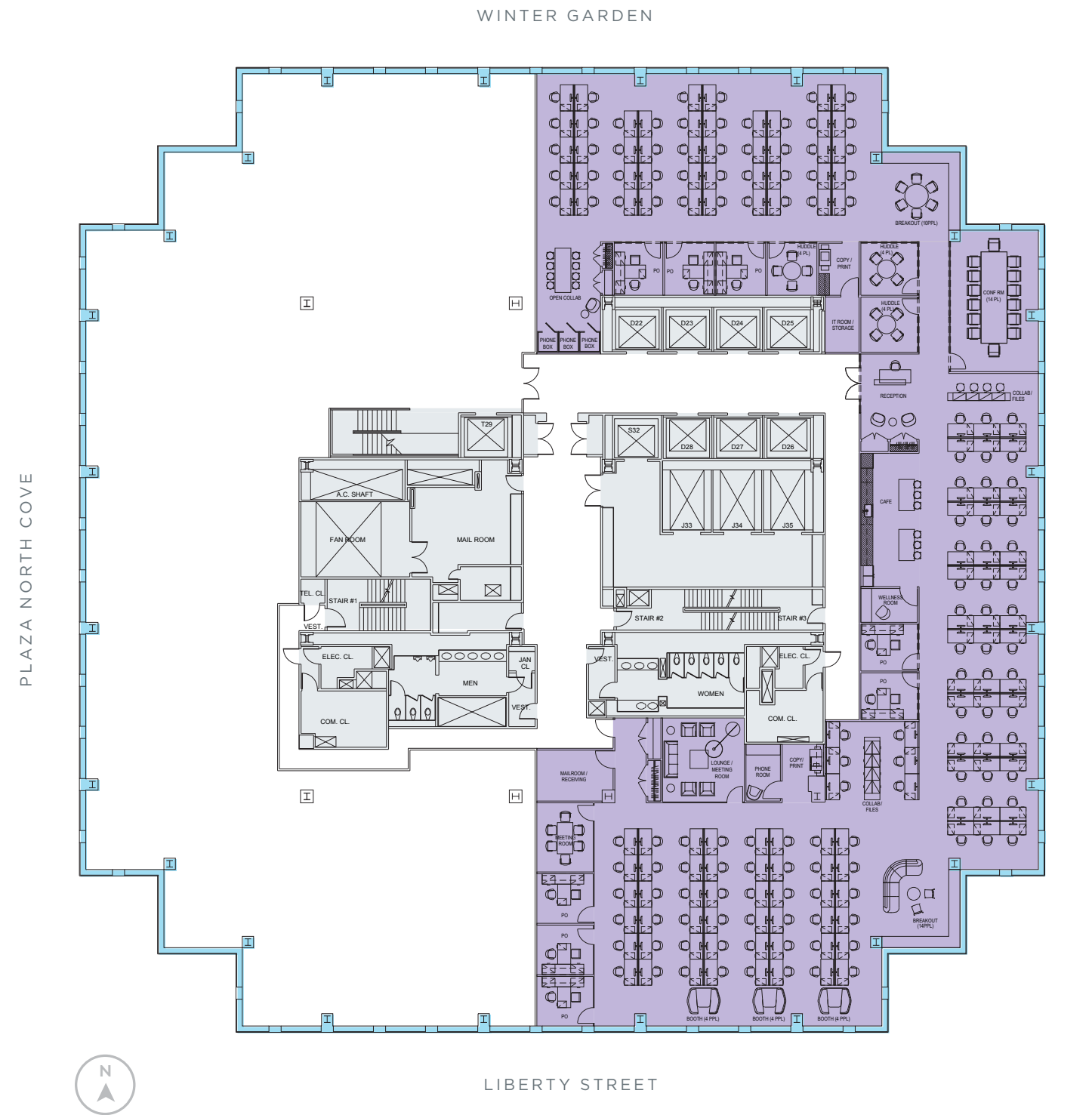
225 LIBERTY STREET

PARTIAL FLOOR 43

20,071 RSF
SINGLE TENANT



- CEILING HEIGHTS:
15'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE



MEETING ROOMS	6
PRIVATE OFFICES	8
WORKSTATIONS	142
TOTAL HEADCOUNT	151 PPL

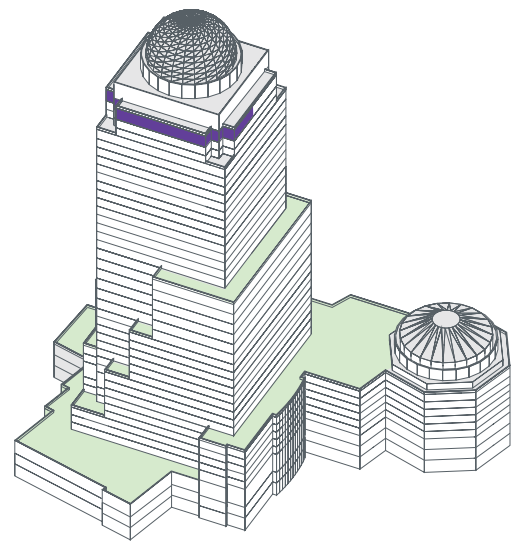
CofO | 151 positions

PRE-BUILT LAYOUT

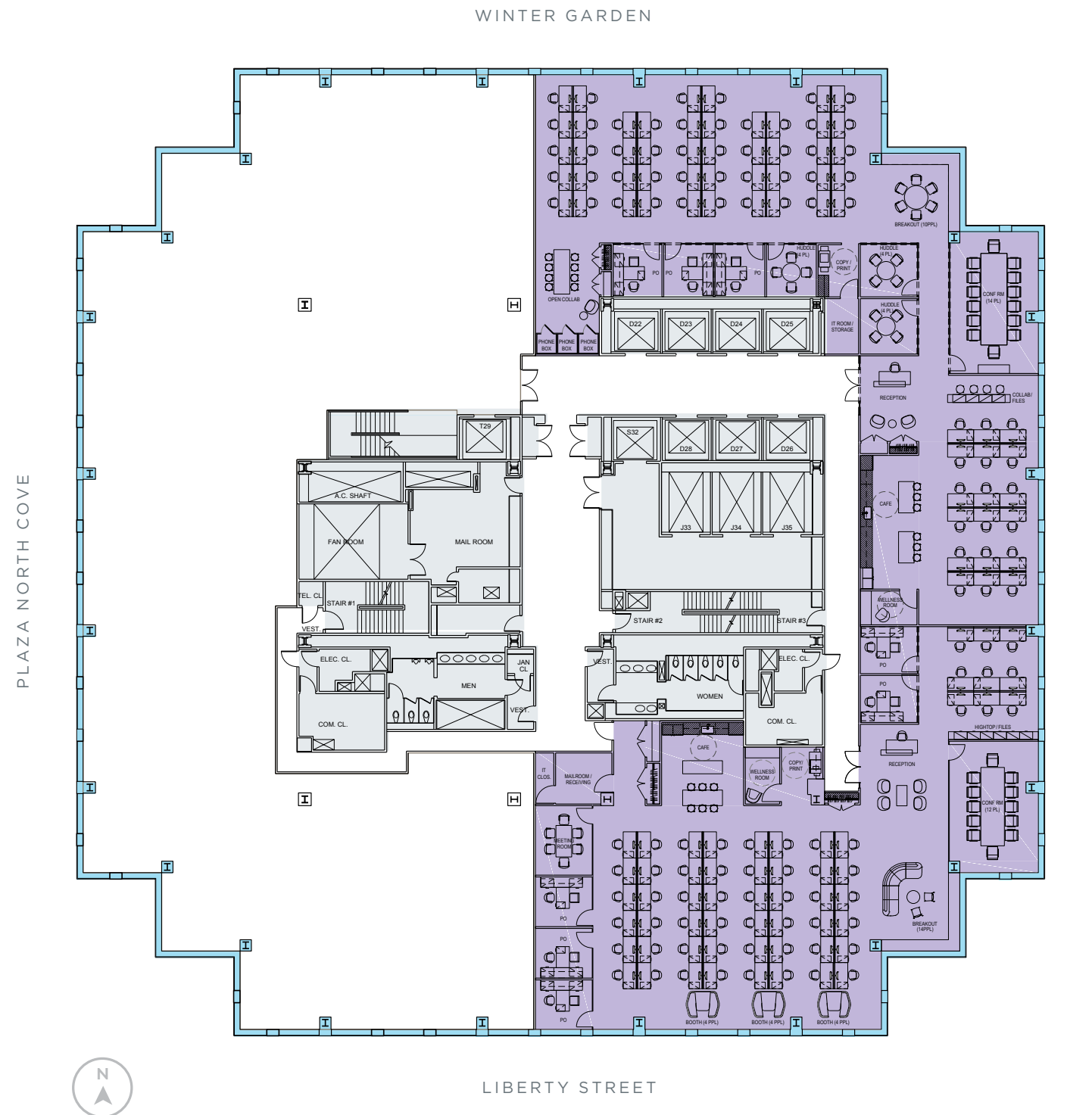
225 LIBERTY STREET

PARTIAL FLOOR 43

20,071 RSF
DUAL TENANT



- CEILING HEIGHTS:
15'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE



TOP SUITE

MEETING ROOMS	6
PRIVATE OFFICES	3
WORKSTATIONS	42
TOTAL HEADCOUNT	68 PPL

BOTTOM SUITE

MEETING ROOMS	4
PRIVATE OFFICES	3
WORKSTATIONS	30
TOTAL HEADCOUNT	63 PPL

CofO | 151 positions

CONVENE

73K SF Flagship Convene at 225 Liberty Street

Convene offers premium meeting and event spaces, flexible workspaces and hospitality amenities. This location also includes a For Five Café.





America's Cup



Transcendent Arts



Halloween Bash



US Open



Best Brews



Summer Fitness Series



Luminaries



Lunar New Year



Pride

100+ EVENTS ON-SITE ANNUALLY

Brookfield Place animates its grand indoor and outdoor public spaces year round through a mix of culture and events, bringing together New Yorkers and visitors from all over the world. Arts Brookfield brings our public spaces to life through art and experience, making BFPL an iconic destination.

BRAND VISIBILITY

With 27+ million visitors to Brookfield Place per year, use Brookfield Place for sponsorship opportunities, co-branding and events.



504K
WEEKLY
TRAFFIC



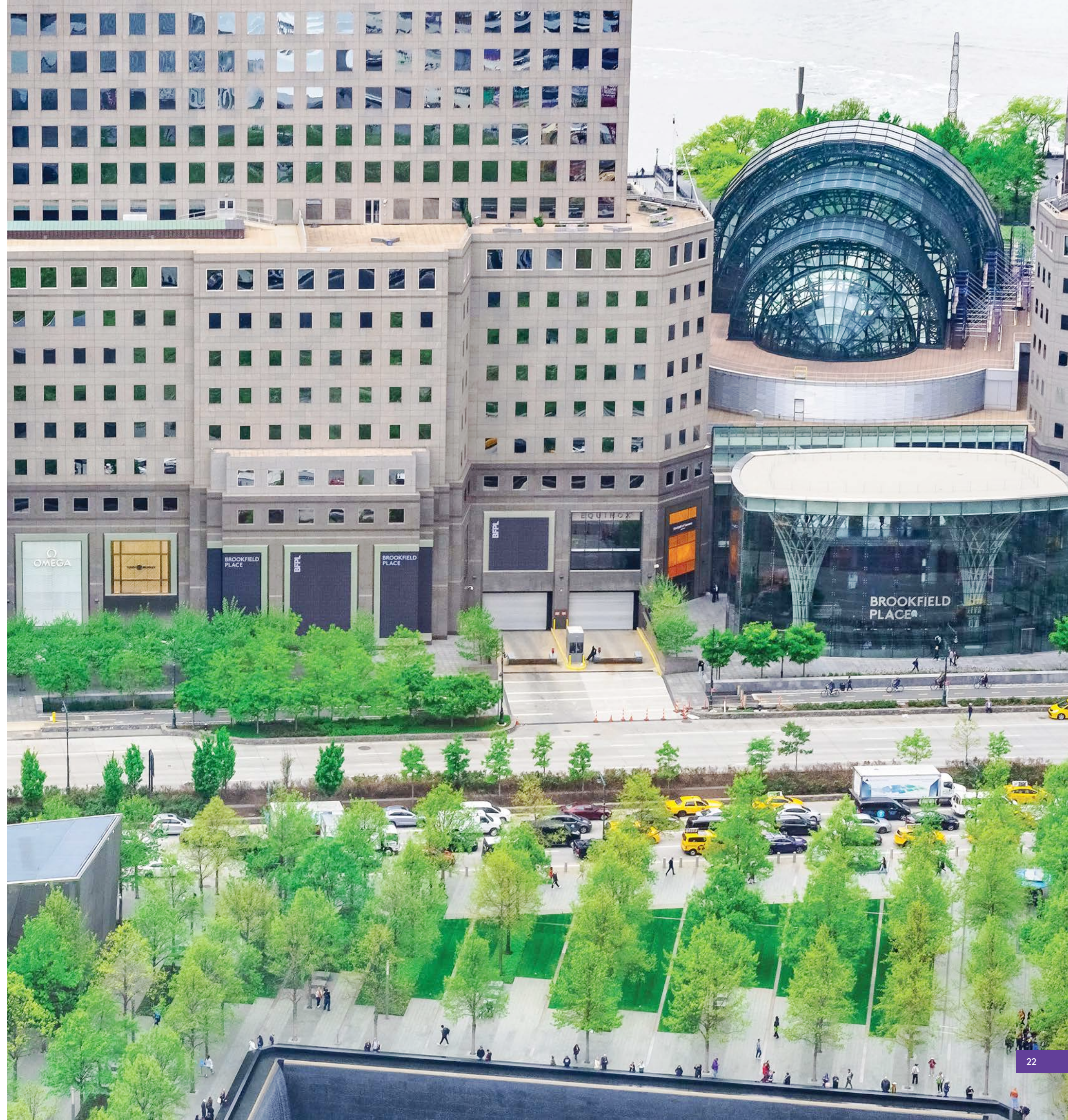
61%
MILLENNIALS
AGE 25-44



90%
COLLEGE
EDUCATED



65%
EARN
\$175K+





BFPL

SUSTAINABILITY

Brookfield Place was named one of New York City's Greenest Office Buildings. We remain committed to sustainability, earning LEED GOLD and Energy Star certifications for each tower in the complex. Our initiatives include energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation parking, environmentally friendly cleaning materials and erosion control.

Looking ahead, Brookfield Properties will continue to be a leader in sustainability, advancing environmentally friendly best practices to build a better tomorrow.



SAFETY & WELLNESS STANDARDS

In keeping with Brookfield Properties' commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



Social Distancing Directional Signage

All of our commercial properties have been outfitted with physical distancing signage to help tenants and visitors navigate the building safely.



Required Personal Protective Equipment

All tenant-facing building employees are required to wear personal protective-wear and we ask that all visitors entering the building wear a mask as well.



Carbon Health Program

The opportunity to partner with Carbon Health is available for daily temperature tracking and symptom monitoring to keep you and your people safe.



Increased Cleaning Frequencies

High-touch areas are routinely cleaned throughout the day in accordance with new disinfecting guidelines.



Lobby Entrances

Lobby doors are open during peak periods to provide a touchless entry. Tenants can use app-enabled technology to check in and move through turnstiles with ease.



Mandatory Temperature Reading Station

As a safety precaution, mandatory temperature screening is in place as an amenity to tenants.



Front Desk Procedures

See-through protective screens have been installed at the manned locations, including concierge desks.



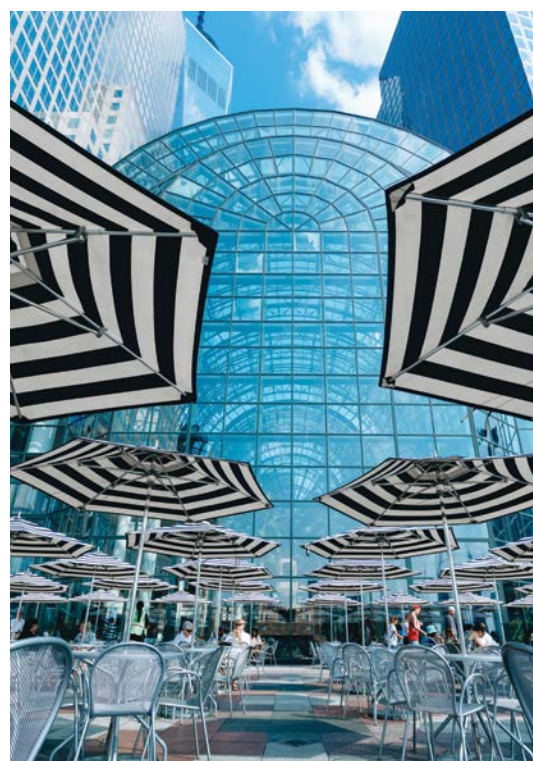
Elevator Occupancy

In order to practice safe distancing, elevator occupancy has been limited. Building signage clearly indicates occupancy requirements.



Air Filtration & HVAC Systems

Our building HVAC and air filtration ensures optimal air quality and functionality with an increase in outside air ventilation, air filtration efficiency and cleaned systems.



Brookfield Properties

Mikael Nahmias • 212.417.7032
mikael.nahmias@brookfieldproperties.com

David McBride • 212.417.7014
david.mcbride@brookfieldproperties.com

Hayley Shoener • 212.776.2227
hayley.shoener@brookfieldproperties.com



Paul Glickman • 212.418.2646
paul.glickman@am.jll.com

John Wheeler • 212.812.5906
john.wheeler@am.jll.com

Clayton Kline • 212.418.2629
clayton.kline@am.jll.com

Michael Berman • 212.418.2680
michael.berman@am.jll.com

Diana Biasotti • 212.812.5751
diana.biasotti@am.jll.com

Eliza Akers • 212.812.5710
eliza.akers@am.jll.com

IT'S ALL RIGHT HERE