

# Different By Design





# Here, The Usual Is Anything But.

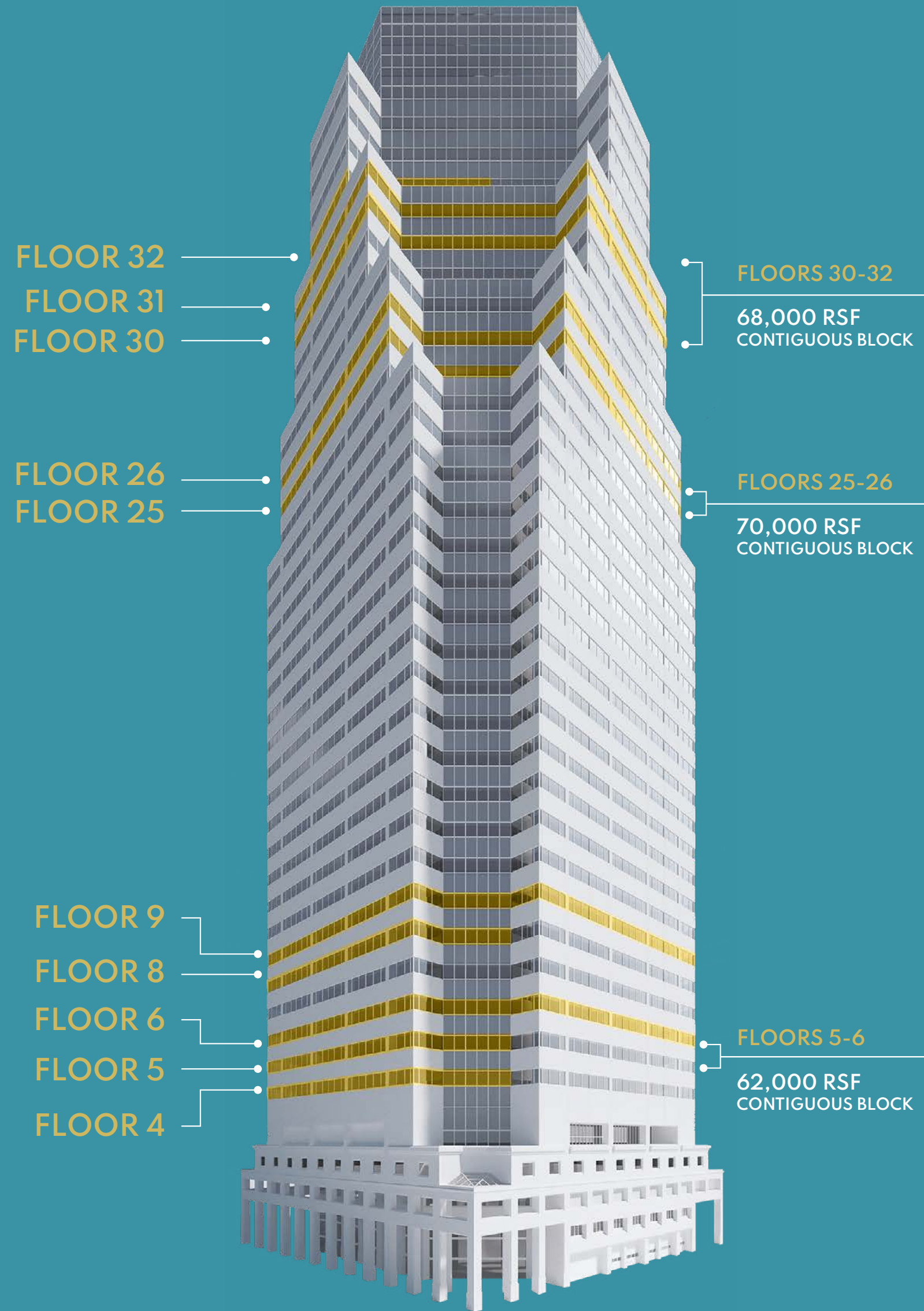
Situated on the coveted Water Street corridor, 32 Old Slip offers endlessly flexible floor plates with 360° waterfront views, right-there access to Downtown's hottest dining and shopping, and effortless proximity to every kind of transit option. All together, it's entirely different.



AVAILABILITIES

# Don't Just Give Yourself the Edge. Give Yourself 8 of Them.

Efficient and column-free, 32 Old Slip's one-of-a-kind floor plates provide endless layout possibilities for every working style.



SPACE	SIZE	AVAILABILITY	BUILD
Partial 32nd Floor	4,306 RSF	IMMEDIATE	PRE-BUILT
Partial 32nd Floor	3,304 RSF	NOV. 2023	PRE-BUILT
Entire 31st Floor	30,452 RSF	IMMEDIATE	AS BUILT
Entire 30th Floor	30,452 RSF	IMMEDIATE	AS BUILT
Entire 26th Floor	34,686 RSF	FEB. 2024	NEWLY BUILT
Entire 25th Floor	34,950 RSF	OCT. 2024	NEWLY BUILT
Entire 9th Floor	37,061 RSF	FEB. 2024	WHITE BOXED
Partial 8th Floor	3,667 RSF	IMMEDIATE	PRE-BUILT
Entire 6th Floor	37,095 RSF	IMMEDIATE	WHITE BOXED
Partial 5th Floor	24,622 RSF	IMMEDIATE	NEWLY BUILT
Partial 5th Floor	3,637 RSF	AUG. 2023	PRE-BUILT
Partial 4th Floor	6,726 RSF	IMMEDIATE	PRE-BUILT

[VIEW AVAILABILITIES](#)



13'6"+ CEILING HEIGHTS

# Ceiling Heights for Your Biggest Lightbulb Moments

Soaring 13'6" to 16' slab heights give your team enough headspace for expansive ideas and big-picture thinking, all in a column-free floorplate.





# “Desk” Job Isn’t in Our Vocabulary

With an entire floor of dedicated conference and meeting space, plus a newly upgraded lobby with a coffee stand, 32 Old Slip’s amenities offer countless opportunities to break away from the desk, plus luxuries like an exclusive parking garage and dedicated bike room.

- 39K SF of Dedicated Conference & Event Space (212 Capacity)
- Renovated Lobby
- Exclusive Parking Garage
- Dedicated Tenant Experience Coordinator
- Outdoor Plaza with Seating
- Bike Room
- Coffee Stand
- Newsstand
- Substantial Generator Capacity



VIEWS

# As Far as the Eye Can See

With stunning 360° views of the glittering East River, Downtown, and the Brooklyn Bridge, 32 Old Slip offers spectacular vistas – no matter how you look at it.





NEIGHBORHOOD

# Let's Put You on The Map

With convenient access to major New York transit centers, plus all the dining, shopping and entertainment in the Seaport District and beyond, the best the city has to offer is just a walk around your block.

500+  
Bars & Restaurants

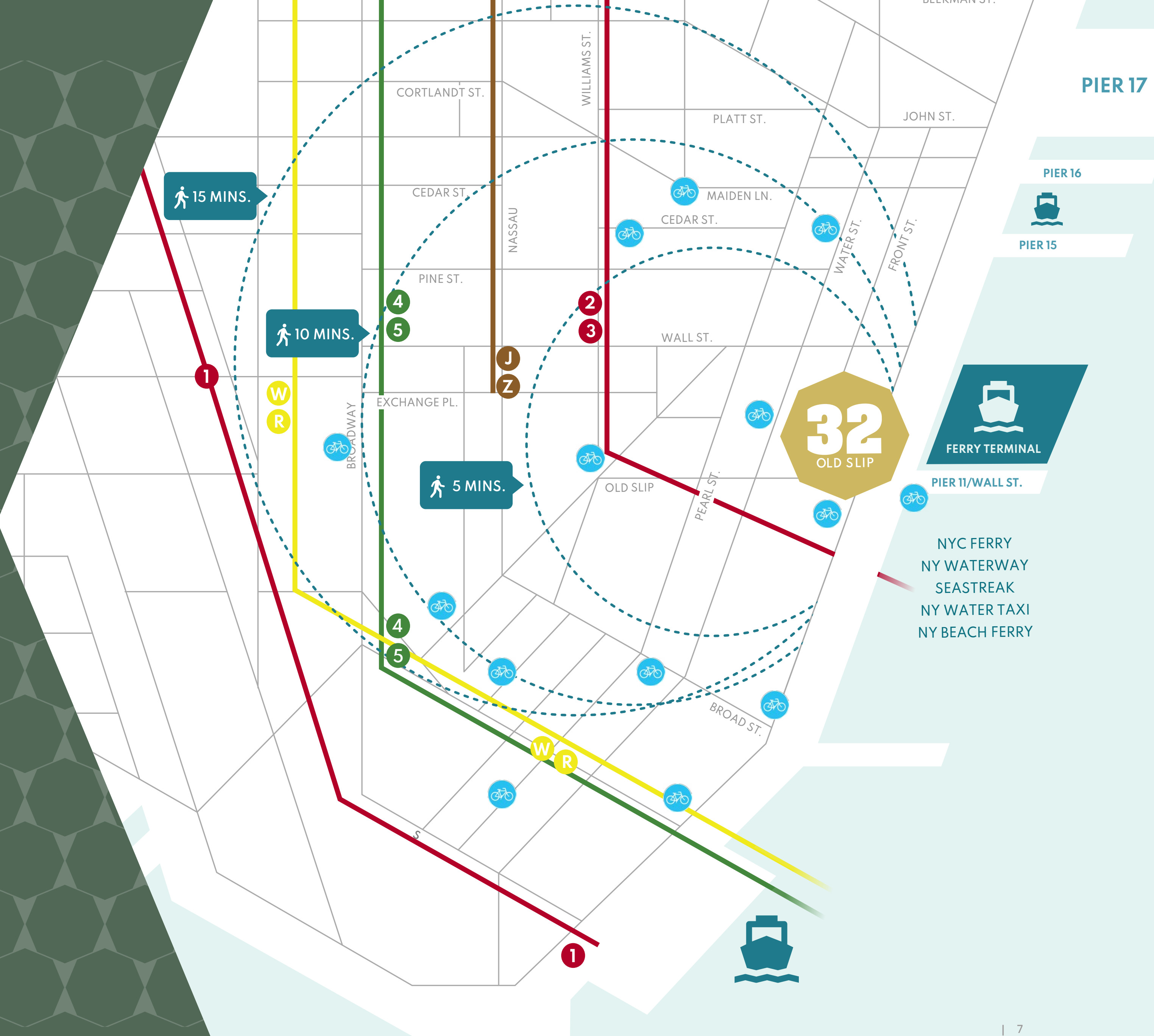
1,170  
Retailers

30,000  
Daily Commuters

84+ Acres  
Outdoor Space

31  
Hotels

14.8M  
Visitors Per Year









# Sail Through Your Commute

Bookend your workday with a stress-free commute, no matter how many wheels your ride has – an exclusive parking garage makes things simple for drivers, while cyclists enjoy our bike room and nearby Citi Bike stations. And with all of Pier 11 right at your doorstep, catching a ferry is so effortless it feels like, well, floating.

- Citi Bike Stations
- Wall Street 2/3 Subway
- Pier 11 Ferries
- Water St. Bus
- Parking Garage
- Bike Room







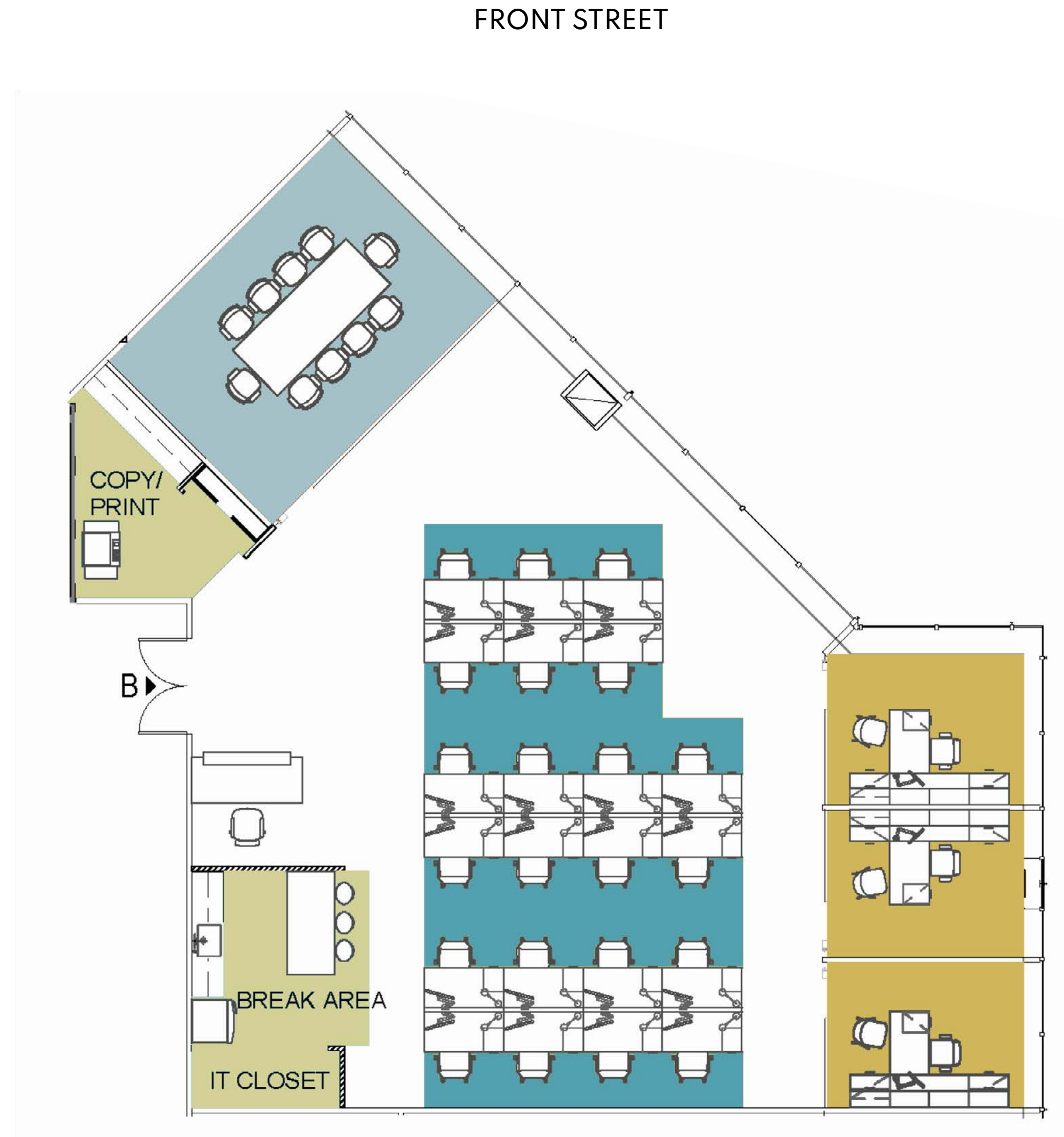
# Floor 32

**4,306 RSF**  
Pre-Built

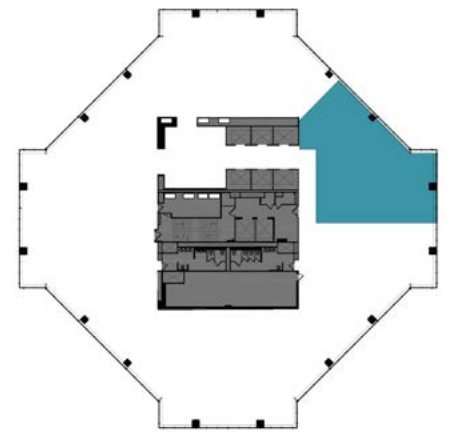
Offices	3
Workstations	22
Enclosed Conference Seats	10
Pantry Seats	3
Reception	1
<b>Total Employees</b>	<b>26</b>

[VIEW VIRTUAL TOUR](#)

OLD SLIP



N

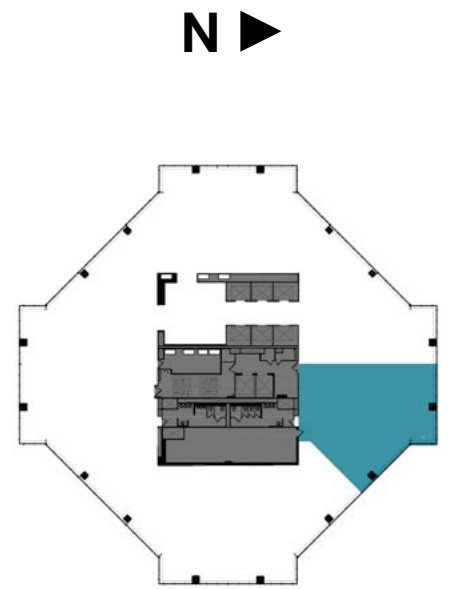
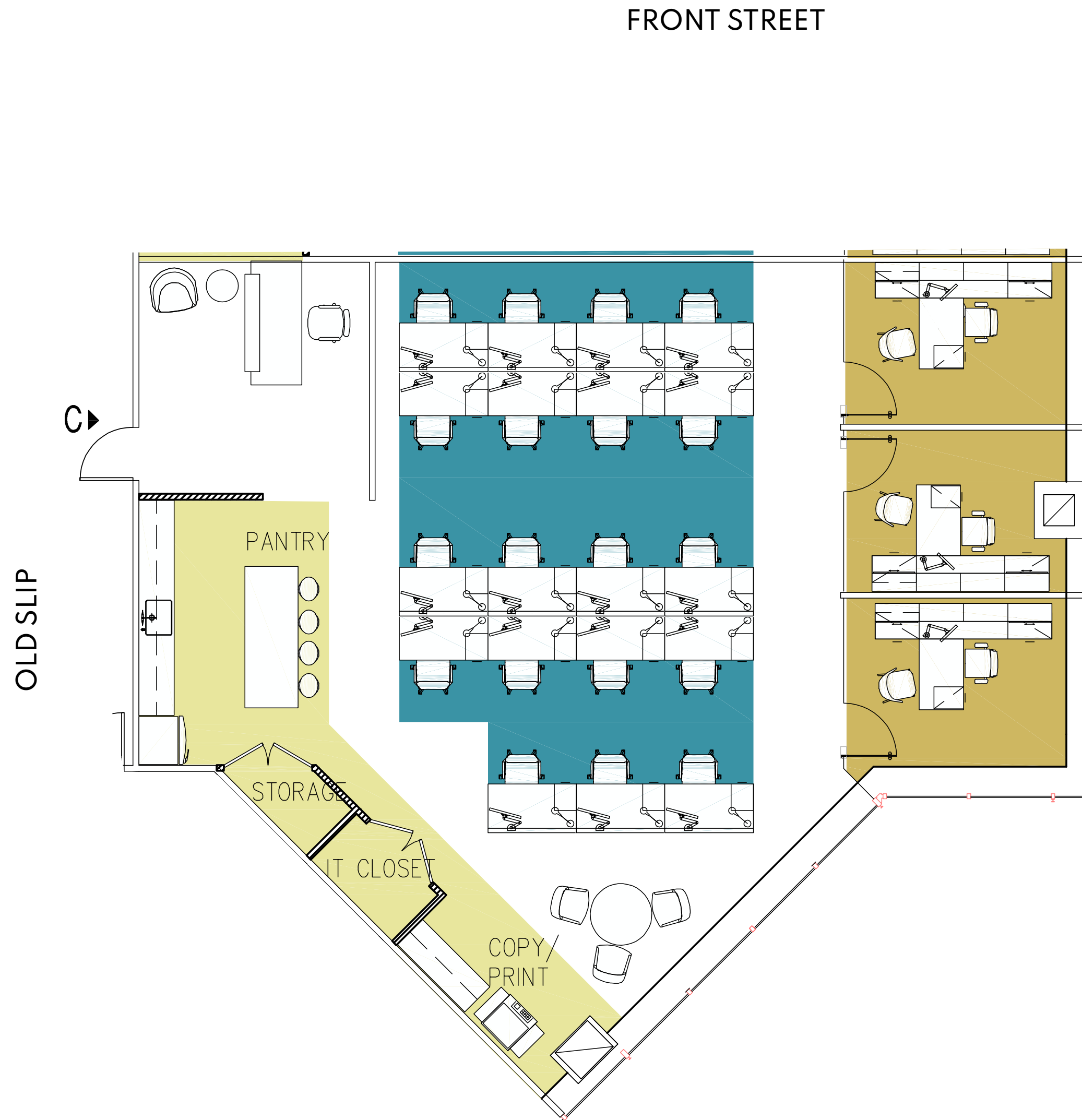




# Floor 32

**3,304 RSF**  
Pre-Built

Offices	3
Workstations	19
Pantry	1
Copy Area	1
IT Room	1
Reception	1
<b>Total Employees</b>	<b>23</b>



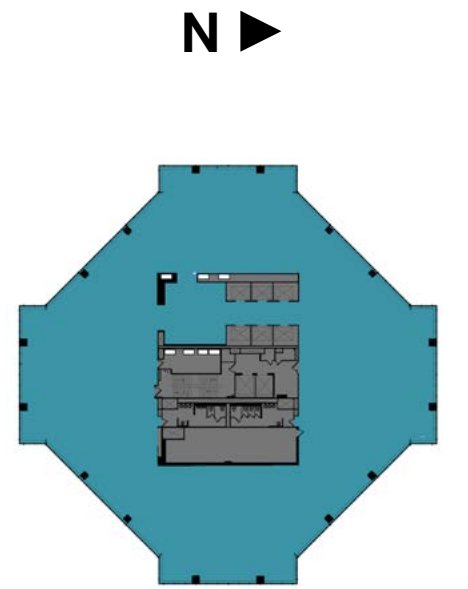
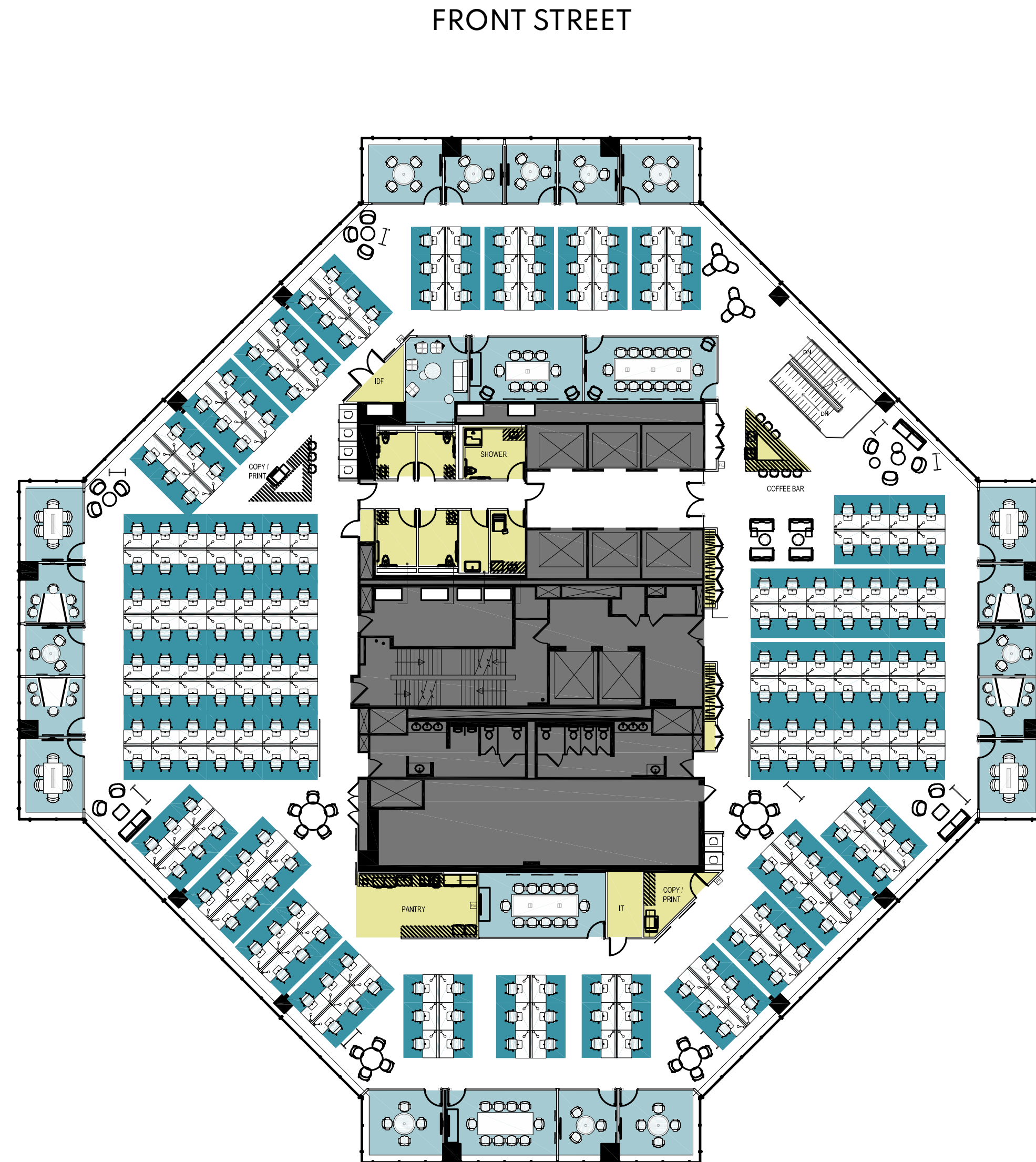


# Floor 31

30,452 RSF  
AS Built

Large Conf. Room (12P)	3
Small Conf. Room (4-8P)	14
Focus Room	6
Pantry	2
Reception	0
Janitor	1
Storage	1
ADA Restroom	5
Coat Closet	3
Wellness Room	1
IT Room	2
Workstations (5')	224
<b>Total Workspace</b>	<b>224</b>

OLD SLIP



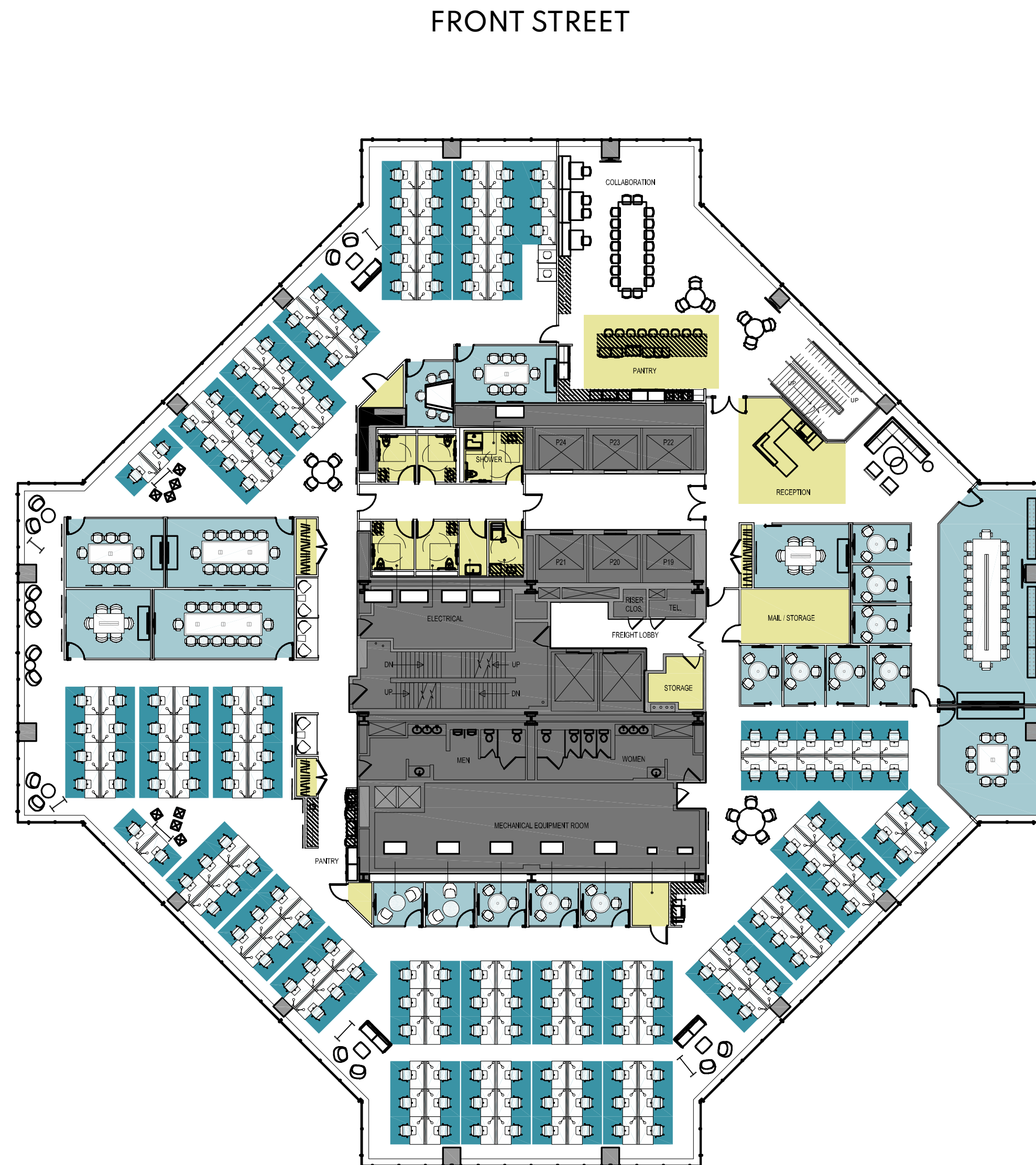


# Floor 30

30,452 RSF  
As Built

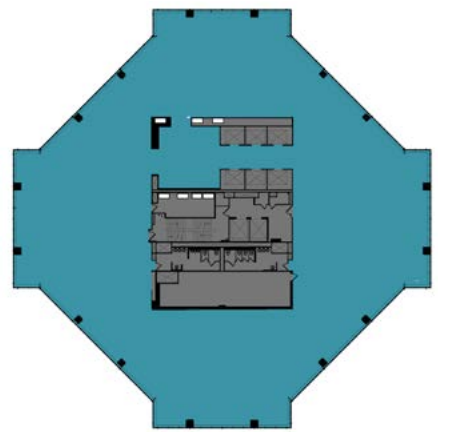
Board Room (20-40P)	1
Large Conf. Room (12P)	2
Small Conf. Room (4-8P)	6
Focus Room	12
Pantry	2
Reception	1
Janitor	1
Storage	4
ADA Restroom	5
Coat Closet	3
Wellness Room	1
IT Room	2
Workstations (5')	175
<b>Total Workspace</b>	<b>176</b>

OLD SLIP



FRONT STREET

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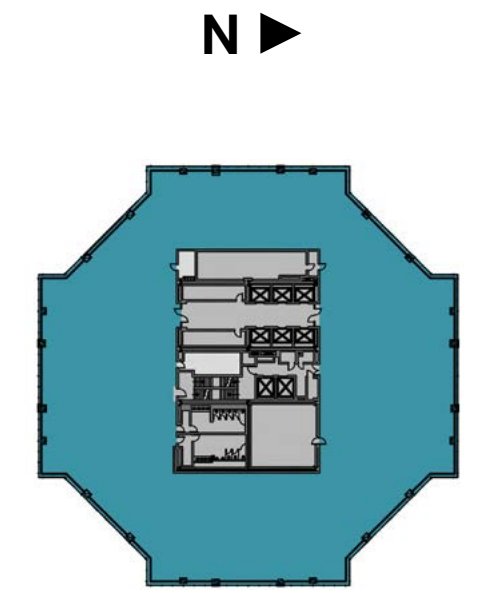
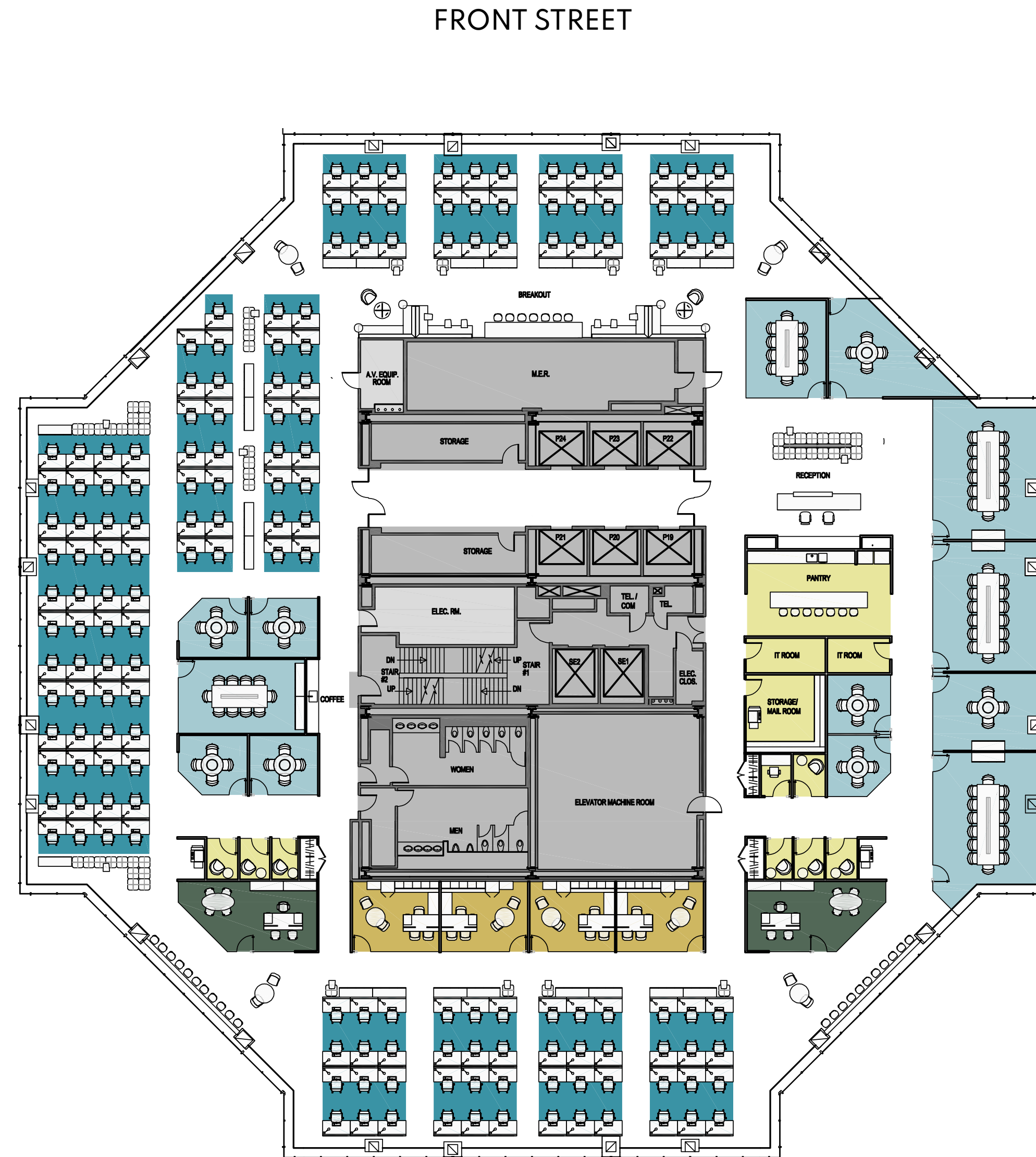


# Floor 26

**34,686 RSF**  
Test Fit

Executive Offices	2
Standard Office	4
Conference Room	13
Benching	163
Storage	1
Pantry	1
Phone Rooms	8
Reception	1
<b>Total Employees</b>	<b>169</b>

OLD SLIP



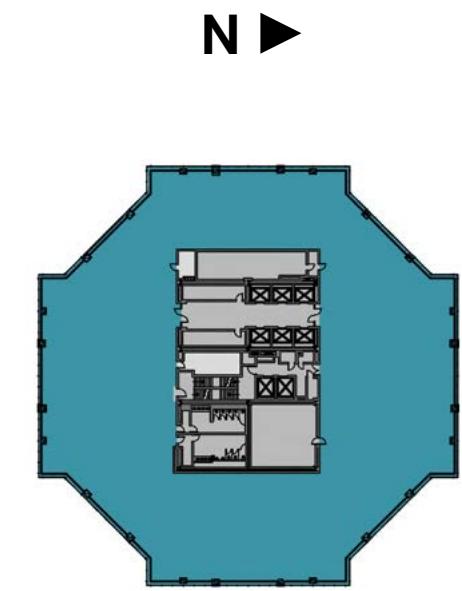
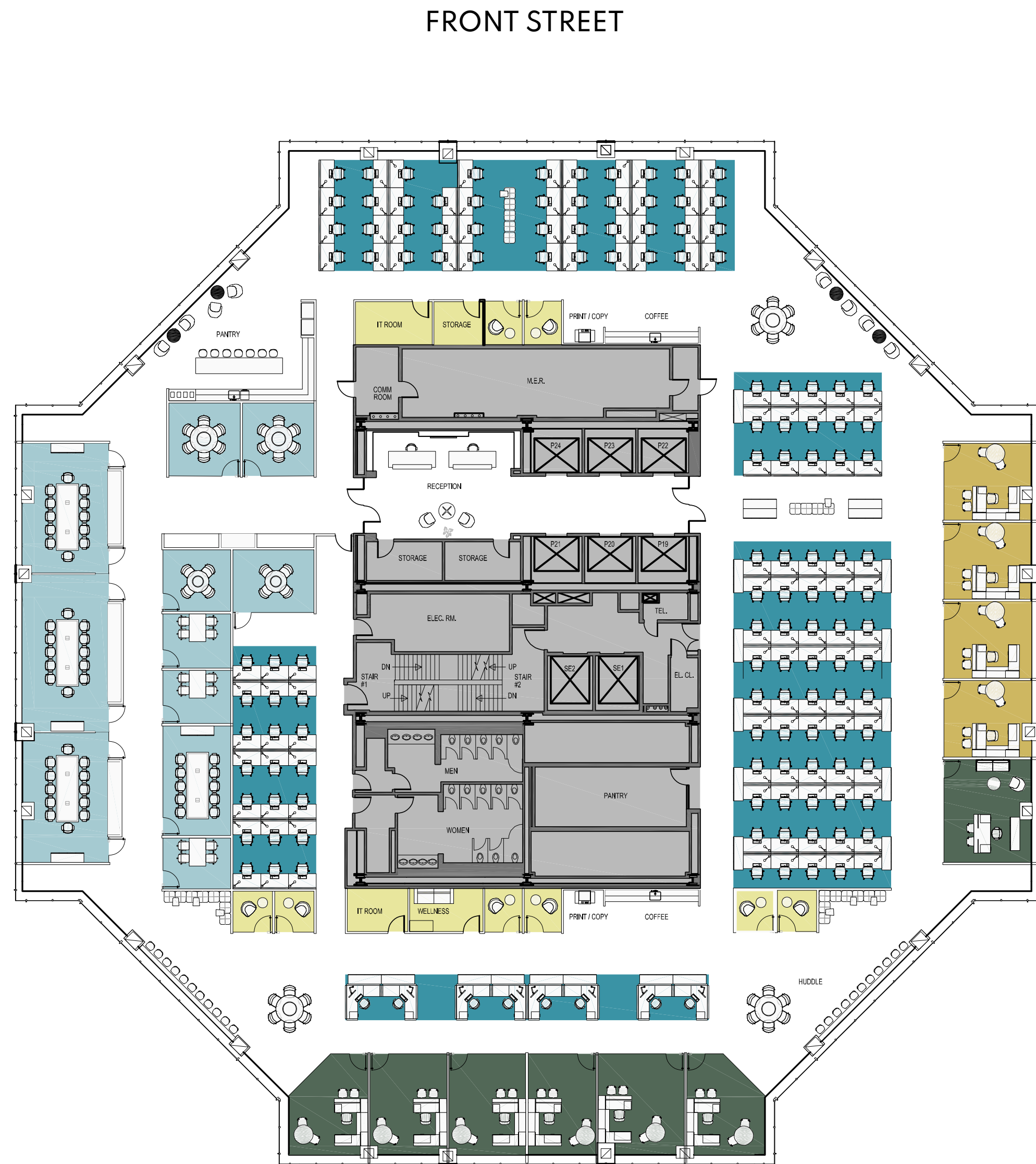


# Floor 25

**34,950 RSF**  
Test Fit

Executive Offices	7
Standard Office	4
Conference Room	11
Benching	129
Storage	3
Pantry	2
Phone Room	8
Huddle	3
IT Room	2
Wellness Room	1
Reception	1
<b>Total Employees</b>	<b>150</b>

OLD SLIP



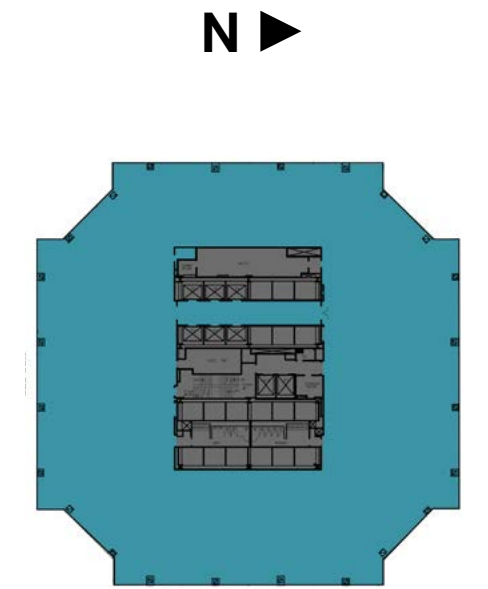
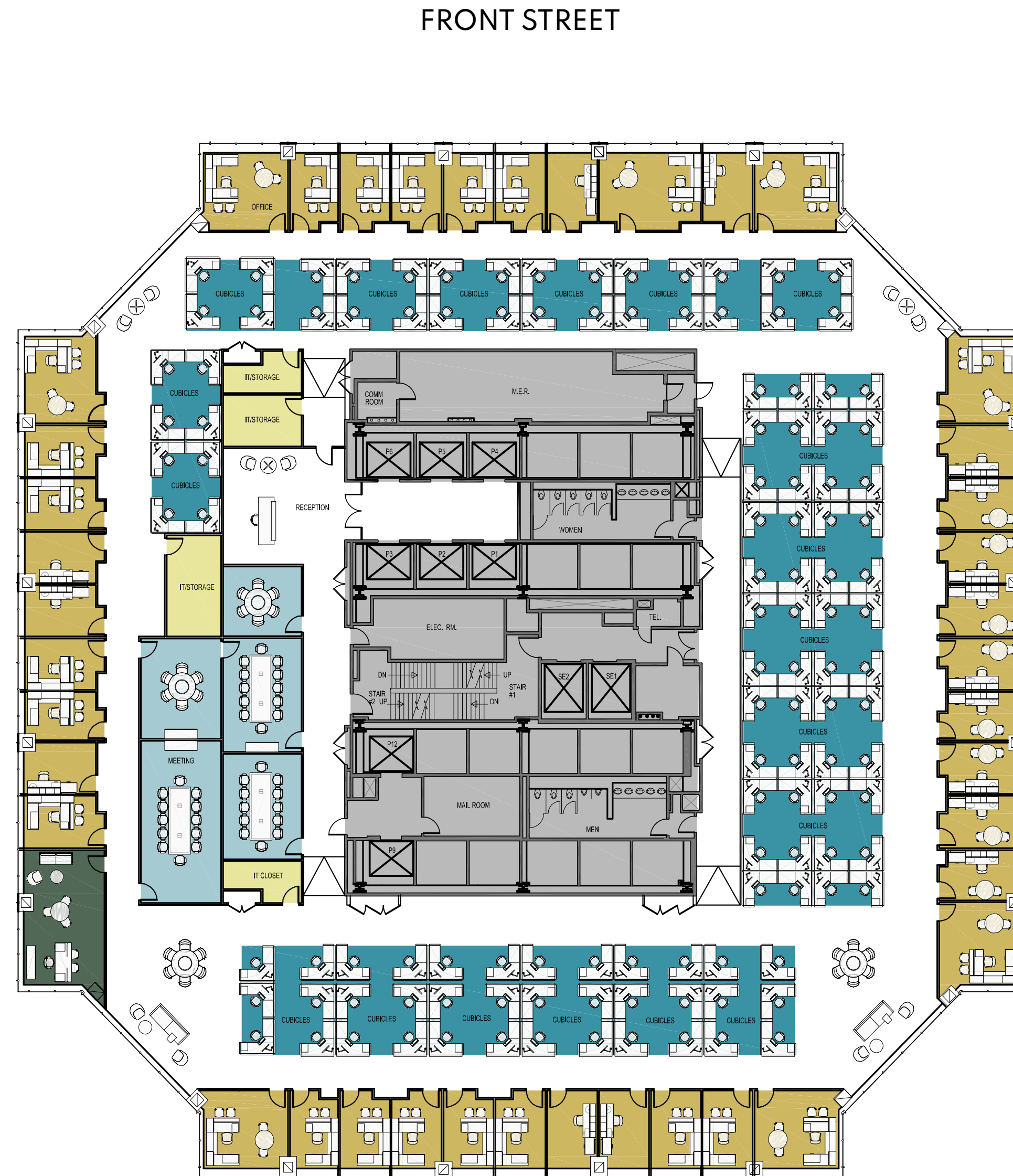


# Floor 9

## 37,061 RSF Office Intensive Test Fit

Executive Offices	1
Standard Office	41
Conference Room	5
Benching	120
Storage	4
Reception	1
<b>Total Employees</b>	<b>162</b>

OLD SLIP



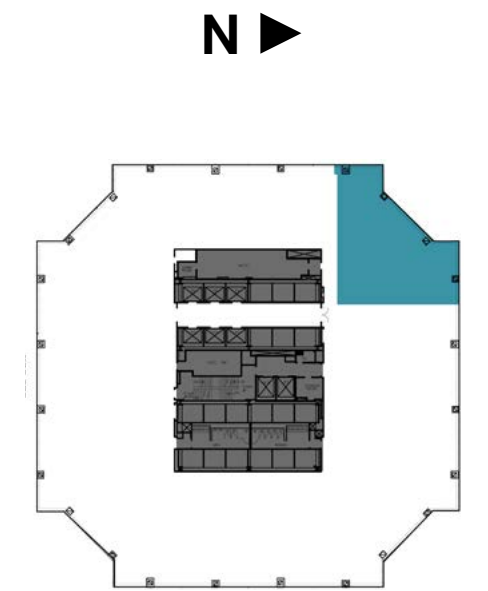
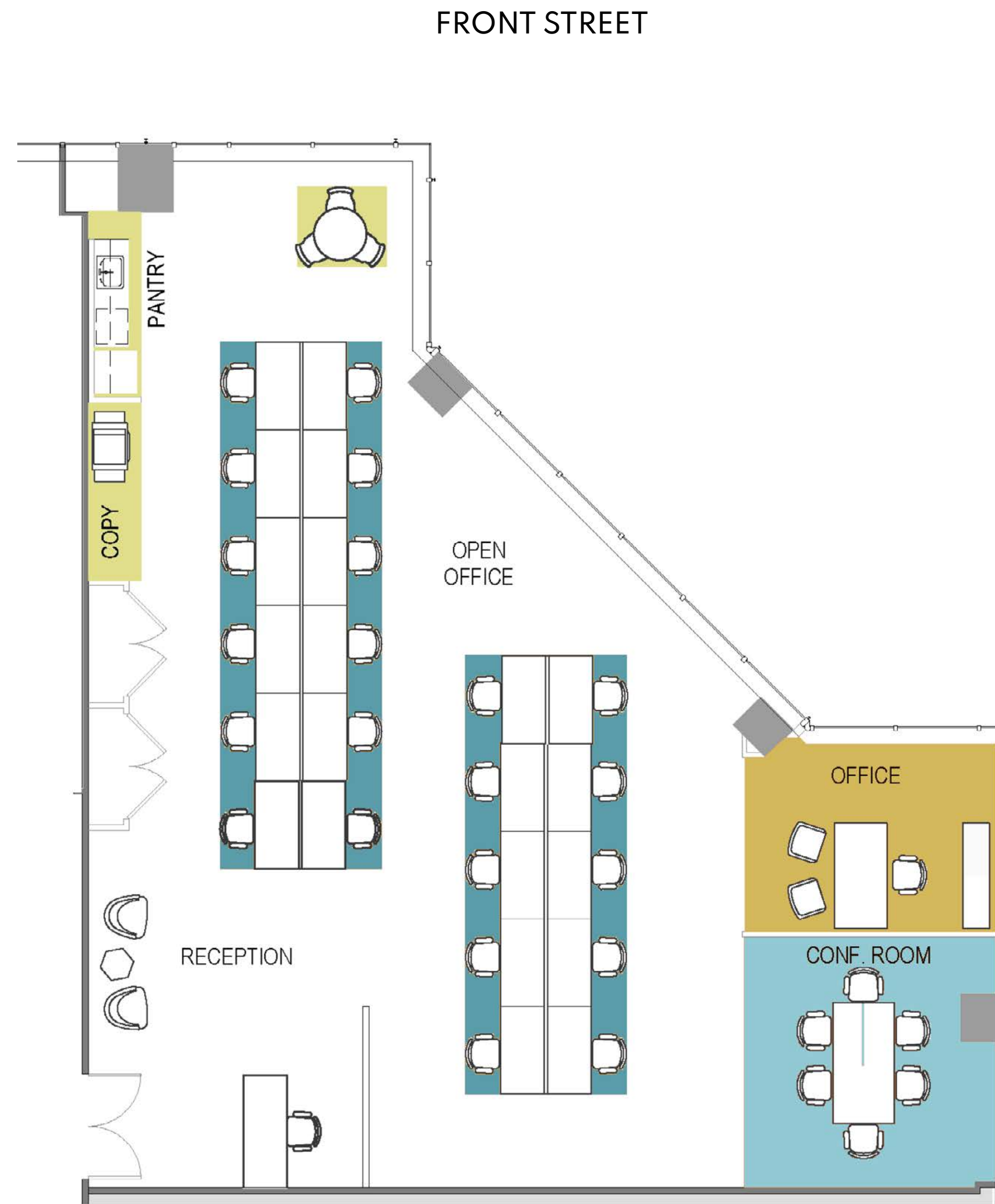


# Floor 8

**3,667 RSF**  
Pre-Built

Offices	1
Workstations	22
Enclosed Conference Seats	6
Pantry Seats	3
Open Collaborative Seats	22
<b>Total Employees</b>	<b>24</b>

OLD SLIP



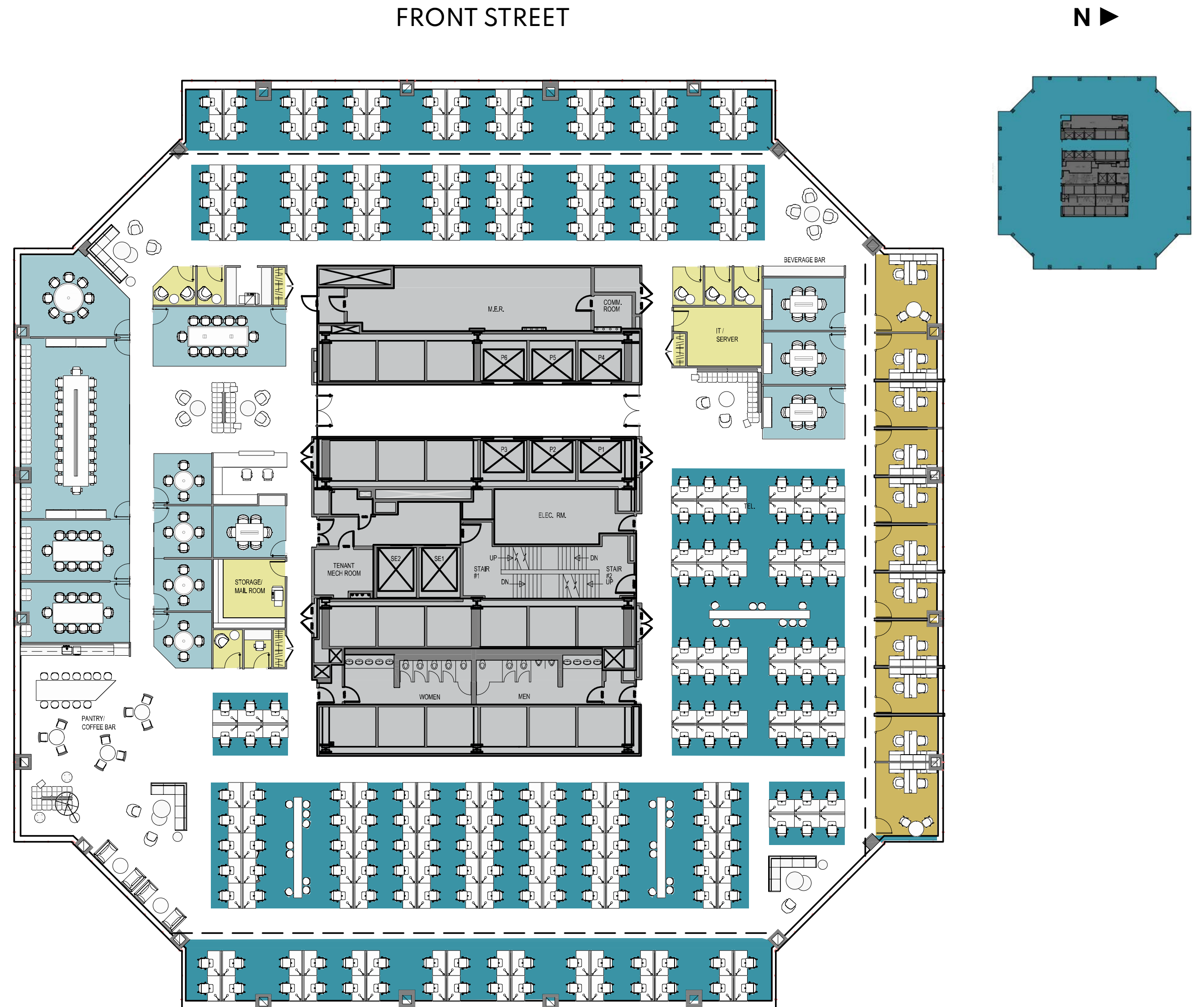


# Floor 6

**37,095 RSF**  
Open Test Fit

Partner Office	2
Private Office	9
Board Room	1
Large Conf. Room (8-12P)	4
Small Conf. Room (4-6P)	8
Collaboration/Work Area	9
Phone Room	6
Wellness Room	1
Pantry	1
Reception	2
Storage/Mail Room	1
Storage/Coat Closet	3
IT Room	1
Workstations (6'x6')	0
Workstations (5')	232
<b>Total Workspace</b>	<b>245</b>

[VIEW VIRTUAL TOUR](#)



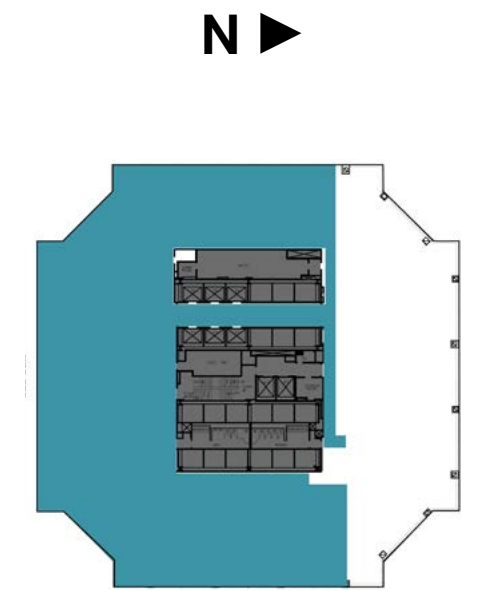
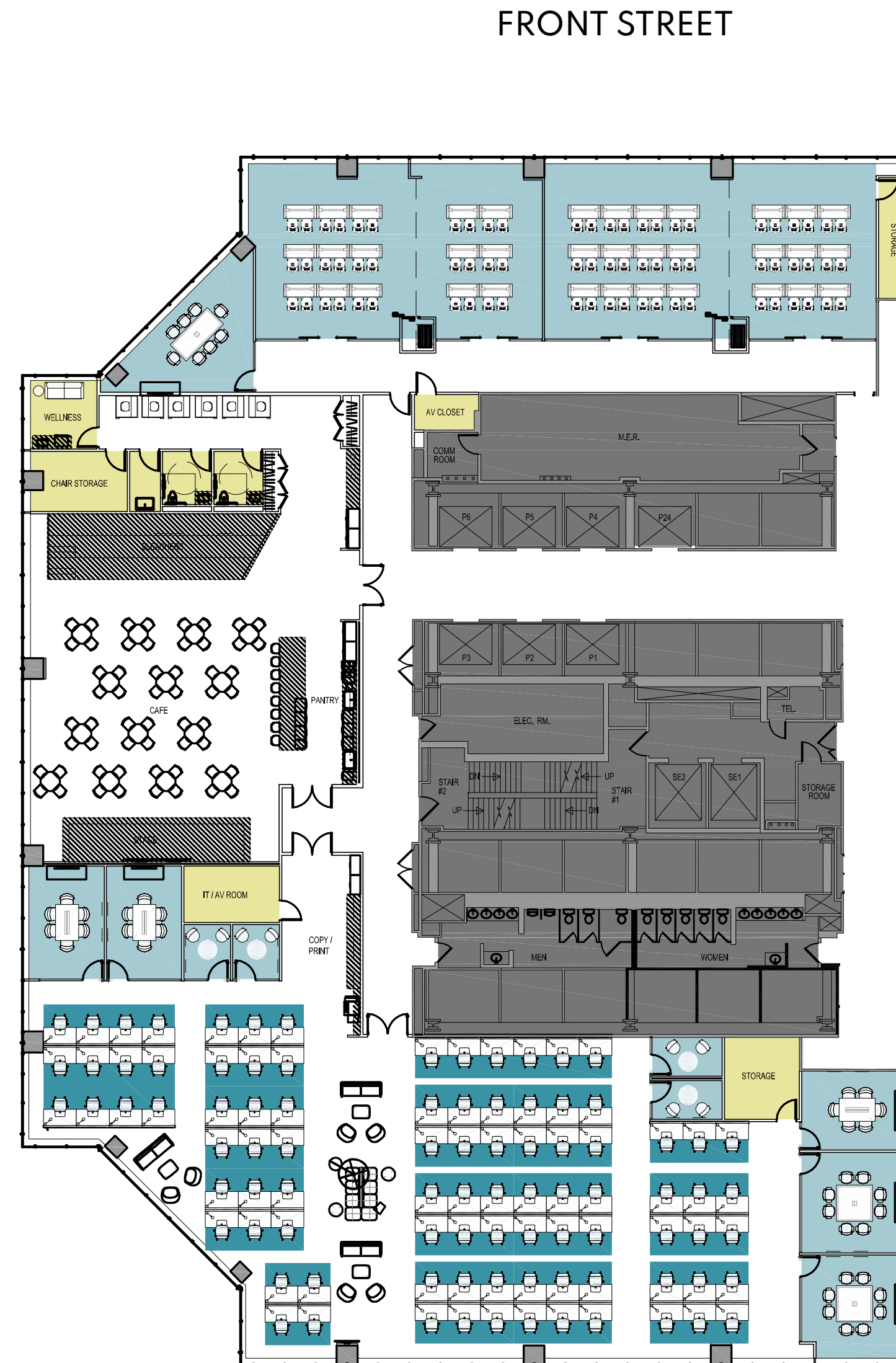


# Floor 5

24,622 RSF  
As Built

Training Room (12-42P)	4
Large Conf. Room (12P)	0
Small Conf. Room (4-6P)	6
Focus Room	4
Pantry	1
Janitor	1
ADA Restroom	2
Storage	3
AV Closet	2
Wellness Room	1
IT Room	1
Workstations (5')	91
<b>Total Workspace</b>	<b>91</b>

OLD SLIP





# Floor 5

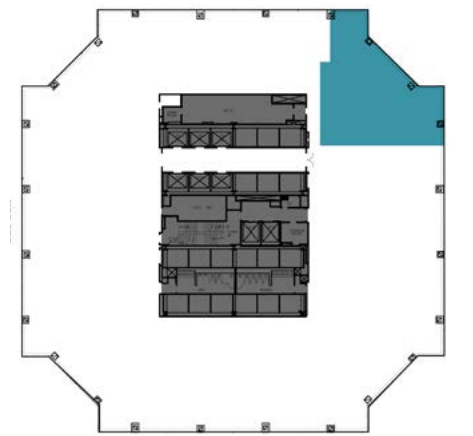
**3,637 RSF**  
Pre-Built

Offices	2
Workstations	7
Enclosed Conference Seats	6
Pantry Seats	3
<b>Total Employees</b>	<b>9</b>

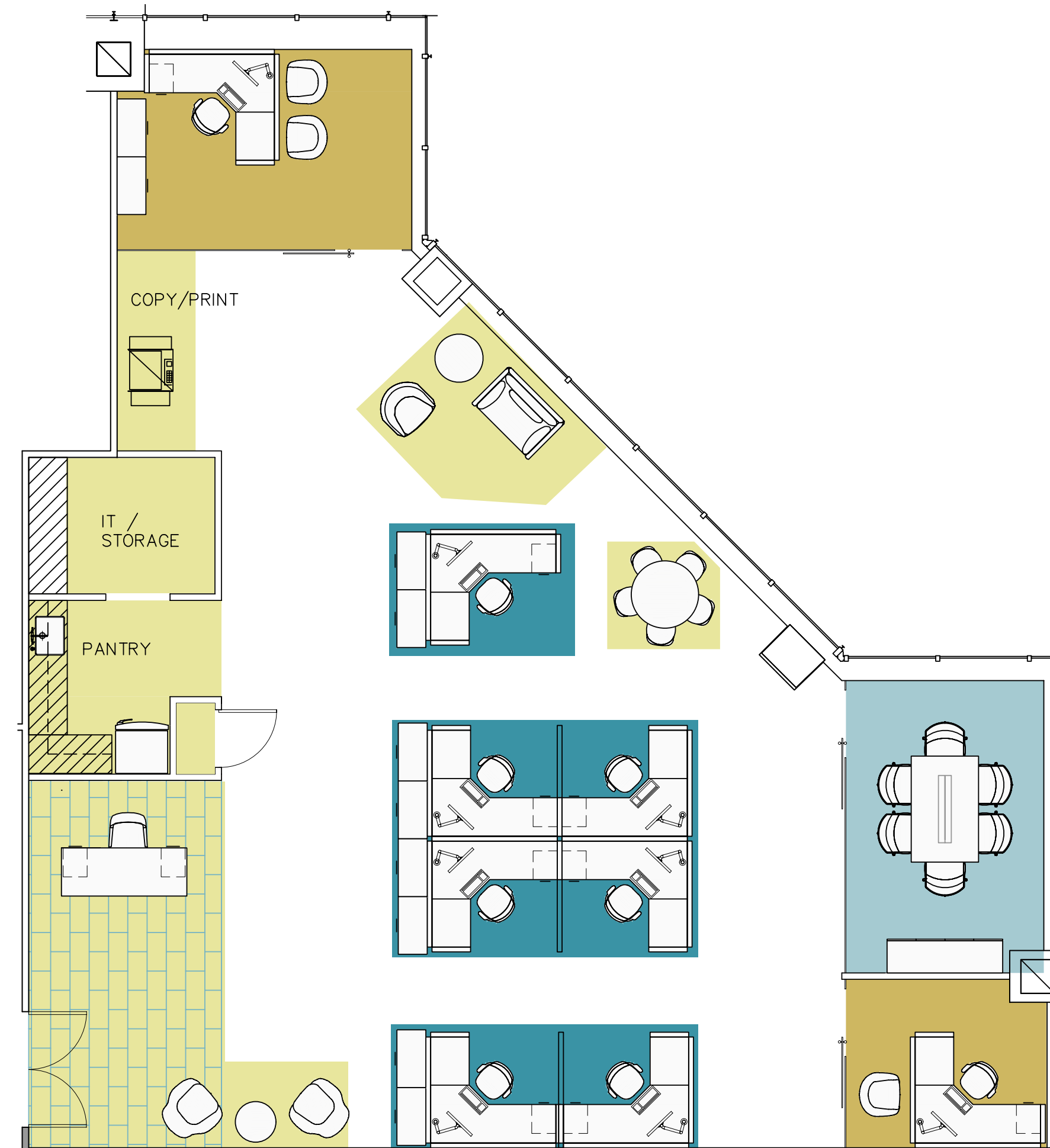
[VIEW VIRTUAL TOUR](#)

FRONT STREET

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OLD SLIP





# Floor 4

**6,726 RSF**  
Pre-Built

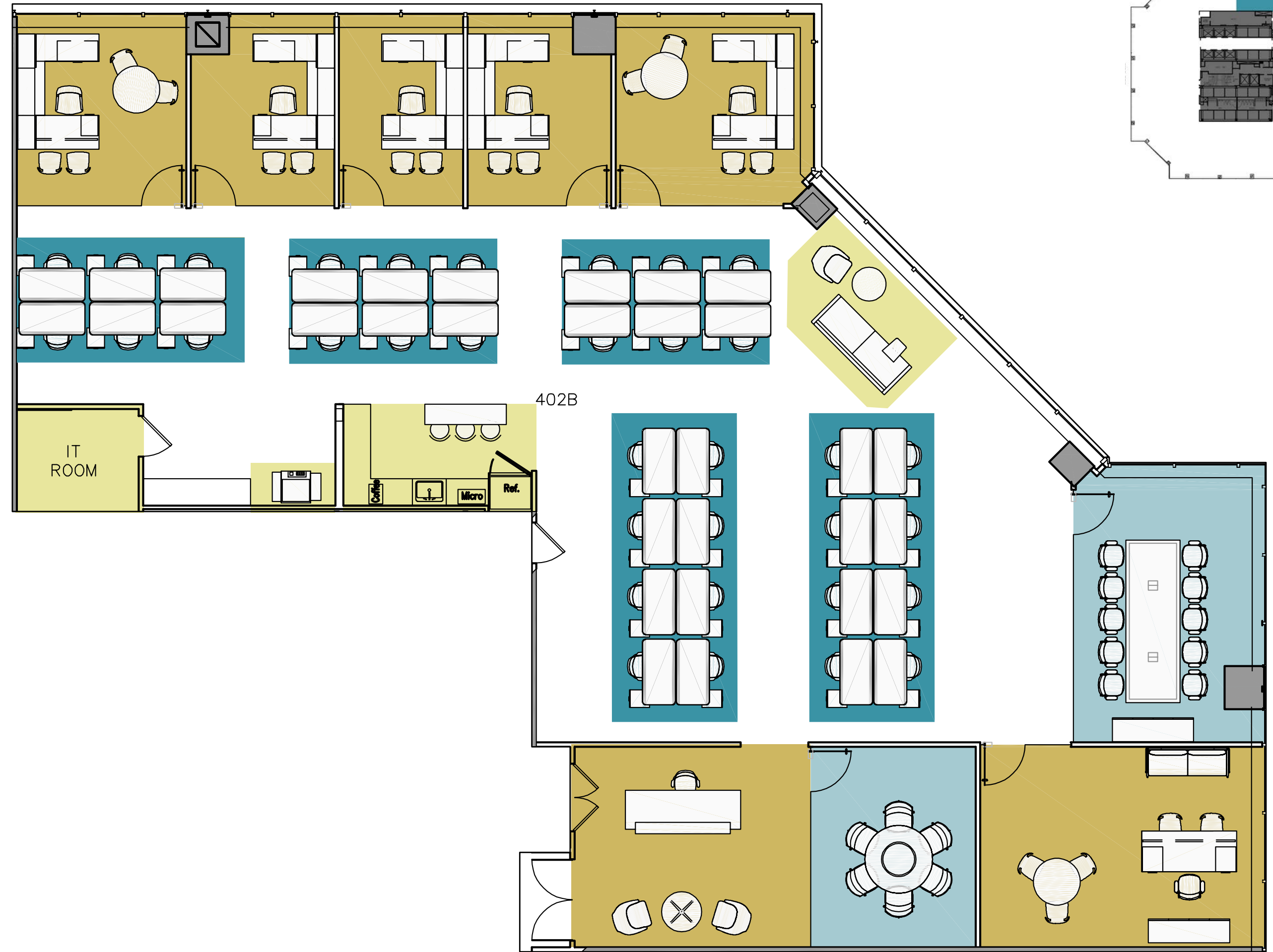
Offices	6
Workstations	34
Enclosed Conference Seats	10
Pantry Seats	3
Open Collaborative Seats	3
<b>Total Employees</b>	<b>40</b>

[VIEW VIRTUAL TOUR](#)

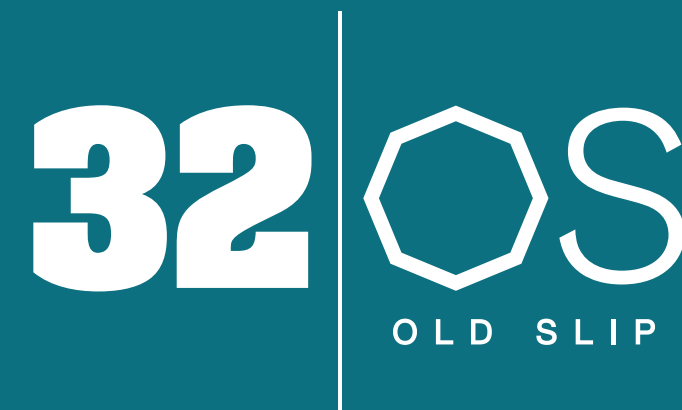
FRONT STREET

N ▶

OLD SLIP







DIFFERENT BY DESIGN

**Daniel Birney**  
212.715.6153  
dbirney@rxr.com

**Alexandra Budd**  
212.715.6132  
abudd@rxr.com

**Alexander Benisatto**  
212.984.6560  
alexander.benisatto@cbre.com

**Zachary Price**  
212.618.7080  
zachary.price@cbre.com

**Ryan Alexander**  
212.984.7148  
ryan.alexander@cbre.com

**Justin Greenstone**  
212.984.8036  
justin.greenstone@cbre.com

