



22

CORTLANDT

B STERN
CRE LLC

NEWMARK

QUALITY BUILDING / QUALITY LOCATION / QUALITY PRICING

22

CORTLANDT

| | |
|-------------------------|----------------|
| Year Built: | 1973 |
| Fully Renovated: | 2022 |
| Floors | 34 |
| Square Feet | 671,000 SF |
| Owner | Mayore Estates |

22 Cortlandt Street is a 34-story, Class A office tower in Lower Manhattan, situated adjacent to the Fulton Street Transit Center and the World Trade (PATH) Transportation Center. The building features highly competitive rents and underwent a major renovation of the façade, entranceway, lobby, and elevators in 2022.

Ideal for small- to medium-size tenancies, the 18,700 SF floors can be combined or divided from 3,500 SF and up. Floors are able to be delivered furnished or unfurnished.

22 Cortlandt provides a superb tenant experience with an attended lobby, card-key turnstiles, destination dispatch elevators, and a planned tenant amenity center opening in June 2026. Tenants enjoy excellent natural light and unique views facing the Calatrava PATH Station, the World Trade Center, Lower Manhattan, and the Hudson River.

Behind the walls, the building features new air-conditioning, Merv-15 air filtration, and diverse communications, including fiber and cable from many data-com providers.



AVAILABILITIES

| | Premises | Size | Rent | Term | Possession | Notes |
|---|-------------------|------------|------------|-------------|---------------------------------------|---|
| 75,000 RSF BLOCK | Entire 4th Floor | 31,025 RSF | \$56 / RSF | 10-30 years | Late 2026 | <ul style="list-style-type: none"> New installation available—two interconnecting floors Exclusive elevators from main lobby possible Use of 750 kW generator with 1,200 gallon tank possible |
| | Entire 5th Floor | 31,025 RSF | \$56 / RSF | 10-30 years | Late 2026 | |
| | Partial 6th Floor | 12,800 RSF | \$57 / RSF | Arranged | Late 2026 | |
| | Entire 9th Floor | 17,900 RSF | \$58 / RSF | 5-15 Years | Demolished and ready to build | <ul style="list-style-type: none"> Will divide for 3,000 RSF and up Can combine with 10th floor for up to 35,800 RSF Good light and views |
| Lease Pending: 5,000 RSF 12,900 RSF Remaining | | | | | | |
| | Entire 10th Floor | 17,900 RSF | \$58 / RSF | 5-15 Years | Vacant and ready for new installation | <ul style="list-style-type: none"> Will divide for 3,000 RSF and up Can combine with 9th floor for up to 35,800 RSF Good light and views |
| | Entire 19th Floor | 17,400 RSF | \$59 / RSF | 5-15 Years | Immediate or arranged | <ul style="list-style-type: none"> Vacant, existing plug & play open plan layout with seating for 135 persons + several conference/team rooms Will divide for 7,000 RSF and up Very good light and views |
| | Entire 20th Floor | 18,400 RSF | \$59 / RSF | 5-15 Years | Spring 2026 | <ul style="list-style-type: none"> Four high quality prebuilts pending, ranging from 3,500 RSF to 6,500 RSF each Very good light and views |
| Lease Pending:Unit B | | | | | | |
| | Entire 23rd Floor | 18,700 RSF | \$59 / RSF | 5-15 Years | August 2026 | <ul style="list-style-type: none"> Will divide for 6,000 RSF and up |
| | Entire 29th Floor | 18,700 RSF | \$60 / RSF | 5-15 Years | | <ul style="list-style-type: none"> Will divide for 7,000 RSF and up |

Furniture is available at an additional cost.

ENTIRE 4TH & 5TH FLOOR

Size: 31,025 RSF each

Rent: \$56 / RSF

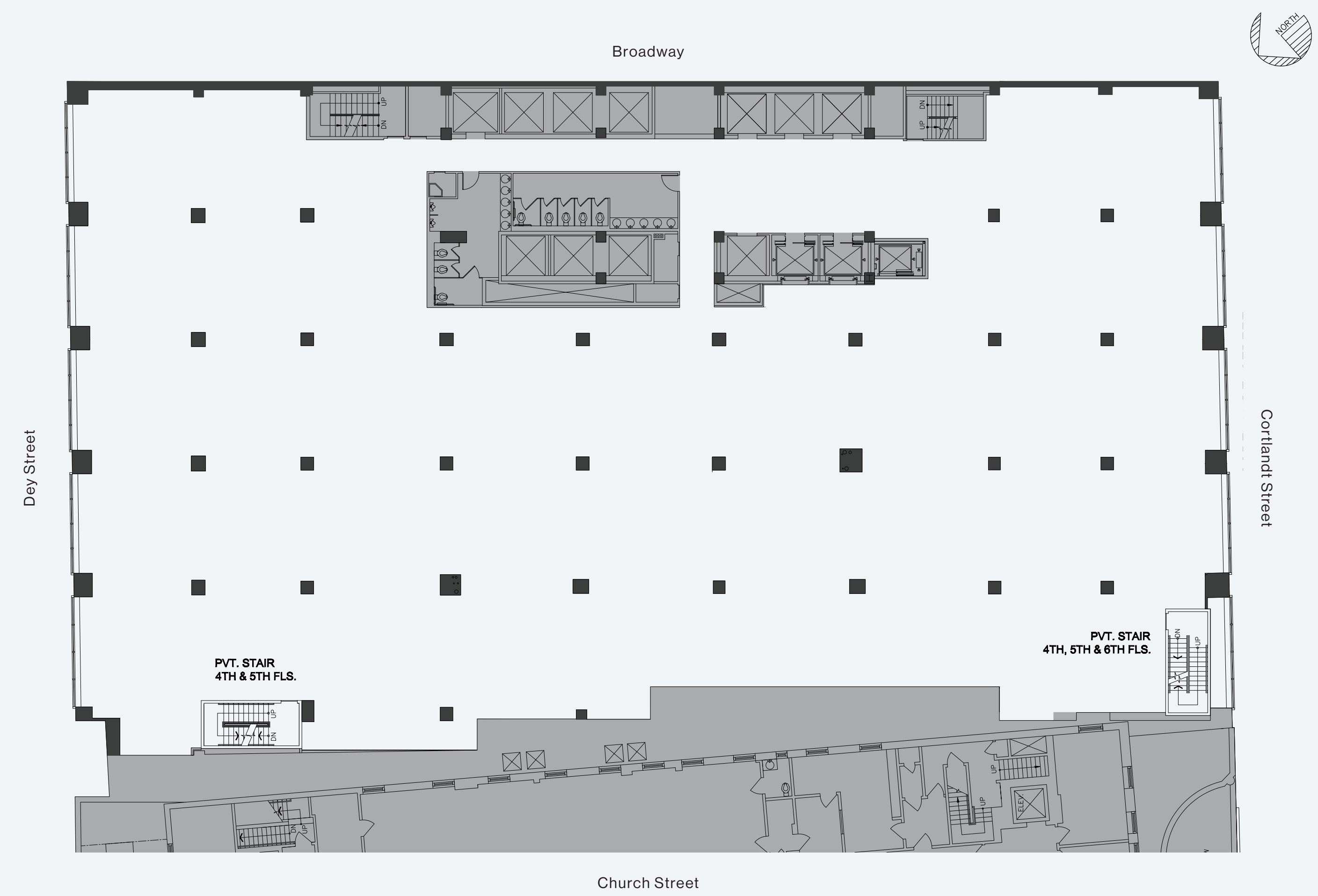
Type: Direct

Term: 10-30 years

Possession: Late 2026

- New installation available—two interconnecting floors
- Exclusive elevators from main lobby possible
- Use of 750 kW generator with 1,200 gallon tank possible
- Can be combined with the 6th floor to create a ~75,000 RSF contiguous block

4TH & 5TH FLOORS CORE PLAN



PARTIAL
6TH FLOOR

Size: 12,800 RSF

Rent: \$57 / RSF

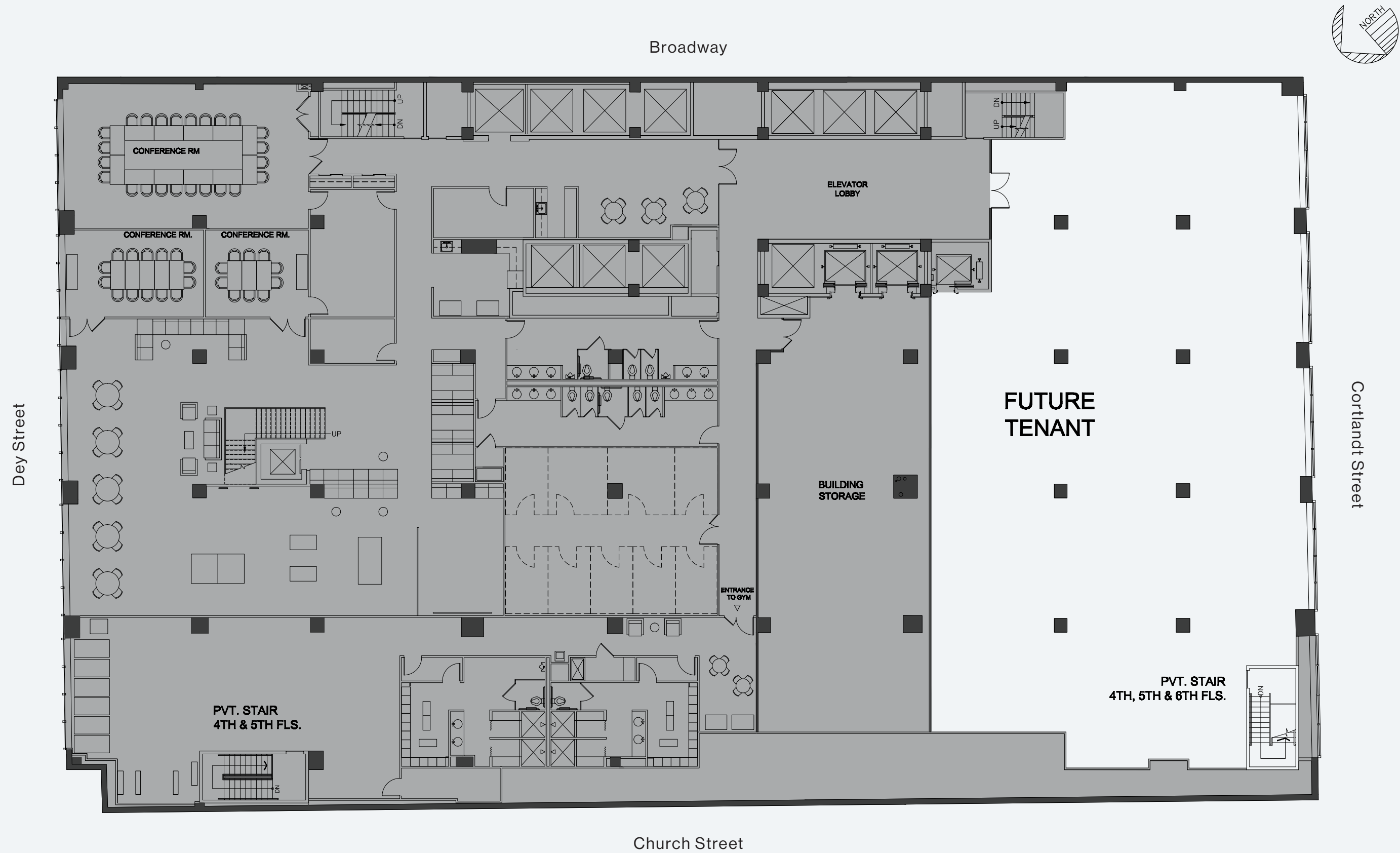
Type: Direct

Term: Arranged

Possession: Late 2026

- New installation available
- Can be combined with the 4th & 5th floors to create a ~75,000 RSF contiguous block

**4TH & 5TH FLOORS
CORE PLAN**



FULL FLOORS

FLOORS 9, 10, 23, & 29

Size: 17,900 RSF (Floors 9 & 10)
18,700 RSF (Floors 23 & 29)

Rent: \$58 / RSF (Floors 9 & 10)
\$59 / RSF (Floor 23)
\$60 / RSF (Floor 29)

Type: Direct

Term: 5-15 Years

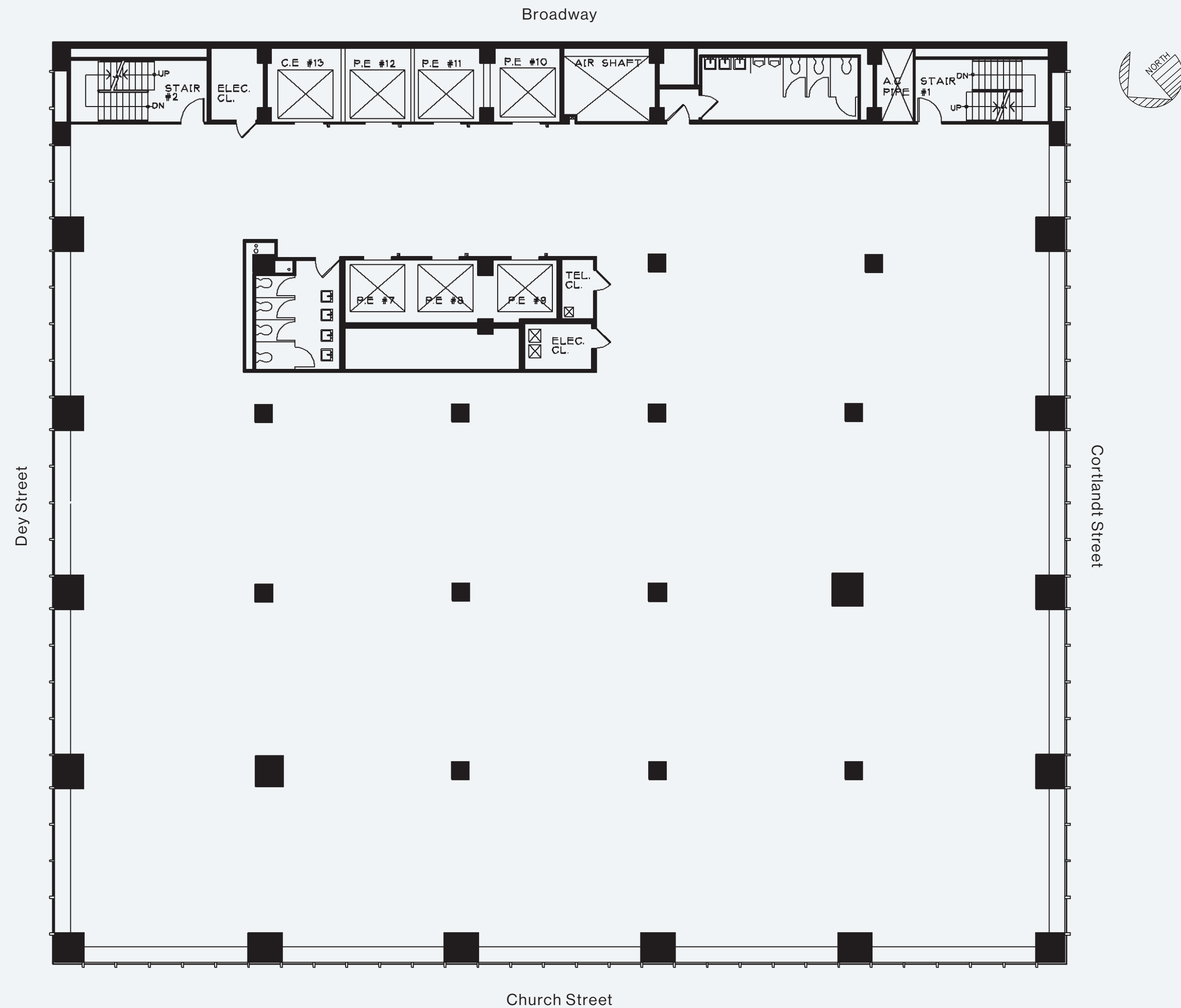
Status / Availability:

- The 9th floor is demolished and ready to build
- The 10th floor is vacant and ready for new installation
- The 23rd floor will be available August 2026

Divisions:

- 9th and 10th floors can be divided from 3,000 feet and up
- 9th & 10th floors can be combined in whole or part
- 23rd floor can be divided from 6,000 feet and up
- 29th floor can be divided from 7,000 feet and up
- Floors can be built to the landlord's high standards, with or without furniture
- 9½' windows throughout afford exceptionally generous light, views and openness with direct WTC views
- Cleaning included. Electric submetered. Escalation 1.9%

TYPICAL HI-RISE FLOOR CORE PLAN



ENTIRE
19TH FLOOR

Size: 17,400 RSF (divisible 7,000 SF and up)

Rent: \$59 / RSF

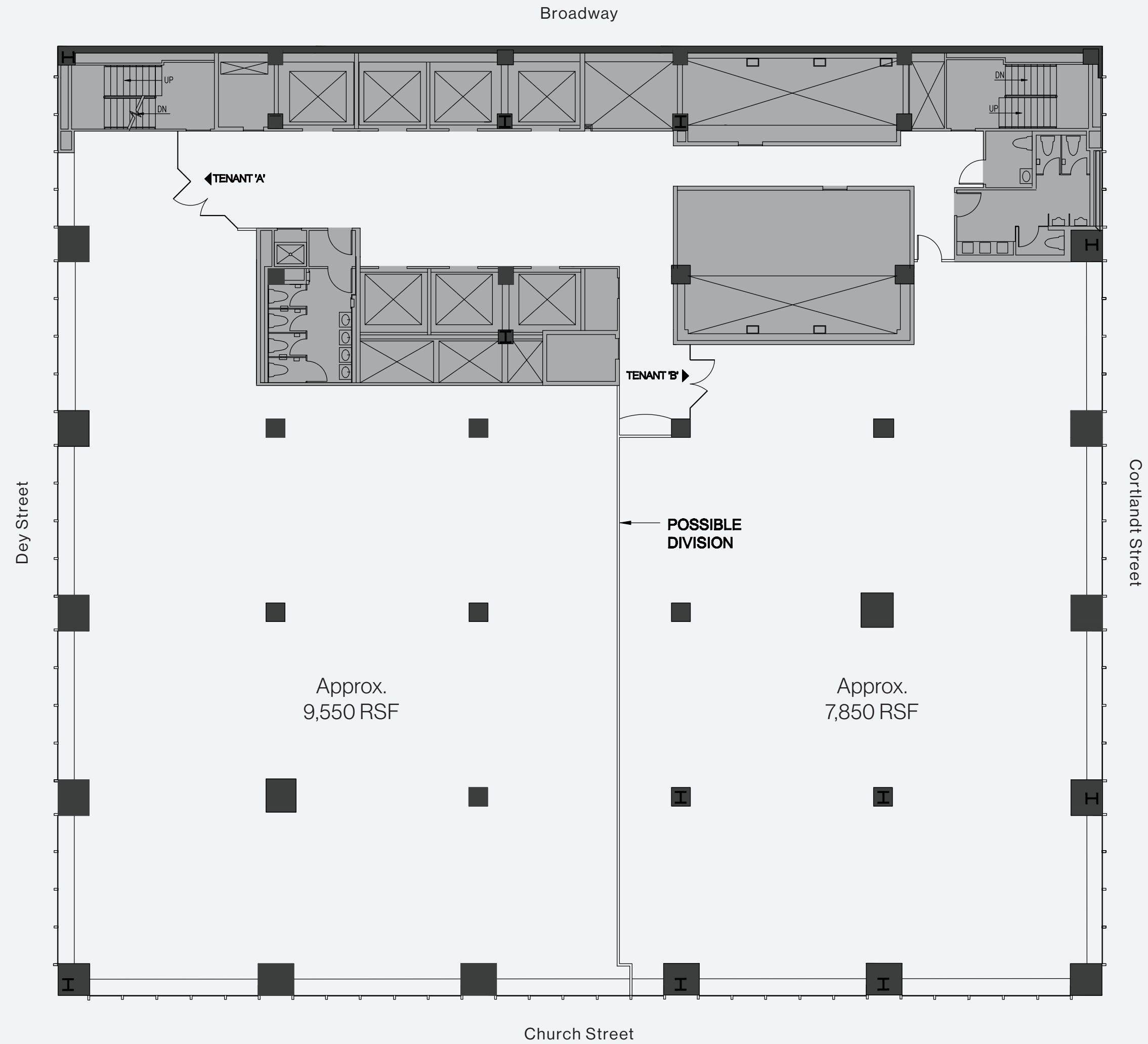
Type: Direct

Term: 5-15 Years

Possession: Immediate or Arranged

- Existing installation with 120 open-plan positions plus open pantry, numerous conference rooms, private offices and team rooms
- New installation is also available
- Very good light and views
- Cleaning included. Electric submetered. Escalation 1.9%

19TH FLOOR
DIVIDED PLAN



ENTIRE 20TH FLOOR

Size: 18,400 RSF total

Rent: \$59 / RSF

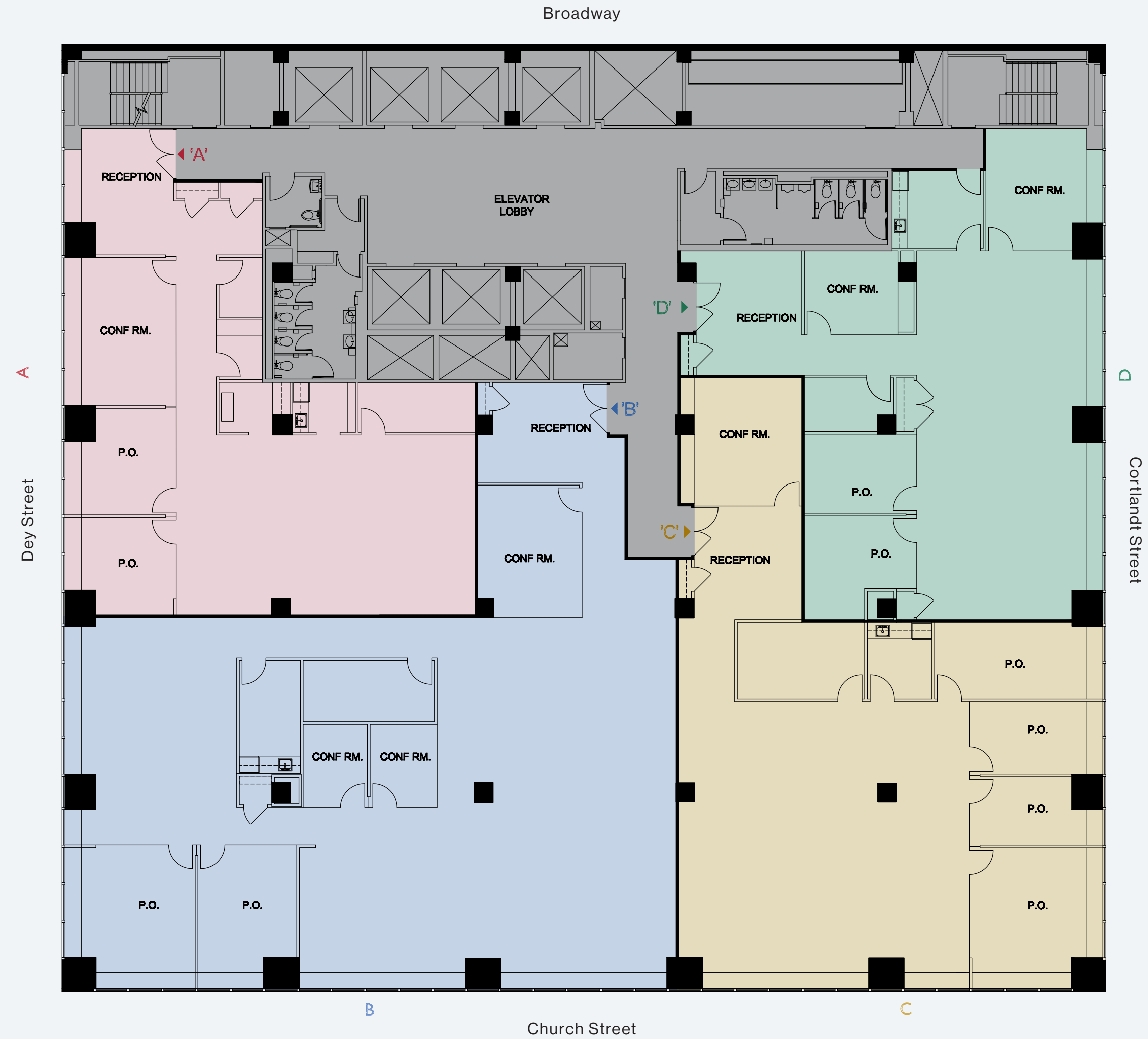
Type: Direct

Term: 5-15 Years

Possession: Spring 2026

- Four high quality prebuilts pending, ranging from 3,500 RSF to 6,500 RSF each
- Very good light and views
- Cleaning included. Electric submetered. Escalation 1.9%

20TH FLOOR PRE-BUILTS



AMENITY CENTER

ARRIVING MID-2026

A brand new Amenity Center is underway for tenants at 22 Cortlandt.

An outdoor deck with a stunning, one-of-a-kind view of the Oculus at the World Trade Center anchors the space, which also offers conferencing facilities, a pantry/cafe, green space & lounge areas, games & recreation, and fitness facilities.

Life at 22 Cortlandt will soon foster a more vibrant, enjoyable, and comfortable working experience.



LEASING
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