

# Modern Workspaces Waterfront Views





WELCOME

# Navigate Your Next Chapter

Each workspace within 32 Old Slip is designed to harness the creativity and ambition that the stunning waterfront and city skyline views naturally evoke. With octagon-shaped floor plates, our building provides a canvas for businesses to create, innovate, and thrive.

WATCH VIDEO



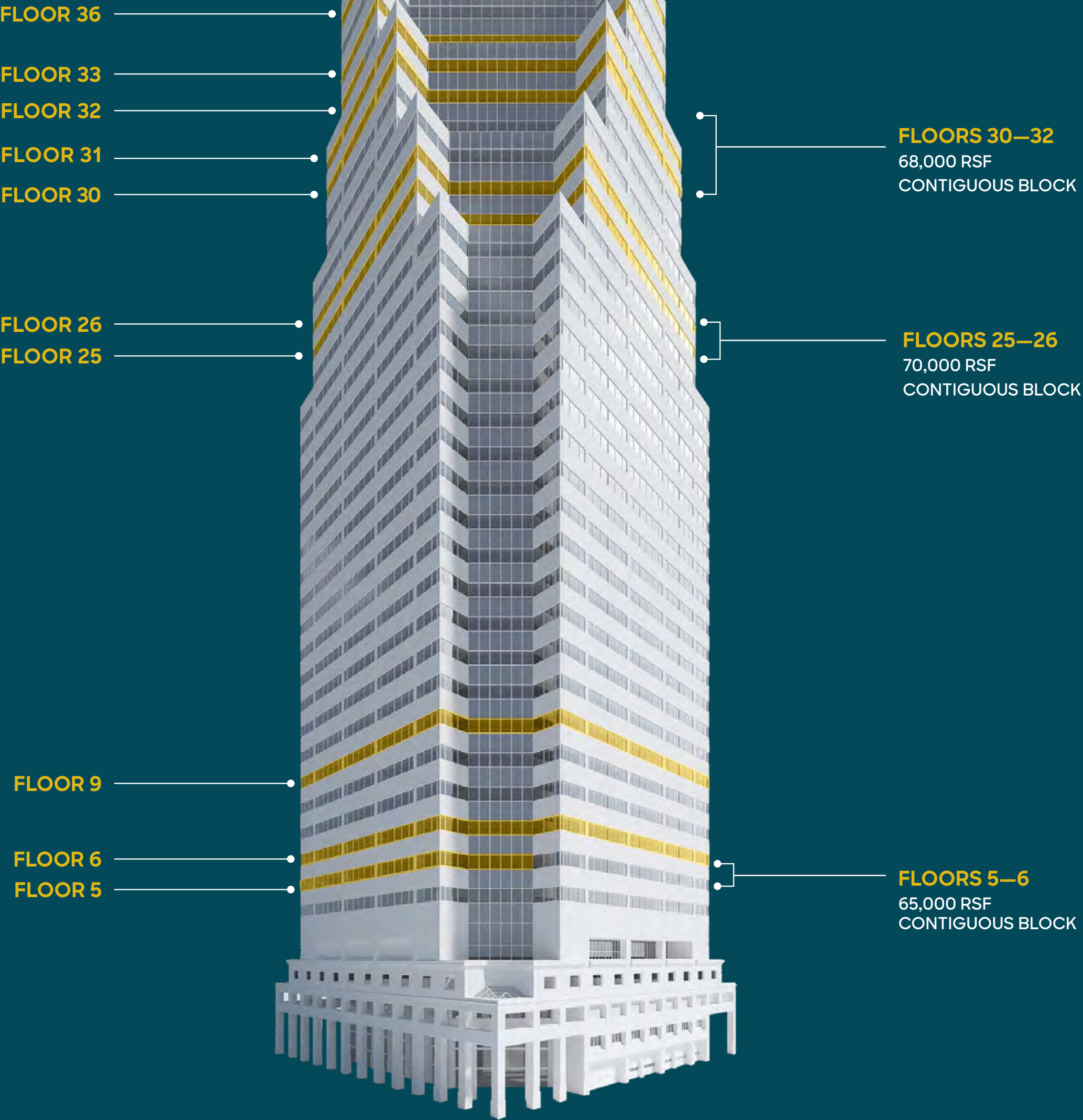
AVAILABILITIES

# Flexible Floorplans

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
ENTIRE 36 <sup>TH</sup> FLOOR	23,404 RSF	JULY 2025	TO BE WHITEBOXED
ENTIRE 33 <sup>RD</sup> FLOOR	24,241 RSF	JULY 2025	TO BE WHITEBOXED
PARTIAL 32 <sup>ND</sup> FLOOR	6,997 RSF	IMMEDIATE	PRE-BUILT FURNISHED
ENTIRE 31 <sup>ST</sup> FLOOR	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
ENTIRE 30 <sup>TH</sup> FLOOR	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
ENTIRE 26 <sup>TH</sup> FLOOR	34,686 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 25 <sup>TH</sup> FLOOR	34,950 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 9 <sup>TH</sup> FLOOR	37,061 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 6 <sup>TH</sup> FLOOR	37,095 RSF	IMMEDIATE	WHITEBOXED
PARTIAL 5 <sup>TH</sup> FLOOR	11,661 RSF	IMMEDIATE	PRE-BUILT FURNISHED
PARTIAL 5 <sup>TH</sup> FLOOR	3,637 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED

CLICK TO VIEW AVAILABILITIES





EXPANSIVE WORKSPACES

# Expansive Workspaces to Grow

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





EXPANSIVE WORKSPACES





EXPANSIVE WORKSPACES





# Amenities to Suit Your Workday

With a dedicated conference and meeting space, plus a newly upgraded lobby with a coffee bar, 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.

- 13K SF of Dedicated Conference & Event Space (130 Capacity)
- Renovated Lobby
- Exclusive Parking Garage
- Dedicated Tenant Experience Coordinator
- Outdoor Plaza with Seating
- Bike Room
- Coffee Bar
- Newsstand
- Substantial Generator Capacity



VIBRANT NEIGHBORHOOD

# Downtown's Historic Seaport Area

This iconic location brings together the pulse of the Seaport & Financial Districts and endless possibilities for transit, entertainment and dining.

**500+**  
Bars & Restaurants

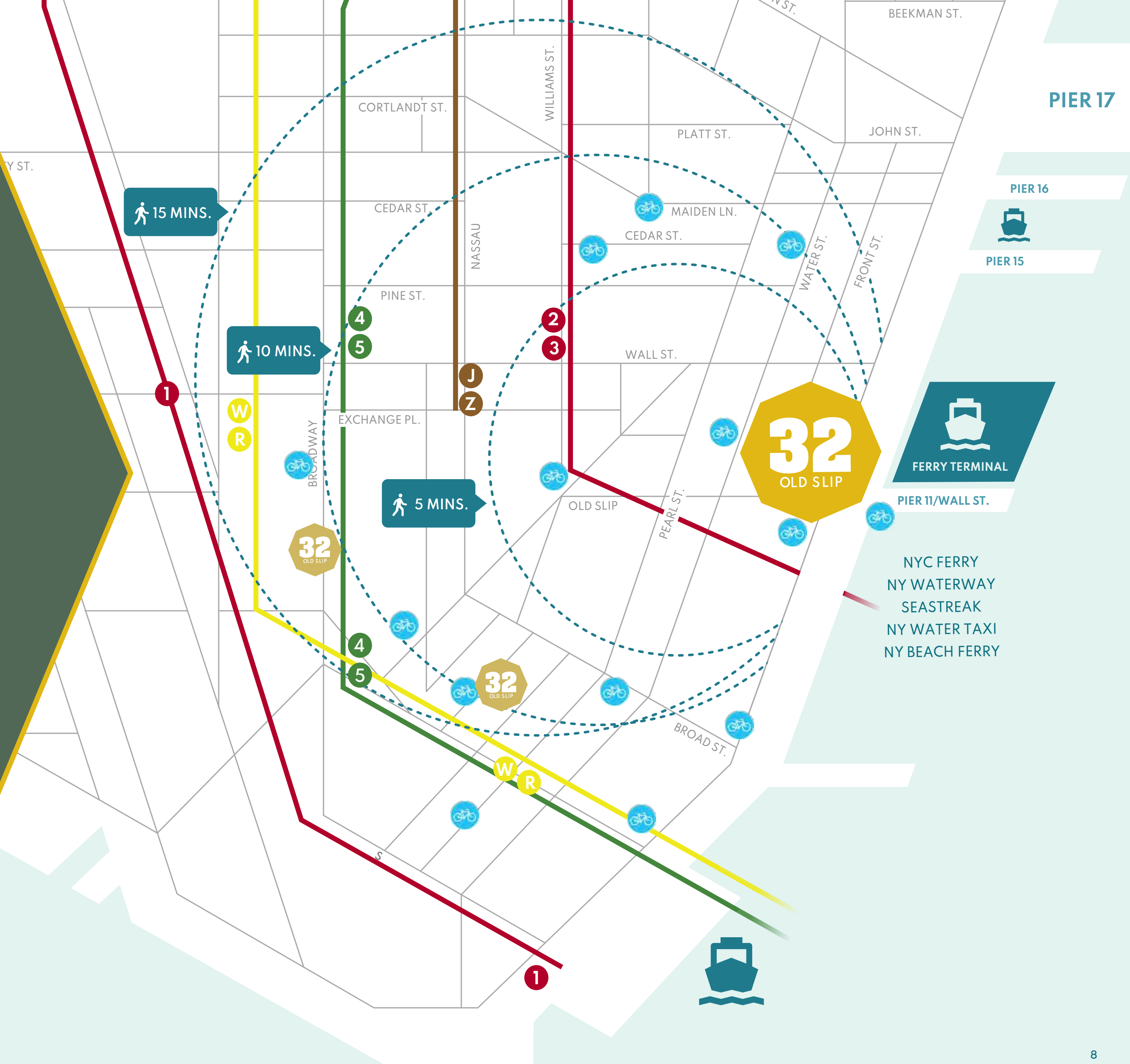
**1,170**  
Retailers

**30,000**  
Daily Commuters

**84+ Acres**  
Outdoor Space

**31**  
Hotels

**14.8M**  
Visitors Per Year





VIBRANT NEIGHBORHOOD





VIBRANT NEIGHBORHOOD



# 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



STUNNING 360° VIEWS

# See the Bigger Picture

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.



THE BUILDING

Flexible Floor Plates,  
Spectacular Views  
& Convenient  
Transportation

Situated on the Water Street corridor, 32 Old Slip offers efficient floor plates with spectacular views, invigorating amenities, and effortless proximity to every mode of transit.





TEST FIT

# Floor 36

## 23,404 RSF

OFFICE-INTENSIVE TEST FIT

Executive Offices	7
Standard Office	24
Conference Room	4
Workstation	50
Storage	4
Pantry	1
Huddle	6
IT Room	1
Copy/Print	1
Wellness Room	1
Coats	4
Reception	1
Total Employees	82



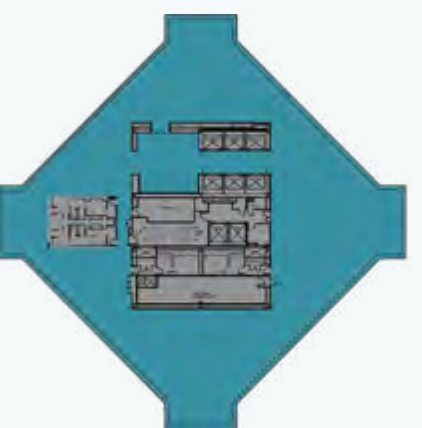
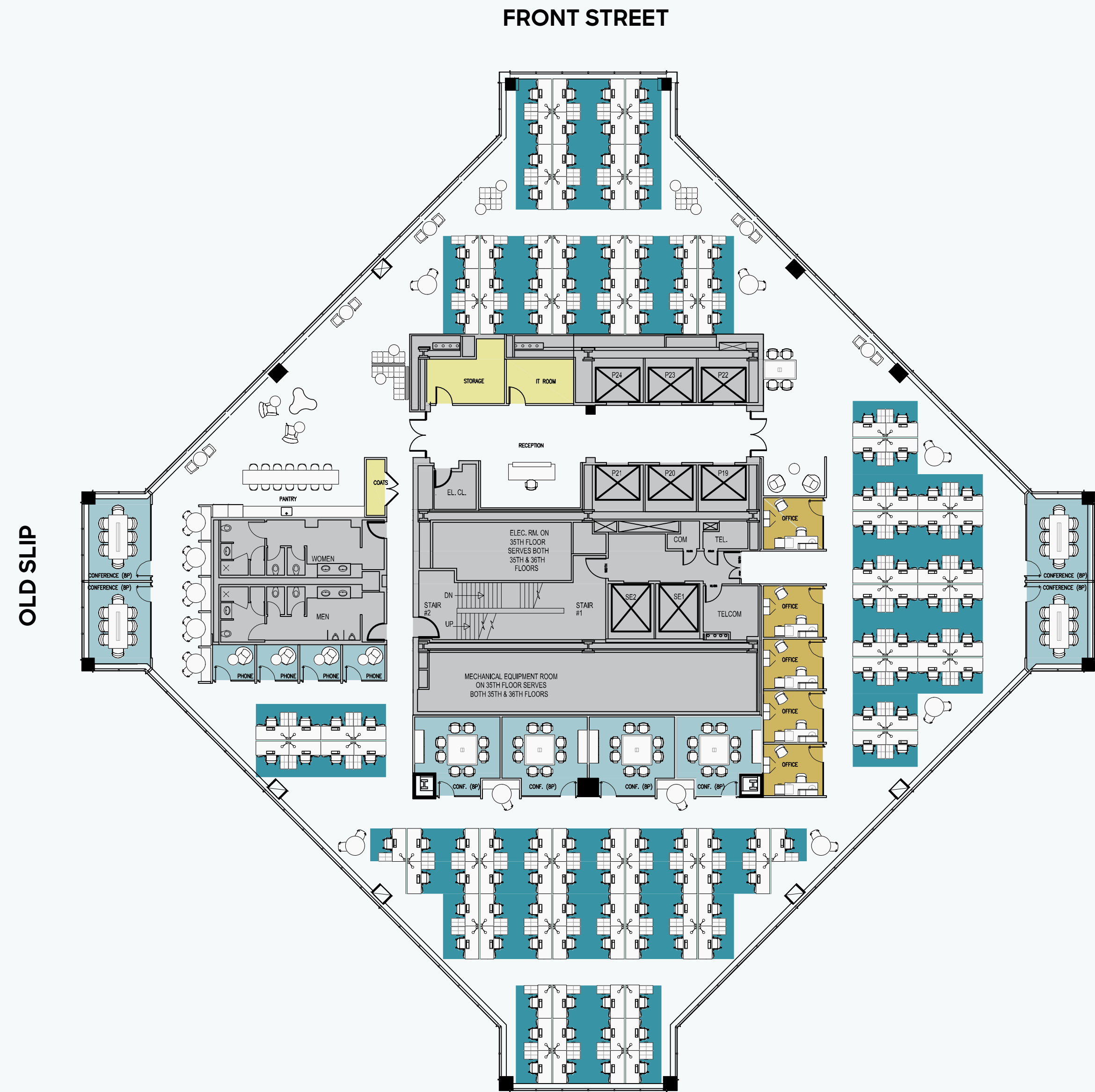


## TEST FIT

**Floor 36**  
**23,404 RSF**

## OPEN TEST FIT

Standard Office	5
Conference Room	8
Workstation	130
Storage	1
Phone Rooms	4
Pantry	1
IT Room	1
Coats	1
Reception	1
<b>Total Employees</b>	<b>136</b>





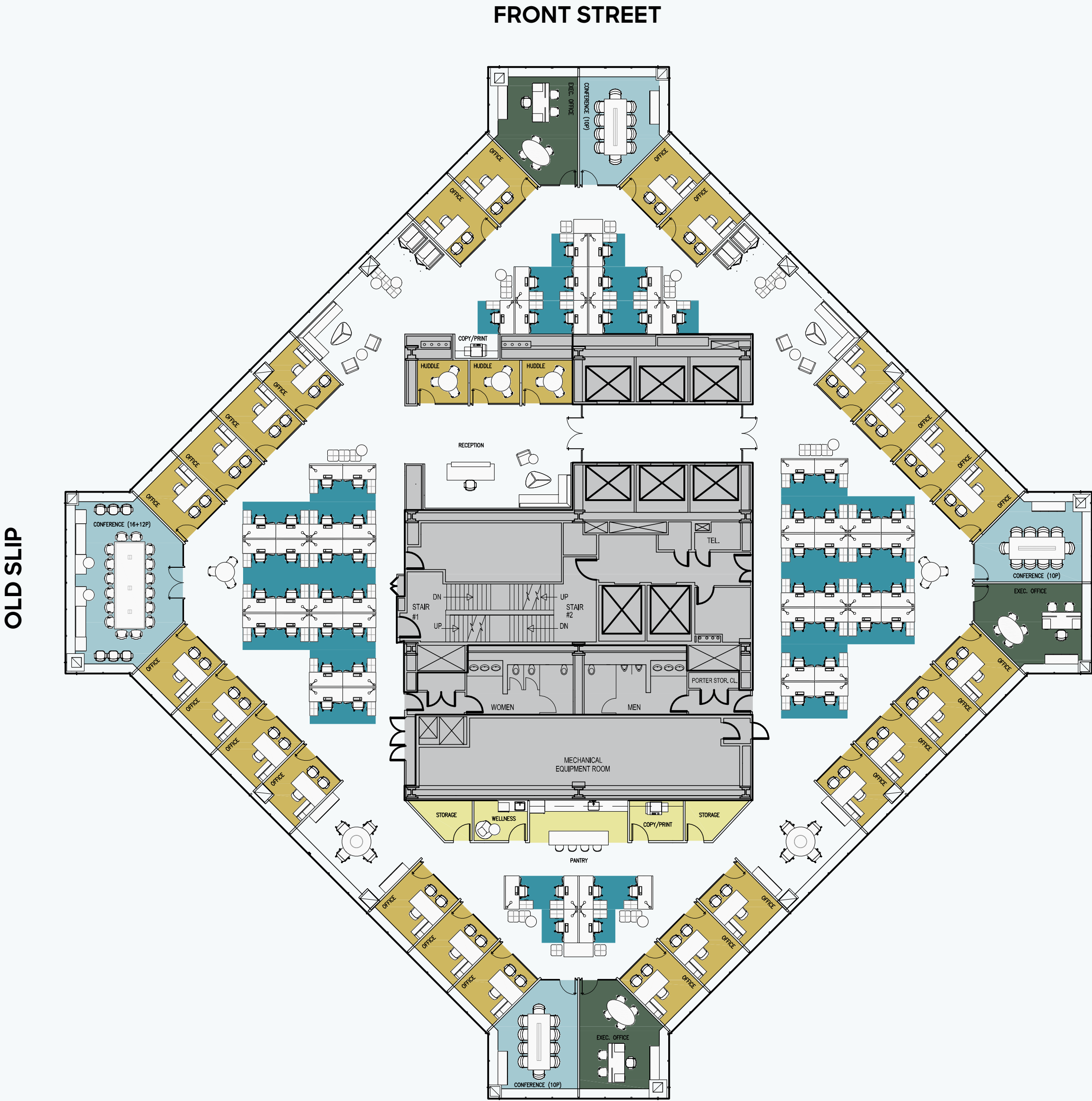
TEST FIT

# Floor 33

## 24,241 RSF

OFFICE-INTENSIVE TEST FIT

Executive Offices	3
Standard Office	26
Conference Room	4
Workstation	62
Storage	2
Pantry	1
Huddle	3
IT Room	1
Copy/Print	2
Wellness Room	1
Reception	1
Total Employees	92





TEST FIT

# Floor 33

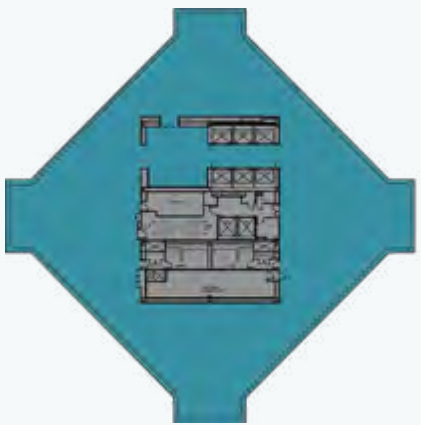
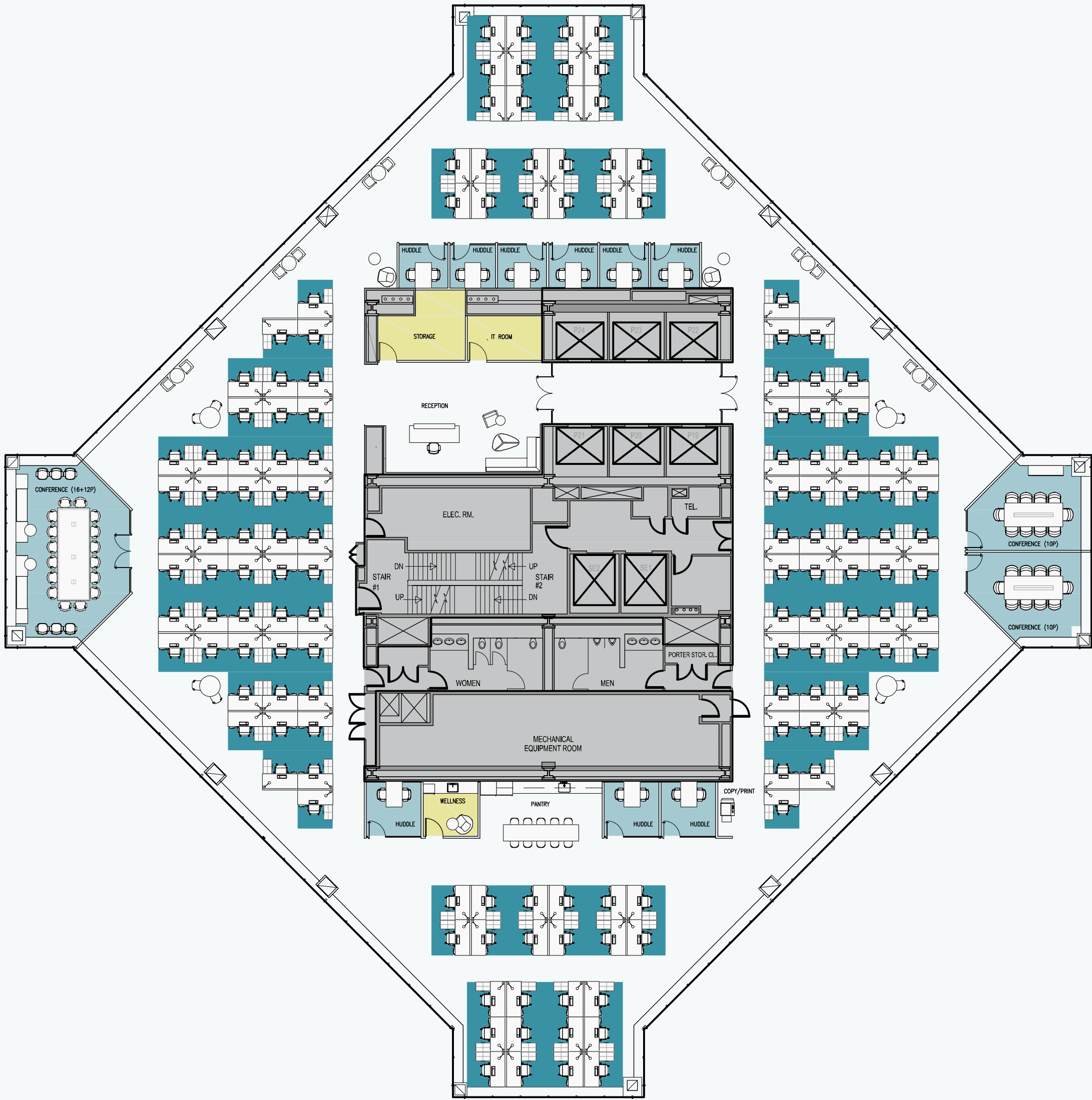
## 24,241 RSF

OPEN TEST FIT

Conference Room	3
Workstation	144
Storage	1
Pantry	1
Huddle	9
IT Room	1
Copy/Print	1
Wellness Room	1
Reception	1
Total Employees	145

OLD SLIP

FRONT STREET





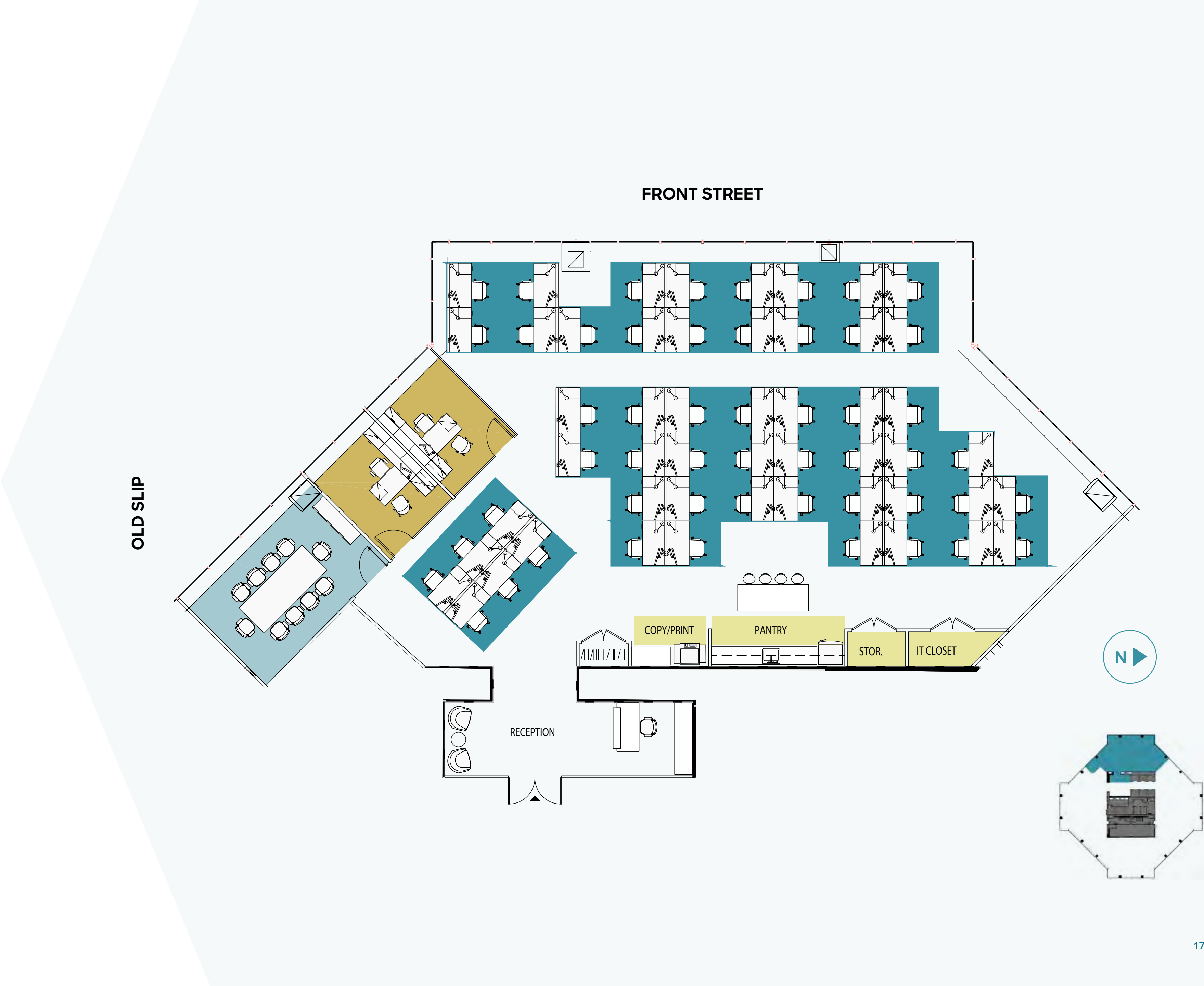
PRE-BUILT

# Floor 32

## 6,997 RSF

Offices	2
Conference Room	1
Workstations	52
Pantry	1
Copy Area	1
IT Room/Storage	1
Reception	1
Total Employees	55

VIEW VIRTUAL TOUR





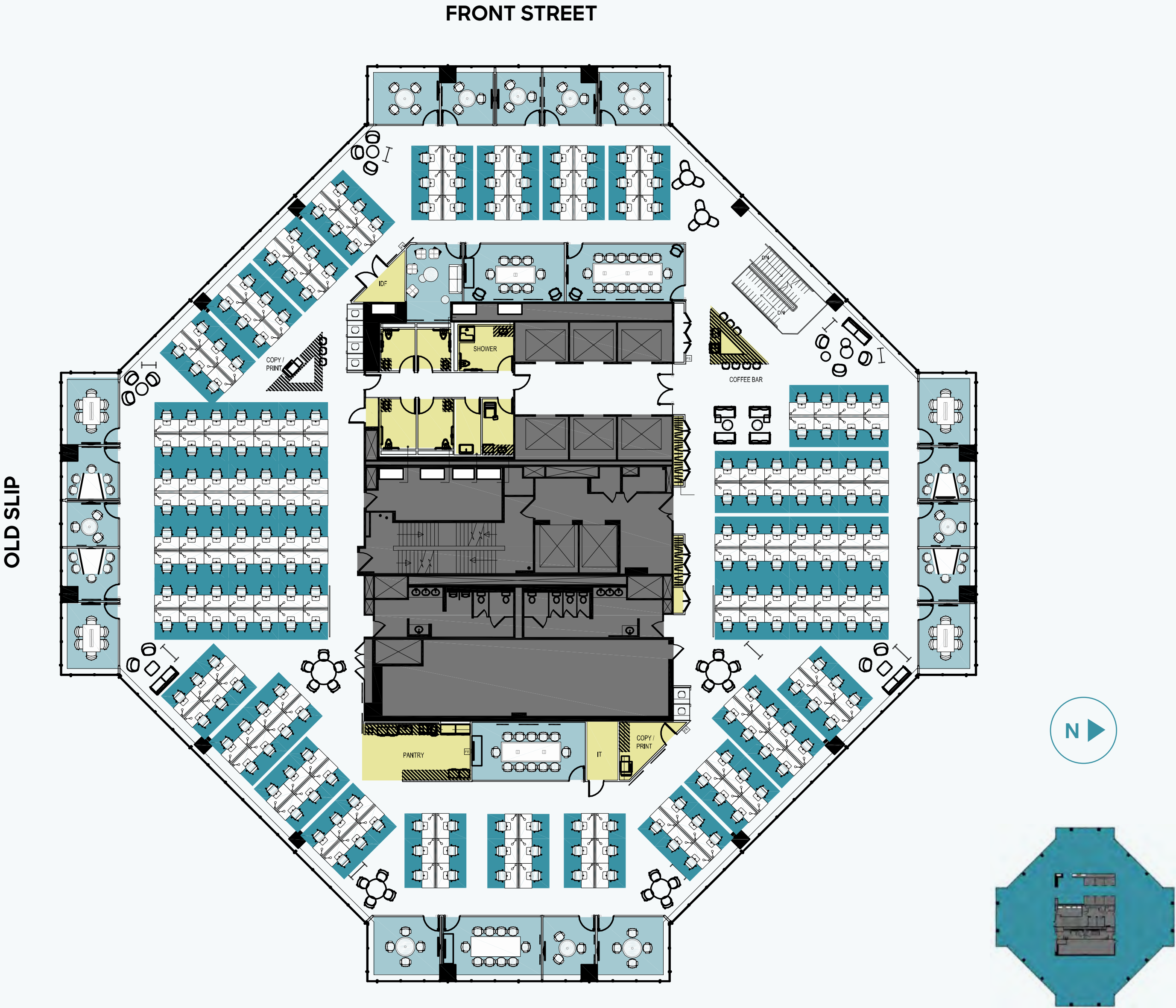
AS-BUILT

# Floor 31

## 30,452 RSF

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
Total Workspace	224

VIEW VIRTUAL TOUR





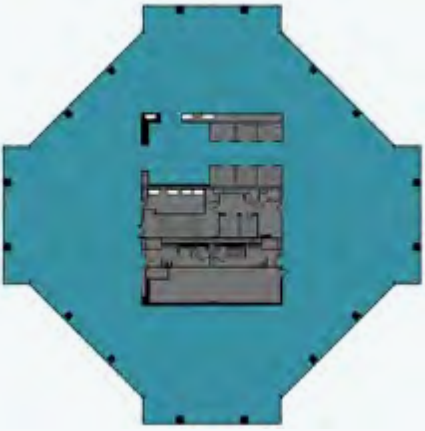
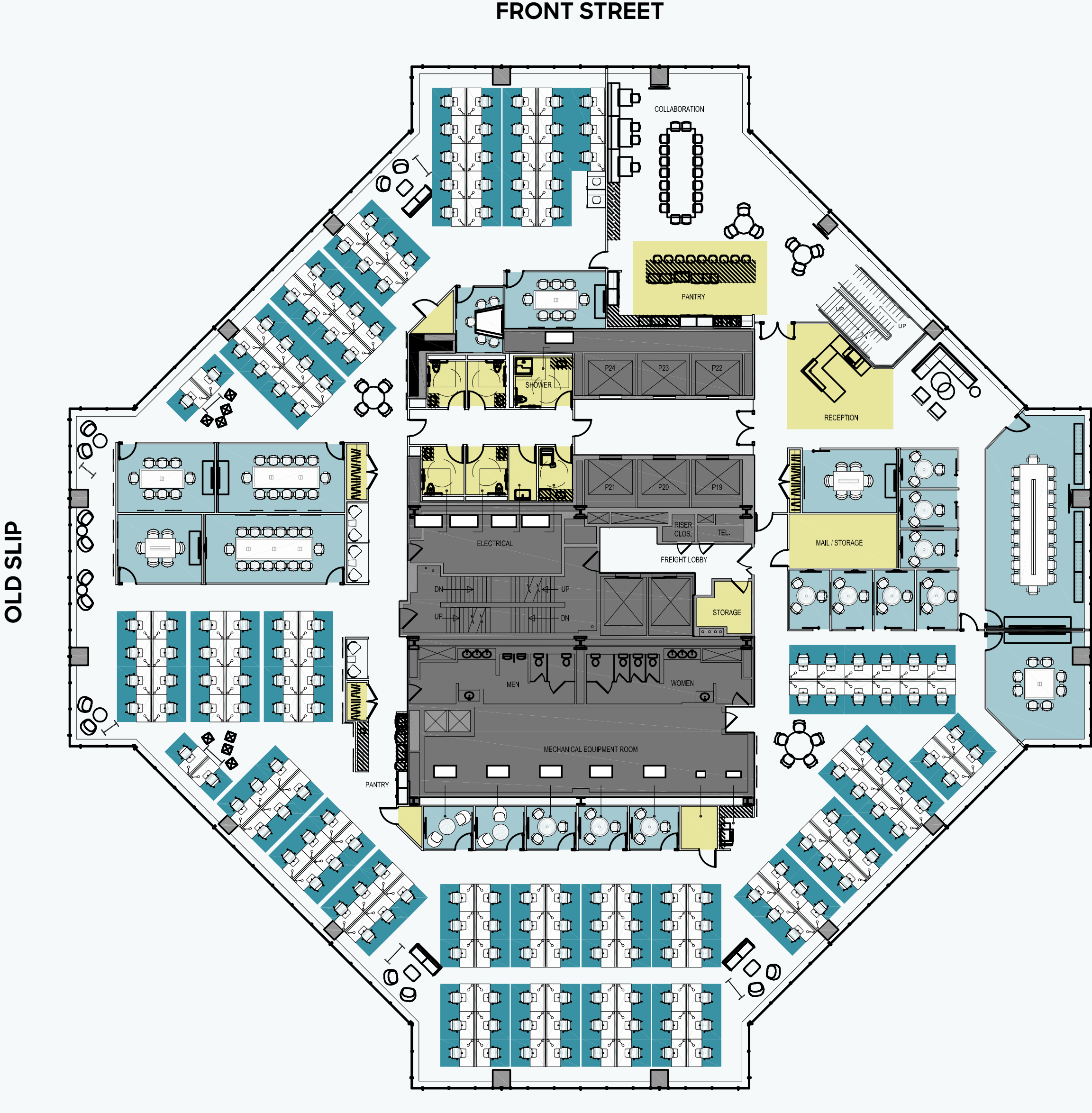
AS-BUILT

# Floor 30

## 30,452 RSF

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
Total Workspace	176

VIEW VIRTUAL TOUR



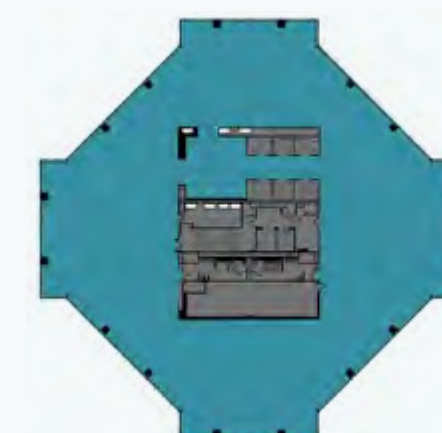
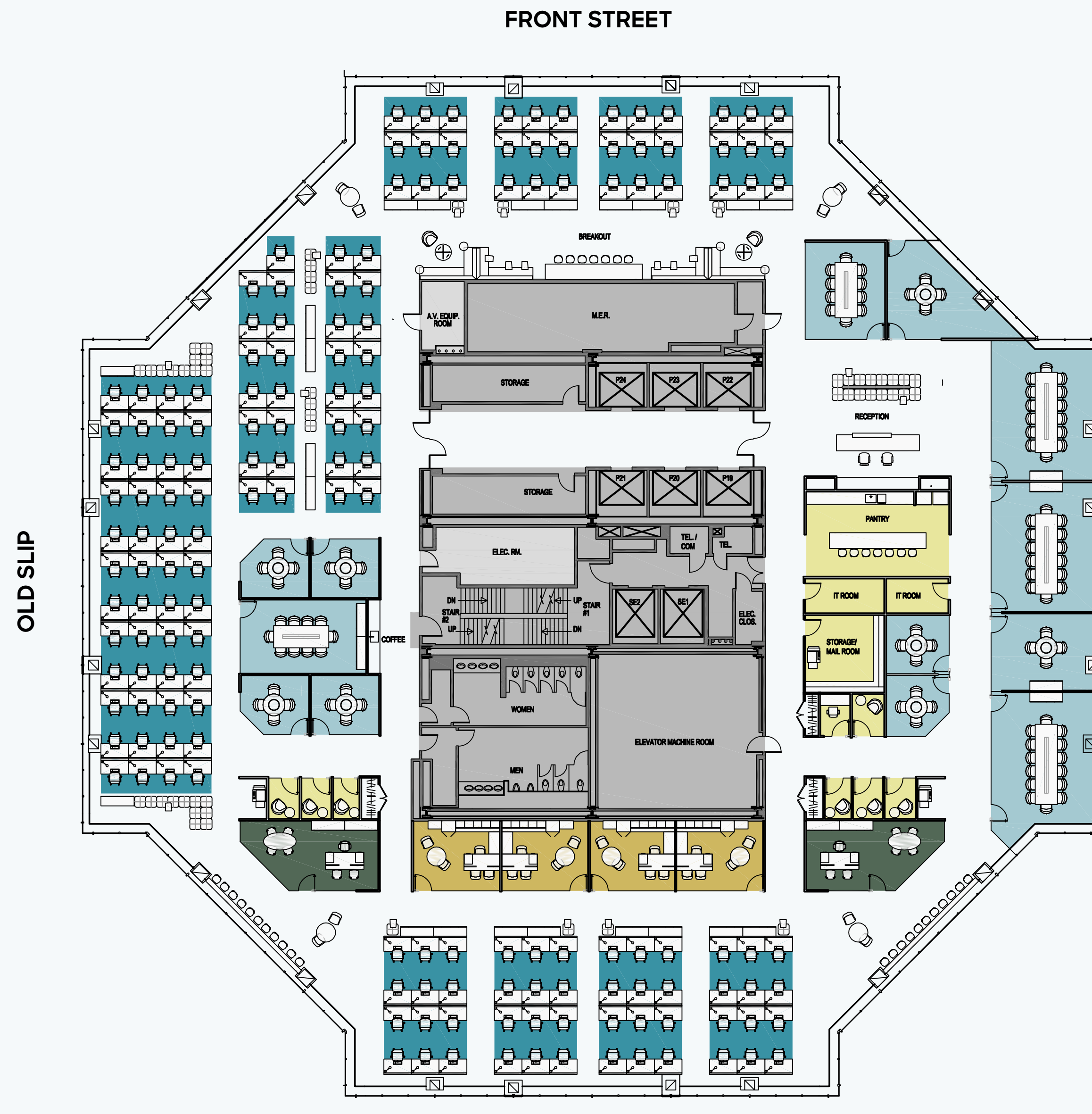


## TEST FIT

# Floor 26

## 34,686 RSF

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>





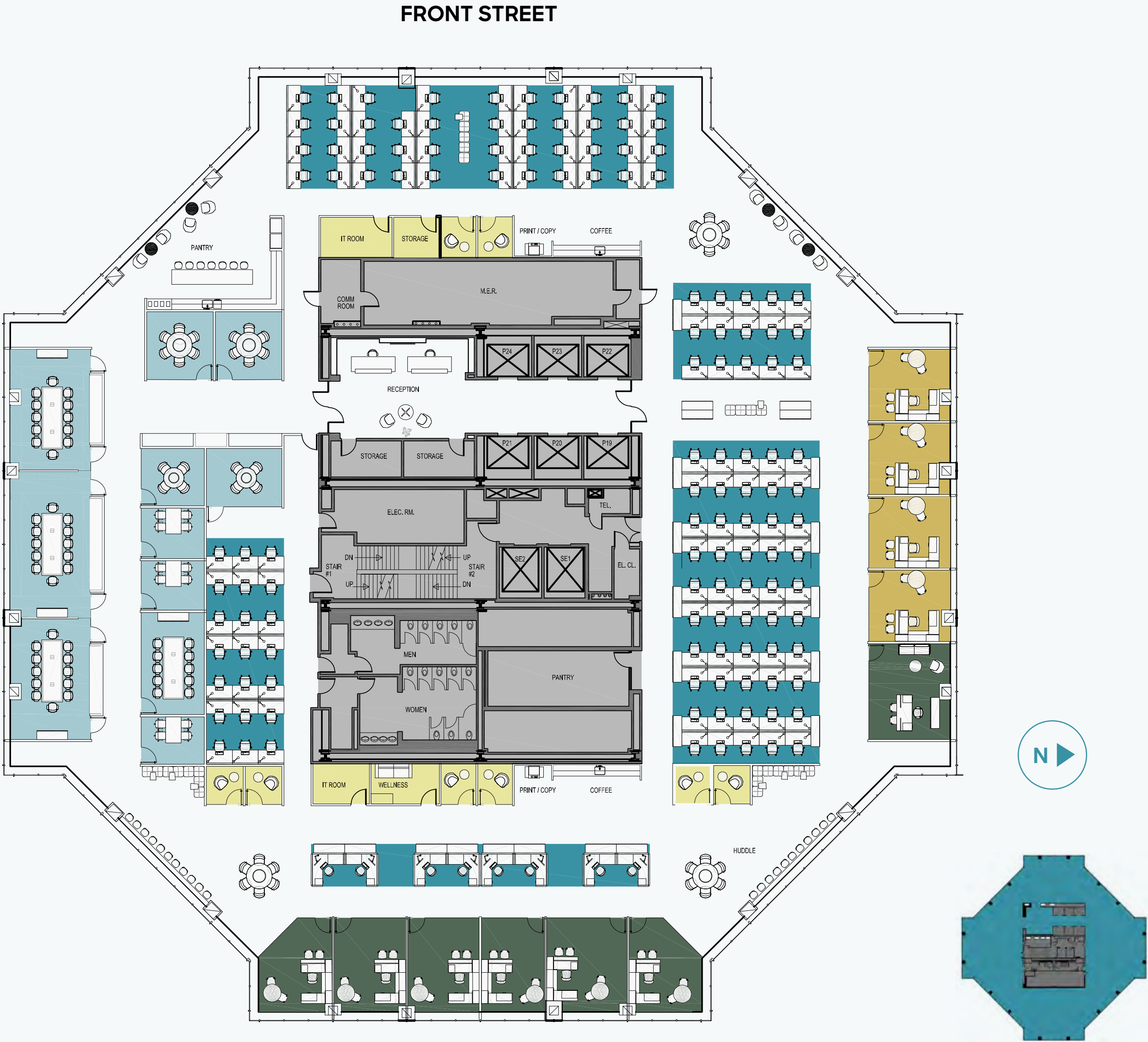
TEST FIT

# Floor 25

## 34,950 RSF

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
Total Employees	150

OLD SLIP





TEST FIT

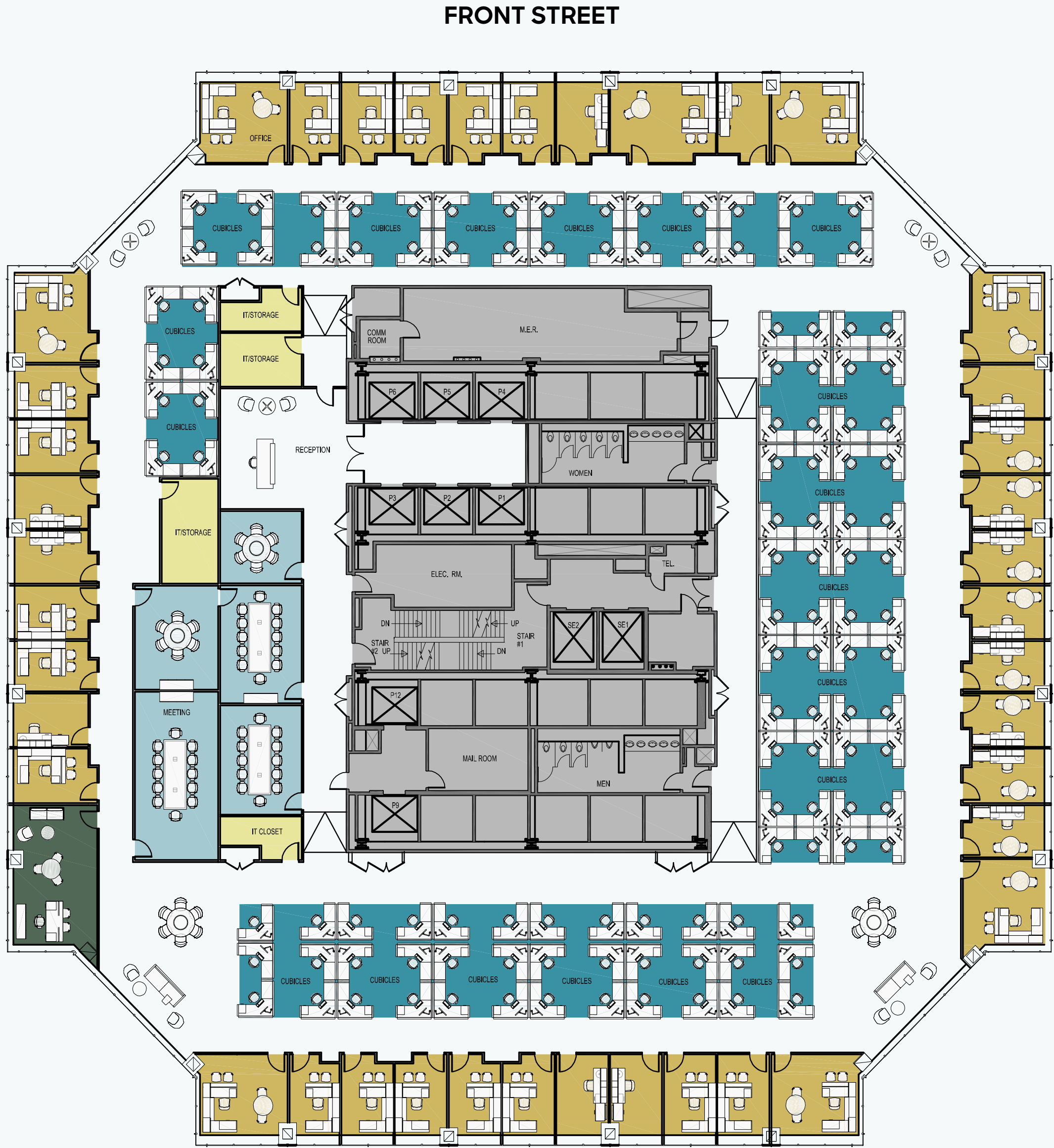
# Floor 9

## 37,061 RSF

OFFICE-INTENSIVE TEST FIT

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

OLD SLIP





TEST FIT

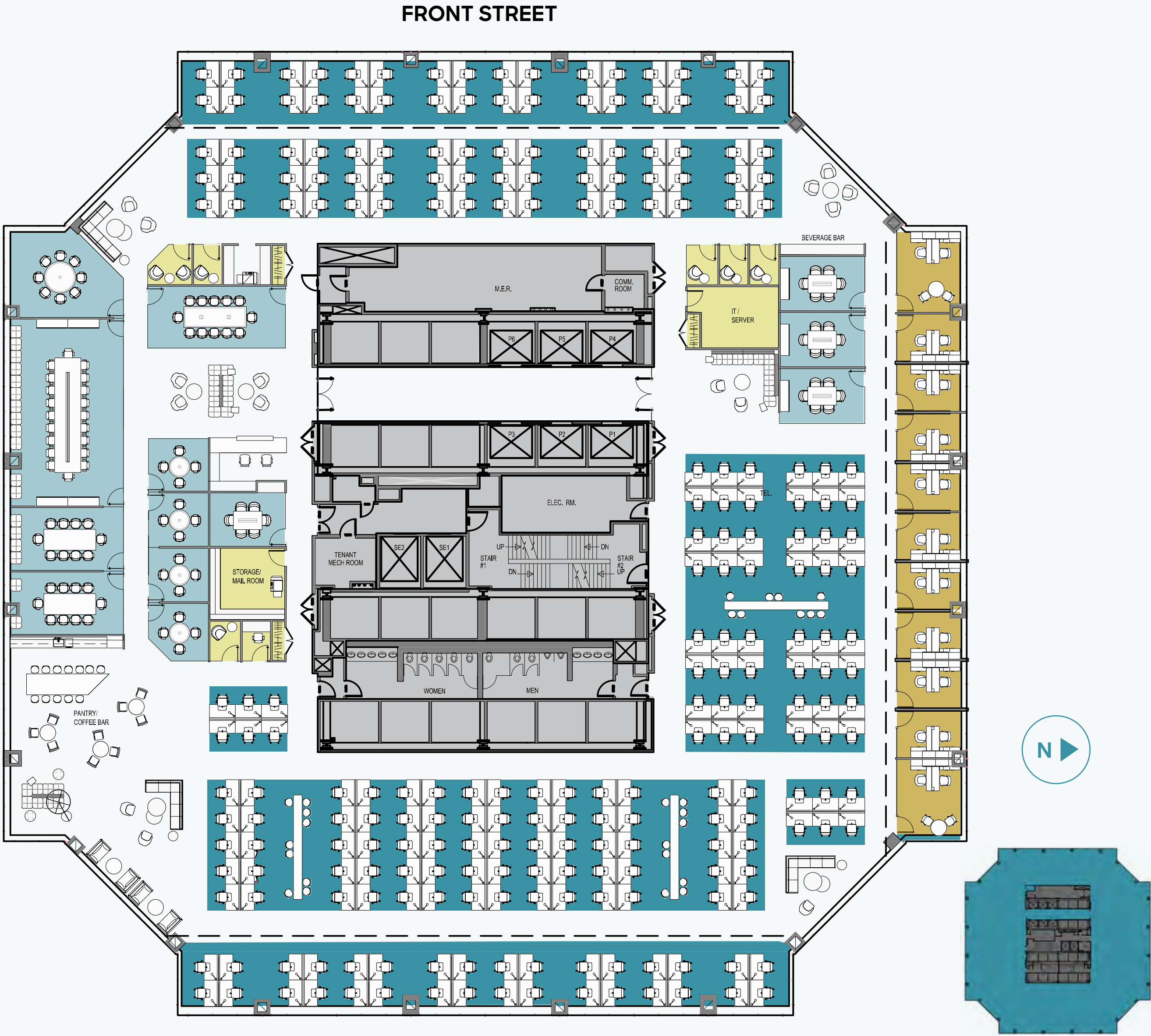
# Floor 6

## 37,095 RSF

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
Total Workspace	245

VIEW VIRTUAL TOUR

OLD SLIP





AS-BUILT

# Floor 5

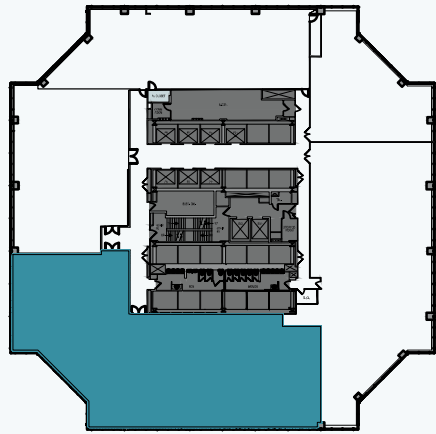
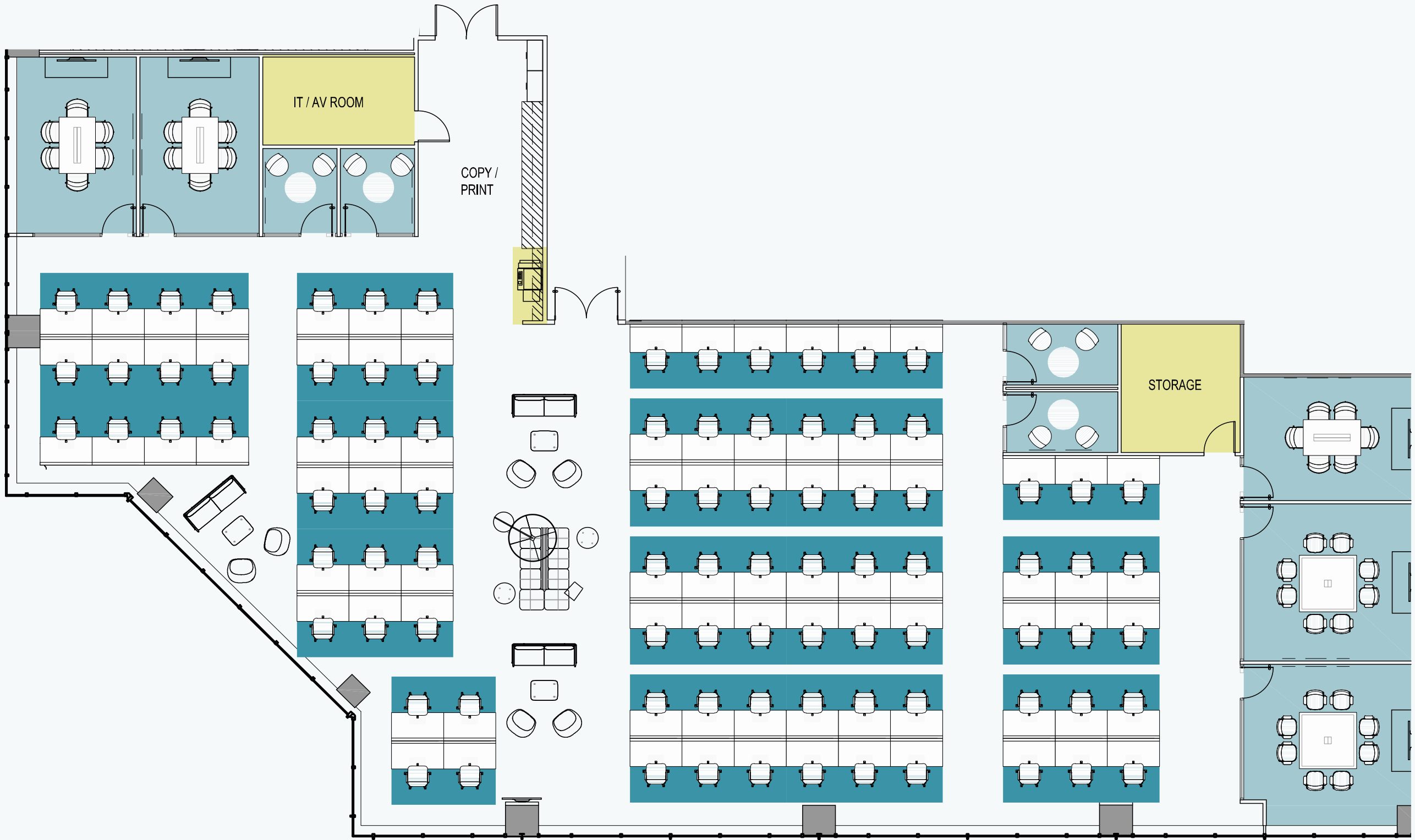
## 11,661 RSF

Large Conf. Room (8P)	2
Small Conf. Room (6P)	3
Focus / Phone Room	4
Reception	0
Storage	3
IT/AV Room	1
Workstations (5')	91
Total Workspace	91

VIEW VIRTUAL TOUR

OLD SLIP

FRONT STREET





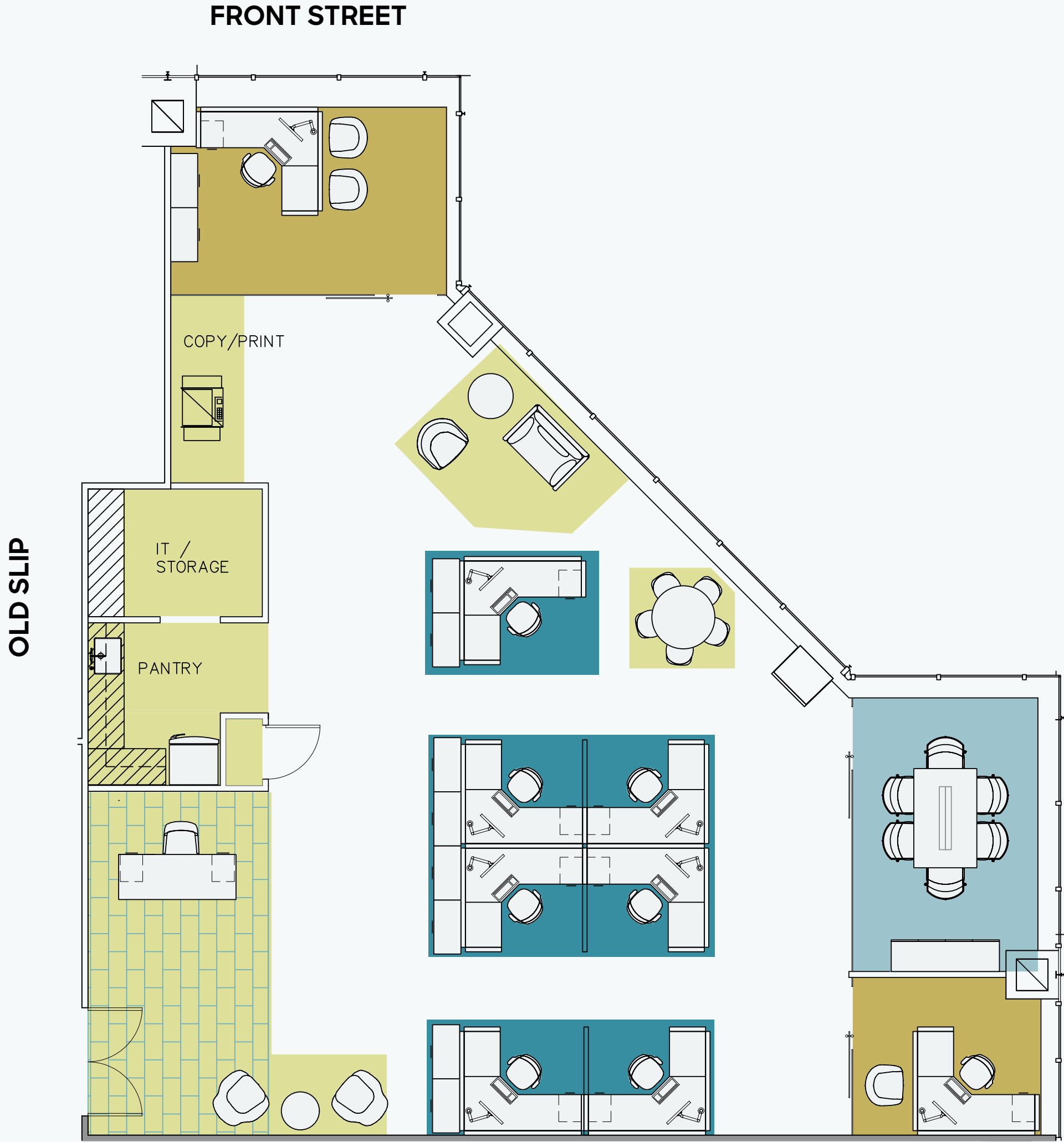
TEST FIT

# Floor 5

## 3,637 RSF

Offices	2
Workstations	7
Enclosed Conference Seats	6
Pantry Seats	3
Total Employees	9

VIEW VIRTUAL TOUR







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