



22

CORTLANDT



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

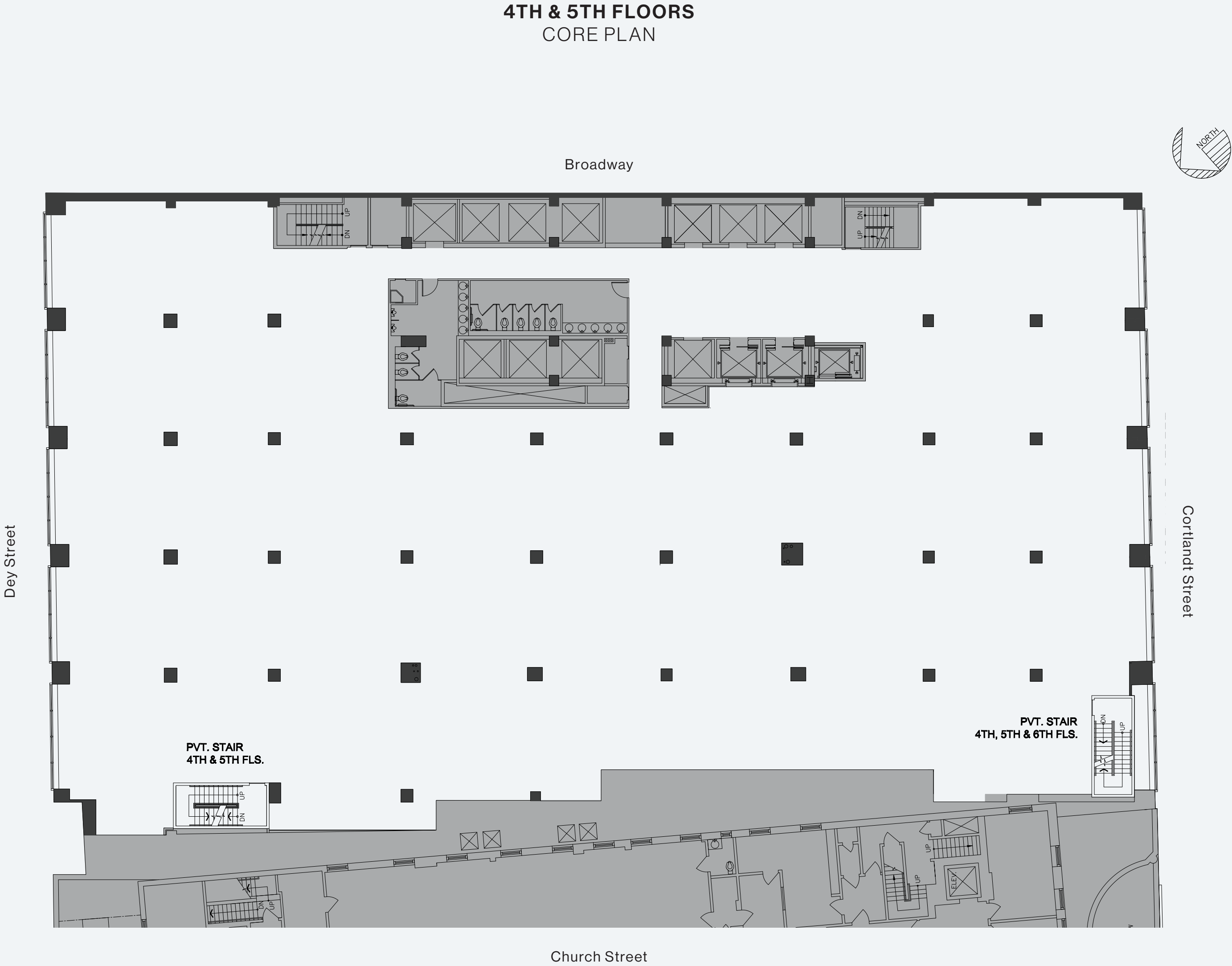
75,000 RSF BLOCK	Premises	Size	Rent	Term	Possession	Notes
	Entire 4th Floor	31,025 RSF	\$55 / RSF	10-30 years	Late 2026	<ul style="list-style-type: none">New installation available—two interconnecting floorsExclusive elevators from main lobby possibleUse of 750 kW generator with 1,200 gallon tank possible
	Entire 5th Floor	31,025 RSF	\$55 / RSF	10-30 years	Late 2026	
	Partial 6th Floor	12,800 RSF	\$56 / RSF	Arranged	Late 2026	<ul style="list-style-type: none">New installation availableFurniture available for additional cost
	Partial 8th Floor	4,040 RSF	\$55 / RSF	Flexible	April 2026	<ul style="list-style-type: none">High quality prebuilt pendingGreat light and view overlooking the World Trade Center OculusFurniture available for additional cost
	Entire 9th Floor	17,900 RSF	\$56 / RSF	Flexible	Demolished and ready to build	<ul style="list-style-type: none">Will divide for 3,000 RSF and upCan combine with 10th floor for up to 35,800 RSFExcellent light and views
	Entire 10th Floor	17,900 RSF	\$56 / RSF	Flexible	Vacant and ready for new installation	<ul style="list-style-type: none">Will divide for 3,000 RSF and upCan combine with 9th floor for up to 35,800 RSFGood light and views
	Entire 19th Floor	17,400 RSF	\$57 / RSF	Existing Buildout: Flexible term New Installation: 5 years or longer	Immediate or arranged	<ul style="list-style-type: none">Vacant, existing plug & play open plan layout with seating for 135 persons + several conference/team roomsWill divide for 7,000 RSF and upVery good light and views
	Entire 20th Floor	18,400 RSF	\$58 / RSF	3-10 years	Spring 2026	<ul style="list-style-type: none">Four high quality prebuilts pending, ranging from 3,500 RSF to 6,500 RSF eachVery good light and viewsFurniture available for additional cost
	Entire 23rd Floor	18,700 RSF	\$58 / RSF	Flexible	August 2026	<ul style="list-style-type: none">Will divide for 6,000 RSF and up
	Entire 29th Floor	18,700 RSF	\$59 / RSF	Flexible	January 2026	<ul style="list-style-type: none">Will divide for 7,000 RSF and up

ENTIRE

4TH & 5TH FLOOR

Size:	31,025 RSF each
Rent:	\$55 / 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



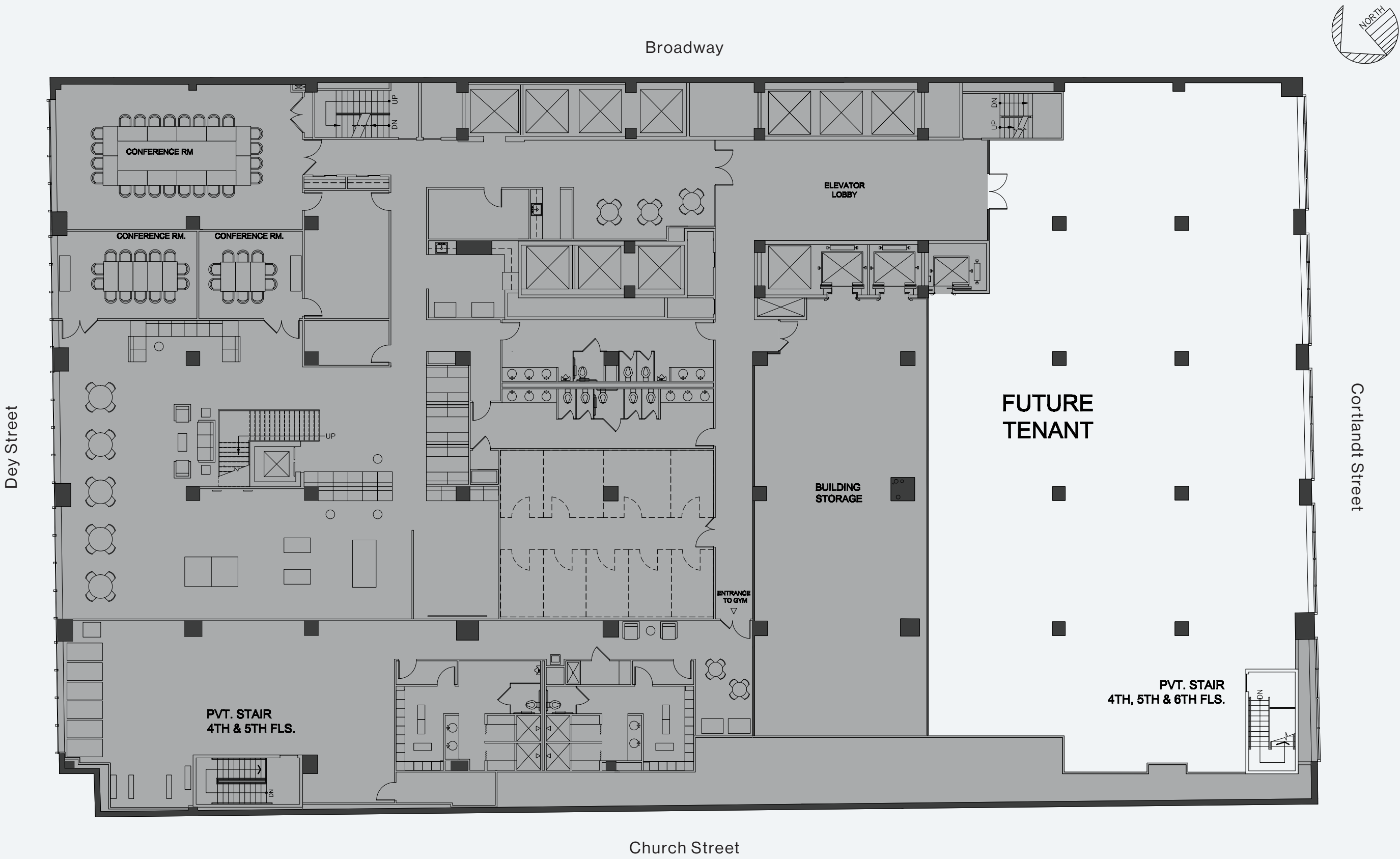
PARTIAL

6TH FLOOR

Size:	12,800 RSF
Rent:	\$56 / RSF
Type:	Direct
Term:	Arranged
Possession:	Late 2026

- New installation available
- Furniture available for additional cost
- 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

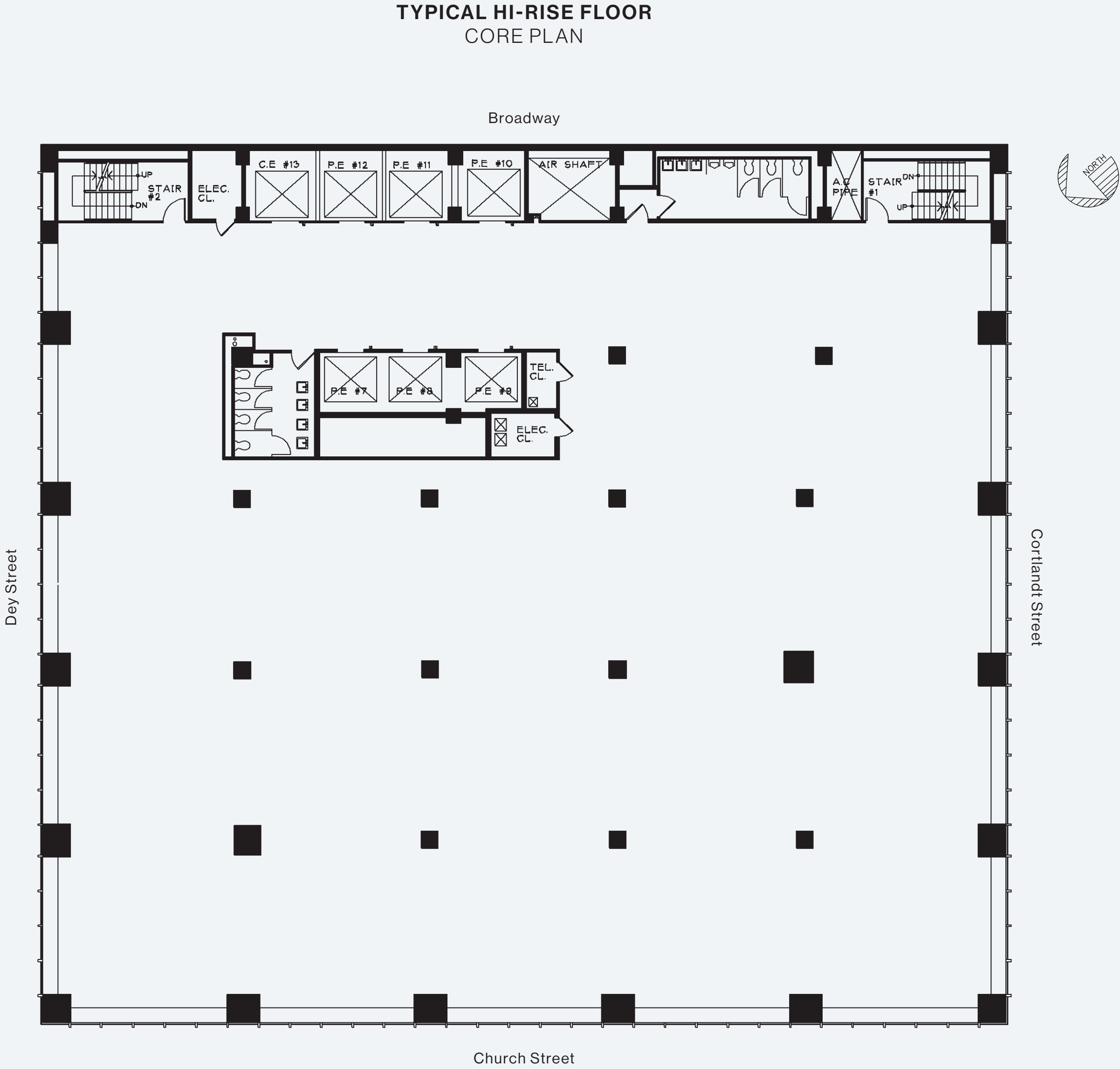
Size:	17,900 RSF (Floors 9 & 10) 18,700 RSF (Floors 23 & 29)
Rent:	\$56 / RSF (Floors 9 & 10) \$58 / RSF (Floor 23) \$59 / RSF (Floor 29)
Type:	Direct
Term:	Flexible

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
- The 29th floor is available January 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%



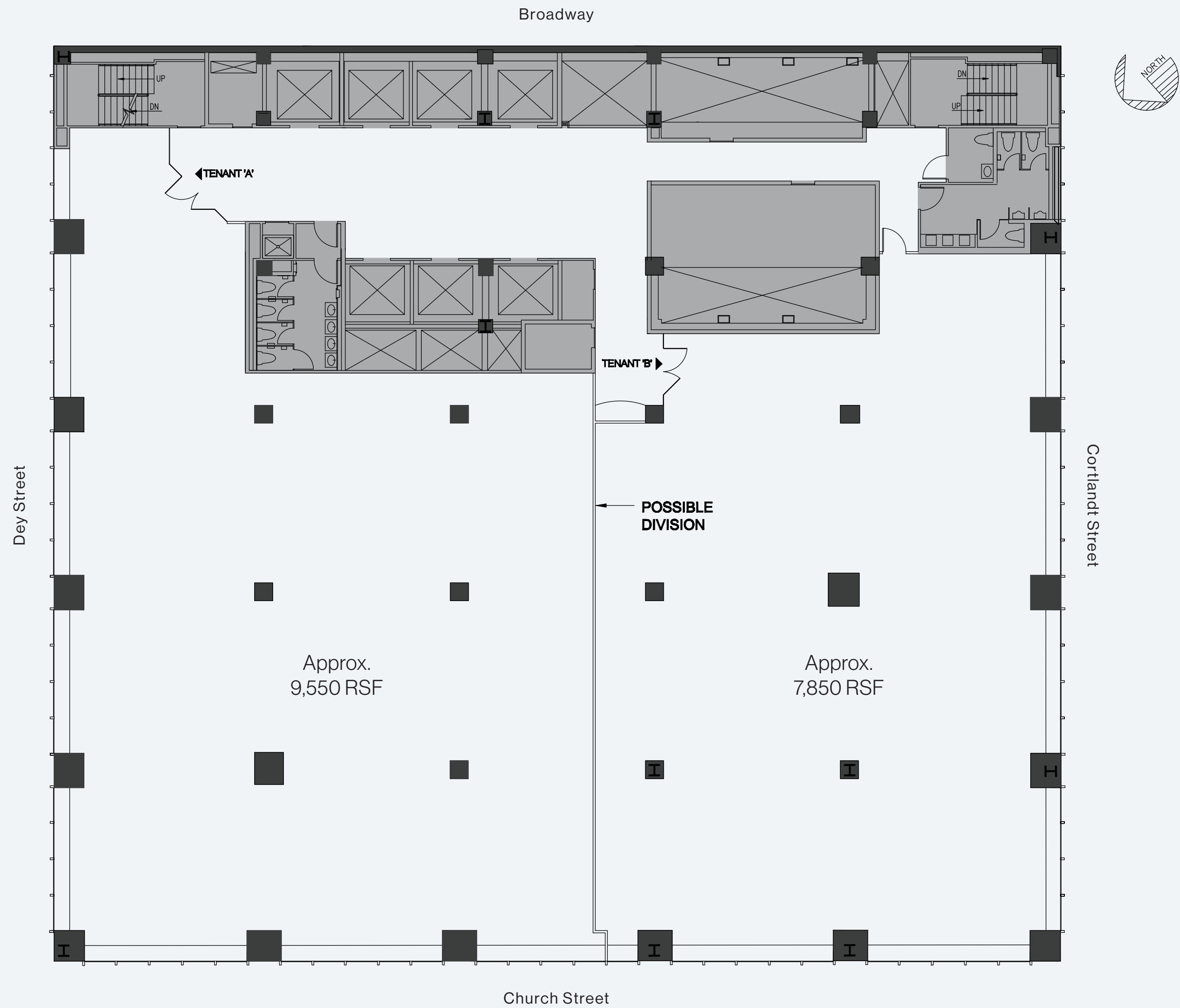
ENTIRE

19TH FLOOR

Size:	17,400 RSF (divisible 7,000 SF and up)
Rent:	\$57 / RSF
Type:	Direct
Term:	<div>Existing Buildout: Flexible term</div> <div>New Installation: 5 years or longer</div>
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: \$58 / RSF

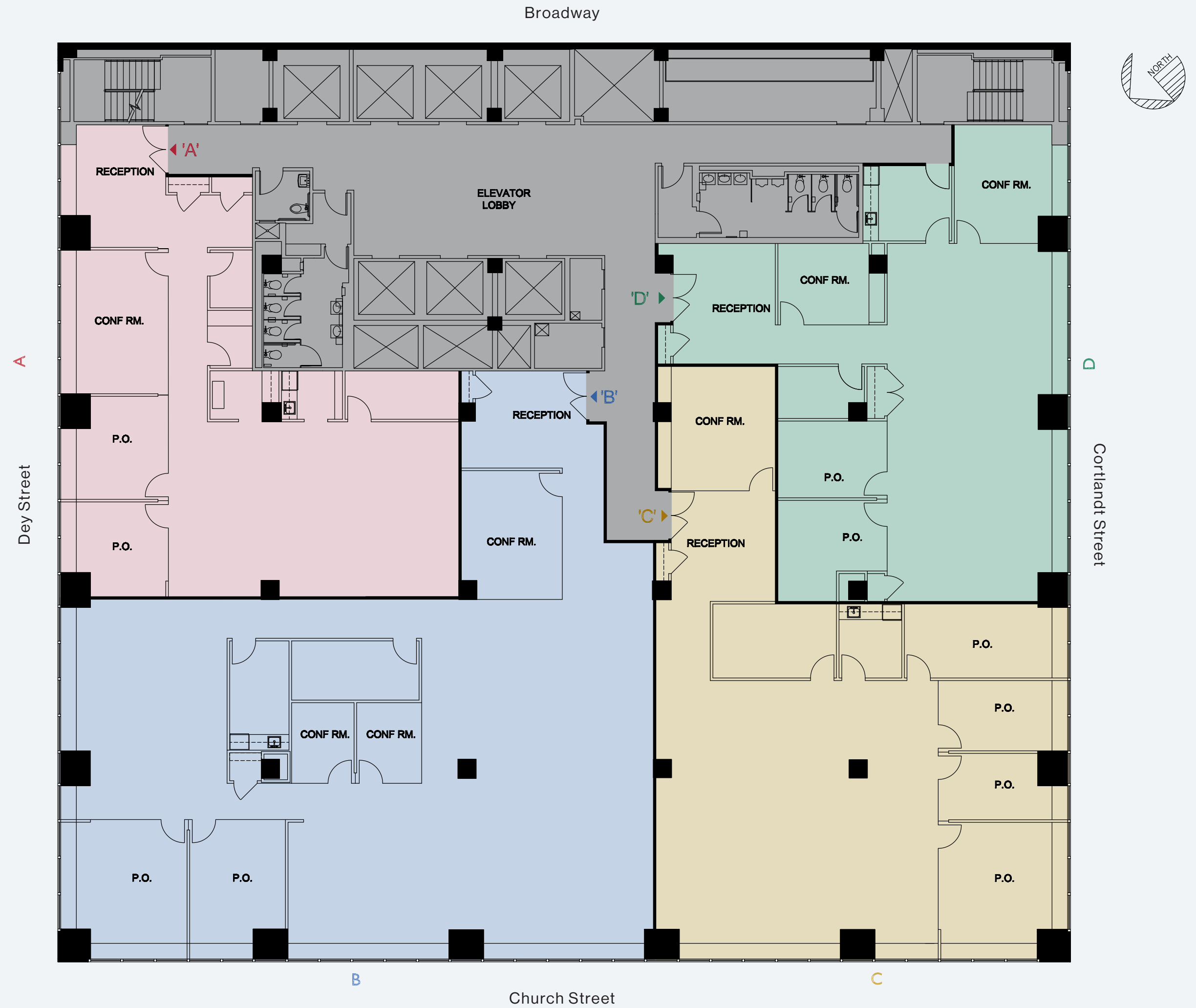
Type: Direct

Term: 3-10 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%
- Furniture available for additional cost

20TH FLOOR PRE-BUILTS



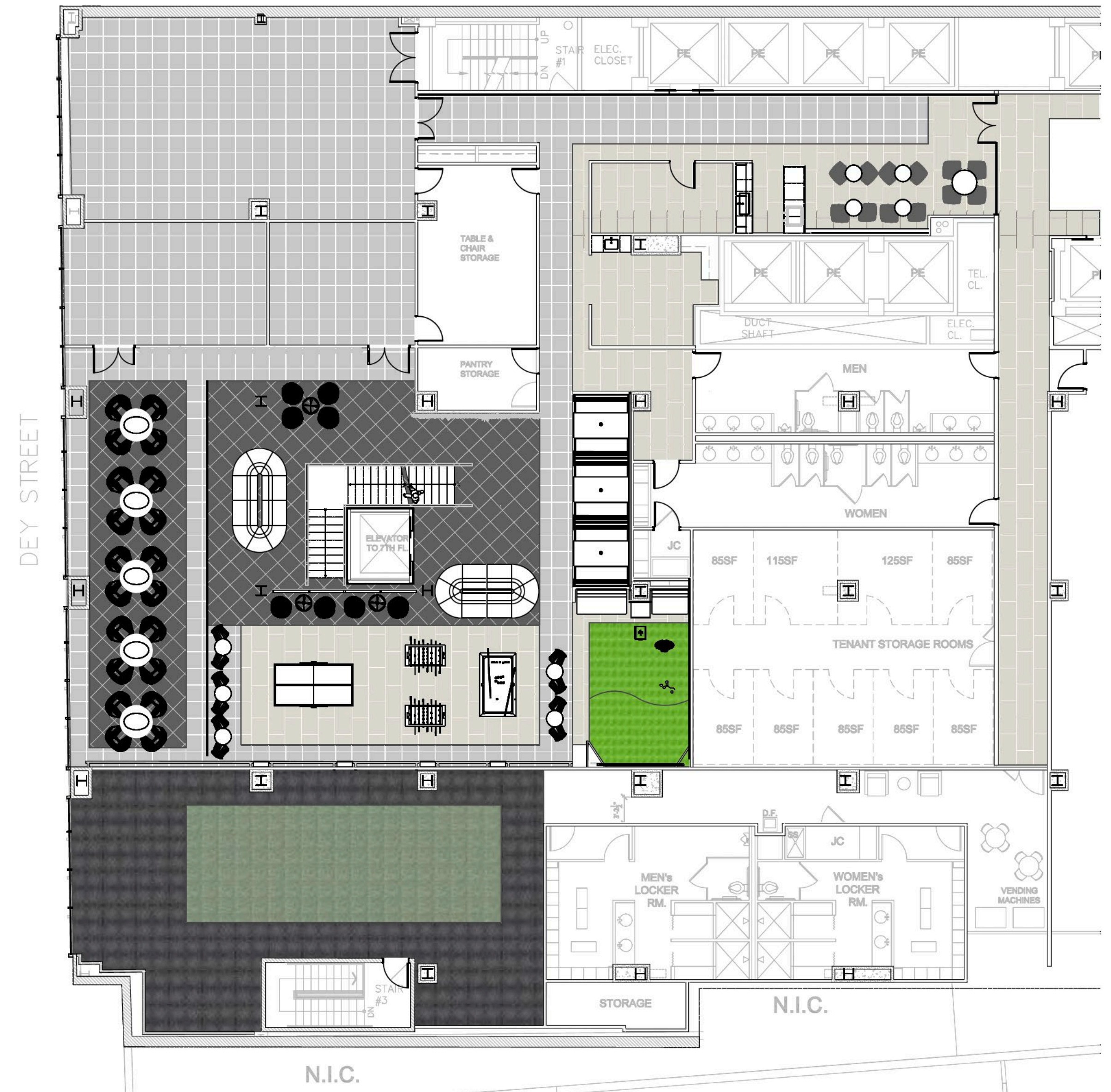
AMENITY CENTER

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.



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