

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW YORK  
PROPERTIES

# 40 RECTOR ST.

ONLY OUTDOOR COMMERCIAL SPACE  
IN DOWNTOWN MANHATTAN  
18TH AND 19TH FLOOR PENTHOUSE



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RECTOR ST.





**This multifaceted space presents a rare opportunity to own 50,000 square feet of prime commercial real estate in the magnificent Financial District. This unique and versatile space is LEED-certified and spread across two floors. It is the only lower Manhattan office condominium with an outdoor amenity space, including a large, dedicated roof deck and indoor amenity space. The space is in raw condition, giving its new owner the flexibility to create a tailor-made workspace for themselves and their employees.**



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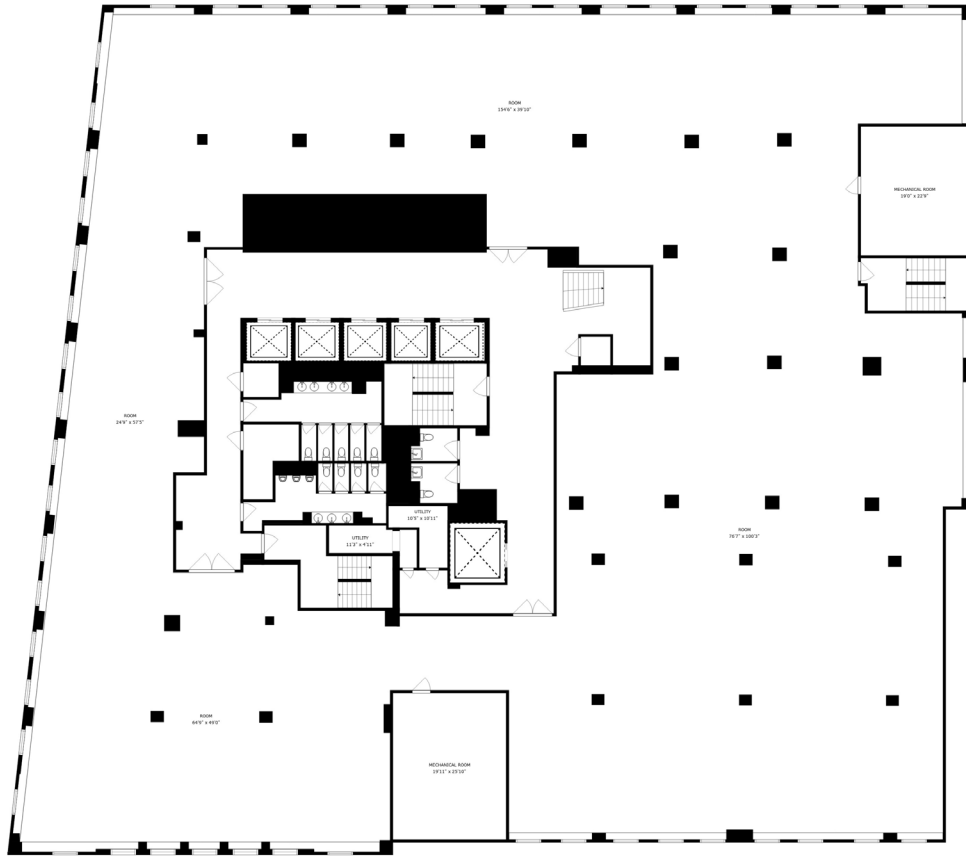
Situated close to One World Trade Center, Brookfield Place, and by the marina in Battery Park City, it offers convenient access to subways, the PATH train, and several ferry lines.

This remarkable property is ideal for forward-thinking investors or businesses seeking a prestigious address in the heart of Manhattan's Financial District. If you have any questions or need further information, feel free to ask!

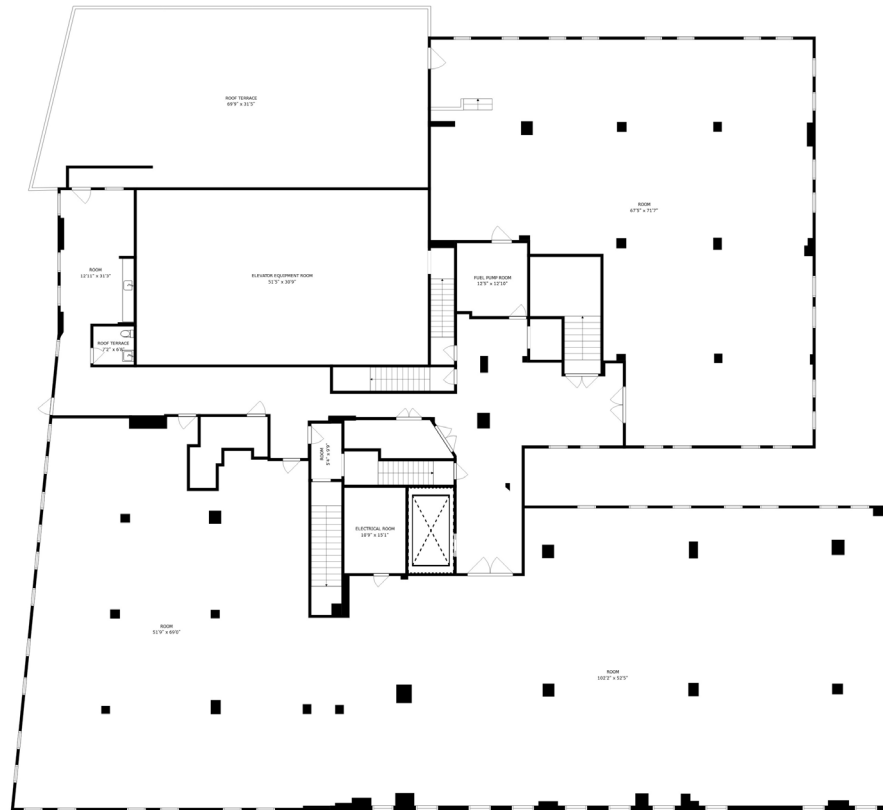




# FLOOR PLANS



FLOOR 1

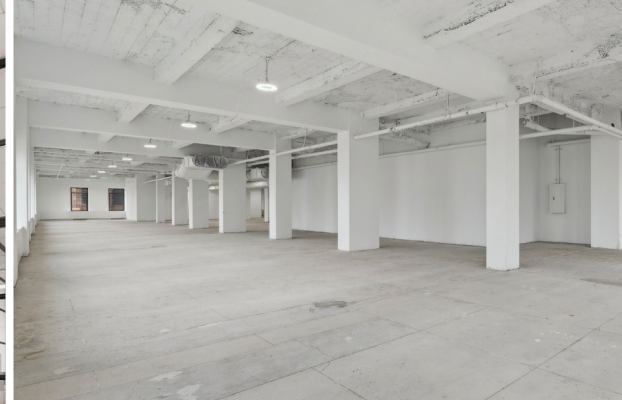


FLOOR 1





VIRTUALLY STAGED

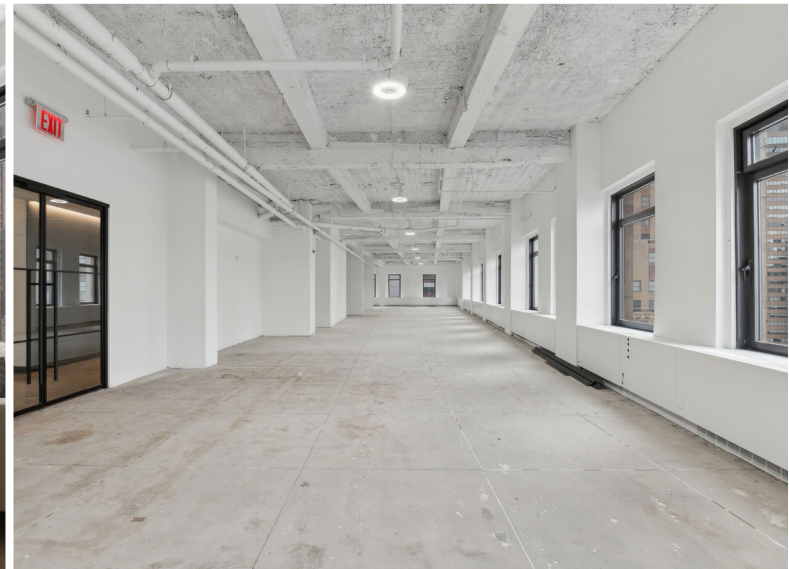


## 18th Floor

Offering 30,000 square feet, this floor features large open spaces with high ceilings. Abundant natural light floods through windows on all four sides, providing gorgeous views.



VIRTUALLY STAGED



VIRTUALLY STAGED







VIRTUALLY STAGED



VIRTUALLY STAGED



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## 19th Penthouse Level

Comprising 20,000 square feet, this level includes approximately 5,000 square feet of beautiful outdoor space. Imagine the possibilities—whether you envision a modern office layout, creative studio, or a dynamic event space, the sky's the limit!



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## Building Overview

50,000 SF office condominium occupying two floors.

## Floor Breakdown

30,000 SF on the entire 18th floor and 20,000 SF on the entire 19th Penthouse Floor.

## Unique Features

Exclusive Lower Manhattan office condominium with a private outdoor amenity space.

## Amenities

Features a large landscaped roof deck and an indoor amenity area.

## Interior

Floors have been recently white-boxed, with new bathrooms and premium finishes.

## Vertical Transport

Upgraded dedicated elevators for improved access.

## Connectivity

An interconnecting staircase between the two floors.

## SPEC SHEET

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### Common Areas

Refreshed common corridors for enhanced aesthetics.

### Mechanical Systems:

#### HVAC

Modern HVAC systems installed for efficient climate control and comfort.

#### Electrical

Updated electrical systems, including high-capacity wiring and state-of-the-art lighting fixtures.

#### Plumbing

Newly renovated plumbing infrastructure with high-quality fixtures and fittings.

#### Lighting and Views

High ceilings and windows on all four sides provide abundant natural light and ventilation, featuring beautiful views of the Hudson River, Downtown Skyline and Statue of Liberty.

#### Location Benefits

Located near the revitalized World Trade Center site and Brookfield Place, with convenient access to subway lines, the PATH train, and multiple ferry routes.

#### Financing Options

A range of financing options including owner financing at competitive interest rate.



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