

Modern Workspaces Waterfront Views

32 | 
OLD SLIP



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](#)

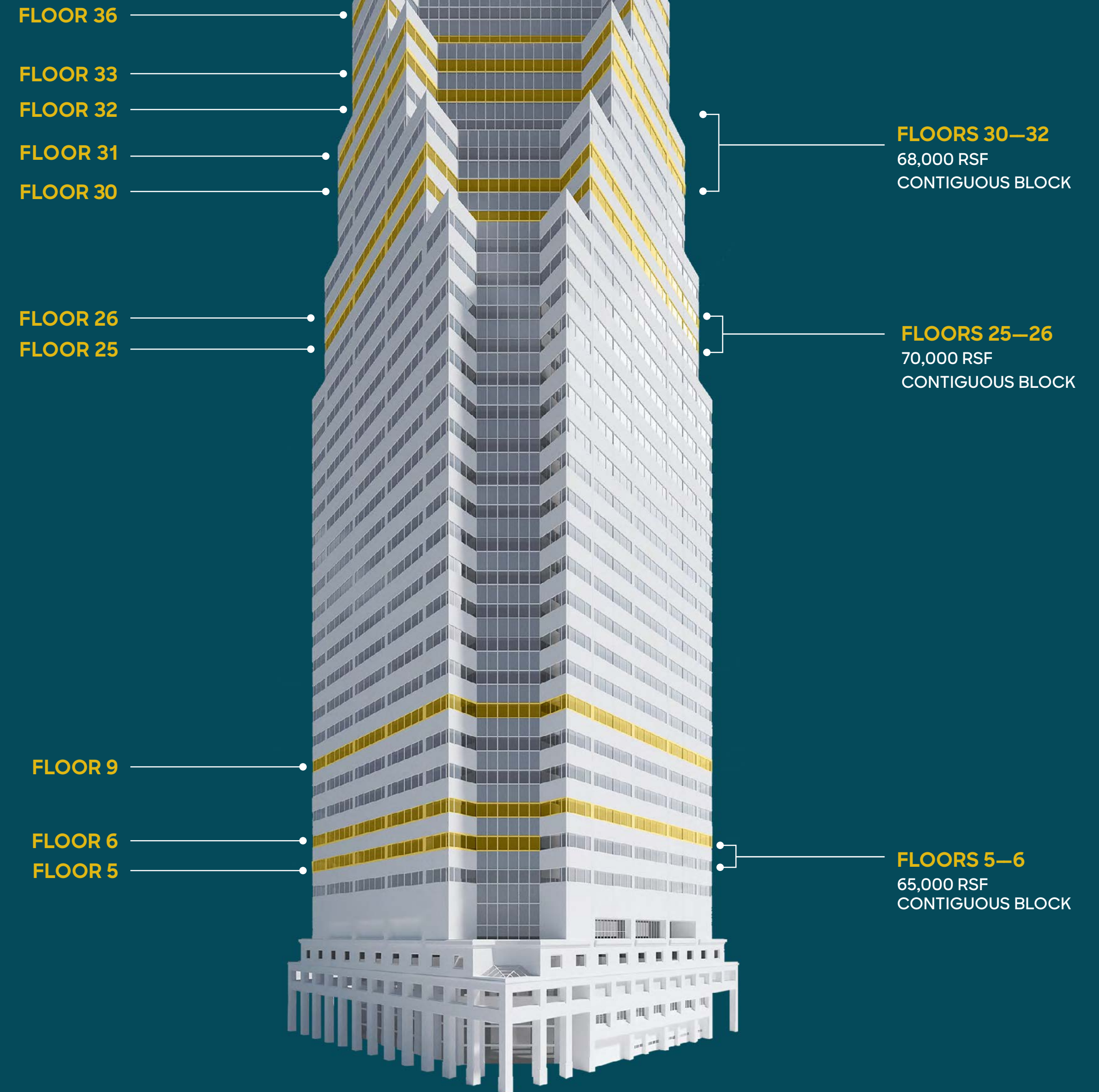
AVAILABILITIES

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 TH FLOOR	23,404 RSF	JULY 2025	TO BE WHITEBOXED
ENTIRE 33 RD FLOOR	24,241 RSF	JULY 2025	TO BE WHITEBOXED
PARTIAL 32 ND FLOOR	6,997 RSF	IMMEDIATE	PRE-BUILT FURNISHED
ENTIRE 31 ST FLOOR	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
ENTIRE 30 TH FLOOR	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
ENTIRE 26 TH FLOOR	34,686 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 25 TH FLOOR	34,950 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 9 TH FLOOR	37,061 RSF	IMMEDIATE	TO BE WHITEBOXED
ENTIRE 6 TH FLOOR	37,095 RSF	IMMEDIATE	WHITEBOXED
PARTIAL 5 TH FLOOR	11,661 RSF	IMMEDIATE	PRE-BUILT FURNISHED
PARTIAL 5 TH 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 an entire floor of 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.

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

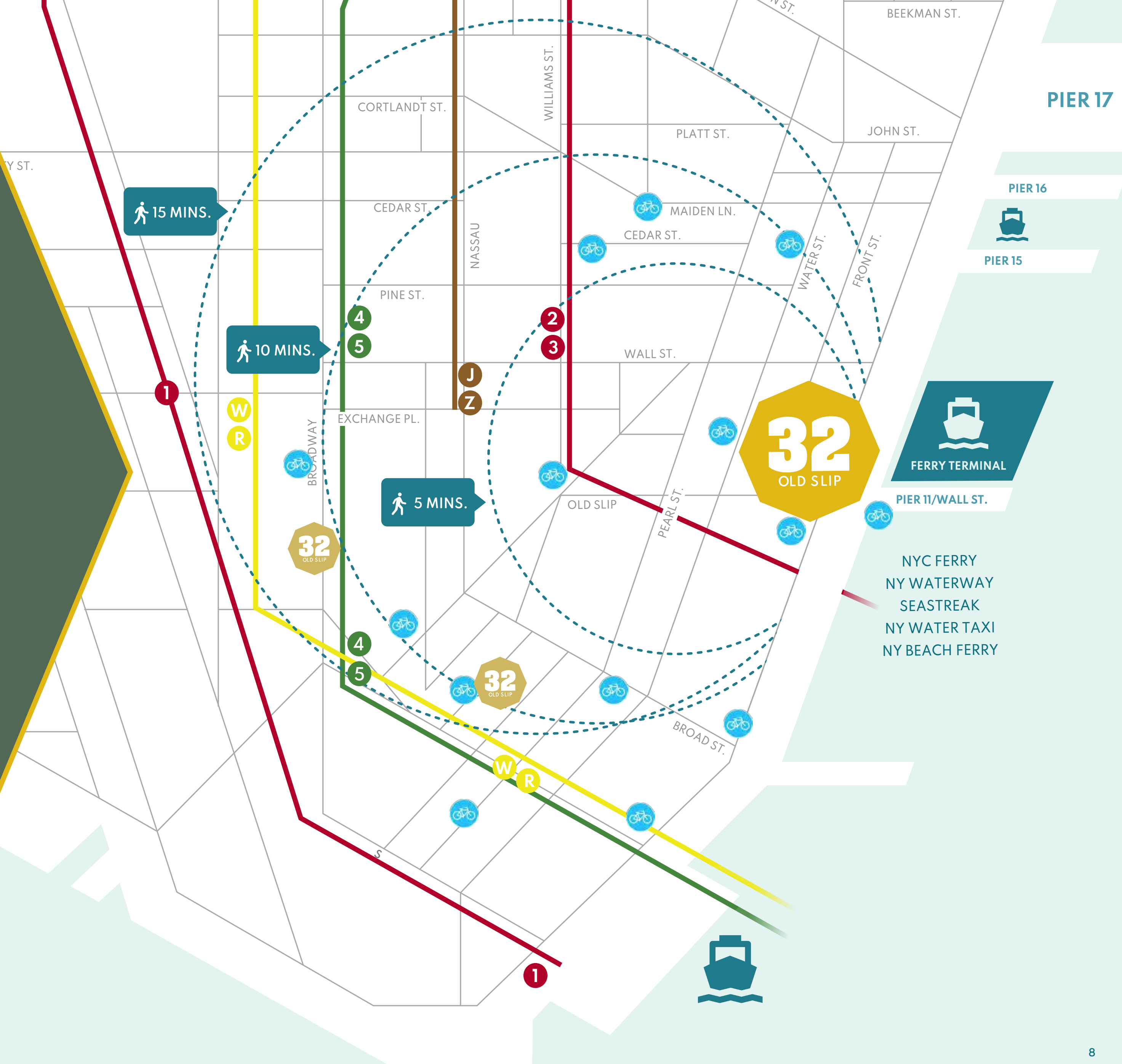
84+ Acres
Outdoor Space

1,170
Retailers

31
Hotels

30,000
Daily Commuters

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



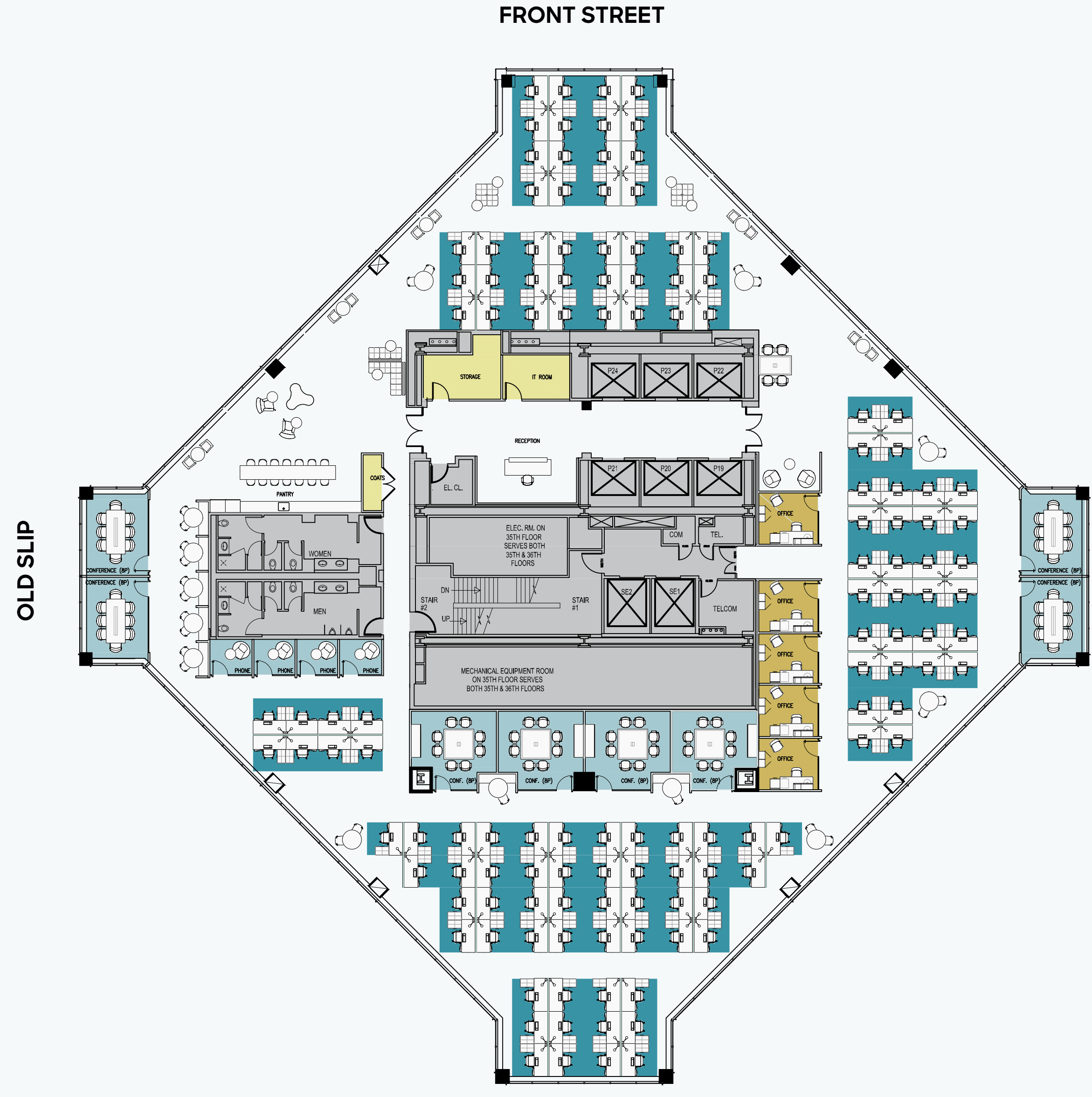
TEST FIT

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
Total Employees	136



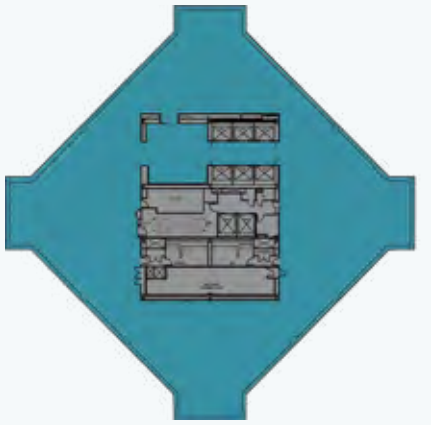
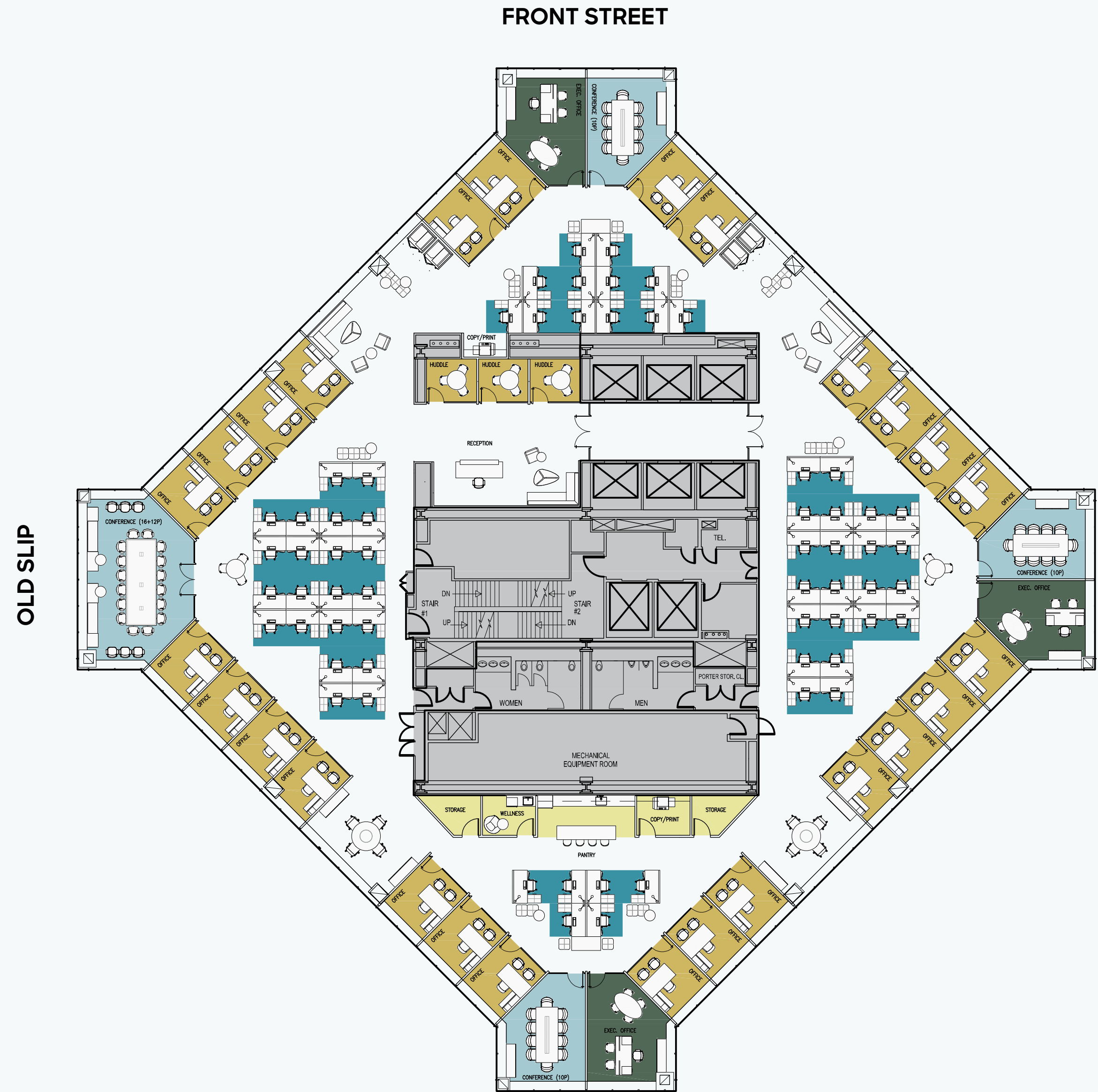
TEST FIT

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

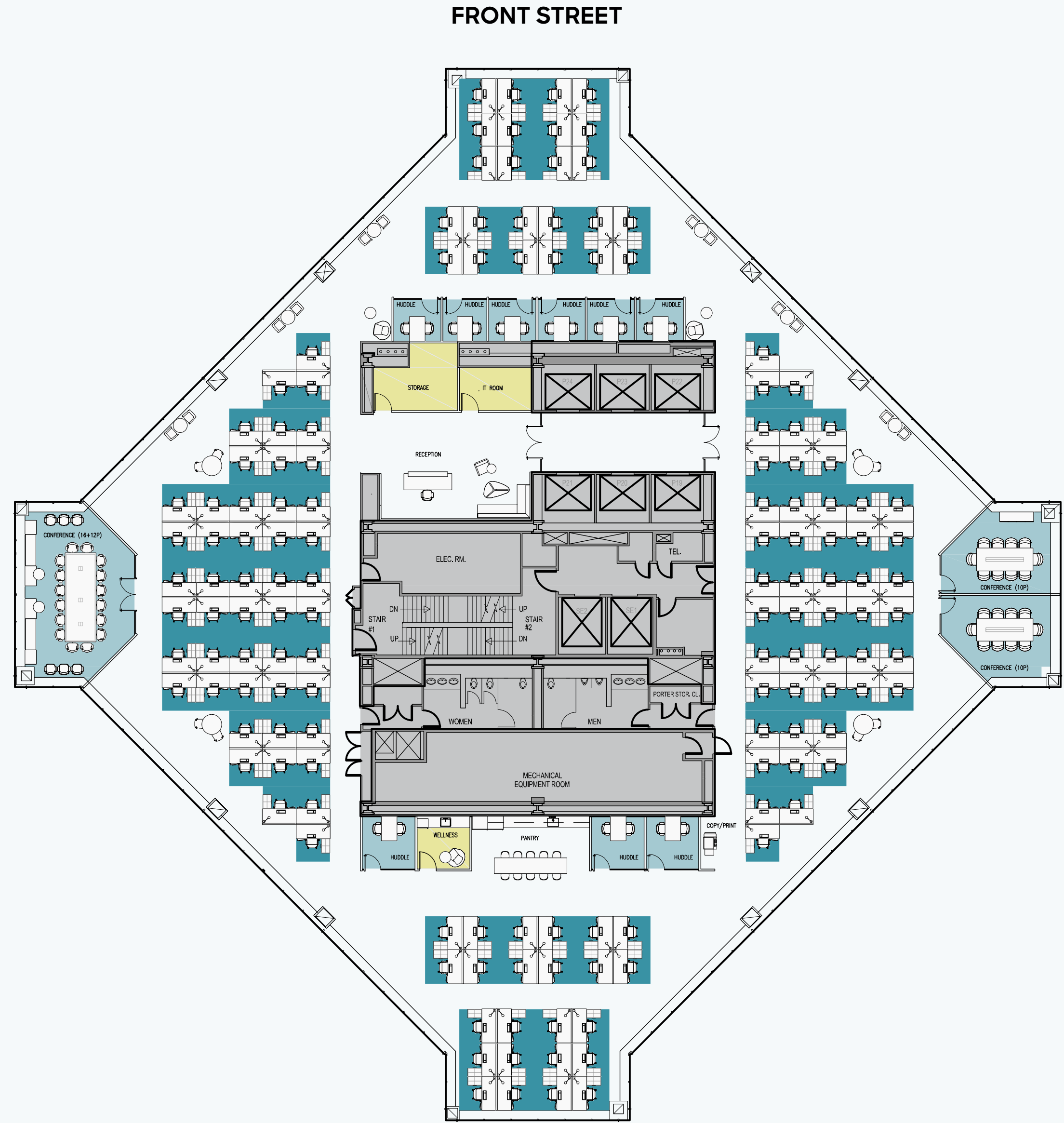
Floor 33

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

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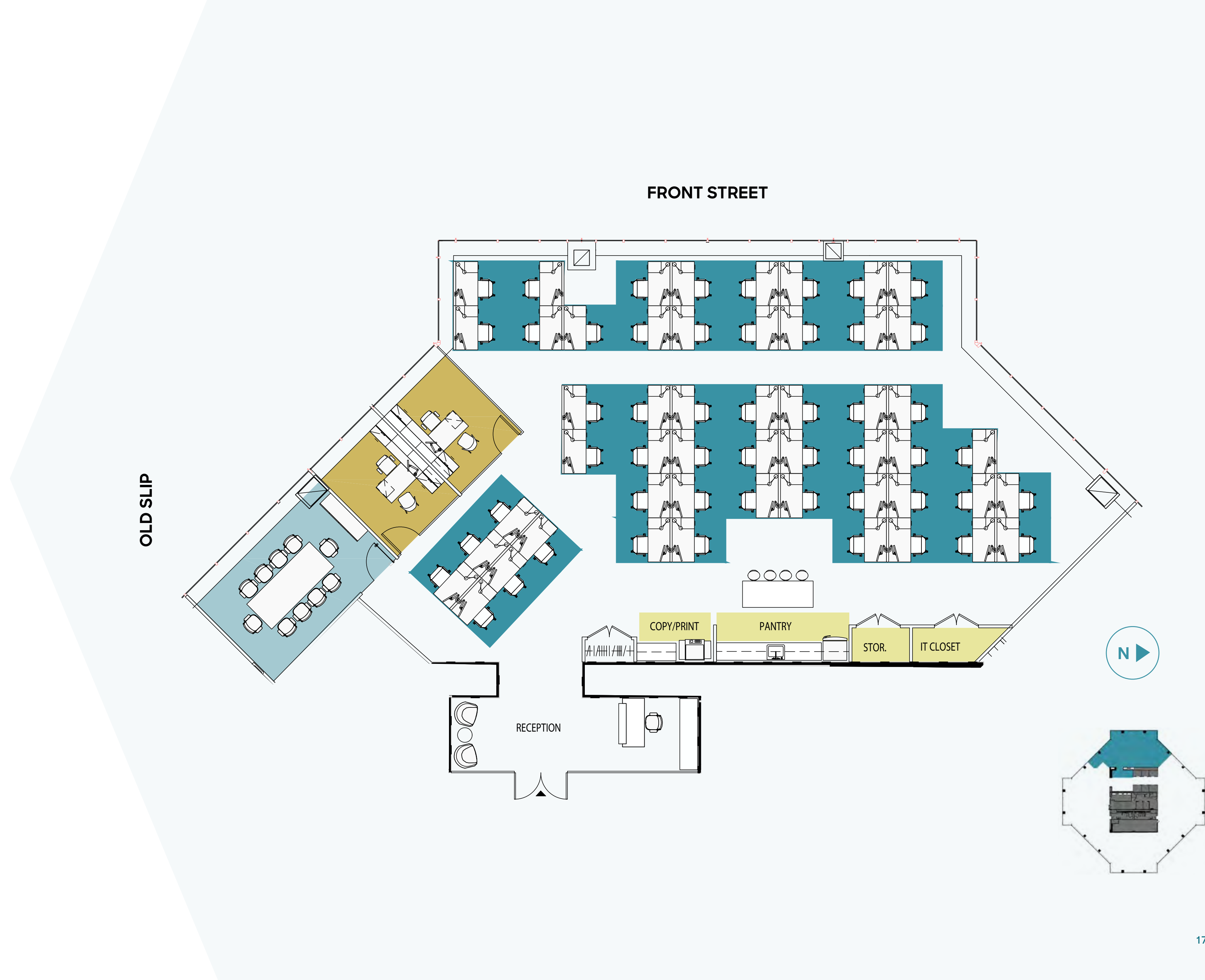
PRE-BUILT

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](#)



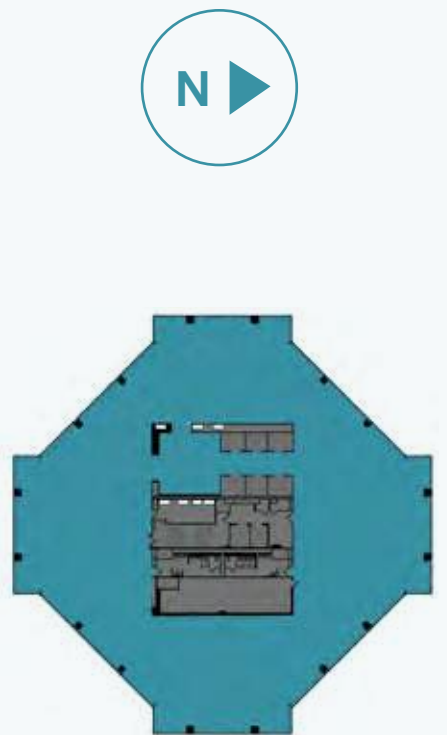
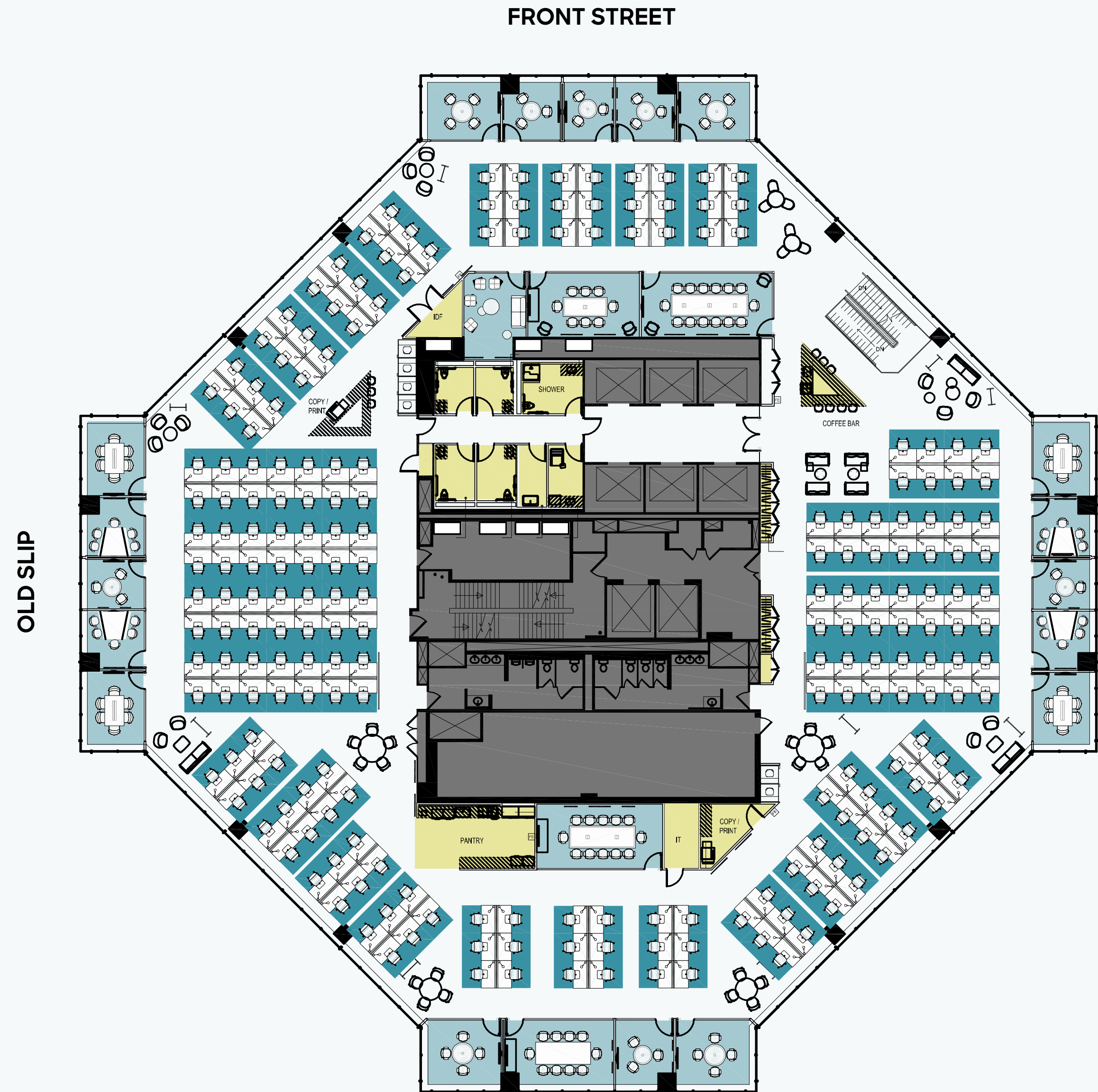
AS-BUILT

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](#)



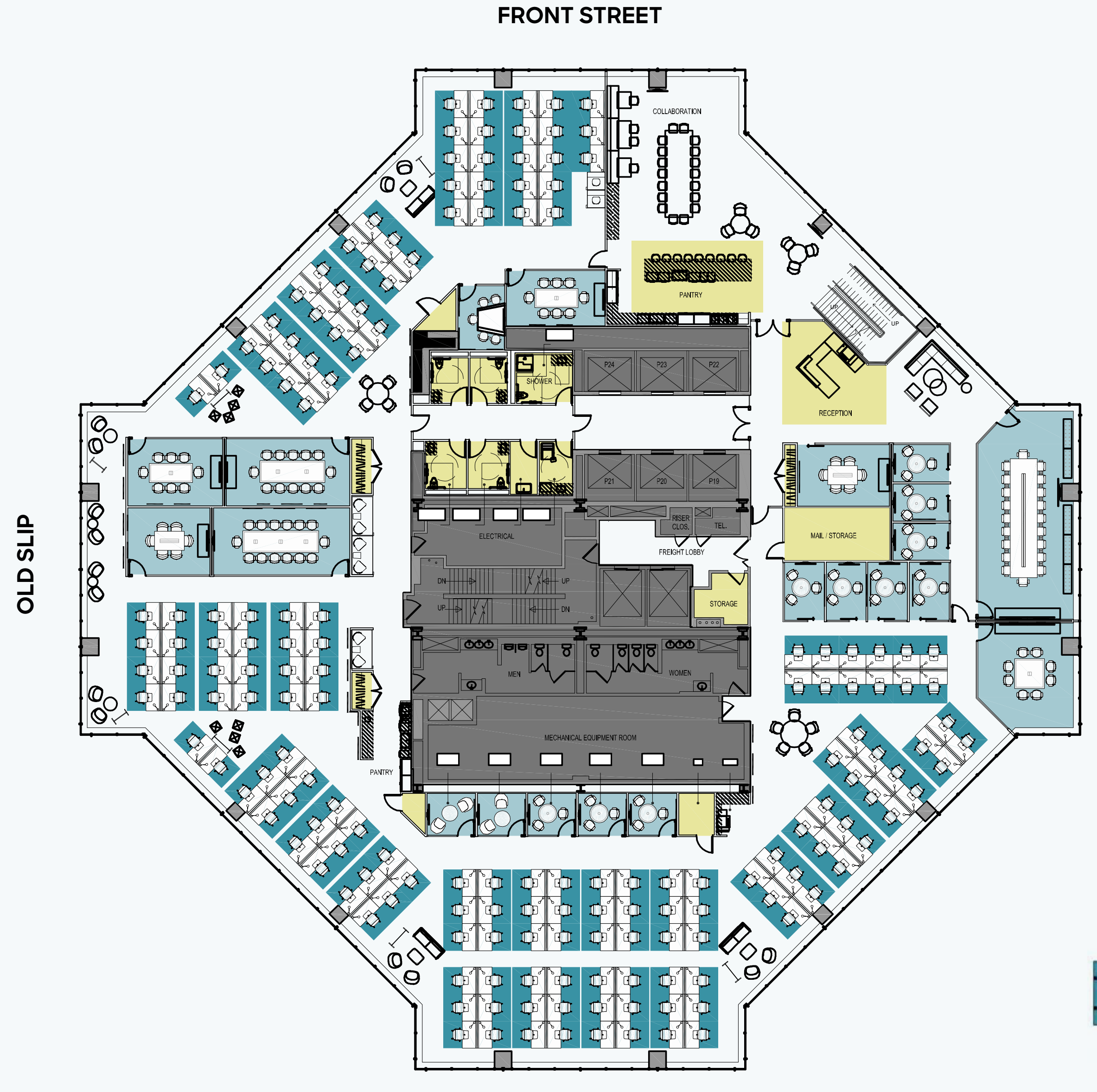
AS-BUILT

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](#)



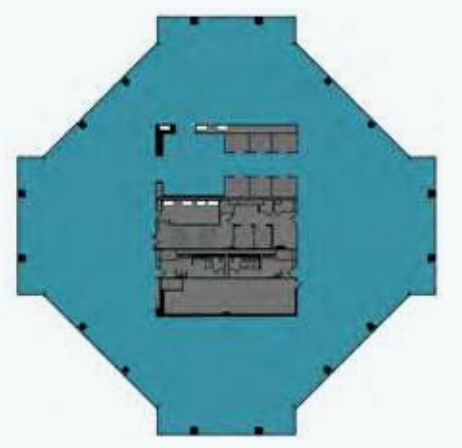
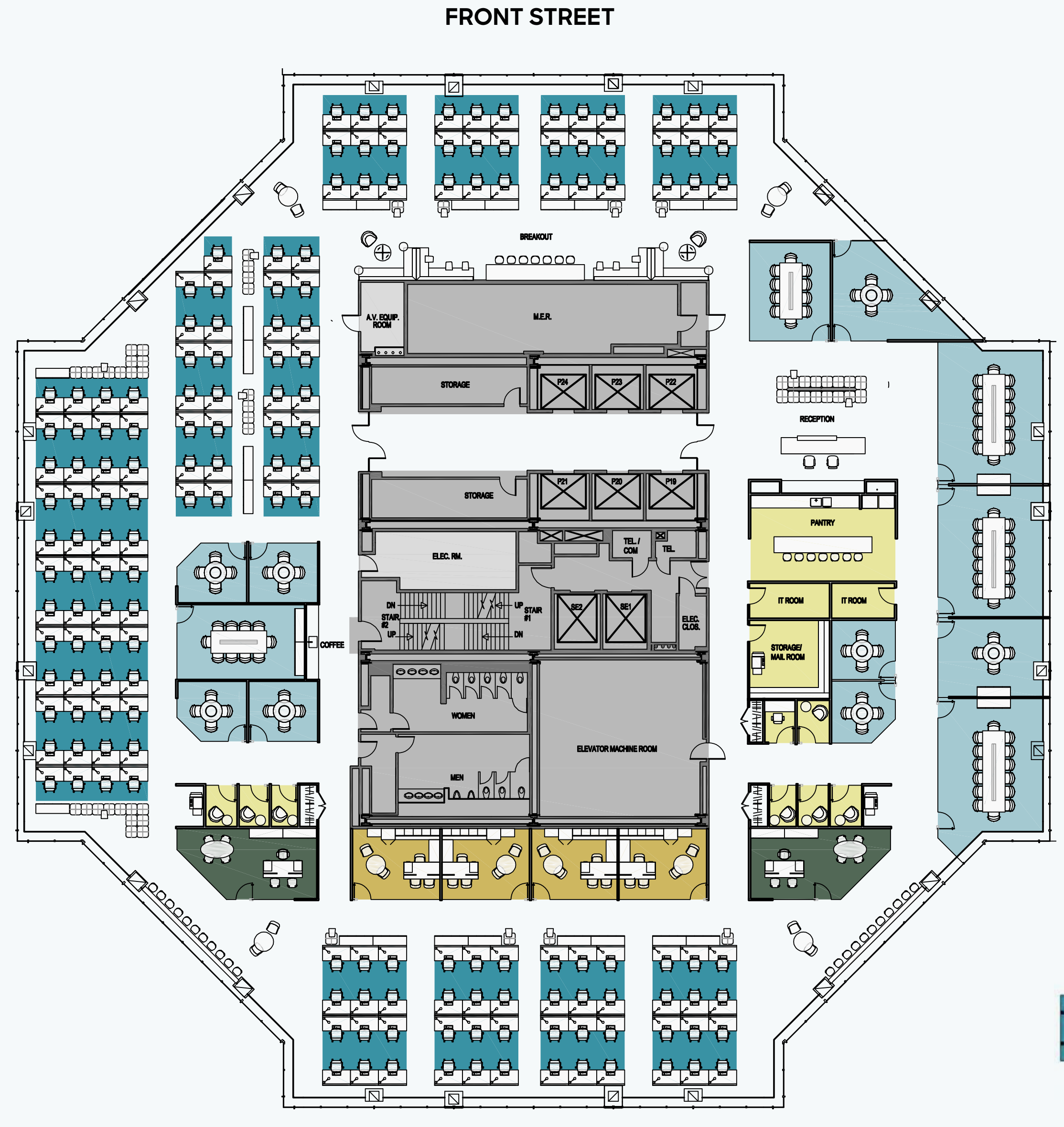
TEST FIT

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
Total Employees	169

OLD SLIP



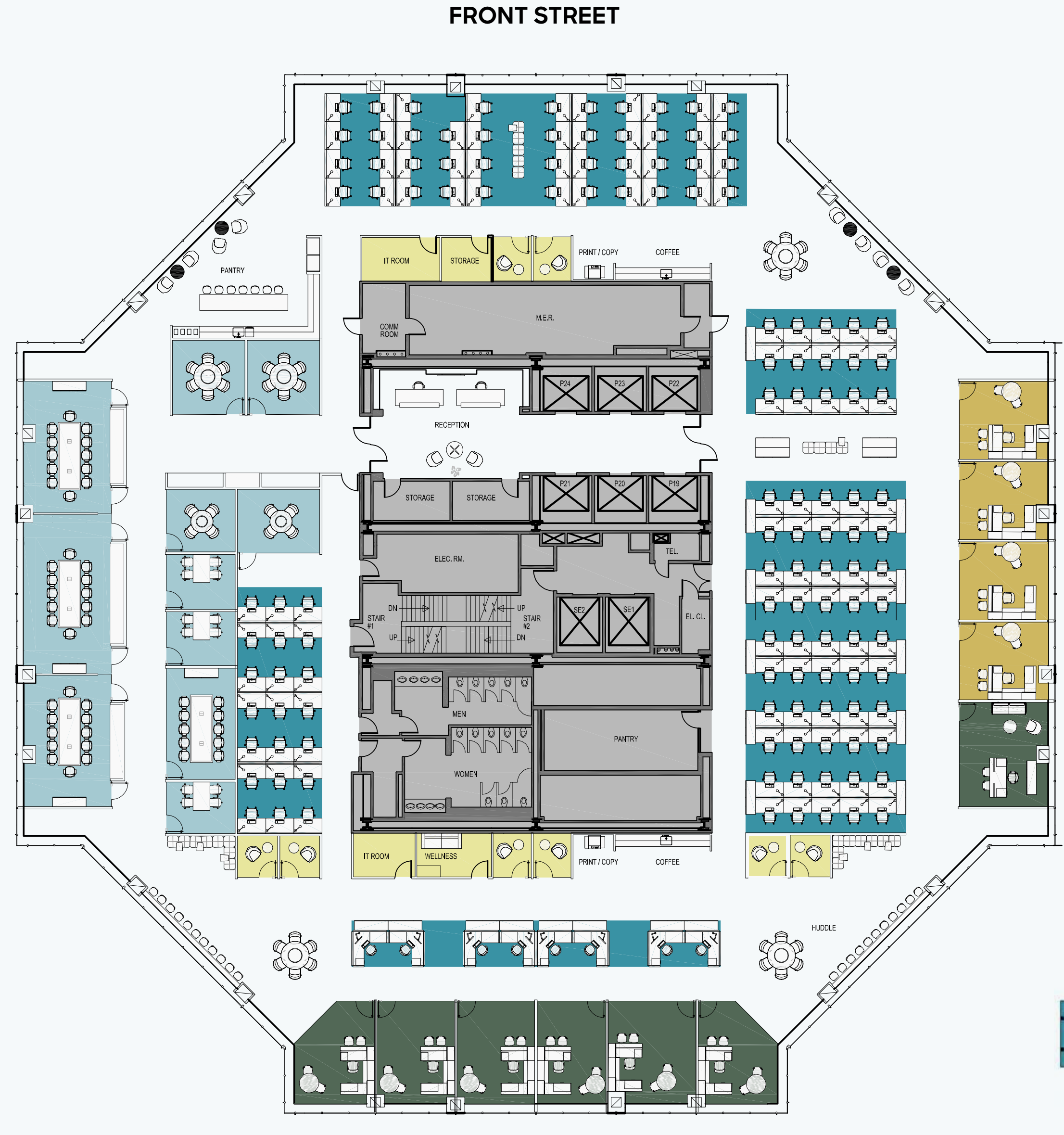
TEST FIT

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



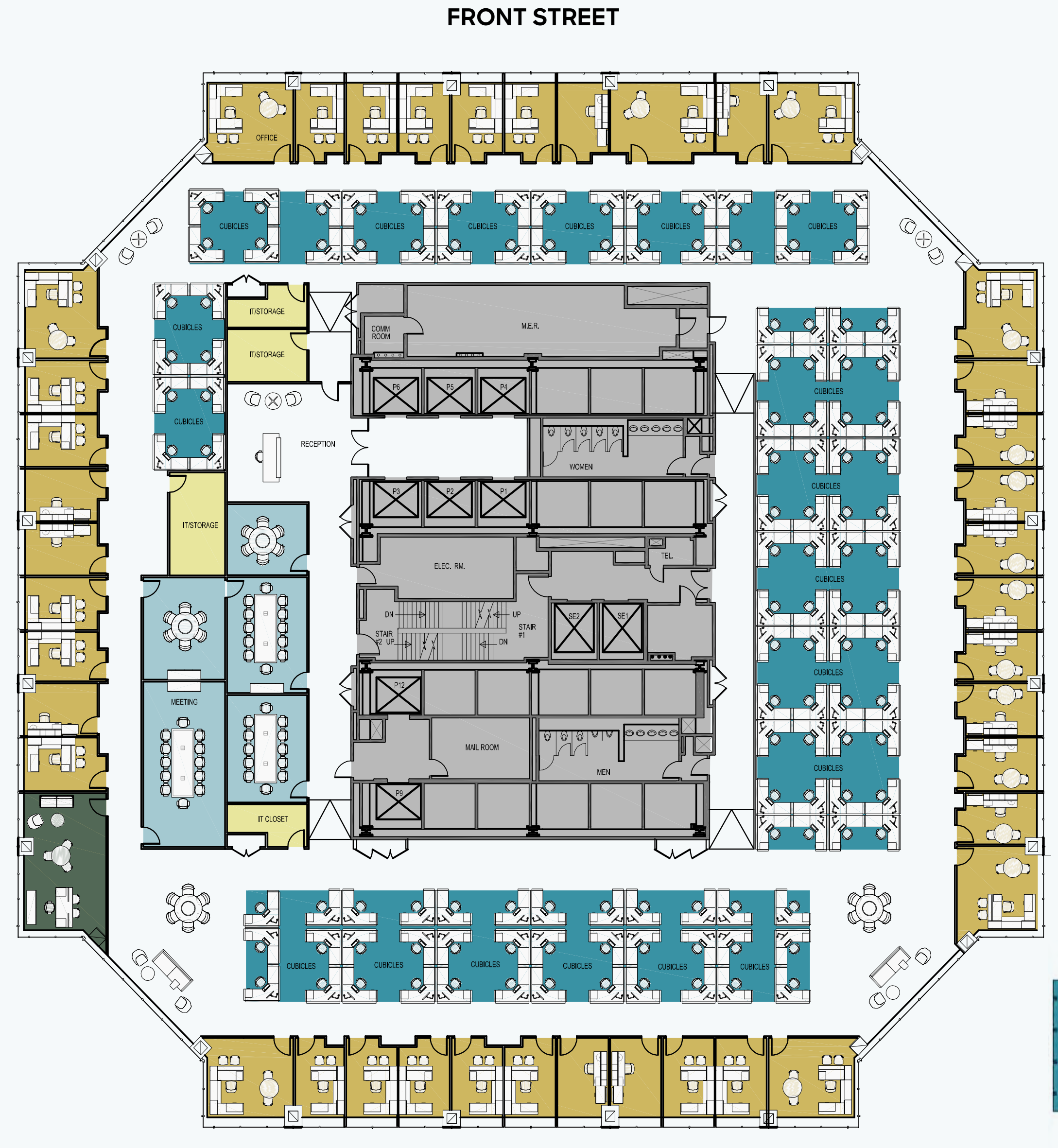
TEST FIT

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

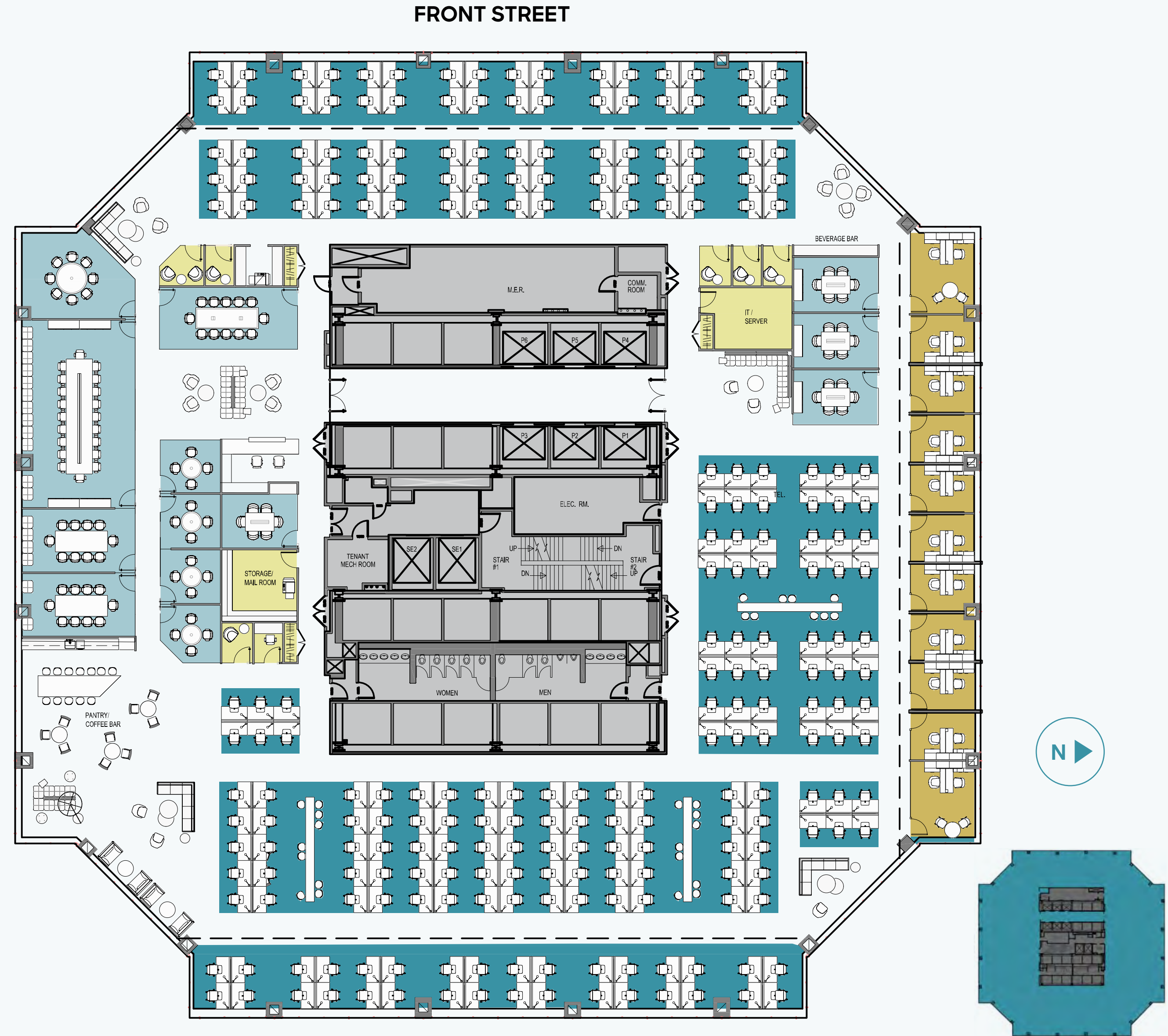
Floor 6

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

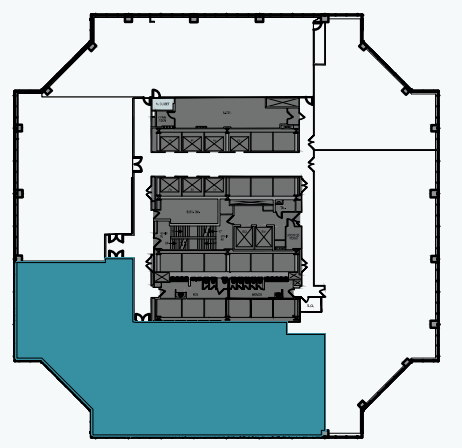
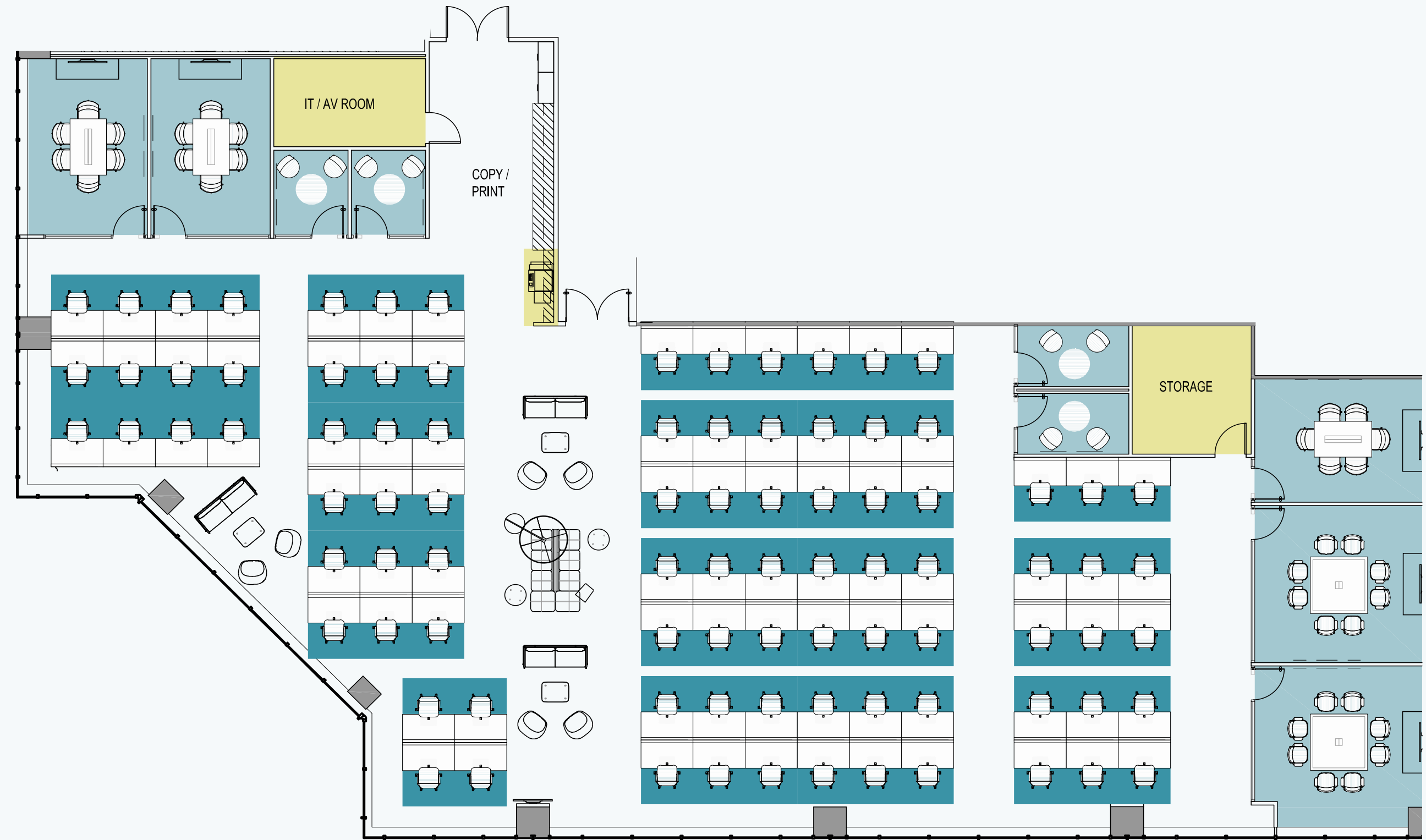
Floor 5 11,661 RSF

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

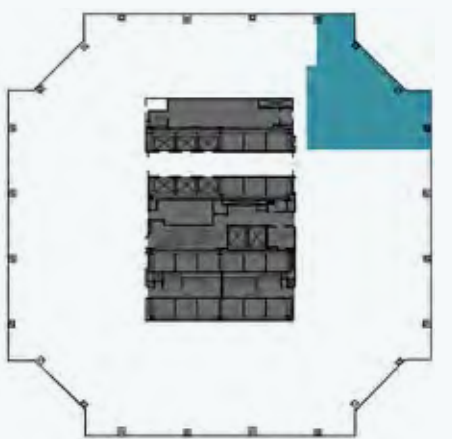
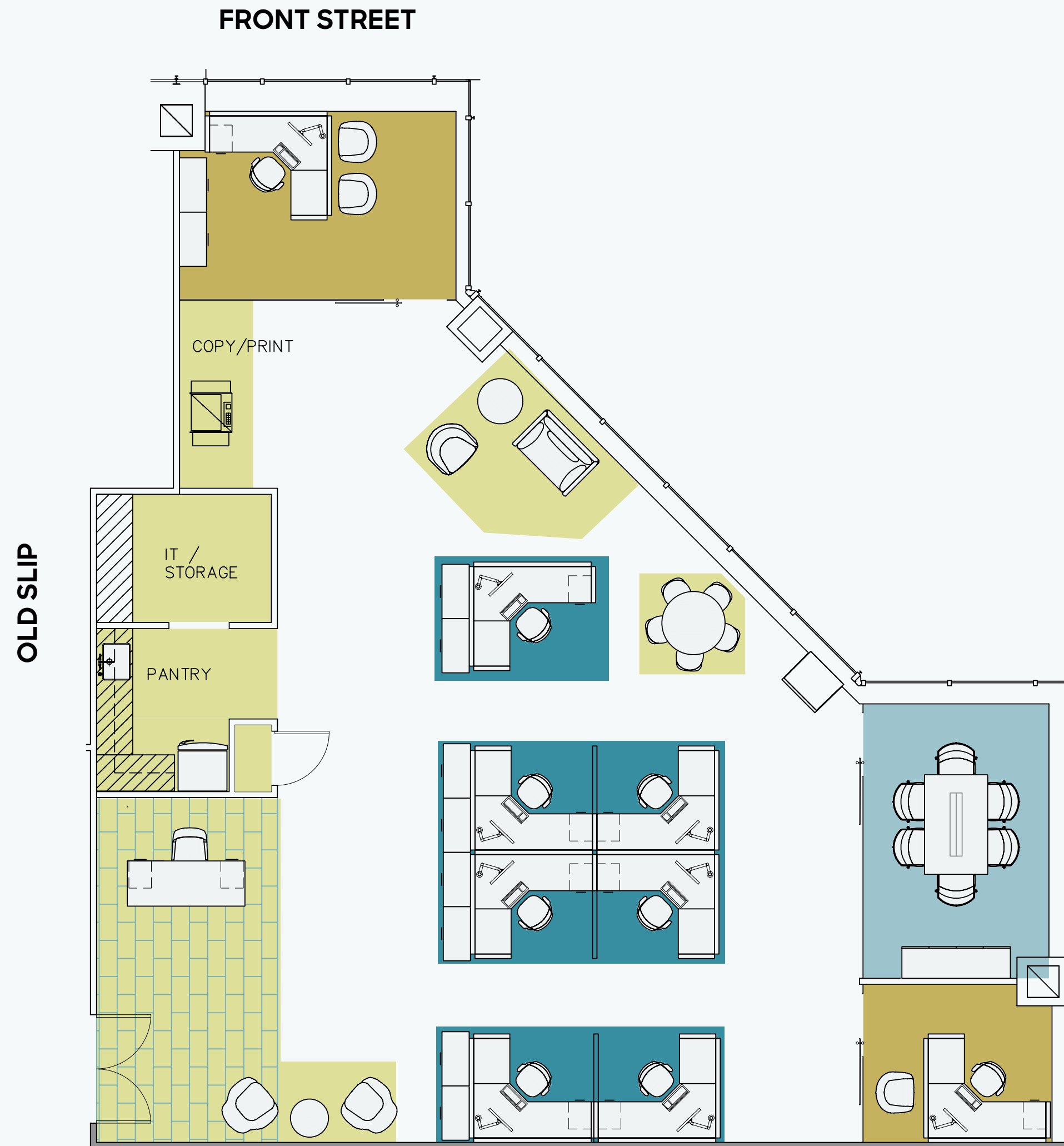


TEST FIT

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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