











A  
PLAYGROUND  
FOR  
*the mind*

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An 8.5M RSF complex located in Lower Manhattan, across 14-acres on the Hudson River, Brookfield Place brings together world-class shopping, curated dining, cultural experiences and modern office spaces for the world's most innovative companies.



# THE *Center* OF DOWNTOWN

200 VESEY STREET

250 VESEY STREET

300 VESEY STREET

FERRY TERMINAL

BFPL RETAIL

225 LIBERTY STREET

200 LIBERTY STREET

CONVENE

WTC OCULUS  
TRANSPORTATION  
CENTER

9/11 MEMORIAL  
& MUSEUM



**\$350M**  
CAPITAL  
IMPROVEMENTS



**8M SF**  
OFFICE



**300K SF**  
RETAIL



**5 ACRE**  
LANDSCAPED  
WATERFRONT  
PLAZA



**YEAR-  
ROUND**  
EVENTS



**30K SF**  
FRENCH-INSPIRED  
MARKETPLACE,  
LE DISTRICT



**14**  
CHEF-DRIVEN  
FAST-CASUAL  
EATERIES



**7**  
SIGNATURE  
RESTAURANTS



# Commuting MADE SIMPLE

Brookfield Place provides a direct connection to Downtown's major transit hubs, Brookfield Place Ferry Terminal and the West Side Highway. Accessible to Midtown, New Jersey and Brooklyn, Brookfield Place makes commuting simple.



**7 MIN**

WALK TO  
FULTON STREET  
& WTC TRANSIT  
CENTERS



**2 MIN**

WALK TO  
FERRY  
TERMINAL



**15 MIN**

WALK FROM  
DOWNTOWN  
MANHATTAN  
HELIPAD



**BIKES**

TENANT-ONLY  
BIKE ROOMS  
& CITI BIKES  
ON-SITE



**35 MIN**

CAR RIDE TO,  
JFK, NEWARK  
& LAGUARDIA  
AIRPORTS



**2 MIN**

WALK TO  
MULTIPLE  
BUS LINES

Direct access to 14 Transit lines

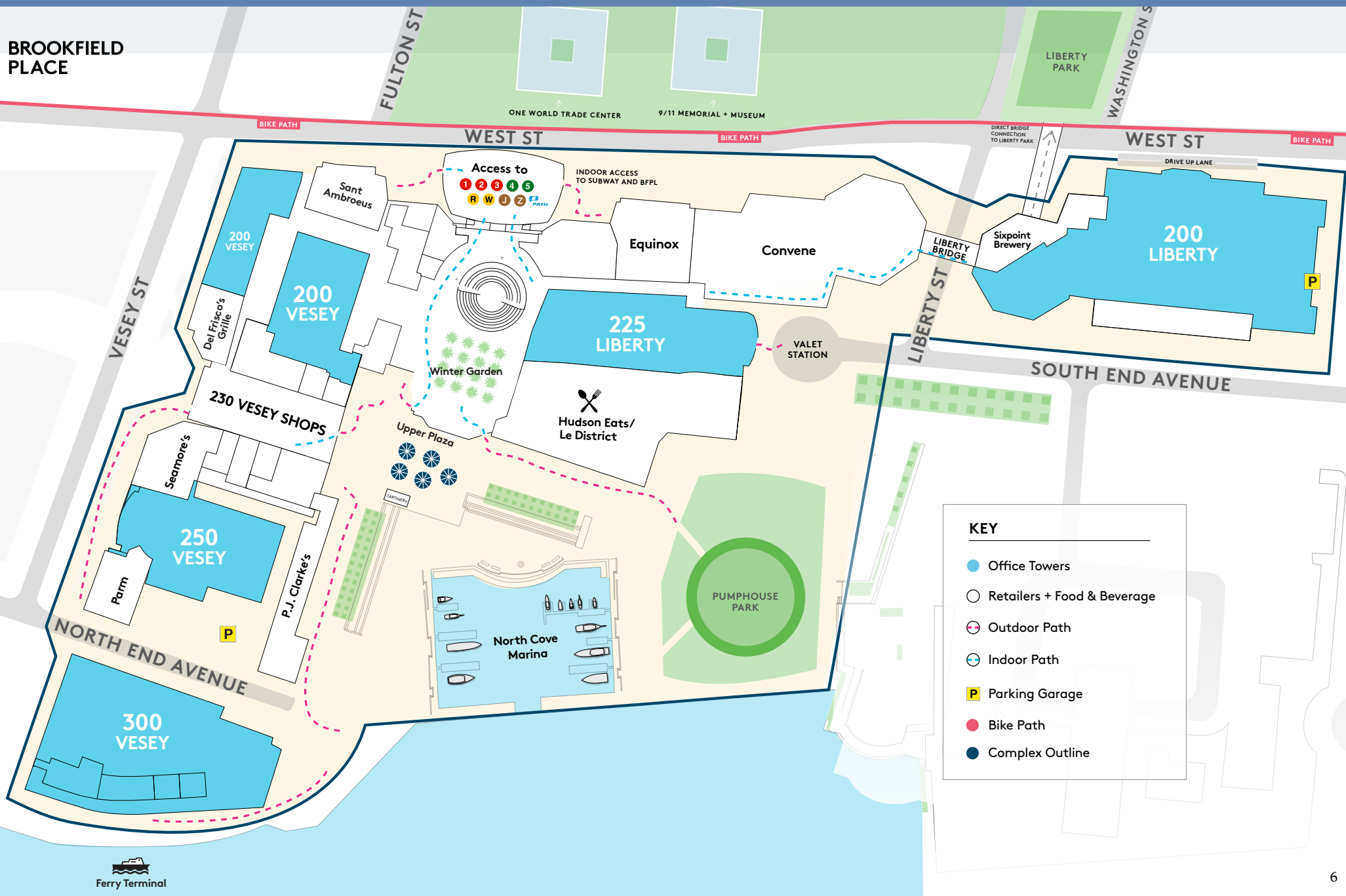




# Connectivity

## MAP

BROOKFIELD  
PLACE



### KEY

- Office Towers
- Retailers + Food & Beverage
- Outdoor Path
- Indoor Path
- P Parking Garage
- Bike Path
- Complex Outline



THE *Ultimate*  
CHANGE OF SCENERY





# Work THE WAY IT WAS *Intended*



Modern, efficient construction lends itself to unique light-filled interiors. The office is where your culture is built, ideas are generated and your people want to collaborate, together. Brookfield Place also offers a number of public and private outdoor areas.





# Culinary

## PARADISE

14 FAST-CASUAL OPTIONS

7 RESTAURANTS

7 CAFÉS / COFFEE SHOPS

### HUDSON EATS

All'Antico Vinaio	Daily Provisions
Black Seed Bagels	Mah Ze Dahr
Blue Ribbon Sushi Bar	Mighty Quinn's
Carrot Express*	Milu
Chopt	Naya
DIG	Springbone Kitchen
Dos Toros	Tartinery

### RESTAURANTS

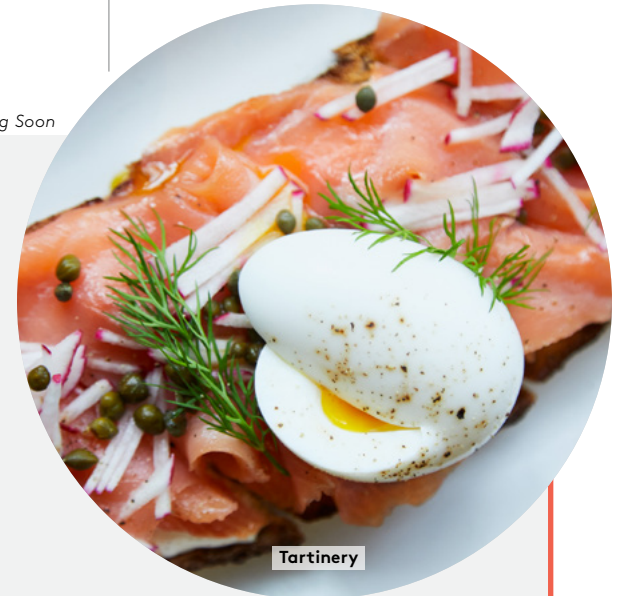
Del Frisco's Grille	Sant Ambroeus
Liberty Bistro	Seamore's
Parm	Sixpoint Brewery
P.J. Clarke's	

### COFFEE & MORE

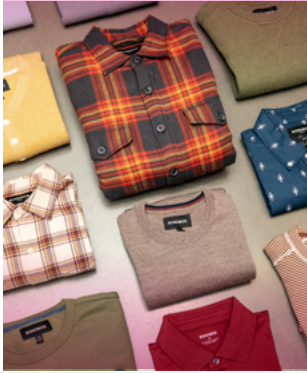
Devon & Blakely	Le District
For Five Coffee	Matchaful
Hutch & Waldo	Starbucks
Juice Press	

\*Coming Soon

FROM HIGH-END CUISINE  
TO FAST-CASUAL OPTIONS,  
BROOKFIELD PLACE PROVIDES  
SEEMINGLY LIMITLESS  
DINING OPPORTUNITIES







# Retail THERAPY



Adam Lippes	Ferragamo	Michael Kors
Allen Edmonds	Gucci	Nike
Arc'teryx	Janie and Jack	Oliver Peoples
Bonobos	J.Crew	Omega
Bottega Veneta	Jo Malone London	Suitsupply
Club Monaco Men's	Louis Vuitton	Theory
Club Monaco Women's	Lululemon	Tory Burch
Cos Bar	Madewell	UNTUCKit
Davidoff of Geneva	Marine Layer	ZEGNA





# Services AND Amenities

Adam Grooming  
Amazon Go  
Angelo's Leather Care  
Big & Tiny  
Clean Market

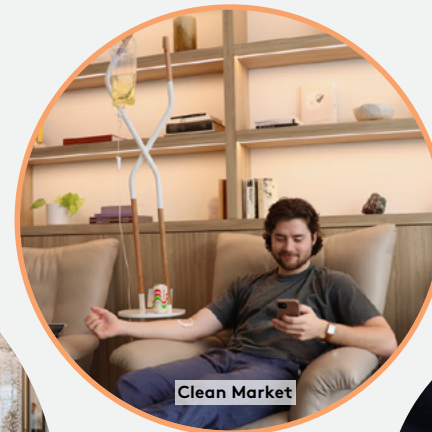
Convene  
Drybar  
Equinox  
Institute of Culinary Education

Jack's Hair Salon  
North Cove Sailing  
Plaza M Spa  
Russian School of Mathematics  
The Wonder

CURATED WORK-LIFE BALANCE,  
HEALTH, AND WELLNESS



Big & Tiny Daycare



Clean Market



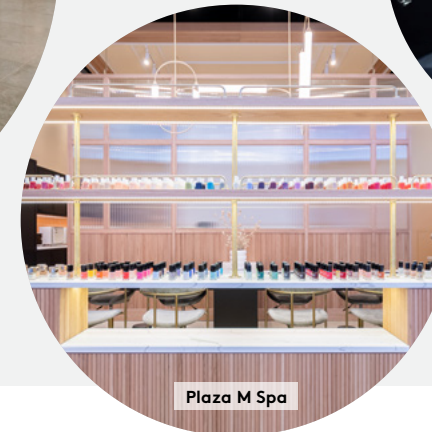
Equinox



Adam Grooming



Institute of Culinary Education



Plaza M Spa



North Cove Sailing









# 200 VESEY STREET

Panoramic views, direct access to the Winter Garden and in-house amenities—including a fitness center and cafeteria—provide one of the most complete tenant experiences available.



VIRTUAL TOUR



# 200 VESEY STREET

SPACE LOOKS  
SOUTH,  
SOUTHWEST

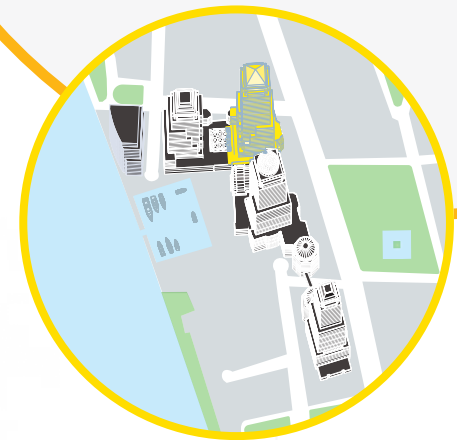
220,651 RSF  
CONTIGUOUS BLOCK

PRIVATE  
TERRACE

## AVAILABLE FLOORS

PARTIAL FLOOR 25	6,818 RSF	IMMEDIATE
PARTIAL FLOOR 25	7,552 RSF	IMMEDIATE
FLOOR 21	54,848 RSF	IMMEDIATE
FLOOR 18	56,087 RSF	IMMEDIATE
FLOOR 17	56,088 RSF	IMMEDIATE
FLOOR 16	54,259 RSF	IMMEDIATE
FLOOR 15	54,217 RSF	IMMEDIATE
PARTIAL FLOOR 4	22,022 RSF	IMMEDIATE

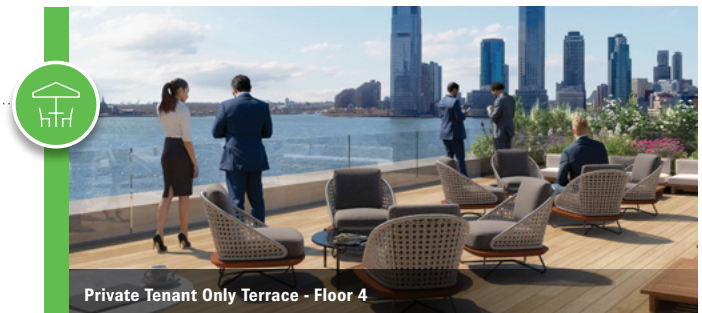
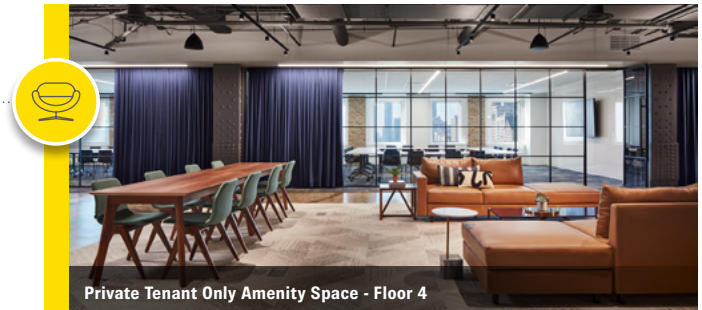
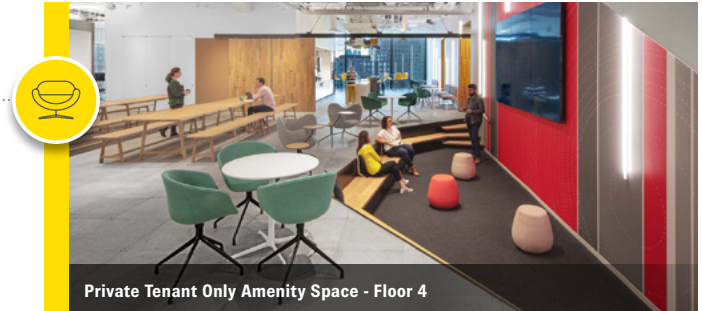
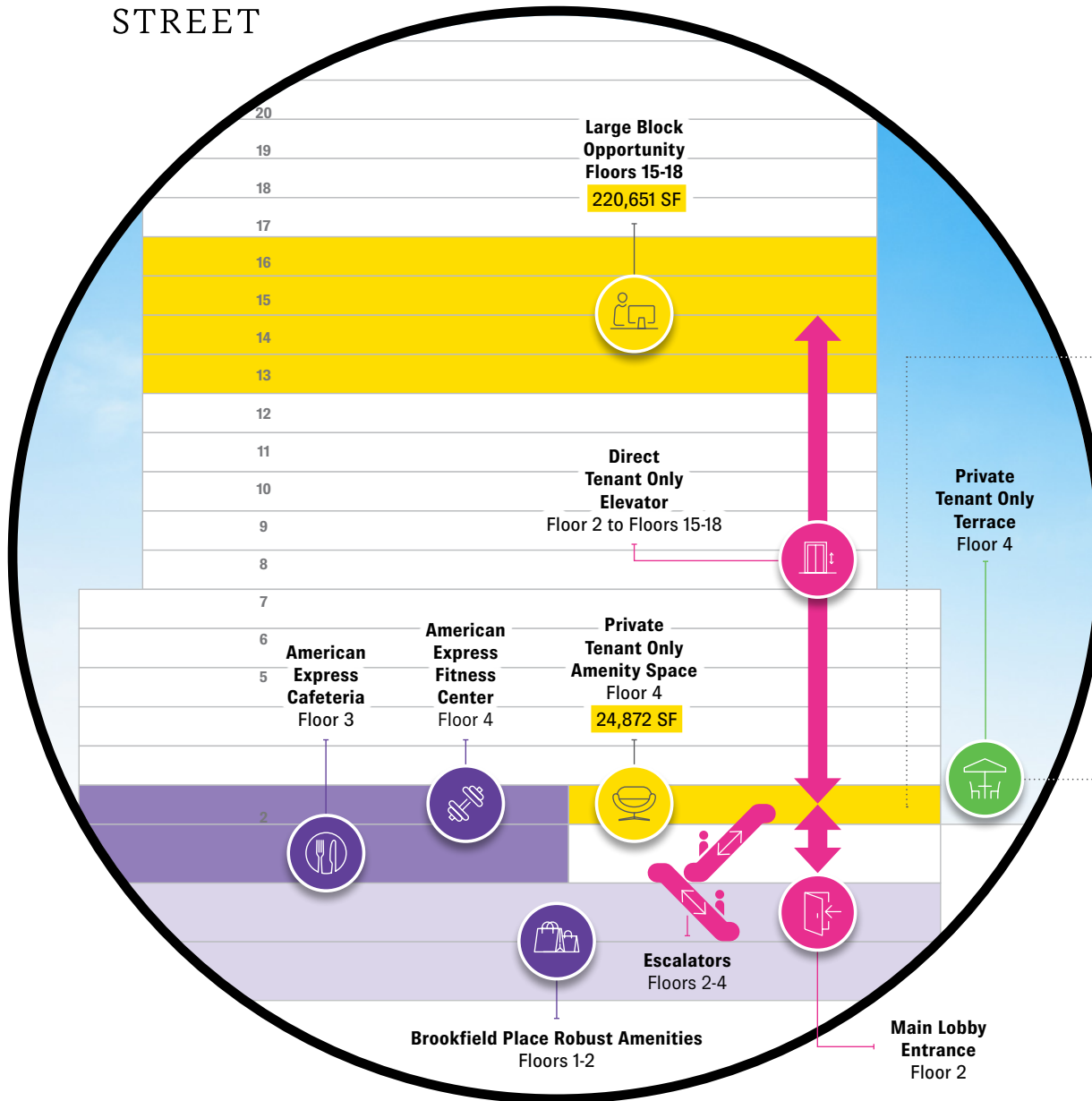
TOTAL AVAILABLE  
**311,891 RSF**



- In-building fitness center & cafeteria operated by American Express
- Featuring 180° Harbor views
- Generator capacity available
- Bike Parking



# 200 VESEY STREET





# 4<sup>th</sup>

FLOOR PRIVATE TERRACE

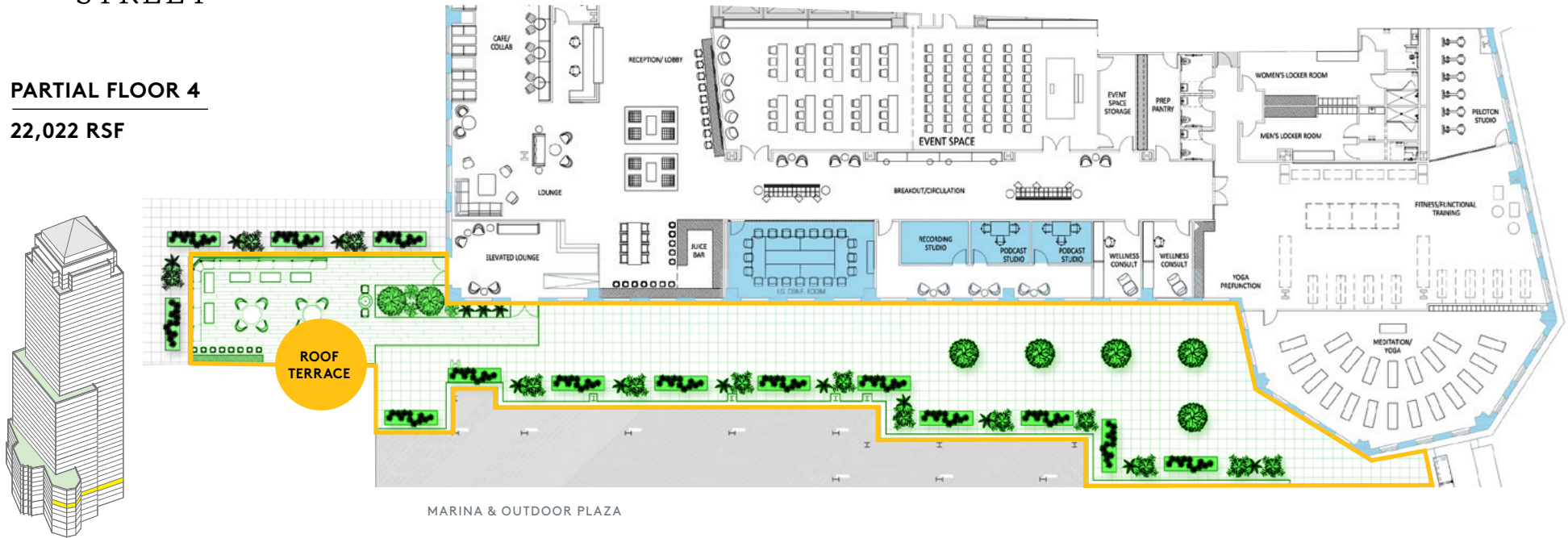


200  
VESEY  
STREET

## PARTIAL FLOOR 4

22,022 RSF

# DEDICATED AMENITY SPACE



- Ceiling Heights:  
12'6" FT Slab to Slab
- On-site fitness and cafeteria
- Dedicated outdoor space
- Potential amenity space to  
serve larger block
- Tenant Fitness Center
- Tenant Cafeteria & Lounge
- Expansive Terrace



# 4<sup>th</sup>

FLOOR DEDICATED FITNESS AREA



Not existing conditions

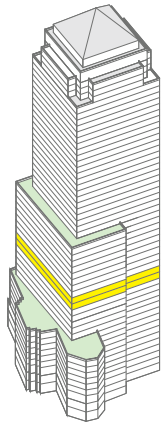


# 200 VESEY STREET

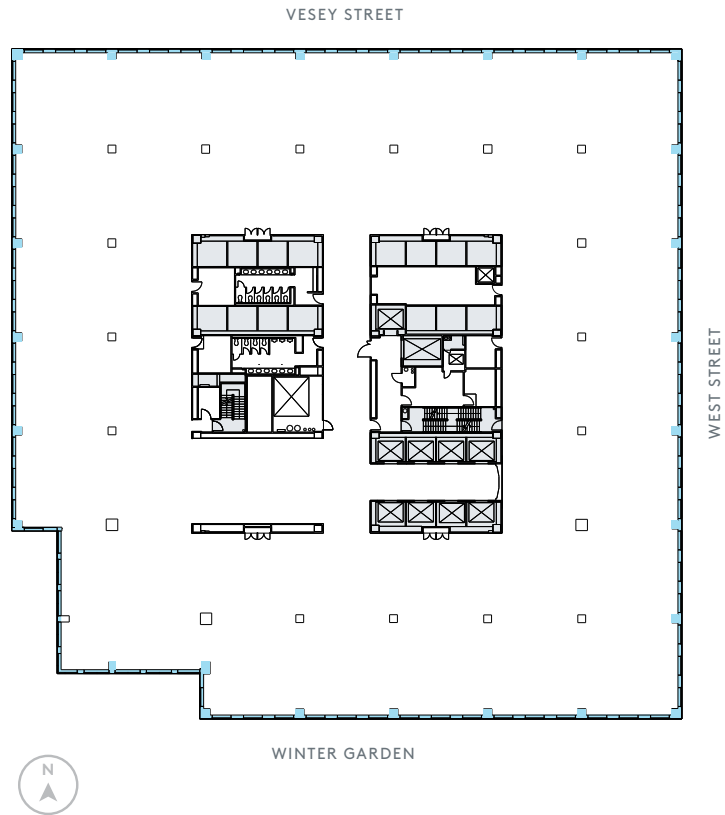
## TYPICAL TOWER FLOOR PLATE

FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA
- HUDSON RIVER VIEWS

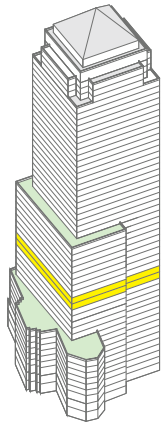




# 200 VESEY STREET

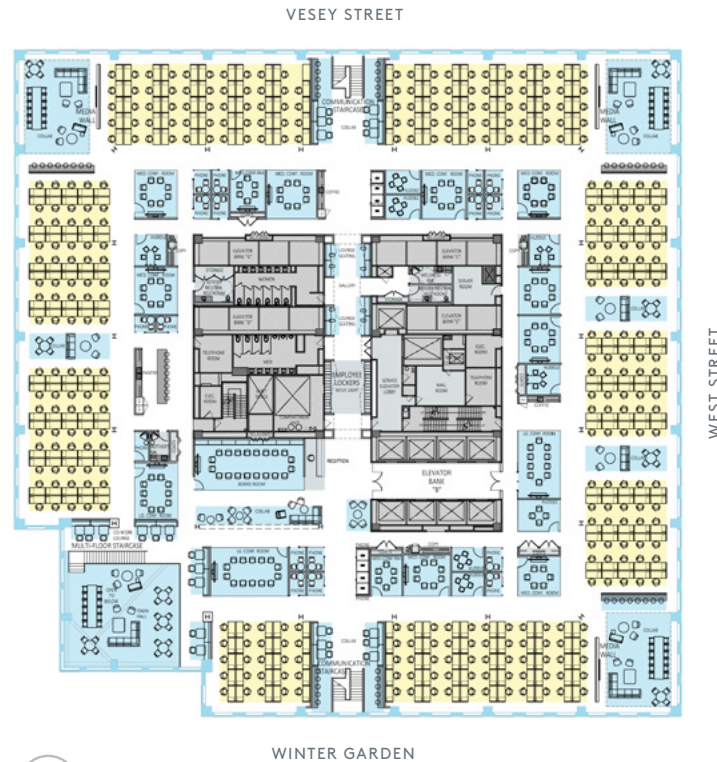
FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

## TRADING/DENSITY LAYOUT



CONFERENCE ROOMS	<b>45</b>
WORKSTATIONS	<b>359</b>
TOTAL HEADCOUNT	<b>360 PPL</b>

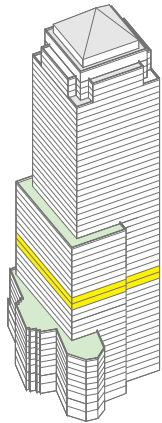


# 200 VESEY STREET

## SERVICE/LAW LAYOUT

FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA



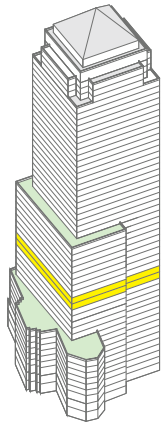
CONFERENCE ROOMS	<b>48</b>
WORKSTATIONS	<b>204</b>
EXECUTIVE OFFICES	<b>3</b>
PRIVATE OFFICES	<b>58</b>
TOTAL HEADCOUNT	<b>266 PPL</b>



# 200 VESEY STREET

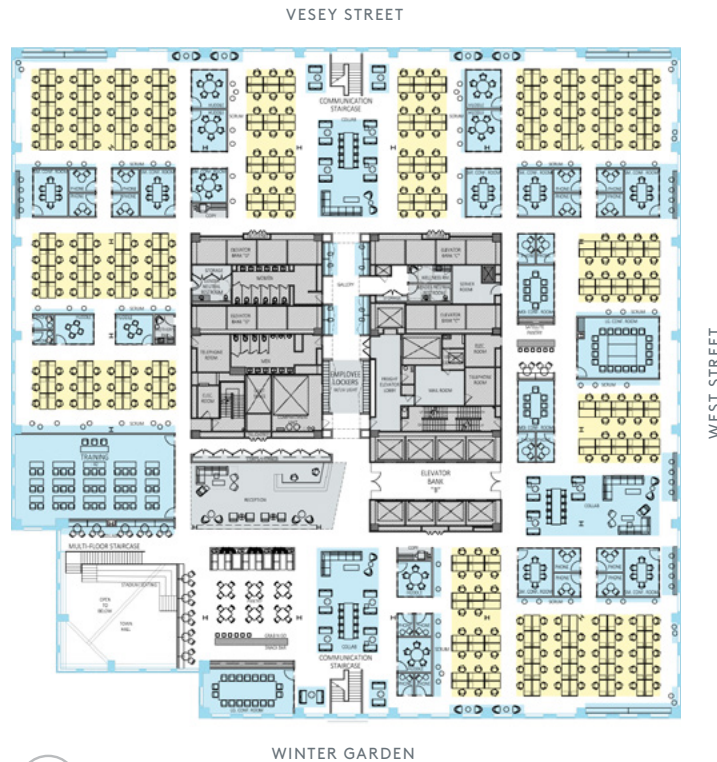
FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

## TECH/CREATIVE LAYOUT

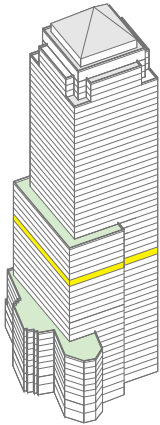


CONFERENCE ROOMS	<b>39</b>
WORKSTATIONS	<b>280</b>
TOTAL HEADCOUNT	<b>282 PPL</b>

# 200 VESEY STREET

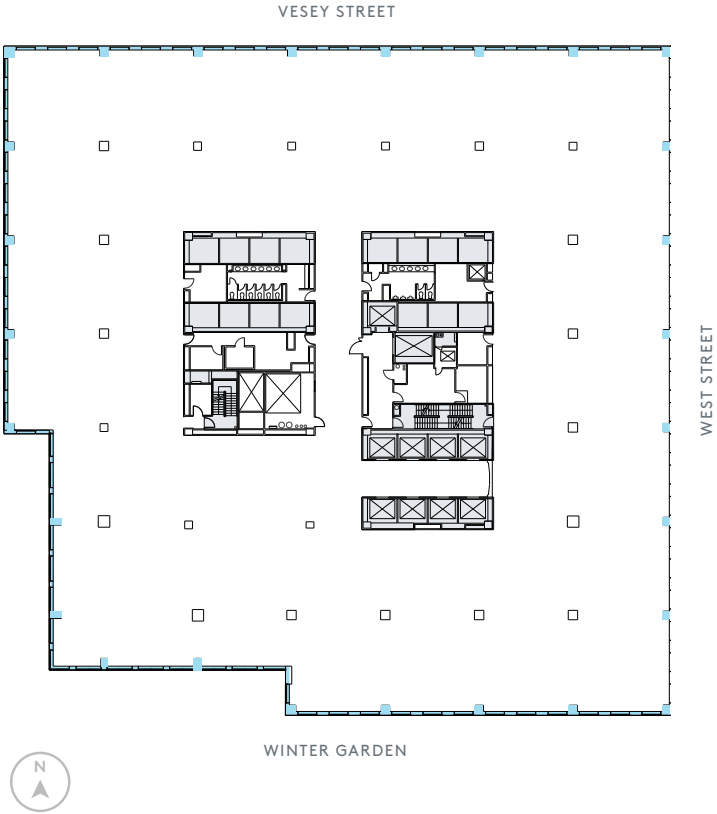
## FLOOR 21

54,848 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

## EFFICIENT TOWER FLOOR PLATES







# 200 VESEY STREET

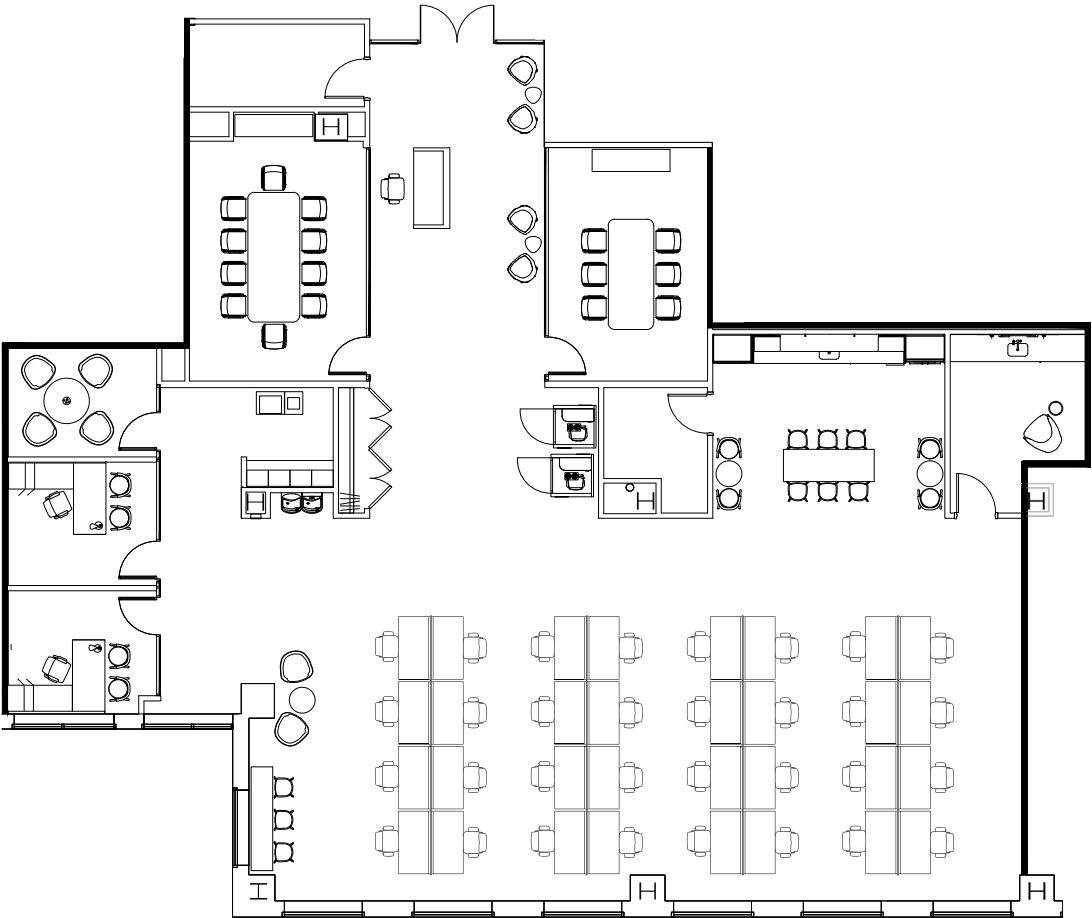
Partial 25th Floor | Suite 2503 | 6,892 RSF

Partial 25th Floor | Suite 2551 | 7,552 RSF



OPTION A

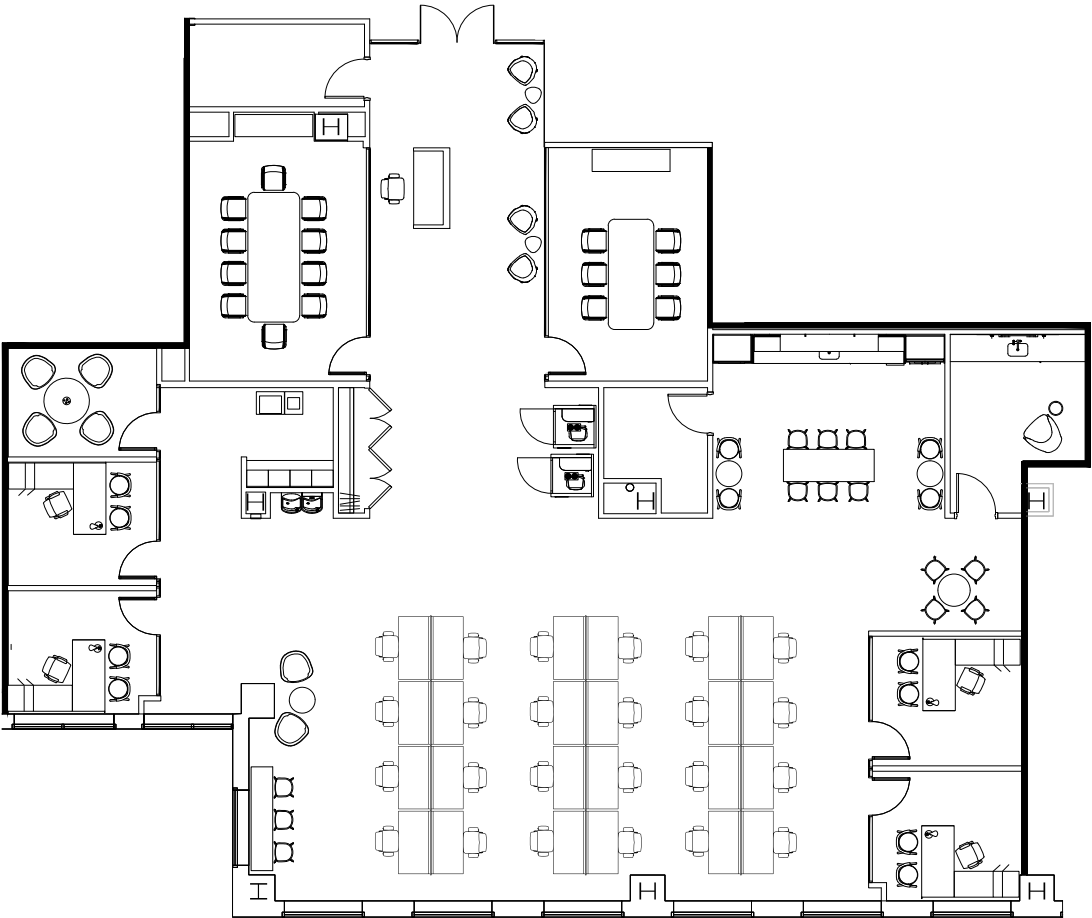
PANTRY	1
RESPITE	1
WORKSTATIONS	32
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	2





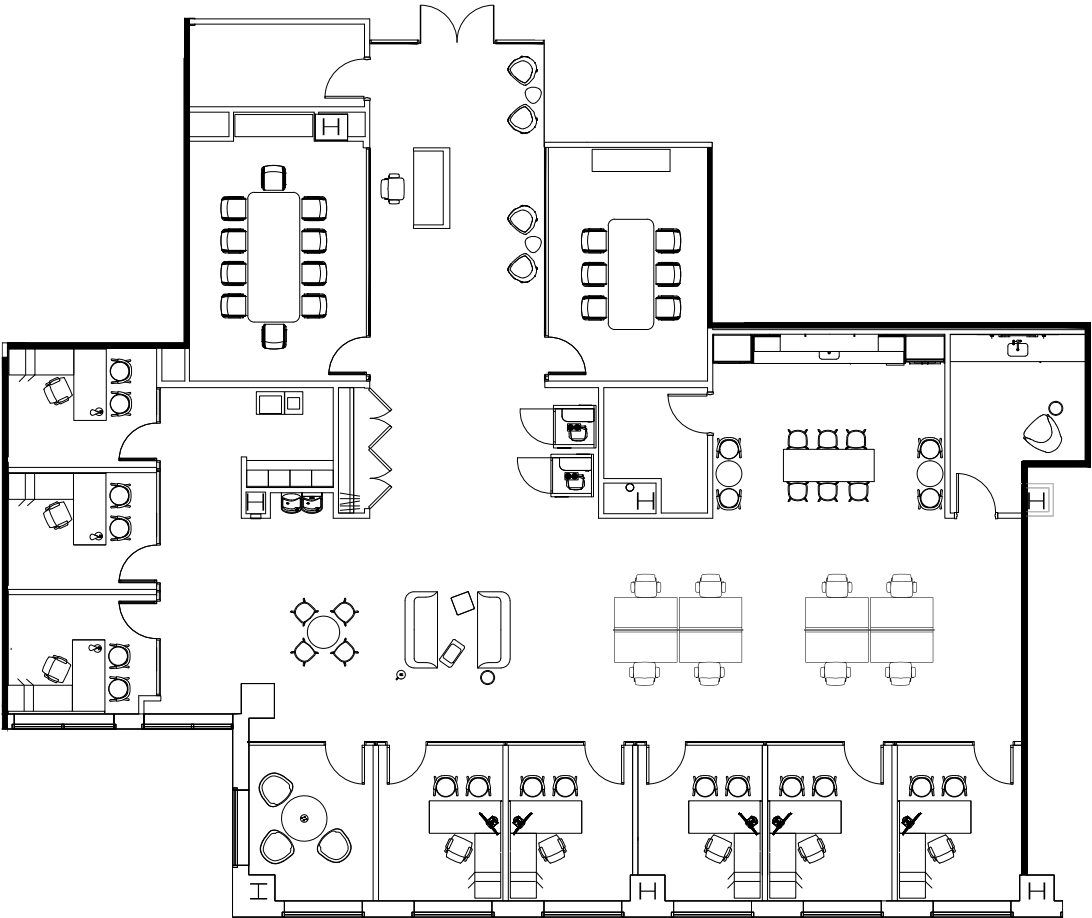
OPTION B

PANTRY	1
RESPITE	1
WORKSTATIONS	24
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	4

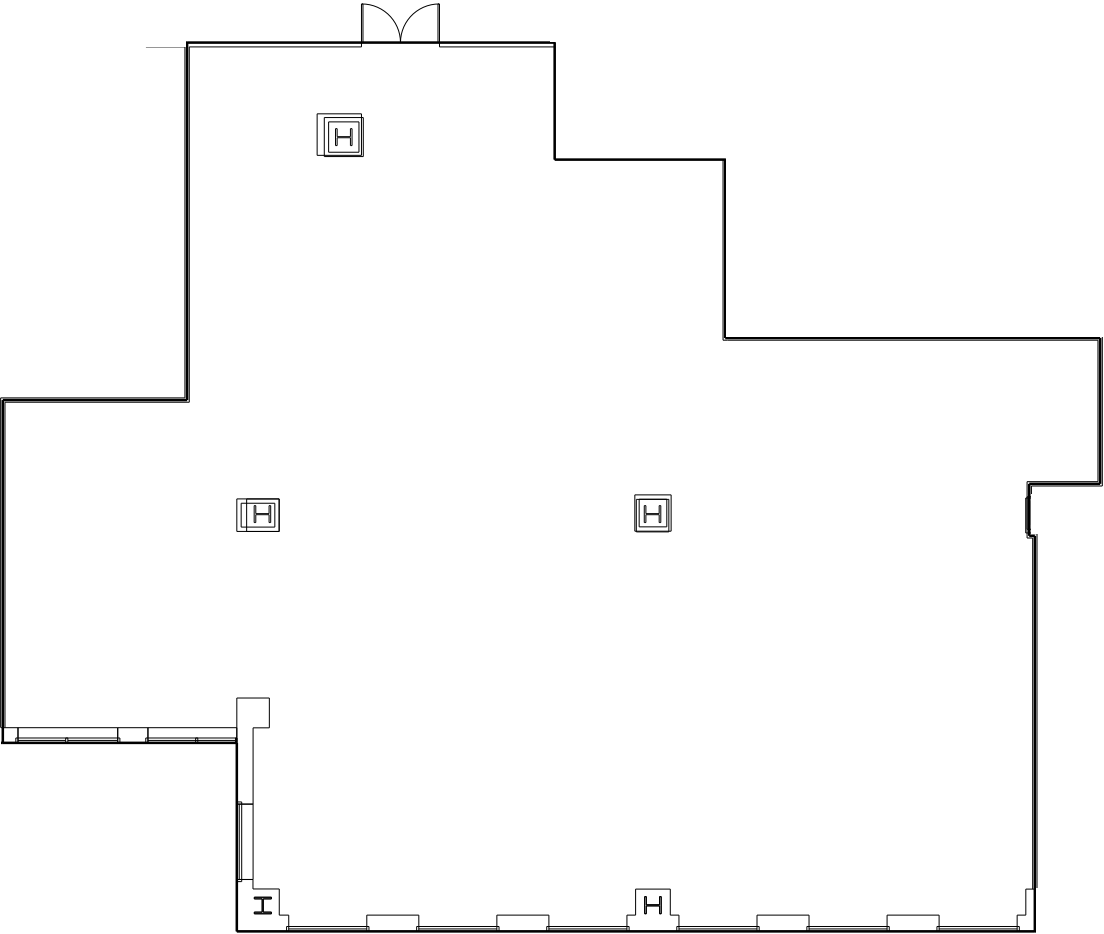


OPTION C

PANTRY	1
RESPITE	1
WORKSTATIONS	8
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	8







# Convene

73K SF  
FLAGSHIP CONVEENE AT  
225 LIBERTY STREET



Convene offers premium meeting and event spaces, flexible workspaces and hospitality amenities. This location also includes a For Five Café.







# Get Axiis working for you.

The Axiis tenant app is your community connection. Axiis by Brookfield Properties revolves around your workday, providing easy access to building information, events, contests, perks, and more!

**FREE**

mobile app offered  
exclusively to  
Brookfield Properties  
tenants.

Digital access control  
Exclusive events  
Tenant work orders  
Exclusive promotions  
Loyalty rewards program  
Exclusive wellness programming  
Access to parking / valet services  
Building Forms  
Parking applications  
Contests & Promotions  
Emergency Two-Way  
Communication  
Employee Engagement Channel  
In App-payments  
Food Ordering  
Retail Directory  
Mobile Tips  
Handbook  
Bookings  
Bookings  
Facility Management  
Digital access control  
Exclusive events  
Tenant work orders  
Exclusive promotions  
Loyalty rewards program  
Exclusive wellness programming  
Access to parking  
Building Forms  
Parking applications  
Contests & Promotions  
Emergency Two-Way  
Communication  
Employee Engagement Channel

# YEAR-ROUND *Events*

Brookfield Place animates its grand indoor and outdoor public spaces year round through a mix of culture and events, bringing together New Yorkers and visitors from all over the world. Arts Brookfield brings our public spaces to life through art and experience, making BFPL an iconic destination.



**Pickleball**

General Attendance: 1,467  
Tenant Attendance: 27%



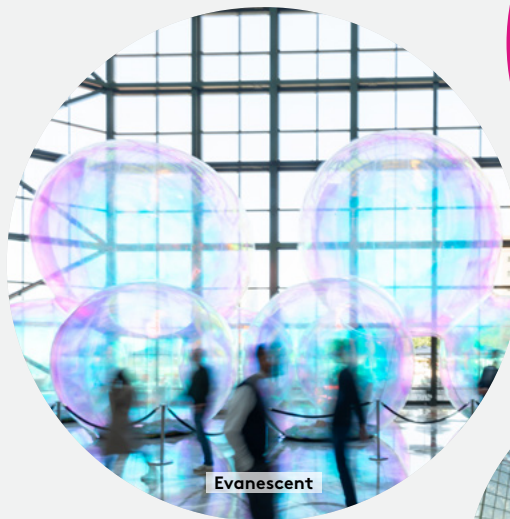
**Hot Shots**



**Icy Hot Event**



**Pride**



**Evanescent**



**Best Brews**

General Attendance: 2,834  
Tenant Attendance: 45%



**Elemental by Pixar**



**BFPL Vineyard**

General Attendance: 178  
Tenant Attendance: 53%



**BFPL Open**

General Attendance: 534  
Tenant Attendance: 27%





## BRAND *Visibility*

With 27+ million visitors to Brookfield Place per year, use Brookfield Place for sponsorship opportunities, co-branding and events.



**504K**  
WEEKLY  
TRAFFIC



**69%**  
MILLENNIALS  
AGE 25-44



**90%**  
COLLEGE  
EDUCATED



**65%**  
EARN  
\$175K+



# COMPLIMENTARY TENANT *Marketing*

TENANT MARKETING OPPORTUNITIES TO GENERATE  
BRAND AWARENESS, FOOT TRAFFIC, AND SALES



## BROOKFIELD PLACE

Shopping, Dining, & Culture →



### NATIONAL MEDIA CAMPAIGNS

**550M** APPROXIMATELY  
impressions in annual paid advertising



### ON-SITE SIGNAGE

**250K** APPROXIMATELY  
weekly impressions of complimentary on-site advertising

**\$13K** value of complimentary marketing support based on paid advertiser rate



### LOCALIZED & MAINSTREAM PRESS

**3.6B** APPROXIMATELY  
impressions annually garnered annually through media alerts, press releases, and site visits



### ORGANIC & PAID SOCIAL MEDIA

**67K** followers on @bfplny account on Instagram

**10K** followers on @bfplny account on TikTok

**\$100K** spent on paid influencer marketing



### COMMUNITY ENGAGEMENT

**123K** email subscribers to monthly newsletter

**9K** tenants registered on building app

**40+** annual events with retail integration opportunities




# Sustainability

Brookfield Place was named one of New York City's Greenest Office Buildings. We remain committed to sustainability, earning LEED GOLD and Energy Star certifications for each tower in the complex. Our initiatives include energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation parking, environmentally friendly cleaning materials and erosion control.

Looking ahead, Brookfield Properties will continue to be a leader in sustainability, advancing environmentally friendly best practices to build a better tomorrow.







# 100% OF THE ELECTRICITY REQUIREMENTS FOR THE NEW YORK OFFICE PORTFOLIO SUPPLIED THROUGH HYDROPOWER BY 2024.

BROOKFIELD PROPERTIES

# ESG

## BENEFITS TO TENANTS

1



**INCREASES** demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.

2



**SUPPORTS** New York State's Climate Leadership and Community Protection Act legislative goals of achieving a 70% renewable power mix by 2030 and a 100% emissions free grid by 2040.

3



**24/7 CARBON FREE ENERGY** ensuring contracted zero emissions electricity from in-state, run-of-river hydropower plants is flowing into the grid at the same time power is being drawn from the grid at each property.

**WE WILL ACHIEVE** this through a bundled physical power purchase agreement (PPA) for electricity from in-state hydropower plants, including both the underlying electricity and the renewable energy credits (RECs).

**Brookfield** | Real estate,  
Properties | reimaged.

  [brookfieldproperties.com](https://brookfieldproperties.com)







# CONTACT

**Brookfield**  
Properties

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**David McBride** • 212.417.7014  
david.mcbride@brookfieldproperties.com

**P.J. Massey** • 212.417.2586  
paul.massey@brookfieldproperties.com

**Daniel Roberts** • 212.618.3425  
daniel.roberts@brookfieldproperties.com



**Paul Glickman** • 212.418.2646  
paul.glickman@jll.com

**John Wheeler** • 212.812.5906  
john.wheeler@jll.com

**Christine Colley** • 212.915.5816  
christine.colley@jll.com

**Andrew Coe** • 212.812.6554  
andrew.coe@jll.com

**Thomas Swartz** • 212.220.4118  
thomas.swartz@jll.com

IT'S ALL  
*Right Here*