

ONE HANOVER



LANDMARK 3-STORY BUILDING

BRAND NEW BOUTIQUE OFFICE SPACE
WITH ONE-OF-A-KIND AMENITIES



**TRANSFORMATIVE
REDEVELOPMENT**

of one of lower Manhattan's
most historic buildings.

23,000 SF

**MARKET
DEBUT**

of highly-designed
Class-A office space.



**LANDMARK,
3-STORY BUILDING**

with unprecedented branding
opportunity on exterior street-facing flags.



**FULL FLOOR
OF AMENITIES**

with personalized
concierge services.



LIVING ROOM, BAR & LOUNGE



THIS BOUTIQUE
OFFICE PROVIDES AN
UNMATCHED EXPERIENCE
FOR DISCERNING
TENANTS

The entire ground floor is
comprised of building amenities
that have been carefully curated
to provide a home away from
home and to reflect modern
workplace preferences.



NEW YORK
COTTON
EXCHANGE

1872-
1885



INDIA HOUSE MEMBER'S
CLUB. A PRIVATE CLUB
FOR GENTLEMEN
INVOLVED IN FOREIGN
COMMERCE

1914-
2020



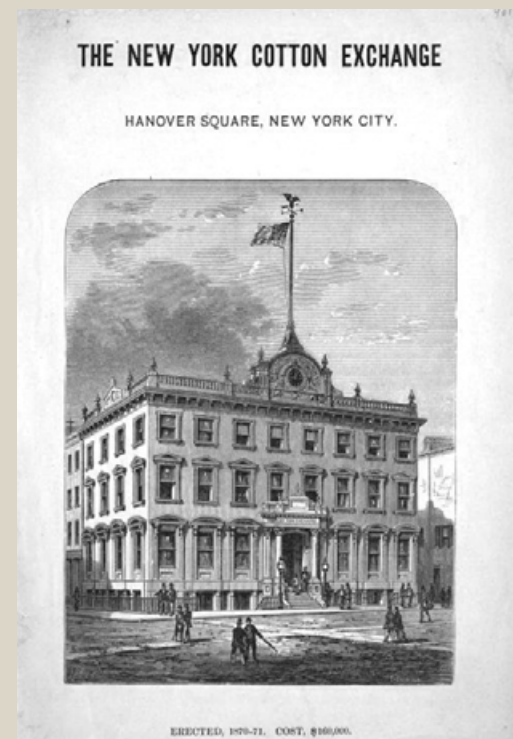
ONE HANOVER IS
INTRODUCED FOR
THE FIRST TIME AS
BOUTIQUE OFFICE

2022



1851-
1854

THE HANOVER
BANK
IS ERECTED



1885-
1912

W.R. GRACE
& COMPANY



1972

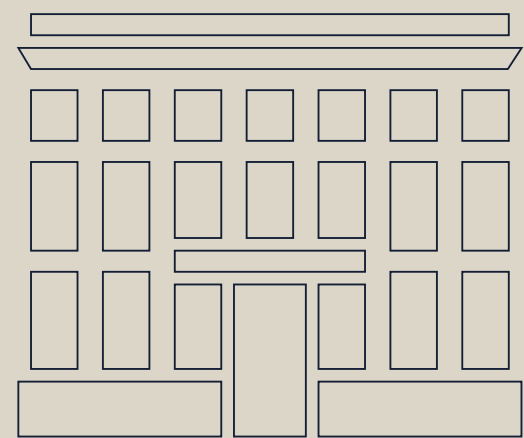
HARRY'S STEAKHOUSE
OPENS. WALL STREET'S
PREFERRED LUNCH
DESTINATION





FLOOR PLANS
AND RENDERINGS

BUILDING ELEVATION



ONE HANOVER



THIRD FLOOR

11,338 RSF

REMARKABLE
BRANDED FLAG
OPPORTUNITY

SECOND FLOOR

11,338 RSF

PARLOR FLOOR

EXCLUSIVE AMENITIES

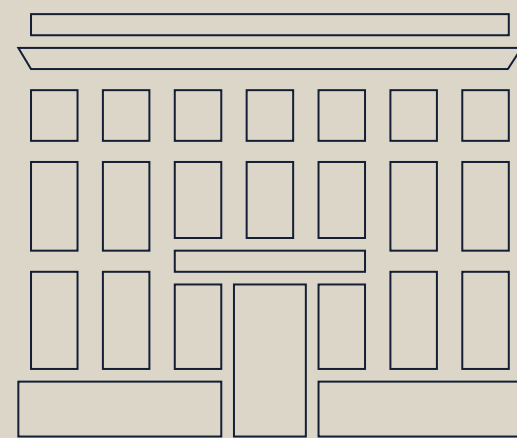
HARRY'S RESTURANT

GROUND FLOOR
RECEPTION
&
VESTIBULE



GROUND FLOOR
**EXCLUSIVE
TENANT
AMENITIES**

OVER 5,000 SF



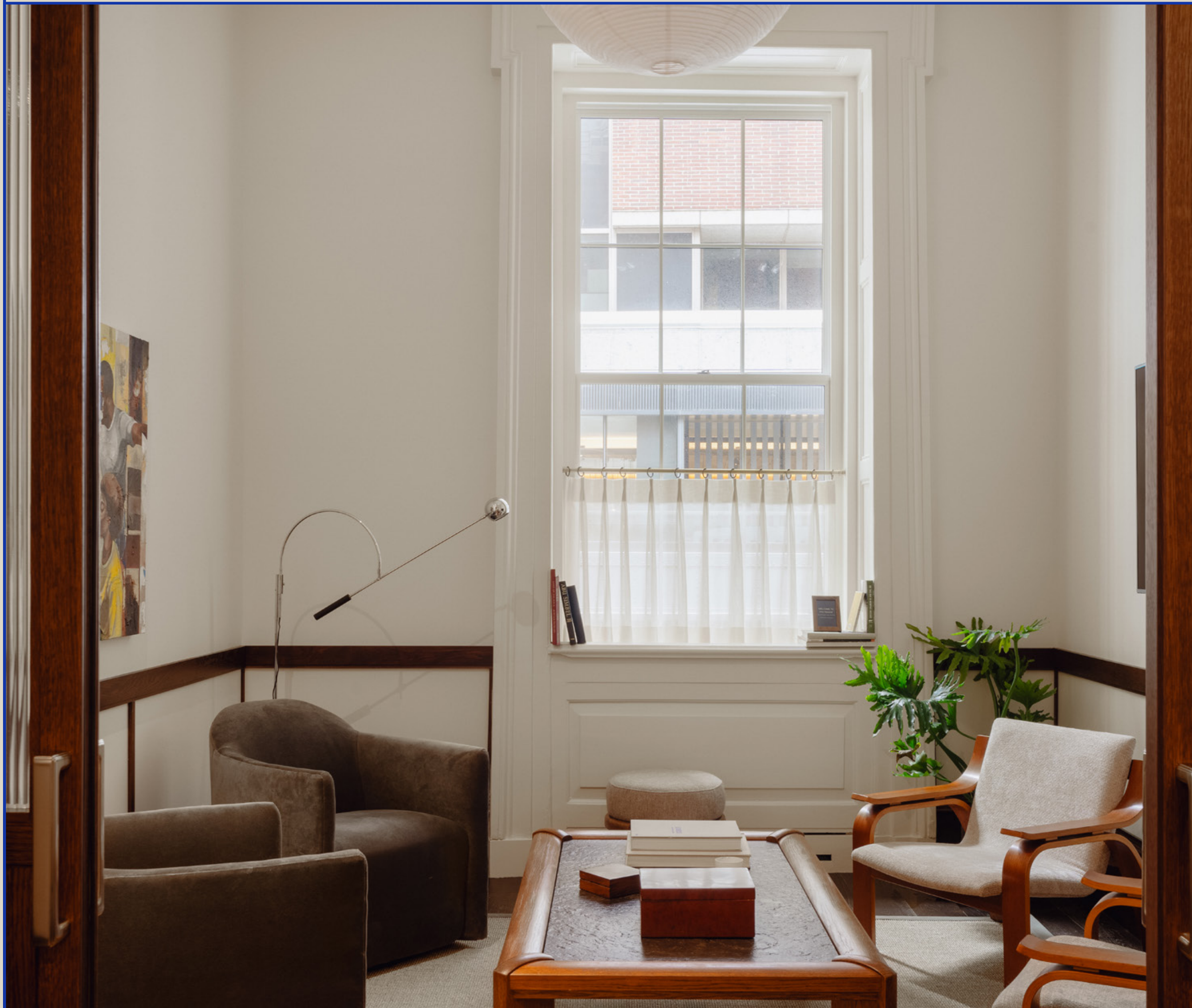
ONE HANOVER



GROUND FLOOR
LIVING ROOM,
BAR &
LOUNGE

2,500SF





RELAX, WORK OR UNWIND

Fresh coffee is served at the bar every morning, and beer and cold brew are always on tap. Private liquor lockers are available for tenants' use.

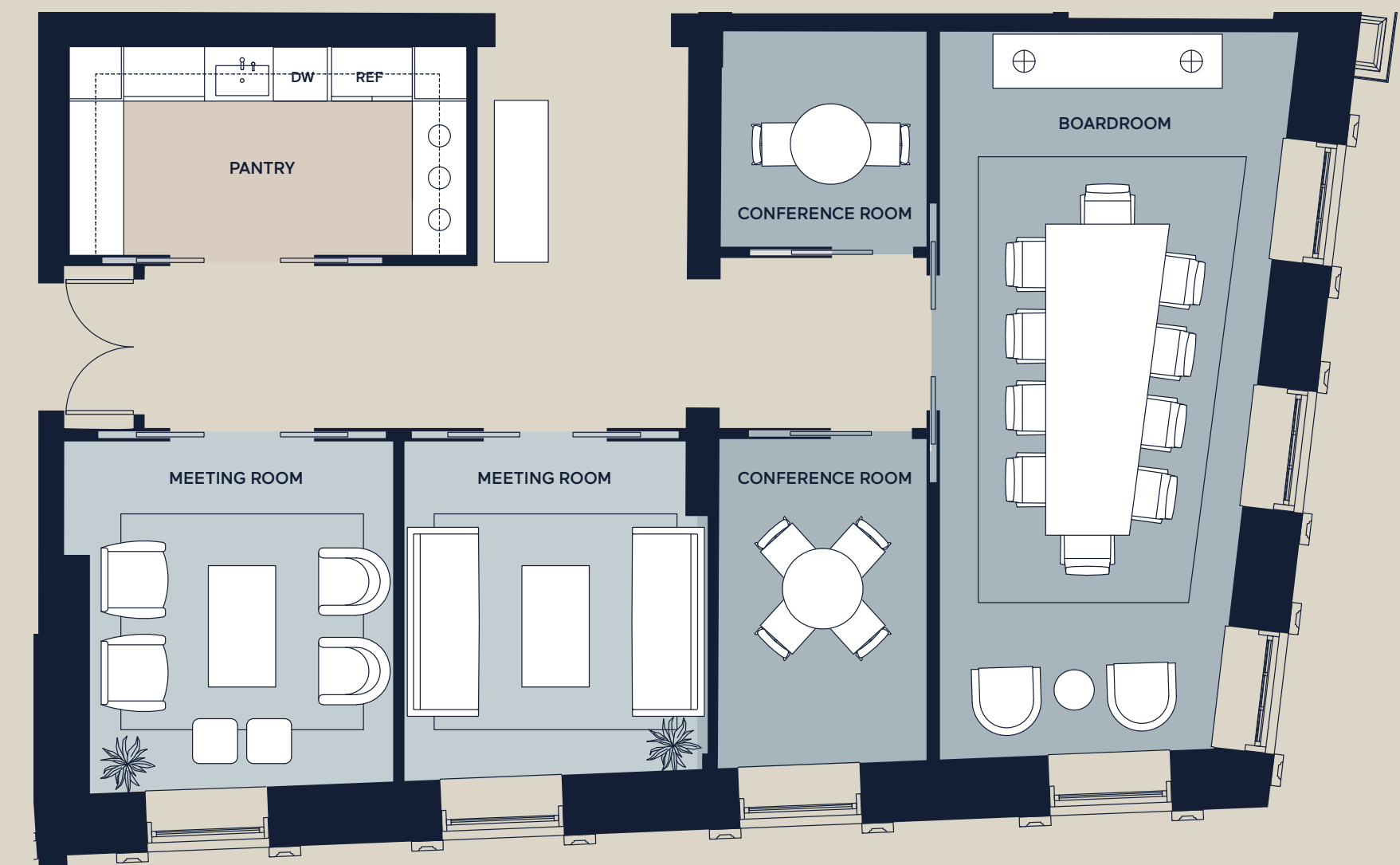
The Living Room can be reserved for luncheons, cocktail parties, and fireside presentations.

GROUND FLOOR
BOARDROOM
& MEETING
SPACE



MEETING ROOMS WHEN YOU NEED THEM

One Hanover provides five separate conference facilities to accommodate meetings of all sizes. These reservable rooms are equipped with state-of-the-art IT/AV and upscale furnishings. A pantry is centrally located for any catering needs.





PARTNERSHIP WITH HARRY'S STEAKHOUSE

CATERING ON DEMAND

One Hanover has established an exclusive arrangement with this Wall Street institution. Lunch, dinner, or after-work bites can be ordered on demand via a QR code and delivered straight to your desk or office via a secret back door entrance.

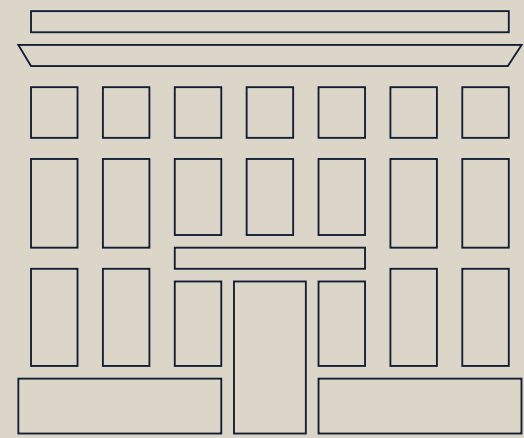
GROUND FLOOR
RESTROOMS



SECOND FLOOR

BASIC SHELL & CORE

11,338 RSF



ONE HANOVER



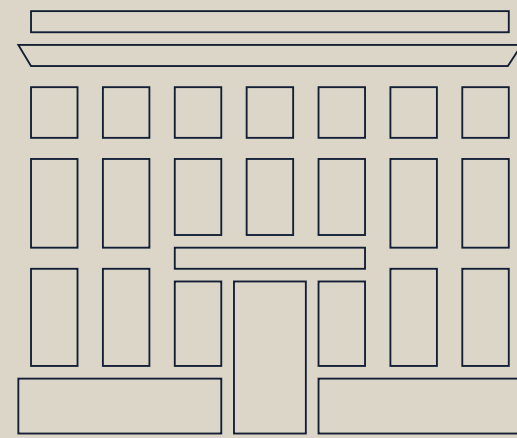


SECOND FLOOR

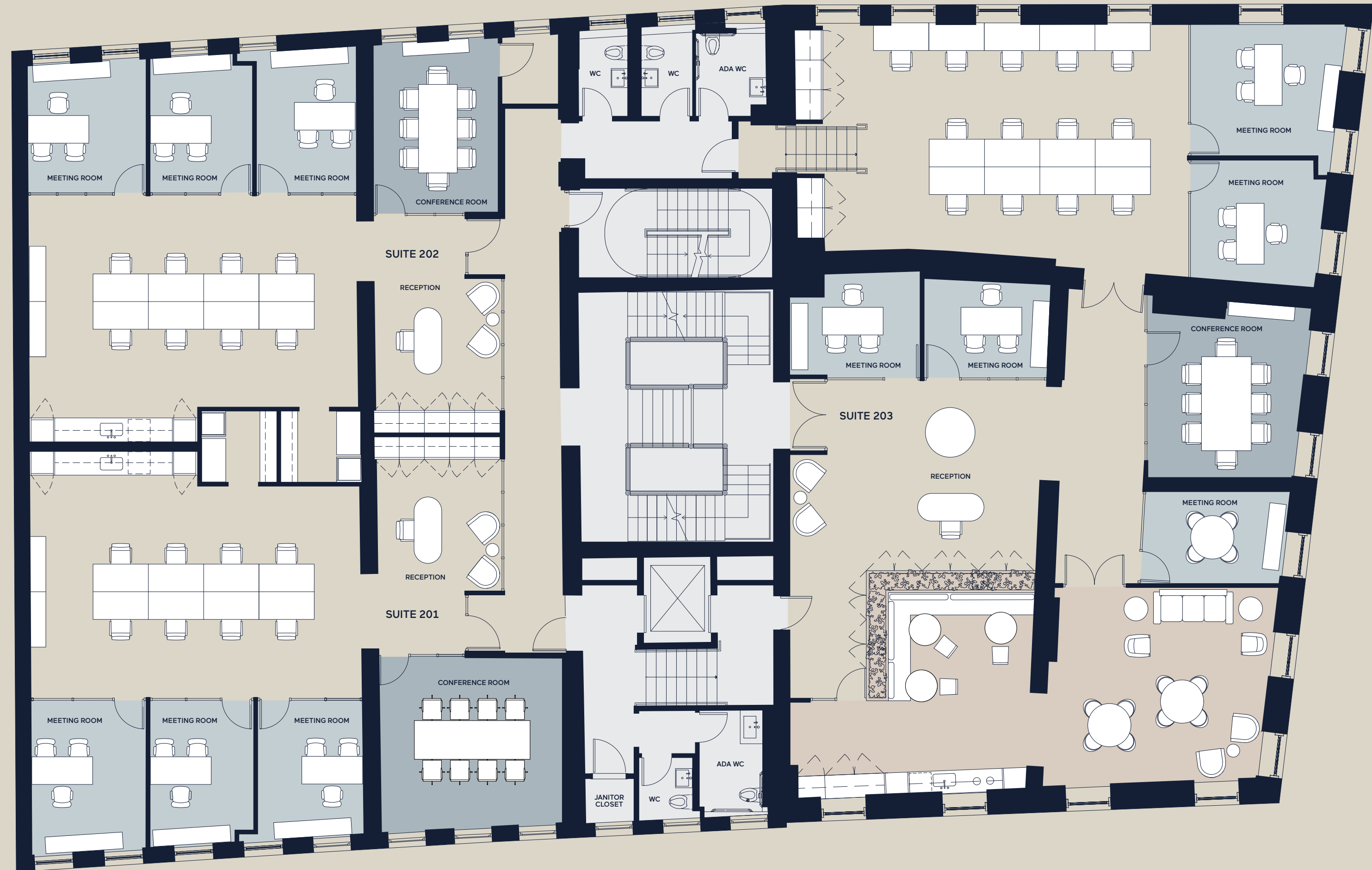
TEST FIT OPTION

SUITE 201: 2,850 RSF
SUITE 202: 2,850 RSF
SUITE 203: 5,638 RSF

11,338 RSF



ONE HANOVER



- AMENITY AREAS
- CONFERENCE/BOARD ROOMS
- MEETING ROOMS
- SUPPORT



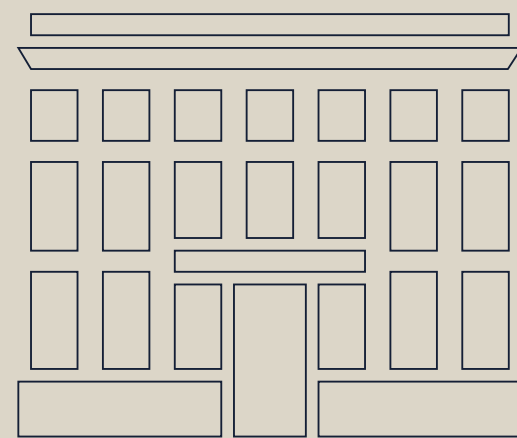
SECOND FLOOR SAMPLE BUILD OUT



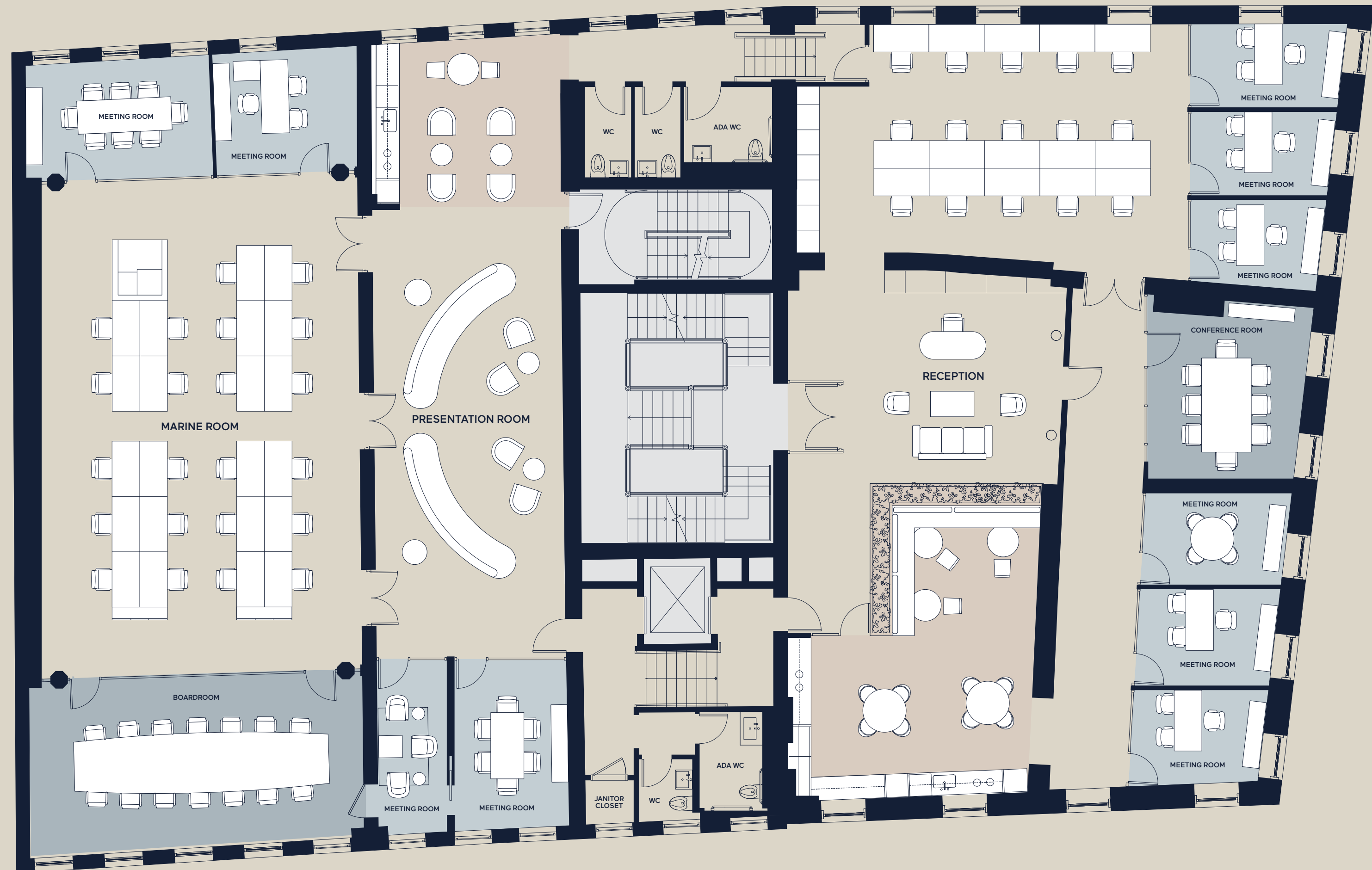
THIRD FLOOR

TEST FIT

11,338 RSF



ONE HANOVER



- AMENITY AREAS
- CONFERENCE/BOARD ROOMS
- MEETING ROOMS
- SUPPORT

RECEPTION AND FRONT DESK

SAMPLE FINISHES



THIRD FLOOR
MARINE
ROOM

Designed in 1924 by the famed Delano & Aldrich, this room's historic details have been meticulously preserved while infrastructure has been updated to meet modern needs.



MODEL
OFFICE
FIT OUT



BUILDING SPECIFICATIONS

SomeraRoad is completing a \$20M+ gut renovation of One Hanover Square to create at one-of-a-kind, owner-occupied, boutique office building.

AMENITIES

2,500 SF exclusive Living Room with full bar, private liquor cabinets, sound system, and fireplace.

State-of-the-art conferencing center with a board room and four other meeting rooms.

Exclusive Partnership with Harry's Steakhouse to deliver a drink, a meal, or entire-office catering on demand.

Personalized concierge services.

BUILDING

COMPLETION DATE

Built 1854 / Renovated 2023

FLOORS

3+ English Basement

ARCHITECTURE

S9 Architecture

INTERIOR DESIGN

Husband Wife

STRUCTURAL ENGINEER

Silman

MEP ENGINEER

EP Engineering

PROPERTY MANAGEMENT

JLL

SPECIFICATIONS

LOBBY, ACCESS AND SECURITY

- 24/7/365 access
- Full-service front desk
- 24/7 video surveillance
- Secure access controls
- Delivery entrance

CEILING HEIGHTS

Range from 9' 2" to 16' 4"

HVAC

All electric air-cooled VRF systems with supplemental steam radiators.

ELECTRICITY

6 watts/sf demand load exclusive of base building systems.

LIFE SAFETY

Fully-sprinklered with two way voice communication fire alarm system with smoke/heat/CO detection.

TELECOM/DATA

Risers with extra capacity for tenants' use, telecom closets on each floor, capacity for a multitude of carriers.

BATHROOM

Fully finished throughout.

PANTRIES

Domestic water and sanitary connections provided.

The image features three concentric white rectangles centered on a black background. The rectangles are nested, with the innermost being the smallest and the outermost being the largest. The word "NEIGHBORHOOD" is centered within the innermost rectangle.

NEIGHBORHOOD

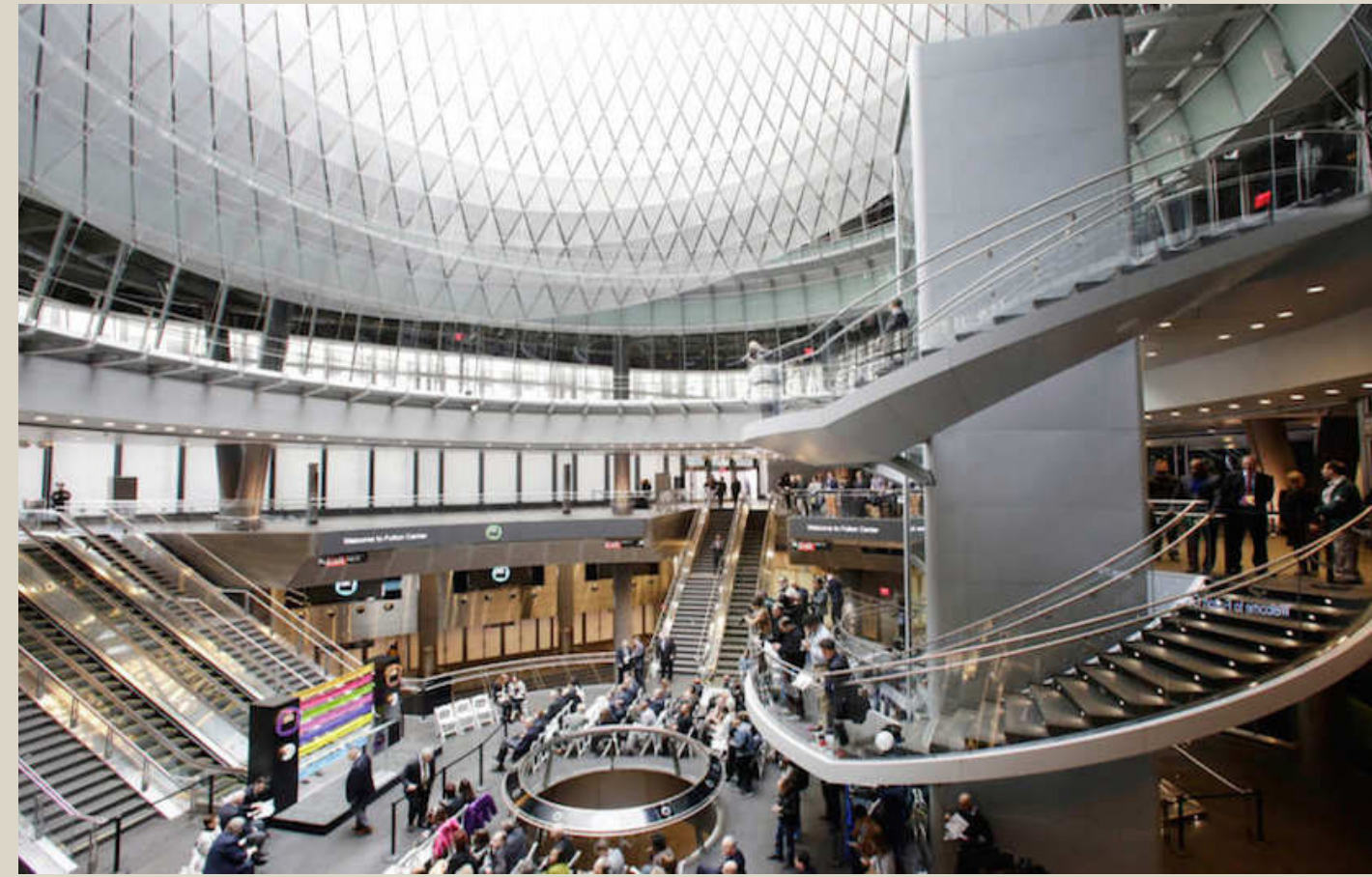


ONE HANOVER IS
SITUATED IN THE MOST
HISTORICALLY-RICH PART
OF MANHATTAN

It has recently undergone
a renaissance and now boasts
many of the City's most exciting
new attractions.

TRANSPORTATION

One Hanover is conveniently located at the nexus of every form of transportation. Subway stations, Citibike docks, the ferry to Brooklyn, and even a heliport are within minutes by foot.



FULTON TRANSIT HUB



CITIBIKE



NYC FERRY CONNECTIONS



DOWNTOWN MANHATTAN HELIPORT

TRANSPORT

14 Subway Lines

- 1 2 3
- A C E
- 4 5 6
- N R W J Z

30 Bus Routes

6 Ferry Lines

28 Citibike Stations

WALK TO

- 1 Min to Stone Street
- 5 Mins to NY Ferry
- 6 Mins to Battery Park
- 6 Mins to NYC Water Taxi
- 8 Mins to Fulton Transit Hub
- 10 Mins to WTC Cortland
- 11 Mins to Oculus

TRAIN TO

- 9 Mins Downtown Brooklyn
- 18 Mins Penn Station
- 20 Mins Grand Central Station



NEIGHBORHOOD

Lower Manhattan is a culturally rich and historically significant neighborhood. It boasts some of New York's finest restaurants and bars, and is one of the most densely amenitized parts of the city.



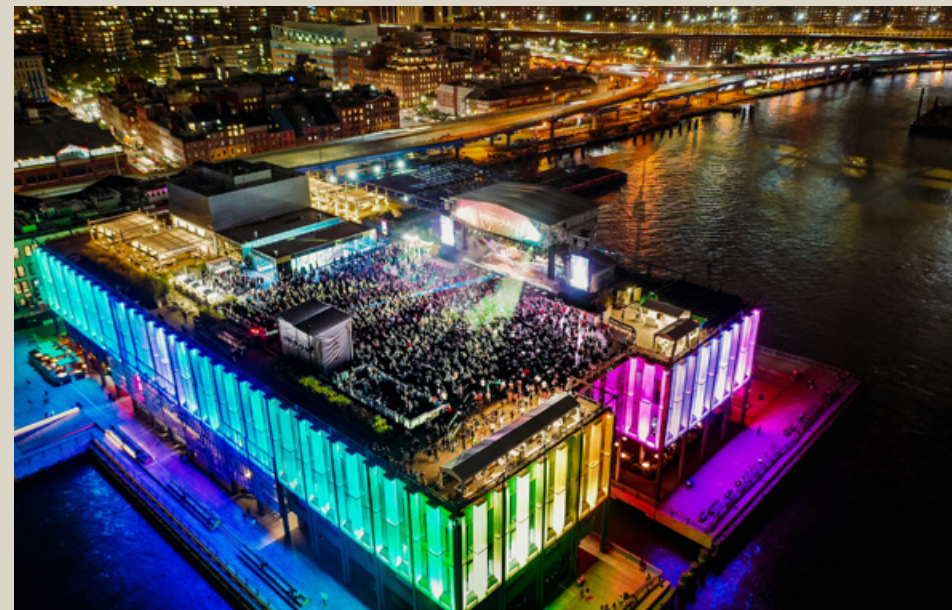
HARRY'S STEAKHOUSE



QUEEN ELIZABETH PARK



URBANSPACE FOODHALL



PIER 17 / THE TIN BUILDING
FROM JEAN-GEORGES



CASA CIPRIANI



BARCLAY REX CIGAR LOUNGE



STONE STREET BARS
AND RESTAURANTS



SOUTH STREET SEAPORT



THE OCULUS



EQUINOX WALL STREET

● RESTAURANTS AND BARS

- 1 Harry's
- 2 Barclay Rex Cigar Lounge
- 3 Urbanspace Foodhall

Stone Street

- 4 The Gin Dam
- 5 Gran Via
- 6 Ulysess
- 7 Adrienne's Pizzabar
- 8 Stone Street Tavern
- 9 Underdog
- 10 The Cauldron
- 11 The Dubliner
- 12 Beckett's Bar and Grill
- 13 Route 66 Smokehouse

- 14 The Dead Rabbit Grocery and Grog

- 15 Toro Loco

- 16 Dig Inn

- 17 Delmonico's (to reopen)

- 18 Leo's Bagels

- 19 Sweetgreen

- 20 Joe & the Juice

- 21 Cipriani Club

- 22 Full Shilling

- 23 La Colombe Coffee Roasters

- 24 Chopt Creative Salad Co.

- 25 Black Fox Coffee

- 26 Neapolitan Express

- 27 Juice Generation

- 28 Cedar Local

- 29 Dos Toros Taqueria

- 30 Manhatta (to reopen)

- 31 Industry Kithcen

- 32 Nobu

- 33 Luchadores NYC

- 34 Carne Mare

- 35 Tin Building
- Seeds & Weeds
- Shikku
- Fulton Fish Co.
- The Frenchman's Dough
- T.brasserie
- House Of The Red Pearl

- 36 Pier 17
- The Greens
- Ssäm Bar
- Heineken Riverdeck
- Mister Dips
- Malibu Farm
- Dante Seaport
- The Fulton

● RETAIL

- 1 Hermés
- 2 Seaport District NYC
- 3 The Oculus
- 4 Brookfield Place

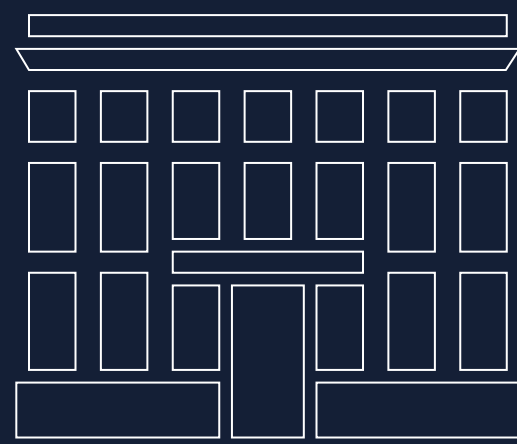
● CULTURE

- 1 Queen Elizabeth Park
- 2 Hyatt Centric Wall Street
- 3 Radisson Hotel New York
- 4 Federal Hall
- 5 New York Stock Exchange
- 6 South Street Seaport / Museum
- 7 Pier 17 concert venue
- 8 The Beekman a Thompson Hotel

● FITNESS

- 1 Retro Fitness
- 2 Casa Cipriani
- 3 Equinox Wall Street
- 4 Crunch Fitness - FiDi





ONE HANOVER

LEASING



FOR LEASING INQUIRIES
PLEASE CONTACT:

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OUR TEAM

SomeraRoad

S9ARCHITECTURE

HUSBAND WIFE



NOTE: THESE CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, CODE, PARKING AND LANDSCAPE REQUIREMENTS MUST BE HUSBAND WIFE VERIFIED.