



RISE ABOVE IT ALL

Lower Manhattan's Premier **Prebuilt, DurstReady** and **Fully Customizable** Office Spaces

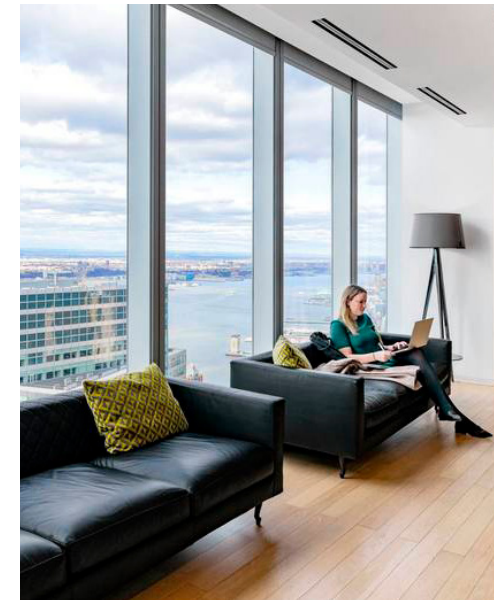


WELCOME TO ONEWTC



EVERYTHING YOU NEED IS HERE

Vibrant, state-of-the-art space where work is elevated. Panoramic views, world-class amenities and an eclectic mix of industries. Surround yourself with inspiration.



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OFFICE SPACES

at One World Trade Center



HIGH-END PREBUILTS



- Creative Layouts
- Breakout Spaces
- Glass Office Fronts
- Full-Service Pantry

DurstReady



- Premium Move-In Ready Offices
- Fully Furnished and Wired
- Open Work Layouts with Meeting, Huddle, and Conferencing Spaces
- Flexible Lease Terms and Expedited Execution

FULL AND PARTIAL FLOORS FULLY CUSTOMIZABLE



- Limitless Possibilities
- LEED Gold v2.0 Core + Shell
- Open or 9' Finished Ceilings (13'-6" Slab-to-Slab)

IMMEDIATE
AVAILABILITIES

FLEXIBLE
TERM LENGTHS

COLUMN-FREE
FLOORS

ICONIC
PANORAMIC VIEWS

COMMUNITY
OF INNOVATIVE PEERS



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WORLD-CLASS AMENITIES

at One World Trade Center

WELL &
by Durst™



CONNECT. REFUEL. RECHARGE.

Newly expanded and reimagined convenience on the 64TH Floor, Well& by Durst is a constantly evolving amenity experience comprising seasonal cuisine, seamless meeting spaces, and tenant programming. Exclusive access for all tenants. Everything you need is here.

A multimedia game room complete with shuffleboard, video gaming consoles, billiards, table tennis, and space for casual gatherings is complemented by a café serving fresh, locally sourced menu items.

State-of-the-art, multi-purpose meeting rooms perfectly suited to corporate events, trainings, and social receptions are also available.



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PROPERTY FACTS



DESIGN & CONSTRUCTION

Rising over the Lower Manhattan skyline, One World Trade Center is the tallest building in the Western Hemisphere.

This Class A office property features state-of-the-art construction with reinforced steel and concrete slabs, column-free floors, tenant-controlled HVAC units, and floor-to-ceiling glass curtain walls.

Built by The Port Authority of New York and New Jersey and The Durst Organization in an unparalleled public-private partnership, One World Trade Center sets a new standard of design, construction, and prestige. Bringing a wealth of private sector experience to One World Trade Center, The Durst Organization is also responsible for marketing, leasing, and managing the property.

Completion

2014

Architect

Skidmore Owings & Merrill

Stories

104

Building Area

3 million SF

Sustainability

LEED Gold for core and shell

Slab Height

13'-4" typical

Floor Plates

- Below the Sky Lobby: 37,000 to 48,000 SF
- Above the Sky Lobby: 31,700 to 40,000 SF

Building Height

1,776 FT

MAJOR TENANTS

Ameriprise	GroundTruth
Carta	Stagwell Global
Celonis	Undertone
Condé Nast	Wunderkind

LOBBY

One World Trade Center's lobby features soaring 50-foot ceilings, white marble-clad walls, and multiple security desks and points of entry for office tenants. A separate entrance is provided for Observatory patrons. The building also has a secondary Sky Lobby on the 64th floor — a double-height space with panoramic views looking north — that provides elevator access to the upper floors of the building.

HEATING, VENTILATION, & AIR CONDITIONING

Two water-cooled, tenant-controlled DX condenser package units per floor supply variable air volumes ranging from 22,000 to 36,000 cfm/floor. Perimeter hot water heating is provided via low-rise fin tube elements.

BASE BUILDING AND LIFE SAFETY

One World Trade Center was designed and built to exceed current code requirements; it features extra-wide reinforced egress stairs with multiple exit points. There is a separate third stair for use only by first responders, allowing them unimpeded access to the building. The hardened, reinforced core forms a cocoon around critical infrastructure — including life safety — providing robust protection of all systems.

TELECOMMUNICATIONS

The property has a complete state-of-the-art telecommunications system including two-way radio for communication between building management, building services, engineers, and security.

ELECTRICAL SYSTEM

Electricity is provided via four diverse medium voltage (13.8kV) service entrances serving eight Power Distribution Centers (PDCs).

Eight medium voltage (13.8kV) feeders run from the PDCs via four sets of concrete-encased conduits (two live and two spare) to each spot network. There are five interior 265/460V, double-contingent spot networks, each consisting of four 2500kVA transformers, four network protectors, and an 8,000-amp service switchboard.

SECURITY

The building is part of a site-wide integrated security plan for coordinated event response with interface among all buildings, The Port Authority Police Department, NYPD, and FDNY. Building security staff is supplemented with a network of CCTV cameras and sensors.

CLEANING

High-caliber green cleaning services are provided by The Durst Organization to help tenants achieve and maintain optimal efficiency and a healthier work environment.

TENANT SERVICES

One World Trade Center Tenant Services, under the direction of The Durst Organization, is available to assist tenants with any additional products or services they may require.

MESSENGER CENTER

The World Trade Center site is served by a central Vehicle Security Center (VSC) that provides truck-level scanning and inspection for all site-wide deliveries.

The building has a separate mail and messenger center for all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger center staff utilize an automated delivery tracking system which preserves the integrity of the building's security procedures while keeping the flow of business moving for our tenants.

WELL& BY DURST

Well& by Durst is an exclusive tenant amenity space on the 64th floor at One World Trade Center. Well& by Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work and thrive. The Well& by Durst food hall is nourished by illy, and offers a seasonal and fresh menu. Curated event programming provides tenants the chance to reignite creative sparks and discover their next hobby. Meeting and event space is powered by Legends to host conferences, town halls, corporate events and more.



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PROPERTY FACTS



TRANSPORTATION

The World Trade Center Transit Hub, designed by Santiago Calatrava, provides a signature design and daylight-filled gateway to One World Trade Center. Downtown access is unsurpassed with connections to 12 subway lines, PATH, and ferries through a vast new concourse system that extends from the Hudson River to within a few short blocks of the South Street Seaport on the East River.

SUSTAINABILITY OVERVIEW

One World Trade Center achieved LEED Gold Certification under the USGBC's LEED Core and Shell v2. OneWTC is the tallest LEED Certified building in the Western Hemisphere.

High Performance Curtain Wall

Vision glass at OneWTC is treated with a low-emissivity coating that reduces the amount of ultraviolet and infrared light entering the building, while allowing in the majority of visible light, thereby giving spaces in OneWTC a high degree of natural daylight with minimal heat gain.

Advanced Controls

Recent upgrades have been made to advance the DX packaged unit controls for cooling the tenant spaces.

Lighting

OneWTC employs occupancy/vacancy sensors and time-of-day timers to curtail lighting when no occupants are present. Tenant systems utilize LED lighting as part of a building-wide practice to reduce consumption.

Additional Energy Saving Measures

267 variable-speed fans and pumps are used throughout OneWTC to maximize energy efficiency.

Elevators use Variable Voltage/Variable Frequency drives and hoist motors that produce energy through regenerative braking. Depending on conditions, the motors will feed electricity captured from regenerative braking back into OneWTC's electricity distribution system.

Heat from the steam condensate system is recovered and used in the perimeter hot water heating system.

Tenant floors have demand control ventilation that resets the ventilation air supplied to each floor based on measured CO2 levels. This reduces building ventilation requirements, which in turn reduces cooling loads in the summer, heating loads in the winter, and ventilation fan energy requirements year-round.

WATER CONSERVATION & QUALITY

Capture & Storage of Storm and Grey Water

OneWTC Capture & Storage of Storm and Grey Water and rainwater in a sophisticated three-zone system. Captured water is treated and used as makeup water for the cooling tower and supply water for irrigation.

This system captures significant amounts of rainwater from the main roof areas, public plaza, cooling coil condensate, and steam condensate. Collecting and reusing water significantly reduces OneWTC's volume of stormwater runoff entering the City sewer system and OneWTC's use of municipal potable water. Total storage capacity for the entire system is 165,790 gallons.

Water Efficient Plumbing Fixtures

The base building installed water-conserving plumbing fixtures that achieve an overall reduction in water usage greater than 42 percent (compared to the LEED Core and Shell v2.baseline). All plumbing fixtures included in tenant fit-outs must meet or exceed the base building performance requirements.

INDOOR ENVIRONMENTAL QUALITY

Fresh Air Supply System

Outside air is supplied to each floor via a supply air duct riser located within each local fan room. A constant volume regulator (CVR) supplies minimum outside air to each fan room, and a maximum outside air tap with combination fire and smoke damper (FSD) in each fan room can provide outside air on a selected floor-by-floor basis, periodic purging of indoor pollutants, and assist in smoke purging pressurization during and after a fire. The low zone outside air system has the capacity to supply 100 percent outside air to a minimum of six floors simultaneously. The high zone outside air system has the capacity to supply 100 percent outside air to a minimum of three floors simultaneously.

Each air conditioning unit is provided with class 1 MERV 8 prefilters, class 1 MERV 16 final filters, and a premium efficiency variable speed motor. Additional specialized air filtration is provided per OneWTC building standards.

MATERIALS STREAM OPTIMIZATION

Waste reduction is a primary concern of The Durst Organization. Efforts to reduce waste at all Durst properties take place through informed building material selection, renovation-specific demolition and construction waste landfill diversion efforts, and everyday building waste reduction through recyclable and compostable waste collection.



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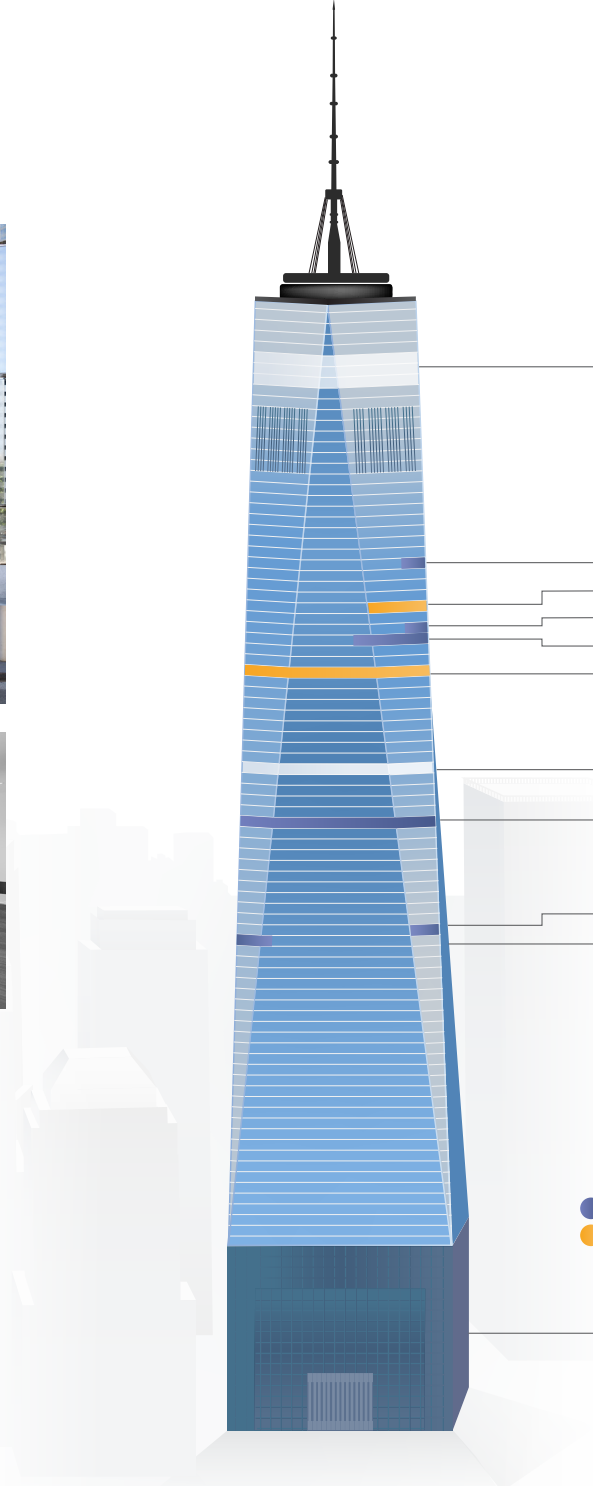
AVAILABILITIES

at One World Trade Center



INSPIRING. INNOVATIVE. CREATIVE.

- Home to New York City's largest TAMI (technology, advertising, media, information) tenant community.
- State-of-the-art architectural, environmental, and structural design combines with unmatched convenience, ample amenities, and a vibrant neighborhood.
- Direct access to 11 subway lines, the PATH, two ferry terminals, numerous bus routes, and five Citi Bike stations.
- Located in the heart of Lower Manhattan's vibrant retail, dining, and cultural hub.



Click on links for more details

 **DurstReady**
 **FULLY CUSTOMIZABLE**

LOBBY



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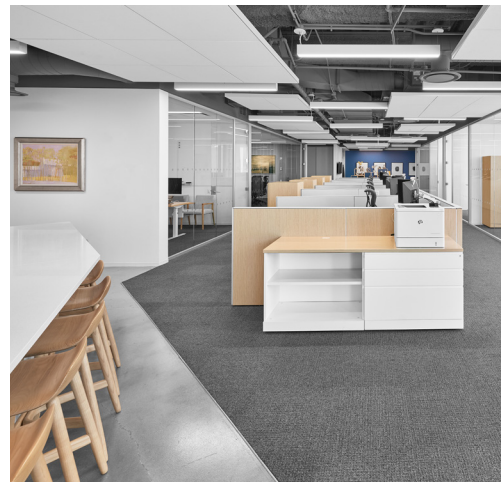
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6,173 SF DurstReady

Partial Floor 48 – Suite D



LOUNGE & CONFERENCE



OPEN WORK AREA



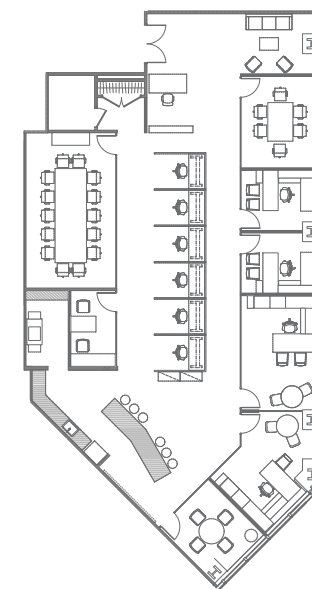
SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available July 2024
- Premium Move-In Ready Office Space
- Perimeter Office Layout with Central Open Work
- Fully Furnished and Wired
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

- 6 Workstations
- 5 Private Offices
- 3 Conference Rooms
- 1 Pantry
- 1 IDF Room
- 1 Copy Room
- 1 Reception



View of NY Harbor

View of East River



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4,719 SF DurstReady

Partial Floor 49 – Suite M



LOBBY



WELL & BY DURST AMENITY SPACE



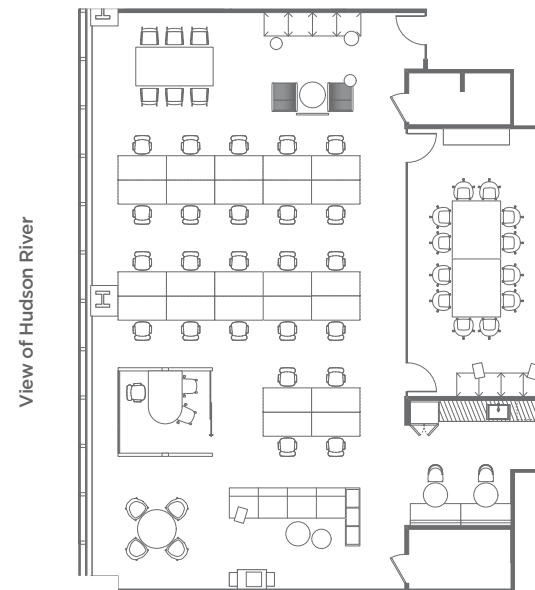
SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available August 2024
- High-End Prebuilt
- Fully Furnished and Wired
- Views of Hudson River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

- 24 Workstations
- 2 Huddle Spaces
- 1 Private Office
- 1 Conference Room
- 1 Lounge
- 1 Copy Room
- 1 IDF Room
- 1 Pantry
- 1 Reception
- 1 Closet



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44,133 SF *DurstReady*

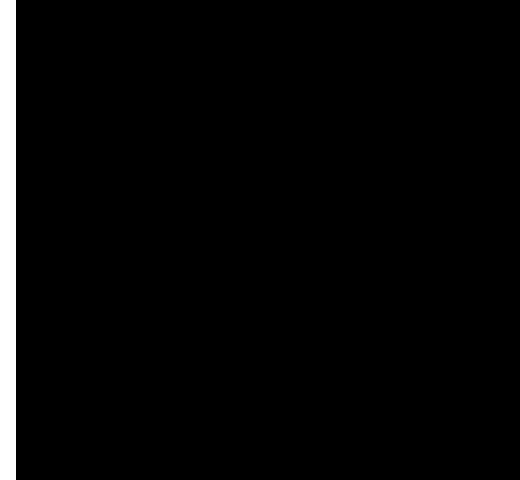
Entire Floor 59



OPEN WORK AREA



WELL& BY DURST AMENITY SPACE



TAKE A VIRTUAL TOUR

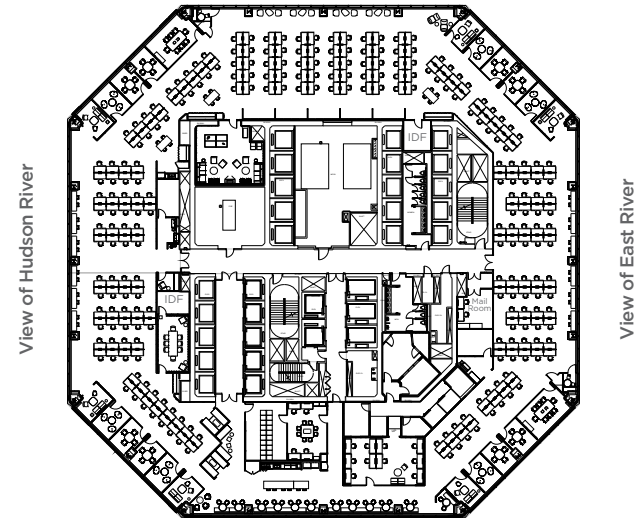
AVAILABILITY FEATURES

- Available Immediately
- High-End Fully Furnished and Wired Installation
- Featuring Audio/Video Production Rooms
- Views of NY Harbor, East River, Hudson River, and Midtown Manhattan
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

EXISTING PLAN DETAILS

- 216 Workstations
- 22 Huddle Spaces
- 3 Conference Rooms
- 3 Pantries
- 2 Phone Booths
- 2 IDF Rooms
- 2 Copy Rooms
- 2 Supply Rooms
- 1 Mailroom
- 1 Reception
- 1 Test Lab
- 1 Wellness Room

View of Midtown Manhattan



View of NY Harbor



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40,144 SF FULLY CUSTOMIZABLE

Entire Floor 73



NORTHERN VIEW FROM THE 73RD FLOOR



WELL& BY DURST AMENITY SPACE



SUNRISE AT ONE WORLD TRADE CENTER

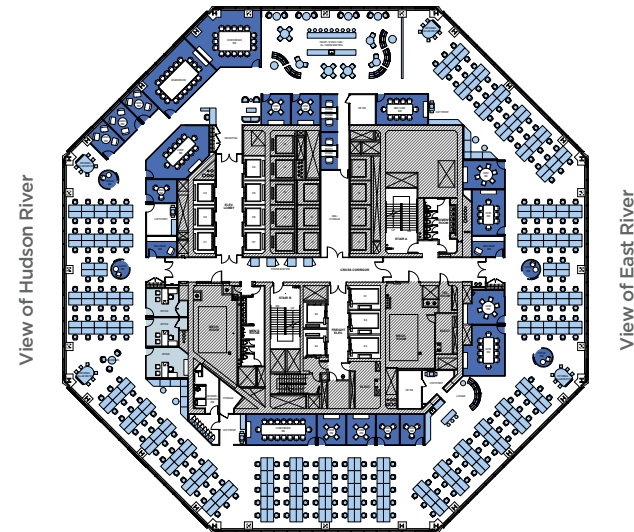
AVAILABILITY FEATURES

- Available Immediately
- Column-Free Floor
- 13'4" Slab-to-Slab
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS (Suggested Layout)

- 246 Workstations
- 13 Conference Rooms
- 8 Phone Booths
- 6 Huddle Rooms
- 3 Private Offices
- 3 Copy Rooms
- 2 IDF Rooms
- 2 Wellness Rooms
- 1 Reception

View of Midtown Manhattan



View of NY Harbor



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12,340 SF DurstReady

Partial Floor 76 – Suite G



LOBBY



WELL& BY DURST AMENITY SPACE



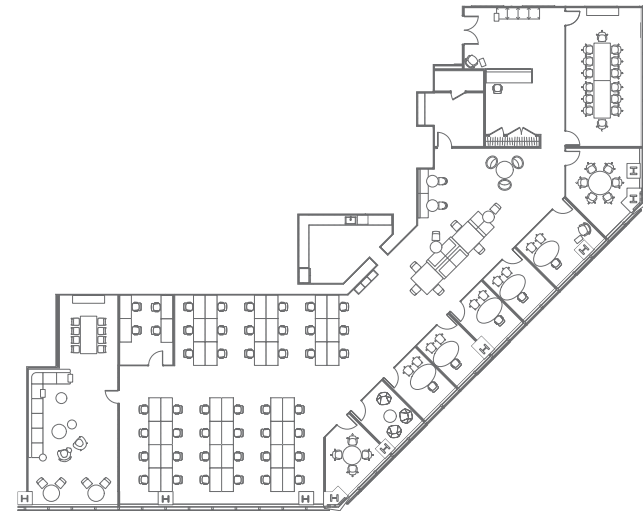
SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available Immediately
- Premium Move-In Ready Office Space
- Fully Furnished and Wired
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

- 42 Workstations
- 5 Private Offices
- 3 Conference Rooms
- 2 Lounges
- 1 Executive Suite
- 1 Huddle Space
- 1 Copy Room
- 1 IDF Room
- 1 Pantry
- 1 Reception



View of NY Harbor

View of East River



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6,475 SF DurstReady

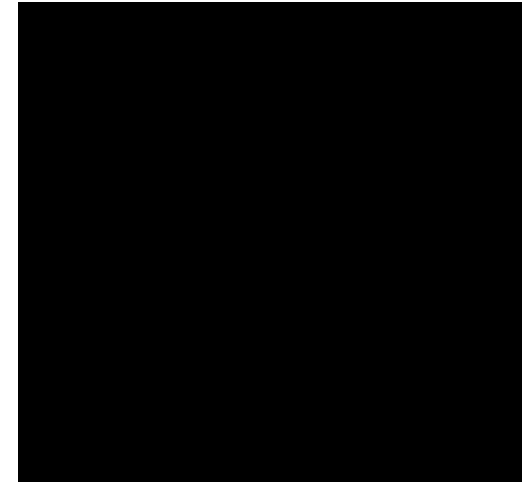
Partial Floor 77 – Suite D



LOBBY



WELL& BY DURST AMENITY SPACE



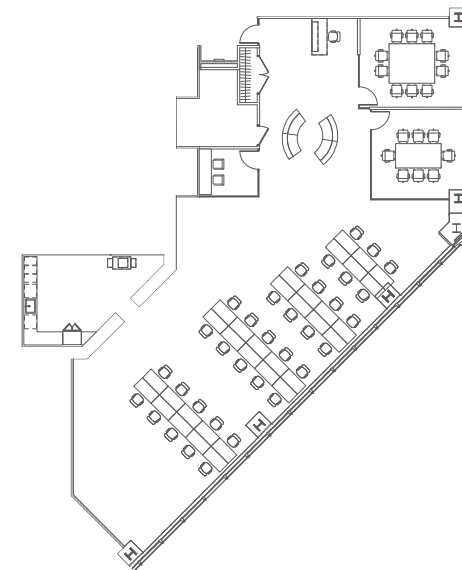
TAKE A VIRTUAL TOUR

AVAILABILITY FEATURES

- Available Immediately
- Premium Move-In Ready Office Space
- Open Plan Layout
- Fully Furnished and Wired
- LED Lighting
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

- 34 Workstations
- 5 Phone Booths
- 2 Conference Rooms
- 1 IDF Room
- 1 Pantry
- 1 Reception



View of East River

View of NY Harbor



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11,033 SF FULLY CUSTOMIZABLE

Partial Floor 79 – Suite D



LOBBY



WELL& BY DURST AMENITY SPACE

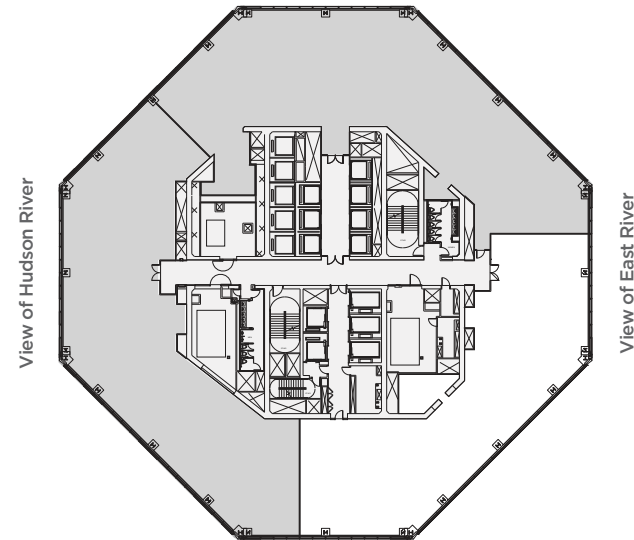


SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available Immediately
- Column-Free Space
- 13'4" Slab-to-Slab
- Fully Customizable
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

View of Midtown Manhattan



View of NY Harbor



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7,510 SF DurstReady

Partial Floor 83 – Suite K



LOBBY



WELL & BY DURST AMENITY SPACE



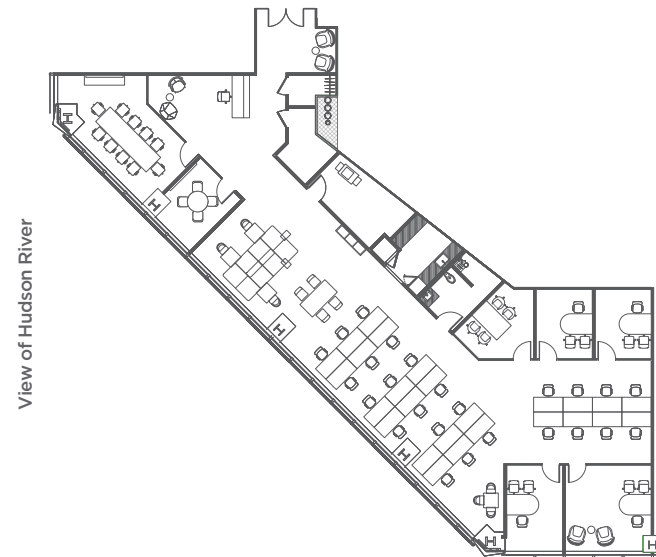
SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available August 2024
- Premium Move-In Ready Office Space
- Blended Open/Private Office Layout
- Fully Furnished and Wired
- Views of Hudson River and NY Harbor
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64th Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

- 25 Workstations
- 4 Private Offices
- 4 Breakout Spaces
- 2 Meeting Rooms
- 1 Conference Room
- 1 Reception
- 1 Copy Room
- 1 Pantry
- 1 Coat Closet
- 1 Private Restroom
- 1 IDF Room



View of Hudson River

View of NY Harbor



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WE LOOK FORWARD TO WELCOMING YOU TO
OUR GROWING COMMUNITY



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