

116 NASSAU STREET

NORTHEAST
CORNER AT
ANN STREET

Potential Block of 34,095 RSF
Entire 9-11 Fl – 11,365 rsf each
Will divide to: 6,134 RSF & 5,231 RSF

Potential Block of 34,095 RSF
Entire 5-7 Fl – 11,365 rsf each
Floors can be leased separately

SPACE HIGHLIGHTS

- **Term:** 2 - 8 Years
- **Possession:** Immediate
- **Rent:** Upon Request
- **Electric:** Direct Meter
- **Move in condition**

BUILDING HIGHLIGHTS

- Direct lease with institutional owner
- Attended lobby
- 24/7 building access
- Windows on four sides
- Building qualifies for Lower Manhattan Real Estate Tax Abatement Program
- 1 block from Fulton Street Train HUB
- Tenant controlled HVAC



For more information regarding availabilities please contact:

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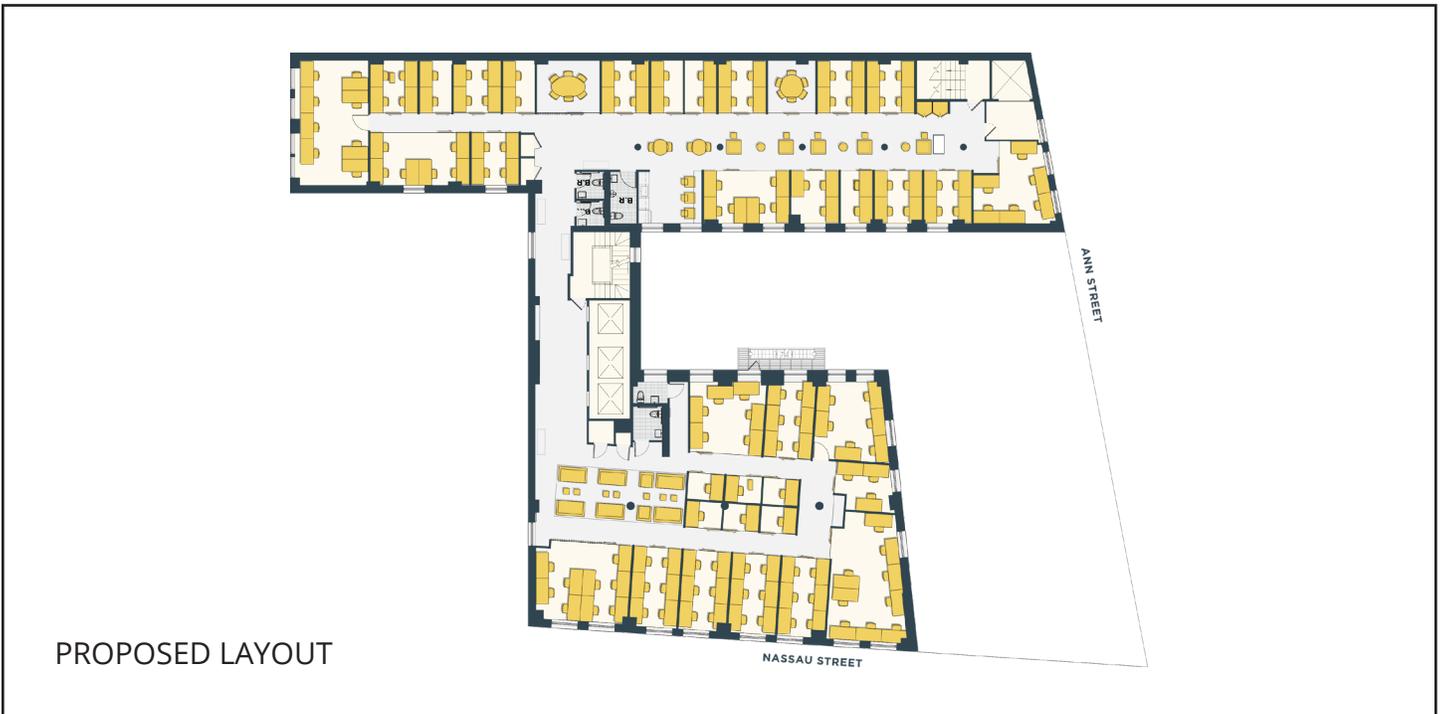
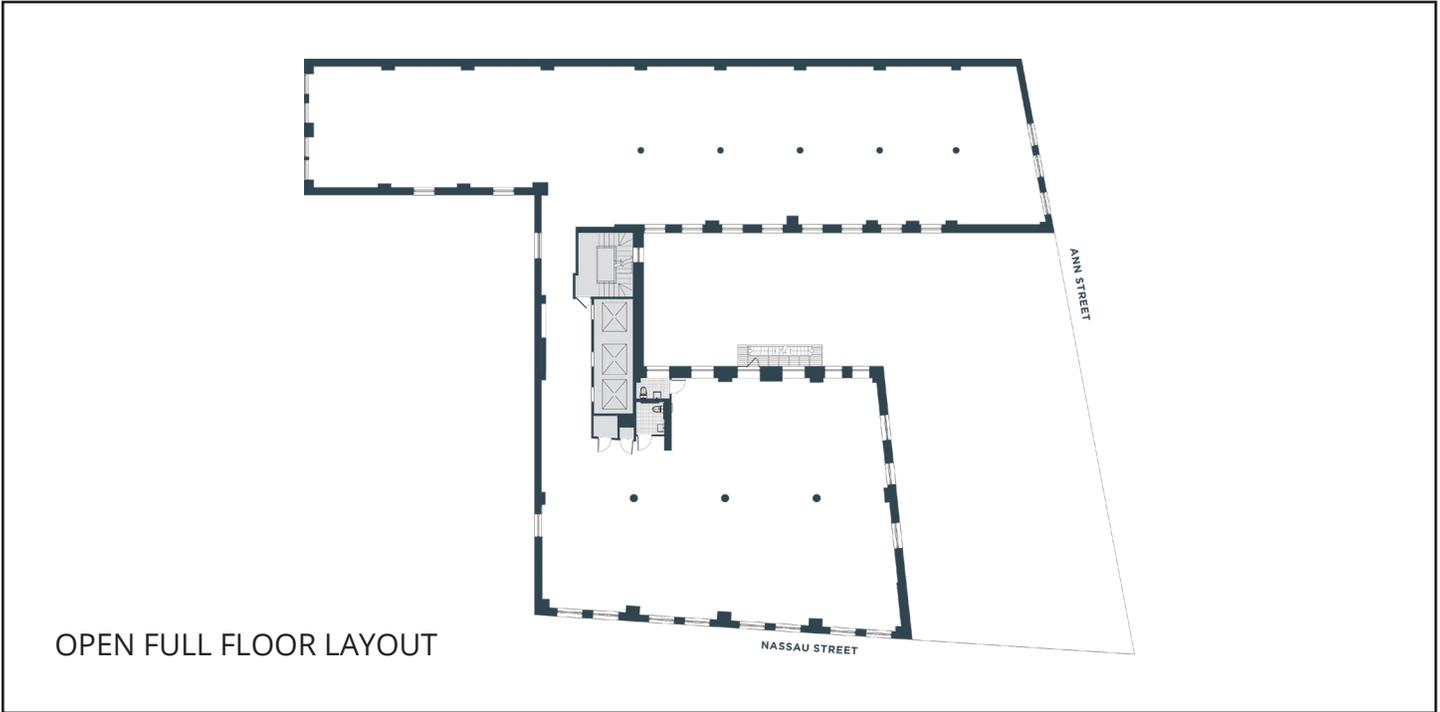
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116 NASSAU STREET

NORTHEAST
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FULL
FLOORS



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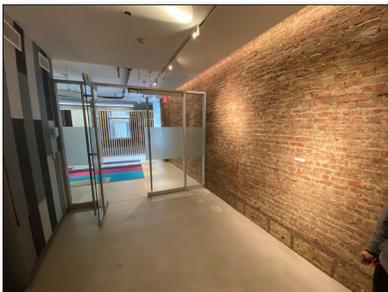
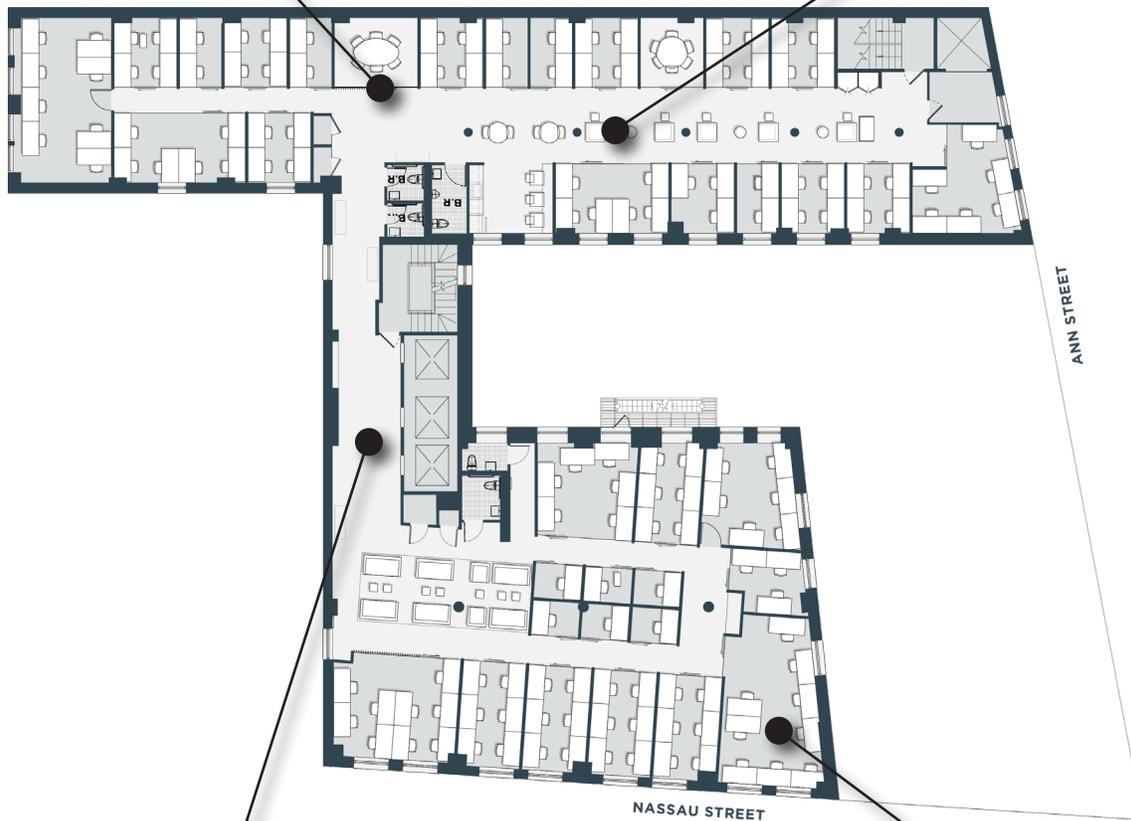
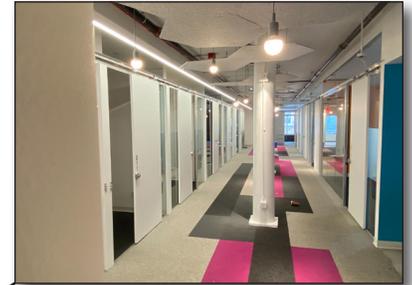
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EXISTING CONDITIONS



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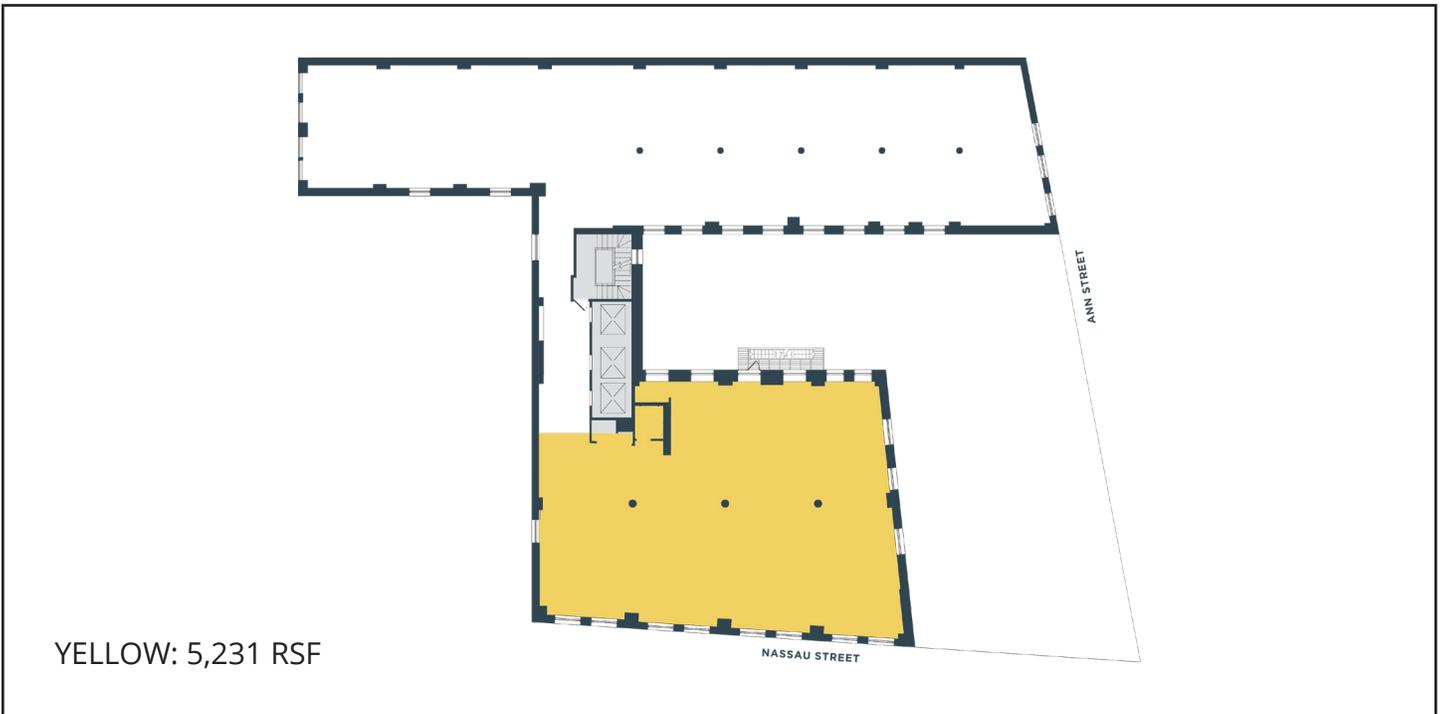
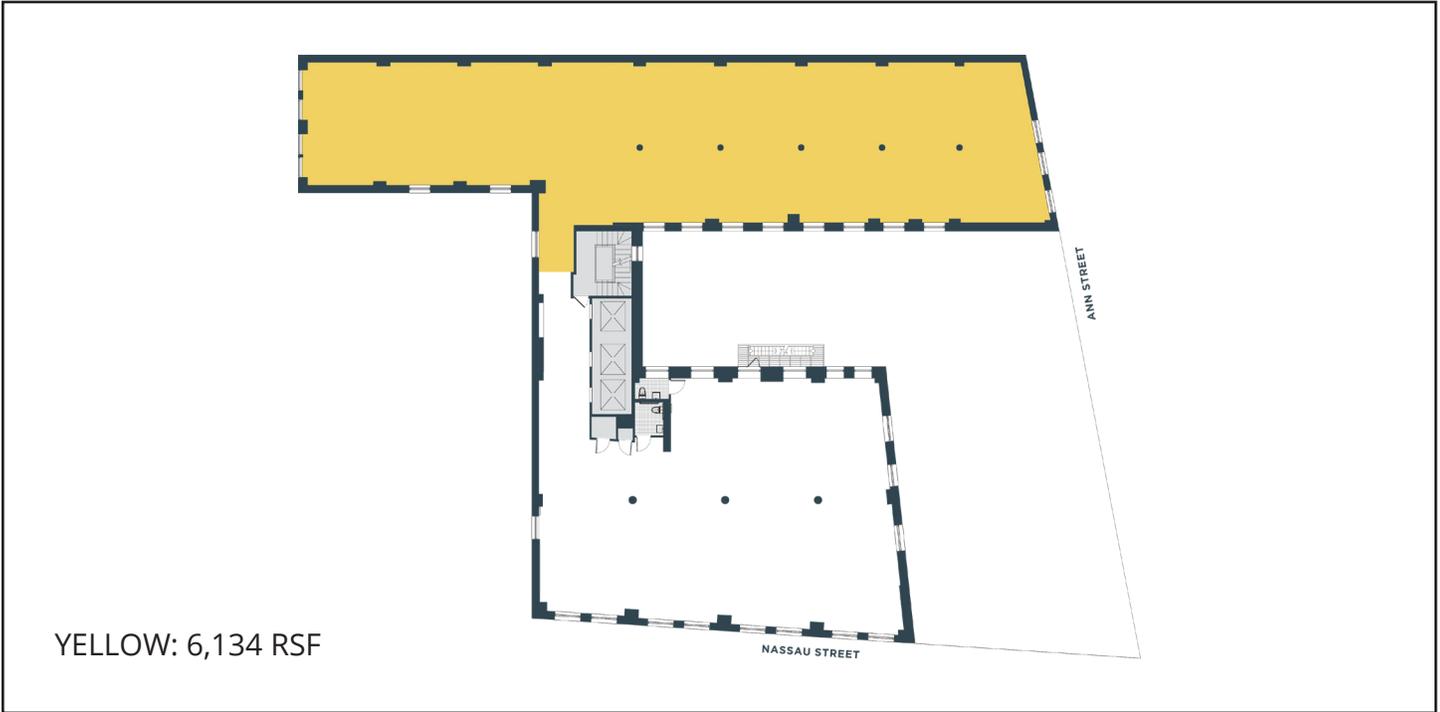
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116 NASSAU STREET

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**DIVIDED
FLOORS**



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116 NASSAU STREET

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AREA
MAP



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