

# EXPERIENCE: ONE SEAPORT PLAZA



ONE  
SEAPORT  
PLAZA

199 WATER STREET



**One Contiguous Block of 72,000 RSF  
Partial and Full Floors of 5,000–35,000 RSF  
with New York Harbor views**

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**One Seaport Plaza is in the heart of the Seaport District NYC — Manhattan’s most exciting new waterfront destination neighborhood**

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Located on the Fulton Street corridor at  
199 Water Street

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Convenient access to all parts of New York City and  
the metropolitan region

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Bicycle room and full-service parking garage with  
direct lobby access

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Within a three-minute walk of 12 subway lines, PATH  
trains, water taxis, ferries, and the downtown heliport

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Steps from brilliantly reimagined waterfront green  
spaces along the East River Esplanade

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Built, owned, and operated by Jack Resnick & Sons



ONE  
SEAPORT  
PLAZA

199 WATER STREET





NYC  
&  
MAKER

THE  
BOOK  
PORT

THE  
BOOK  
PORT

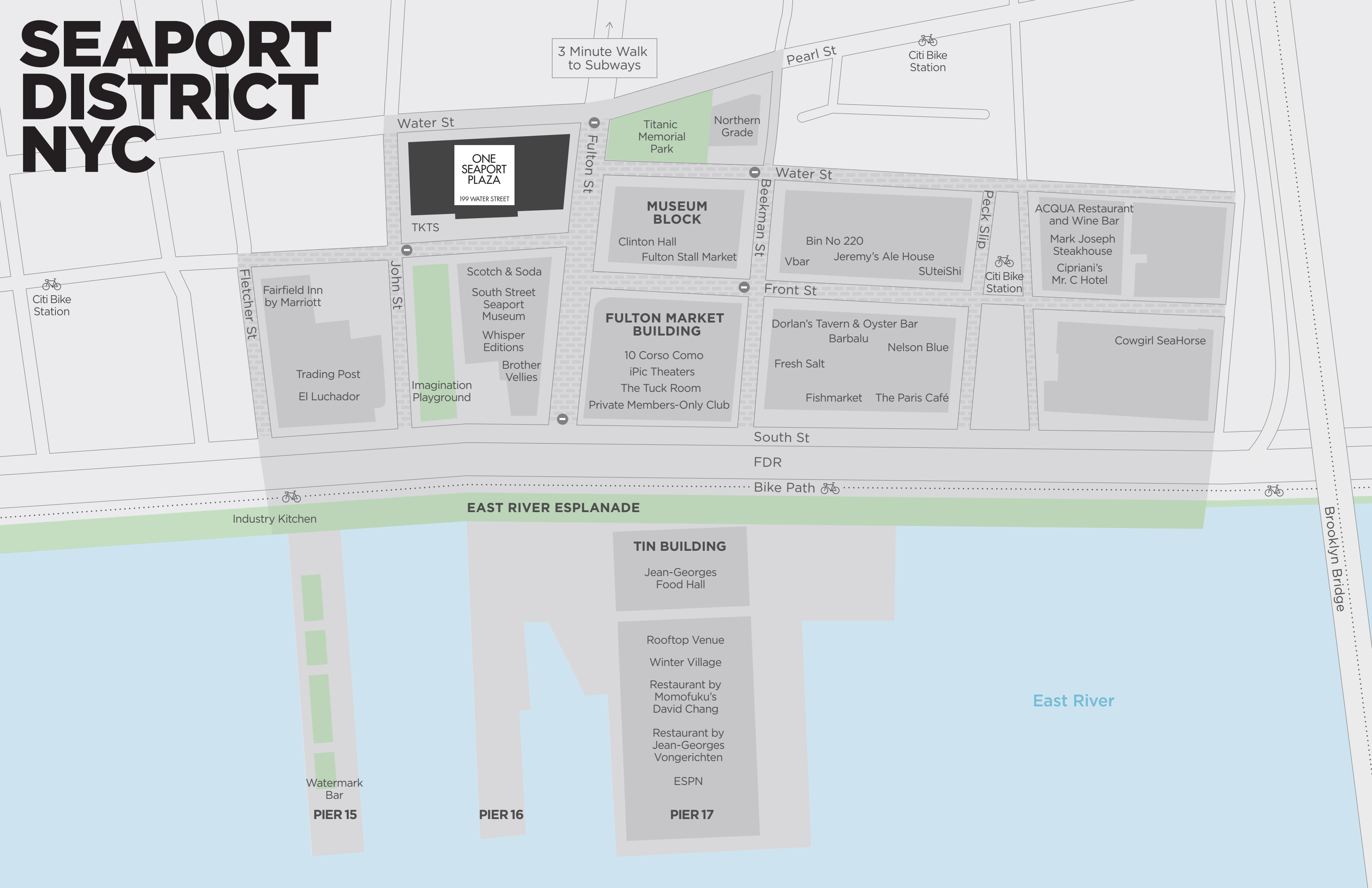
T  
BAR

Seaport NYC

FRONT

CANNON'S WALK

# SEAPORT DISTRICT NYC



3 Minute Walk to Subways

Citi Bike Station

**ONE SEAPORT PLAZA**  
199 WATER STREET

Titanic Memorial Park

Northern Grade

**MUSEUM BLOCK**

Clinton Hall  
Fulton Stall Market

Bin No 220

Vbar  
Jeremy's Ale House  
SUteiShi

ACQUA Restaurant and Wine Bar  
Mark Joseph Steakhouse  
Cipriani's  
Mr. C Hotel

Fairfield Inn by Marriott

Trading Post  
El Luchador

Imagination Playground

Scotch & Soda  
South Street Seaport Museum  
Whisper Editions  
Brother Vellies

**FULTON MARKET BUILDING**

10 Corso Como  
iPic Theaters  
The Tuck Room  
Private Members-Only Club

Front St

Dorlan's Tavern & Oyster Bar  
Barbalu  
Nelson Blue  
Fresh Salt  
Fishmarket  
The Paris Café

Cowgirl SeaHorse

South St

FDR

Bike Path

**EAST RIVER ESPLANADE**

Industry Kitchen

**TIN BUILDING**

Jean-Georges Food Hall

Rooftop Venue  
Winter Village  
Restaurant by Momofuku's David Chang  
Restaurant by Jean-Georges Vongerichten

ESPN

Watermark Bar

**PIER 15**

**PIER 16**

**PIER 17**

East River

Brooklyn Bridge

# EXPERIENCE: OPEN AIR



**One Seaport Plaza is at the nexus of extraordinary waterfront green spaces that make today's Seaport District so appealing to those who enjoy an active and outdoor lifestyle.**

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Premiere rooftop and waterfront spaces at Pier 17, a contemporary lifestyle destination offering new private outdoor seating spaces.

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East River Esplanade: walking and biking paths and recreational spaces from the Battery Maritime Building to the Manhattan Bridge

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Pier 15: Elevated lawn areas with seating, recreational spaces, and pavilions







# EXPERIENCE: WORK



**Rising 35 stories above historic cobblestone streets, One Seaport Plaza features state-of-the-art building systems as well as the lifestyle amenities most valued by today's workforce.**

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Spectacular panoramic views stretching from the Brooklyn Bridge and the East River to the iconic Lower Manhattan skyline

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Virtually column-free floor plates of approximately 36,500 square feet

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Efficient accommodation of a wide array of office space configurations

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Fully renovated granite-clad atrium lobby with original paintings by renowned contemporary artist Frank Stella

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Bicycle room with private washrooms and showers

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Full-service parking garage with direct lobby access

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Full-service café, TKTS ticket booth, and sundry shop in building

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Distributed antennae system that enhances cellular communication throughout the entire building

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LEED EB: O&M-certified with the U.S. Green Building Council and WiredScore Platinum Certified





ONE SEAPORT PLAZA

NO STANDING  
ANY TIME  
NO STANDING  
ANY TIME  
TAXI STAND

ONE  
SEAPORT  
PLAZA  
199 WATER STREET

ONE SEAPORT PLAZA

ONE  
SEAPORT  
PLAZA  
199 WATER STREET







# EXPERIENCE: CULTURE

**One Seaport Plaza puts tenants and their employees in the midst of the city's most talked about hot spots for cultural experiences, entertainment, and special events.**

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Premiere rooftop and waterfront spaces at Pier 17, a contemporary lifestyle destination that will host a year-round roster of fashion shows, music concerts, movie screenings, and sporting events

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Educational talks, tours, and art installations curated by the Seaport Culture District

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Interactive exhibits, educational events, and unique experiences at the South Street Seaport Museum







# EXPERIENCE: THE SKYLINE

Unobstructed views of New York Harbor, Brooklyn Bridge, and Manhattan Bridge are preserved due to Seaport Historic District building height restrictions





**Spectacular views of New York City  
in all directions from all floors**





# EXPERIENCE: DINING



**Top culinary destinations right outside One Seaport Plaza range from prestigious restaurants to casual eateries and food markets featuring locally sourced products.**

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Flagship seafood-driven restaurant by Jean-Georges Vongerichten on Pier 17

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A new restaurant concept by the Momofuku Group, led by Michelin-starred and James Beard Award-winning chef David Chang, on Pier 17

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40,000 square foot food hall and seafood market curated by Jean-Georges Vongerichten in the historic Tin Building

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A diverse array of high quality restaurants and bars along Front Street

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Fulton Stall Market offering farm-fresh produce from regional organic farms





TRADING  
- POST -

TRA

TRADING POST







TIN BLDG.  
FOOD HALL & MARKETPLACE

GROCER

PRODUCE

SPECIALTY ITEMS

SMALLGOODS

ARTISAN BAKERY

GROCER

ARTISAN BAKERY

SMALLGOODS

FOOD HALL & MARKETPLACE

GROCER

PRODUCE

SPECIALTY ITEMS

GROCER

TIN BUILDING  
EST. 1888

МОДЕЛЬ ФОТО СТИЛ

# DESTINATION: ONE SEAPORT PLAZA

World Trade Center  
Transportation Hub/Oculus

**PATH** **E** **1**

Fulton Center

**A** **C** **J** **Z**  
**2** **3** **4** **5** **R** **W**

**2** **3**  
Entrance

**ONE  
SEAPORT  
PLAZA**  
199 WATER STREET

Brooklyn  
Bridge

Seaport  
District  
NYC

Pier 11

Downtown  
Heliport

Staten Island Ferry



**One Seaport Plaza is steps from New York City's most comprehensive commuter hubs, with connections to all parts of the city, the tristate region, and beyond via a multitude of transportation options.**

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Access to 12 subway lines and PATH trains to New Jersey in the Fulton Center and the World Trade Center

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Water taxis and ferries to Midtown East, Midtown West, Brooklyn, Queens, Staten Island, and New Jersey

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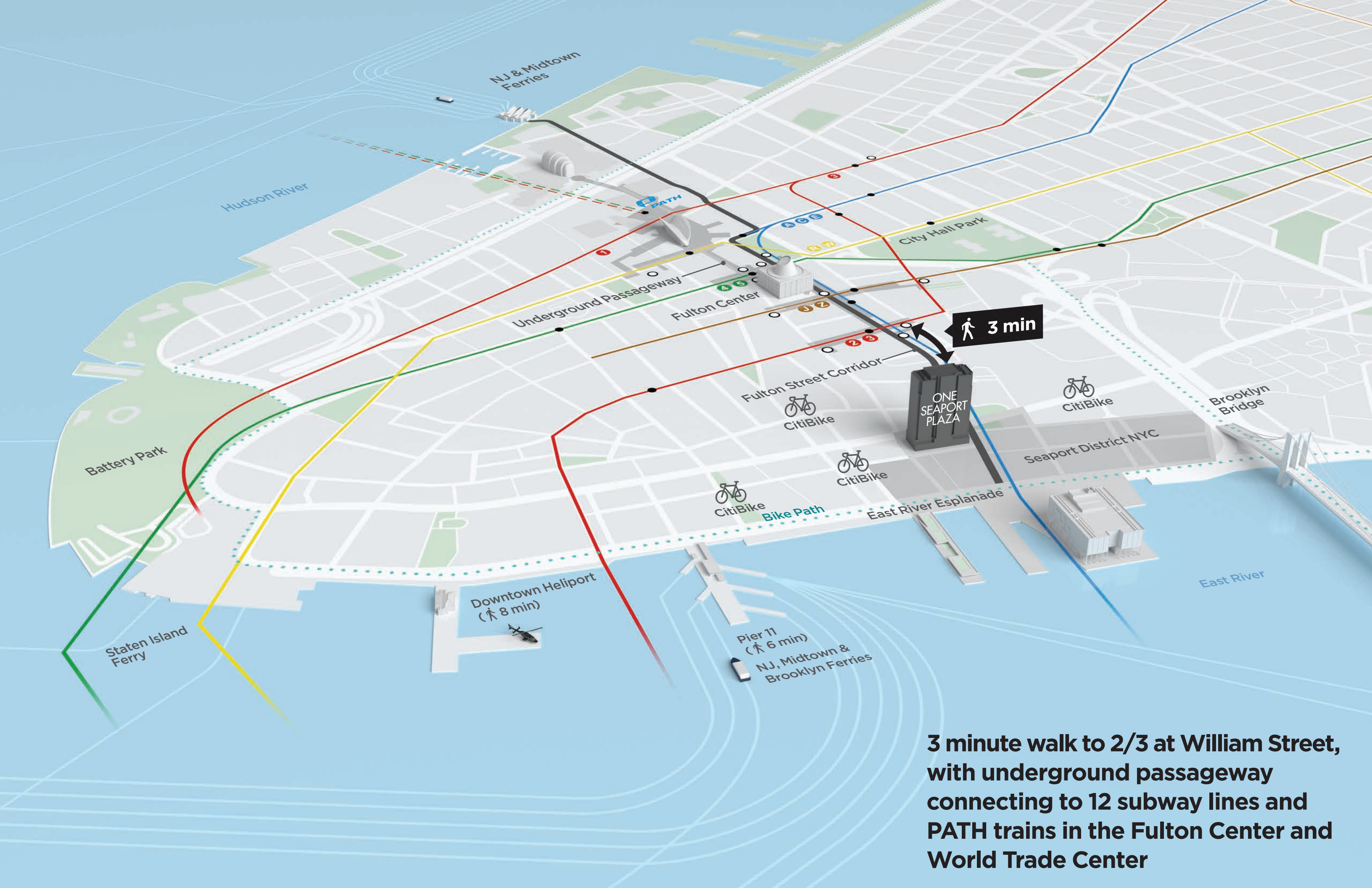
Downtown heliport offering access to airports in New York and New Jersey as well as other regional destinations

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Downtown Connection Bus with 36 stops from the East River to Battery Park City

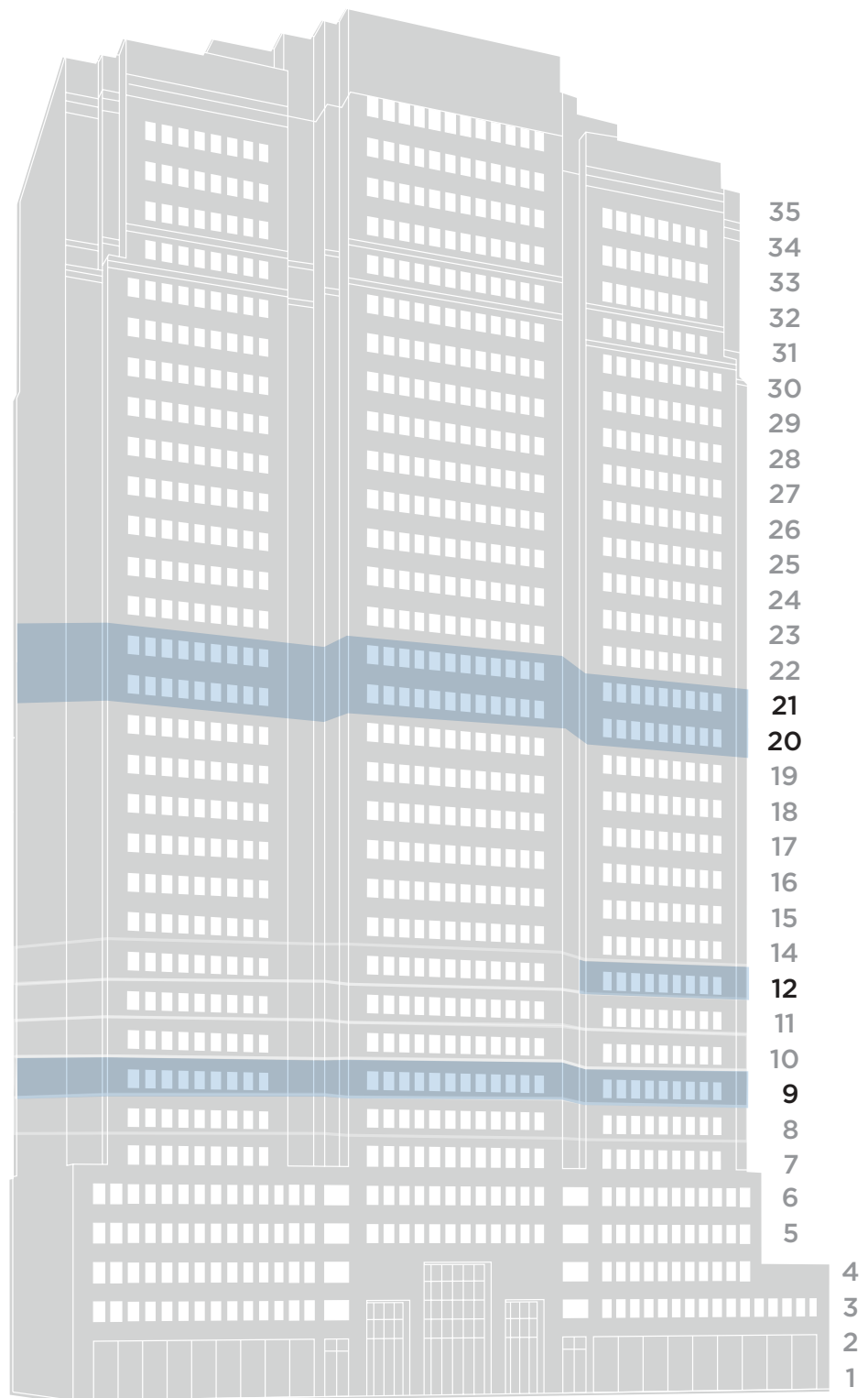
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Dozens of luxury retail stores, casual and upscale restaurants, and gourmet shops at the Fulton Center and the World Trade Center



**3 minute walk to 2/3 at William Street,  
with underground passageway  
connecting to 12 subway lines and  
PATH trains in the Fulton Center and  
World Trade Center**

# AVAILABILITIES



FLOOR	SIZE	COMMENT
Entire 21	35,995 RSF	Available Immediately
Entire 20	35,995 RSF	Available Immediately
Part 12	6,421 RSF	Prebuilt
Entire 9	35,454 RSF	Will Divide

# ENTIRE 20 & 21 CREATIVE TEST FIT 35,995 RSF

WORK PLACE		People
Private Office		13
Workstation		216
<b>Total</b>		<b>229</b>

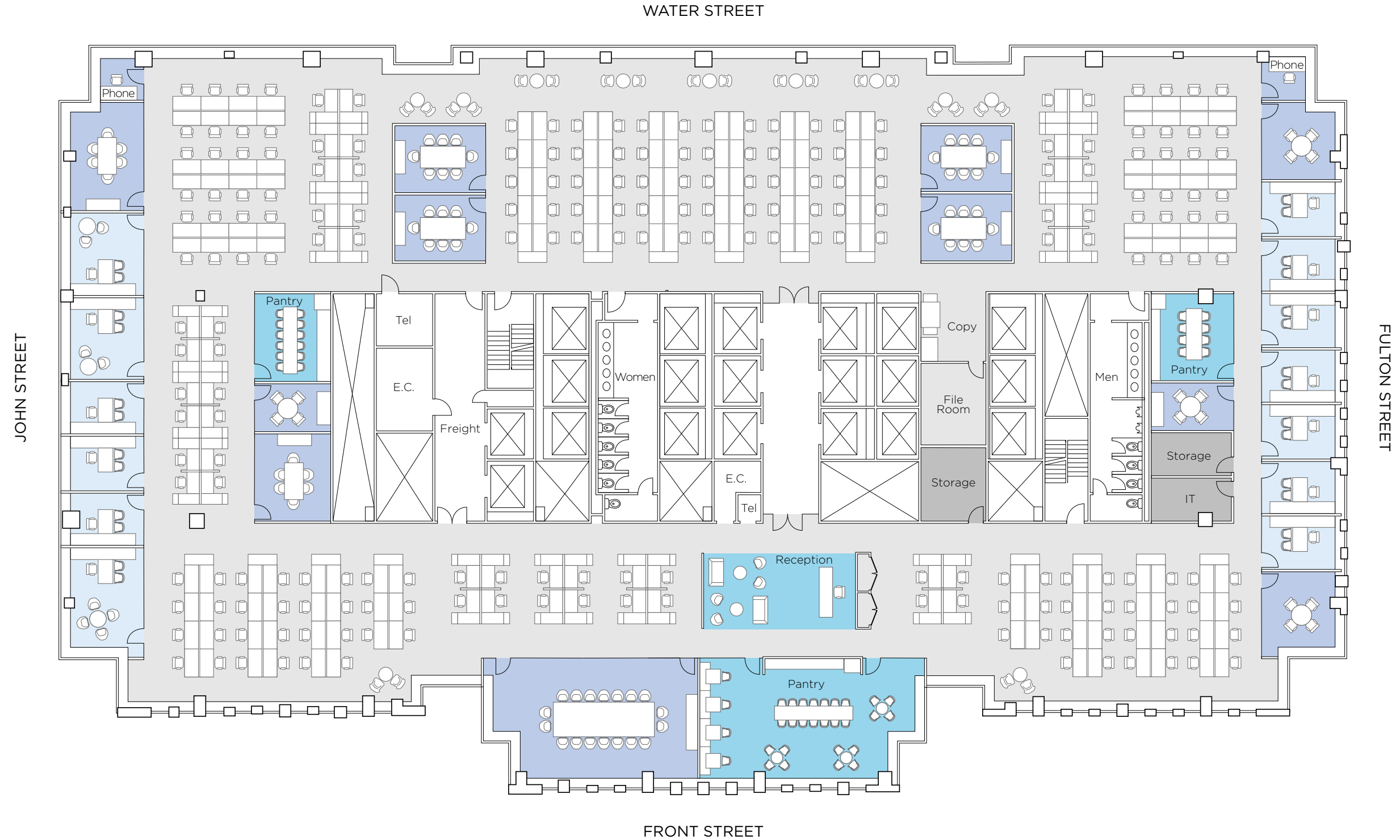
MEET		Rooms	Seats
Board Room		1	18
Conference Room		10	60
Phone Room		2	2
<b>Total</b>		<b>13</b>	<b>80</b>

SOCIAL		Area	Seats
Reception		1	9
Pantry		3	50
<b>Total</b>		<b>4</b>	<b>59</b>

<b>Total Dedicated Desks</b>	<b>229 People</b>
<b>Total Collaborative Seats Open &amp; Enclosed</b>	<b>161 Seats</b>



# ENTIRE 21 EXISTING CONDITIONS 35,995 RSF

WORK PLACE		People
Private Office		43
Workstation		68
<b>Total</b>		<b>111</b>

MEET		
	Rooms	Seats
Board Room	1	26
Conference Room	3	20
<b>Total</b>	<b>4</b>	<b>46</b>

SOCIAL		
	Area	Seats
Reception	1	1
Pantry	3	4
<b>Total</b>	<b>3</b>	<b>5</b>

**Total Dedicated Desks**      **111 People**

**Total Collaborative Seats  
Open & Enclosed**      **59 Seats**



# ENTIRE 20

# EXISTING CONDITIONS

# 35,995 RSF

WORK PLACE		People
Private Office		46
Workstation		74
<b>Total</b>		<b>120</b>

MEET		Rooms	Seats
Board Room		1	20
Conference Room		6	42
<b>Total</b>		<b>7</b>	<b>62</b>

SOCIAL		Area	Seats
Pantry		3	30
<b>Total</b>		<b>3</b>	<b>30</b>

<b>Total Dedicated Desks</b>	<b>120 People</b>
<b>Total Collaborative Seats Open &amp; Enclosed</b>	<b>92 Seats</b>





# PART 12

## EXISTING CONDITIONS

### 6,421 RSF

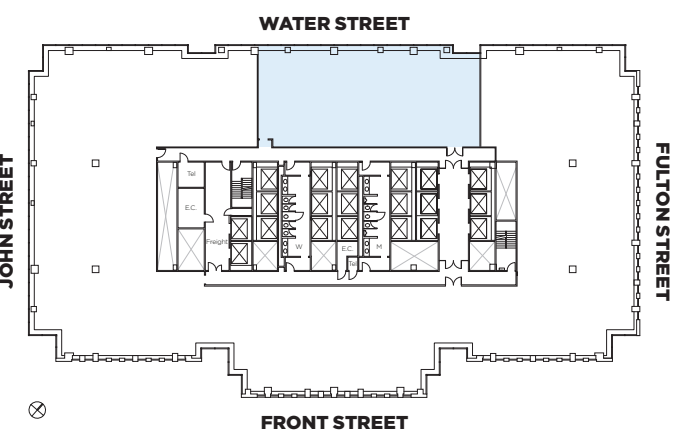
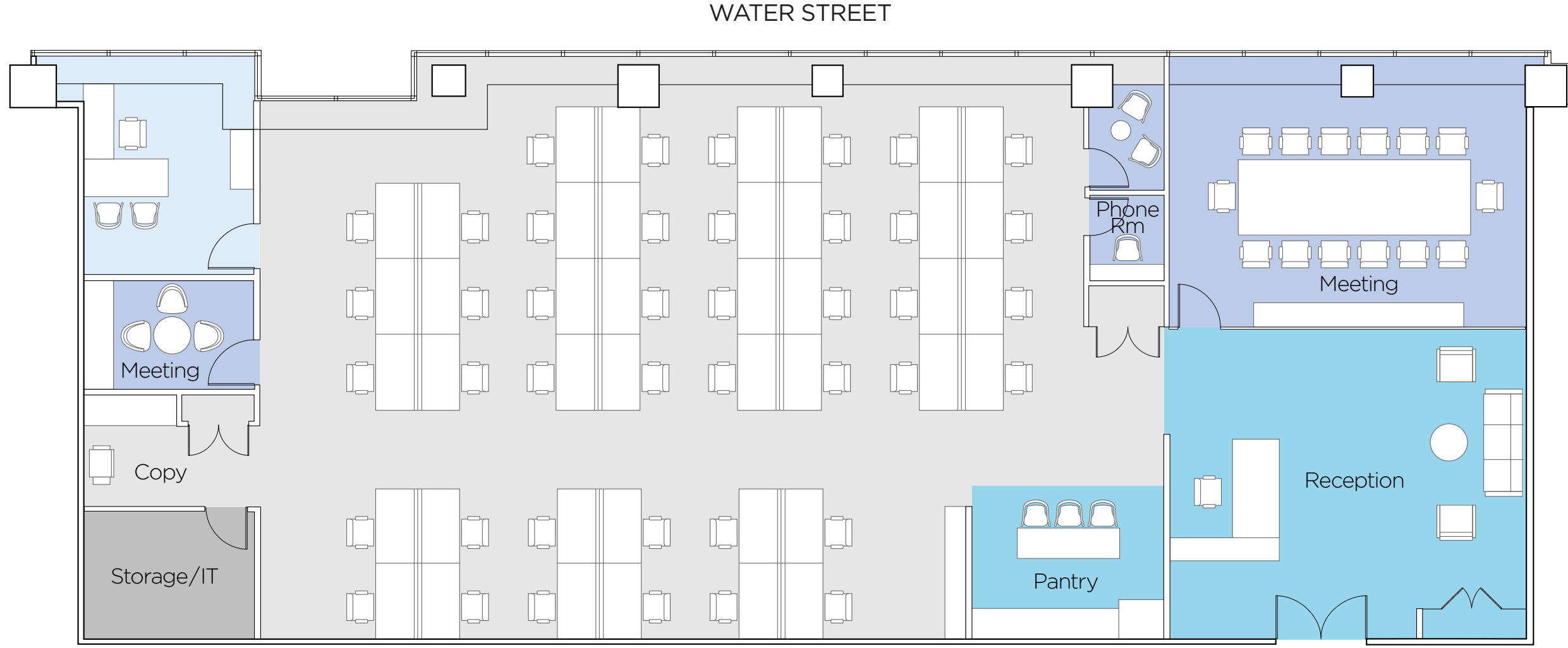
WORK PLACE	People
Private Office	1
Workstation	42
<b>Total</b>	<b>43</b>

MEET	Rooms	Seats
Board Room	1	14
Conference Room	1	3
Huddle Room	1	2
Phone Room	1	1
<b>Total</b>	<b>4</b>	<b>20</b>

SOCIAL	Area	Seats
Reception	1	6
Café / Pantry	1	3
<b>Total</b>	<b>2</b>	<b>9</b>

**Total Dedicated Desks**      **43 People**

**Total Collaborative Seats  
Open & Enclosed**      **29 Seats**



# PART 12

## INTERNAL OFFICES TEST FIT

### 6,421 RSF

WORK PLACE		People
Private Office		4
Executive Office		1
Workstation		30
<b>Total</b>		<b>35</b>

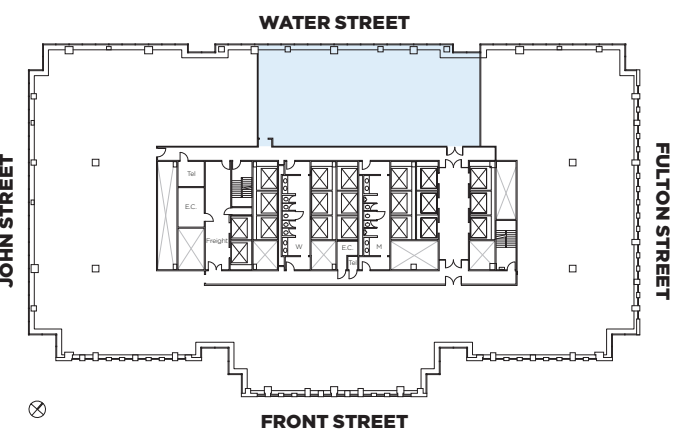
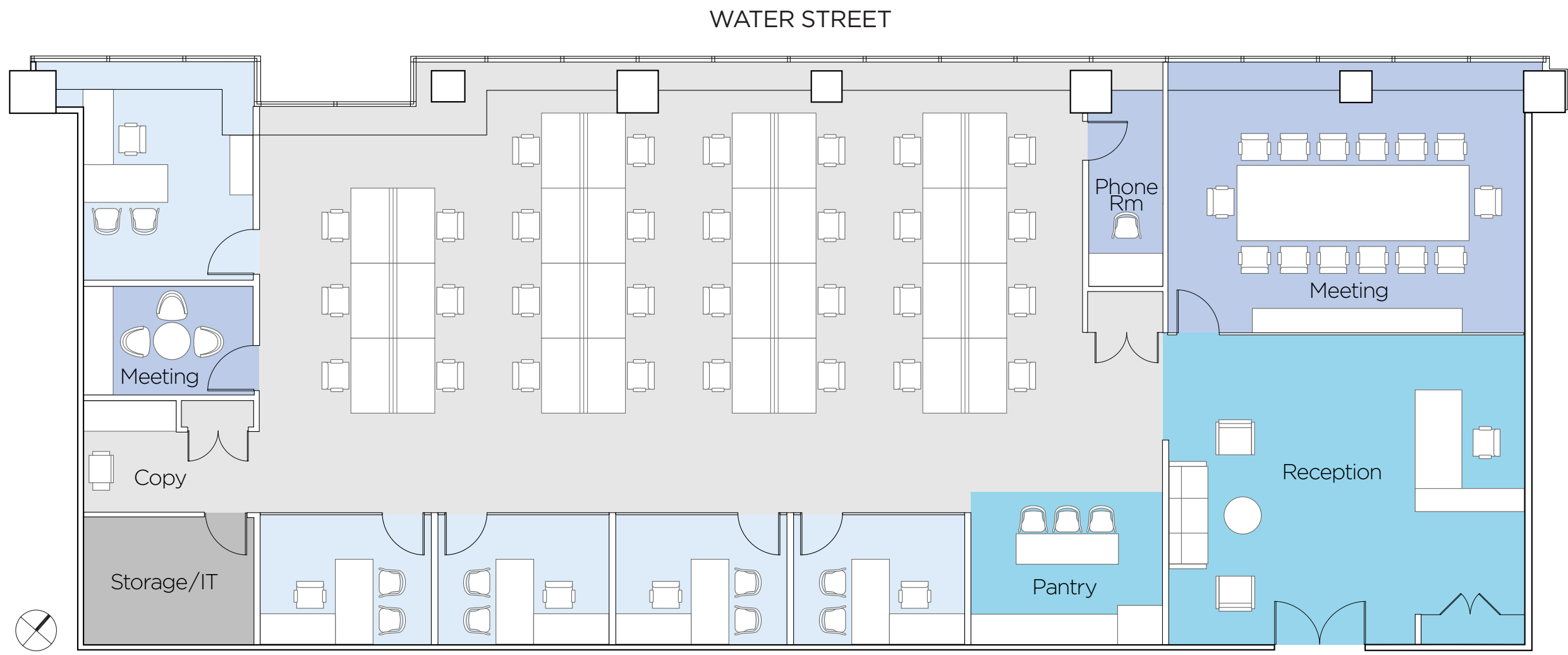
MEET		Rooms	Seats
Board Room		1	14
Meeting Room		1	3
Phone Room		1	1
<b>Total</b>		<b>4</b>	<b>18</b>

SOCIAL		Area	Seats
Reception		1	6
Café / Pantry		1	3
<b>Total</b>		<b>2</b>	<b>9</b>

<b>Total Dedicated Desks</b>	<b>35 People</b>
<b>Total Collaborative Seats Open &amp; Enclosed</b>	<b>27 Seats</b>



# ENTIRE 9 FULL FLOOR TEST FIT 35,454 RSF

WORK PLACE		People
Private Office		25
Executive Office		10
Workstation		196
<b>Total</b>		<b>231</b>

MEET		
	Rooms	Seats
Board Room	1	30
Conference Room	6	52
<b>Total</b>	<b>7</b>	<b>82</b>

SOCIAL		
	Area	Seats
Reception	1	8
Pantry	2	14
<b>Total</b>	<b>3</b>	<b>22</b>

**Total Dedicated Desks**      **231 People**

**Total Collaborative Seats  
Open & Enclosed**      **104 Seats**



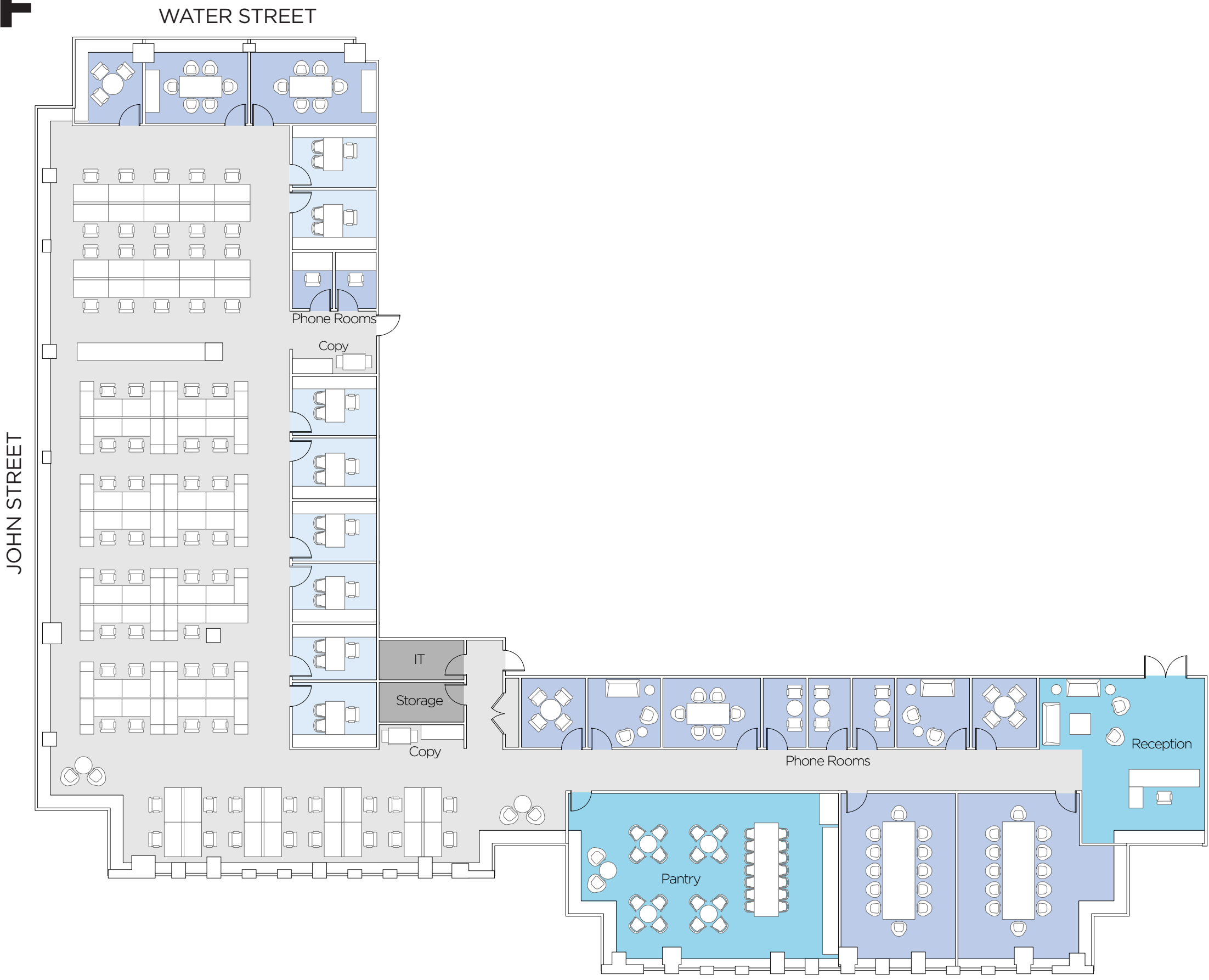
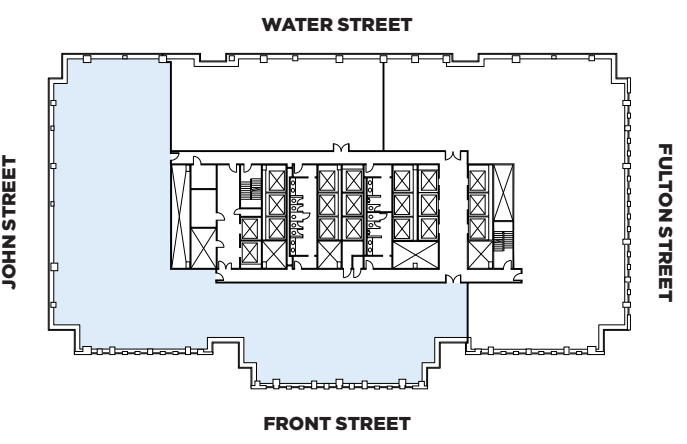
# PARTIAL FLOOR 9 BUILD-TO-SUIT SUITE 1 - 16,719 RSF

WORK PLACE		People
Private Office		8
Workstation		68
<b>Total</b>		<b>76</b>

MEET		
	Rooms	Seats
Conference Room	10	61
Phone Room	5	8
<b>Total</b>	<b>15</b>	<b>69</b>

SOCIAL		
	Area	Seats
Reception	1	7
Pantry	1	32
<b>Total</b>	<b>2</b>	<b>39</b>

<b>Total Dedicated Desks</b>	<b>76 People</b>
<b>Total Collaborative Seats Open &amp; Enclosed</b>	<b>108 Seats</b>



# PARTIAL FLOOR 9 BUILD-TO-SUIT SUITE 2 - 13,299 RSF

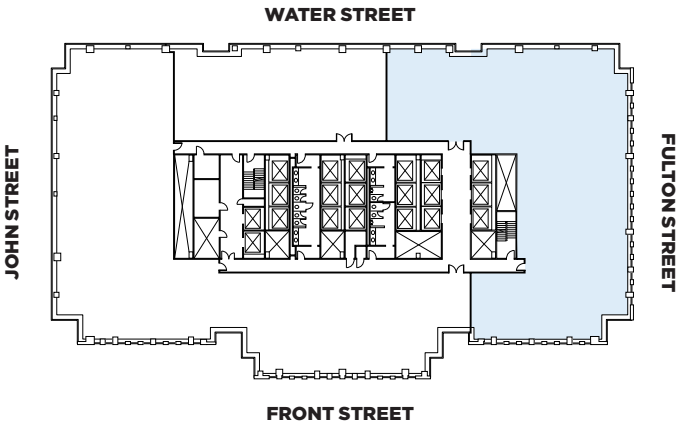
WORK PLACE		People
Private Office	5	5
Workstation	79	79
<b>Total</b>	<b>84</b>	

MEET		Rooms	Seats
Conference Room	5	5	40

SOCIAL		Area	Seats
Reception	1	1	3
Pantry	1	1	4
<b>Total</b>	<b>2</b>		<b>7</b>

**Total Dedicated Desks      84 People**

**Total Collaborative Seats  
Open & Enclosed      47 Seats**



# PARTIAL FLOOR 9 BUILD-TO-SUIT SUITE 3 - 5,436 RSF

WORK PLACE		People
Private Office	3	3
Workstation	21	21
<b>Total</b>	<b>24</b>	<b>24</b>

MEET		Rooms	Seats
Conference Room	2	14	
Phone Room	1	1	
<b>Total</b>	<b>3</b>	<b>15</b>	

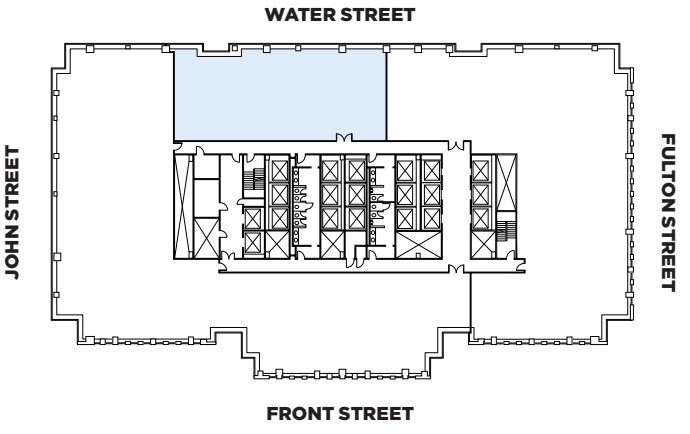
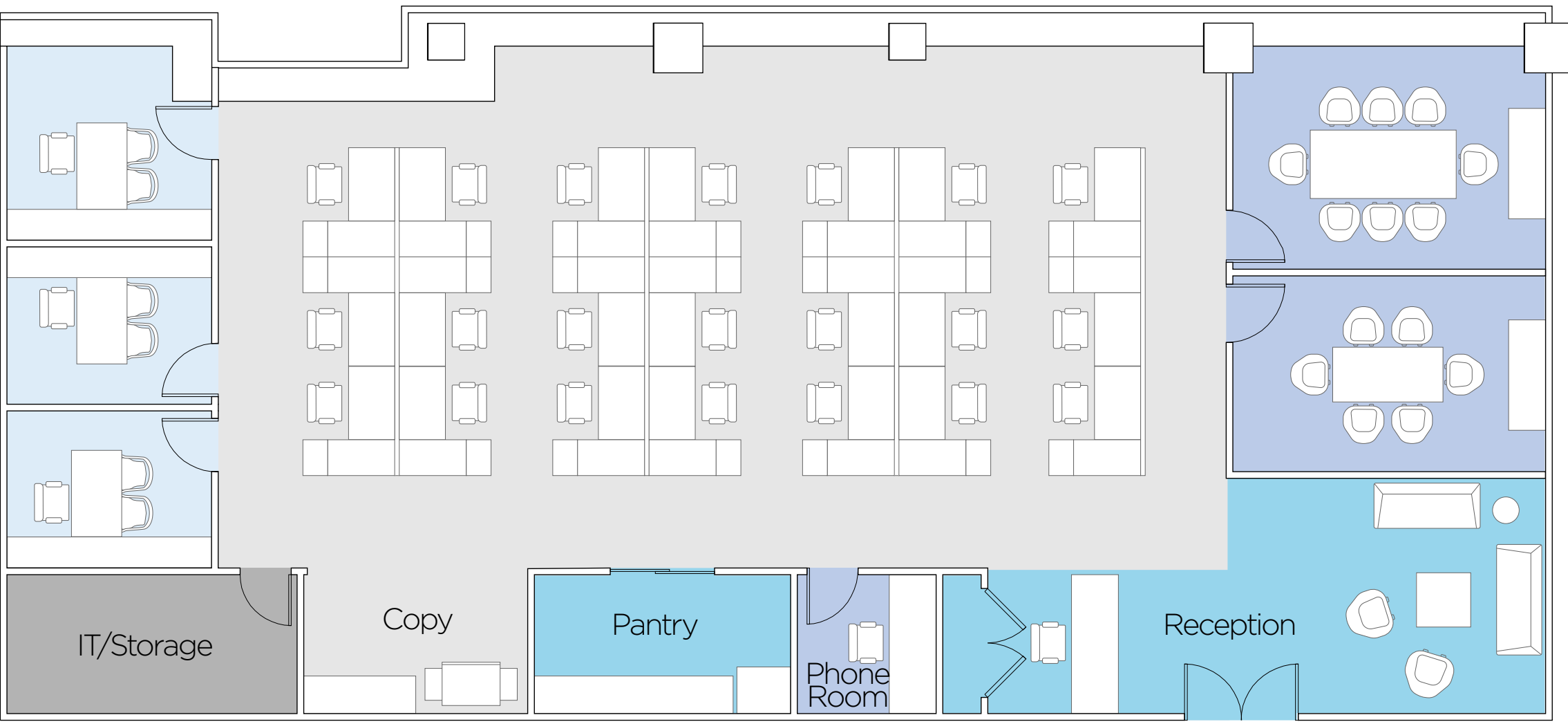
SOCIAL		Area	Seats
Reception	1	7	
Pantry	1		
<b>Total</b>	<b>2</b>	<b>7</b>	

**Total Dedicated Desks**      **24 People**

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**Total Collaborative Seats  
Open & Enclosed**      **22 Seats**

WATER STREET



# SPECIFICATIONS

## DESCRIPTION & LOCATION

Built by Jack Resnick & Sons in 1984, One Seaport Plaza is a 35-story trophy office tower located at 199 Water Street in Manhattan's Seaport District. It is distinguished by a unique contextual concept and design featuring two distinctive granite façade types designed to suit the different environments at the historic South Street Seaport.

## LOBBY

Expansive atrium lobby with granite finishes features original artwork by Frank Stella. Recent renovation features: new glass turnstiles, lobby desk, tenant messenger center, new signage, lighting, and WiFi.

## BUILDING AREA

1,160,067 SF

## FLOORS

35 Floors  
Floors 3-12: 35,454 SF | Floors 14-23: 35,995 SF | Floors 24-35: 36,985 SF  
Under-floor duct system provides easy access to electrical, telephone, and data wiring.

## MAJOR TENANTS

Allied World Insurance, BGC, Epsilon Data Management, SCOR Insurance, Tullet Prebon Americas, and The Weisscomm Group, Ltd.

## FLOOR LOAD

50 lbs. per SF live load

## CEILING HEIGHTS

Floors 3-34: 11'6" slab-to-slab  
Floor 35: 22'6" slab-to-slab

## ELEVATORS

All passenger cabs feature destination dispatch technology and are rated at 4,000 lbs. capacity.  
2014 modernization features new glass finishes.  
Six (6) passenger cars each for low-, mid- and high-rise banks.  
Two (2) freight elevators service all floors.  
One (1) passenger elevator services parking garage.

## EMERGENCY POWER

A 1,000-kW diesel generator on 4th floor provides back-up power to all fire, life safety, and critical building systems.

## SUPPLEMENTAL EMERGENCY GENERATOR

Additional generator capacity is available for tenant use based upon demonstrated tenant need.

## STORM RESILIENCY

Electric switchgear equipment, emergency generators, fire life safety mechanicals, and telecommunications equipment rooms are located on the third and fourth floors. In addition, an eight-foot-high detachable flood gate system is stored at the garage level and can be deployed in advance of a threatening storm at the loading dock, parking garage, and Front Street building entrances.

## SECURITY

24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.

## LOADING DOCK/ MESSENGER CENTER

Full-service, three-bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.

## BASE BUILDING HVAC

New central cooling plants installed in 2013 consist of a 2,400-ton capacity, six (6) cell cooling tower, and two (2) 1,200-ton electric chillers which provide chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.

## SUPPLEMENTAL HVAC

24/7 condenser water is available for tenant supplemental AC.

## ELECTRICAL

Three 2,500-amp 460-volt bus-duct risers provide power for tenant use. Building systems are powered from separate electric risers. Six (6) watts per usable SF connected load is available for tenants with additional power available upon demonstrated need. Electric switchgear room located on the 3rd floor.

## BUILDING MGMT. SYSTEM

Andover BMS system installed 2010. EcoGenesis SmartGrid® installed in 2016.

## LIFE SAFETY

New Class-E Fire Alarm System installed in 2013. Building is fully sprinklered.

## PARKING & AMENITIES

Full service garage with 99 spaces and direct elevator access to lobby. Bicycle room with private washrooms and shower. Free WiFi and courtesy mail drop in lobby. Roast Kitchen, Galaxy Newsstand, and TKTS theater ticket booth.

## TELECOM

WiredScore Platinum Certified — AT&T, Cogent, Lightpath, Lightower, Spectrum Business, Verizon, XO Communications, Zayo Group (Please see Telecommunications Factsheet for more details). A Distributed Antenna System (DAS) enhances cellular service on all tenant floors and building common areas.

## TRANSPORTATION

Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi and Ferries, buses, free Downtown Connection Shuttle, and Downtown Heliport.

## SUSTAINABILITY

LEED EB: O&M-certified with the U.S. Green Building Council.

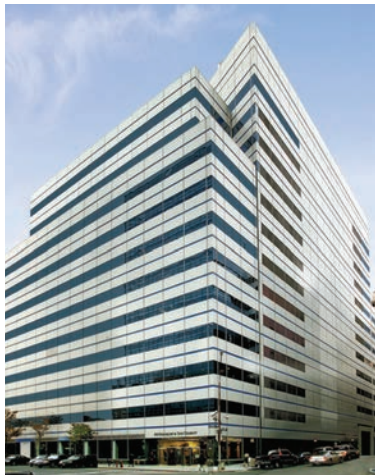
# OWNERSHIP



Jack Resnick & Sons  
Owners & Builders Since 1928



880 Third Avenue



Top: 255 Greenwich Street  
Bottom: 250 Hudson Street



52 Broadway



8 West 40th Street



Top: 315 Hudson Street  
Bottom Left: 485 Madison Avenue  
Bottom Right: 1755 Broadway



110 East 59th Street

Founded in 1928, Jack Resnick & Sons has been a major force in the highly competitive and dynamic Manhattan real estate market for three generations. Today, the company owns and manages over 5 million square feet of commercial office space in Manhattan. Attention to tenants' needs and a commitment to quality in every detail distinguish Jack Resnick & Sons as one of the city's most respected real estate owners.





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*Owners & Builders Since 1928*

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