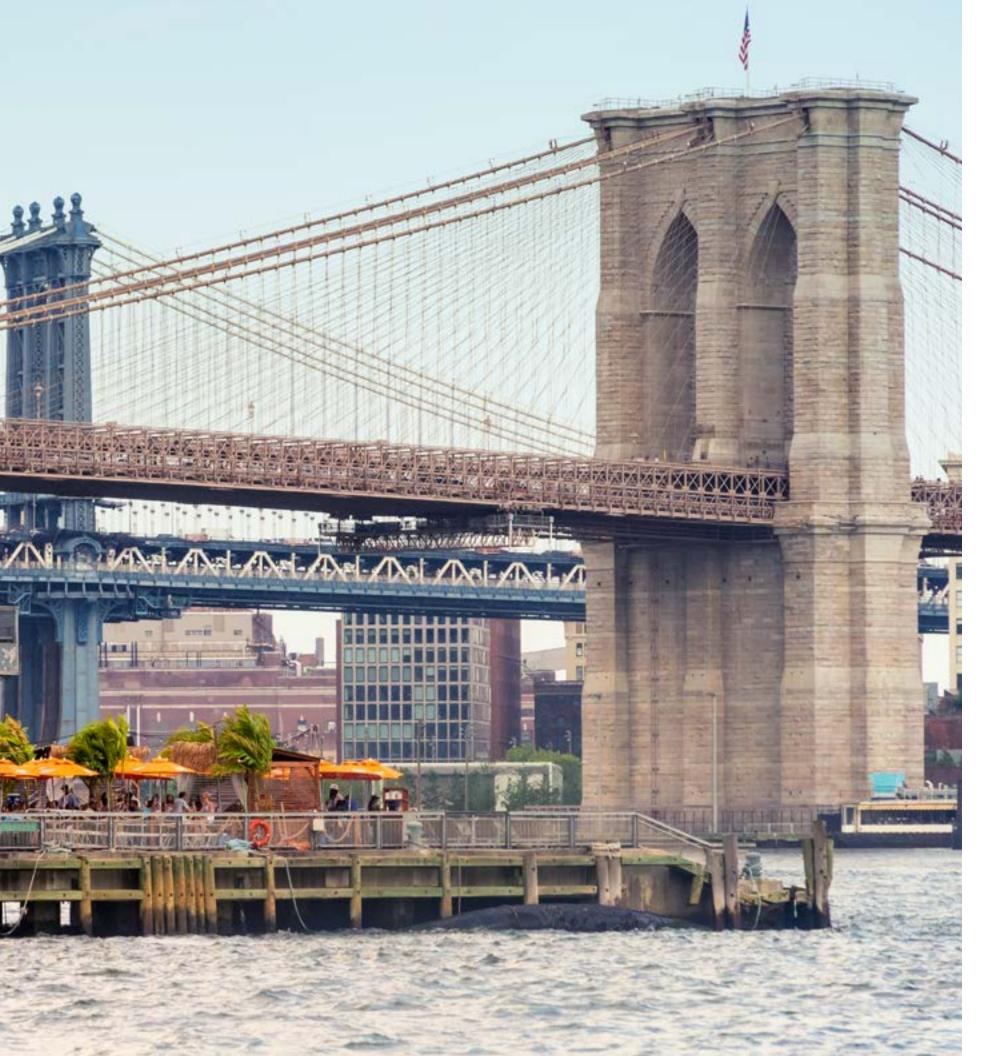




Enrich your work-life with food, culture, and adventure found only in the vibrant Seaport. One Seaport Plaza puts tenants and their employees in the heart of the city's most talked about hotspot for culinary experiences, musical performances, art programming, and rooftop extravaganzas.





Contiguous blocks of 120,000 and 72,000 RSF with unobstructed New York harbor views. Partial and full floors of 5,000-36,500 RSF.

One Seaport Plaza revels in the perks of a thriving location combined with endless lifestyle opportunities, all in the vibrant Seaport.

Prime location on the Fulton Street corridor at 199 Water Street

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

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

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

Steps from refreshing waterfront green spaces along the East River Esplanade

Built, owned, and operated by Jack Resnick and Sons, a highly respected Manhattan-based real estate company





Soaring 35 stories above historic cobblestones, One Seaport Plaza features scenic views and refreshing lifestyle amenities enjoyed by today's top talent.

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

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

Efficient office space configurations

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

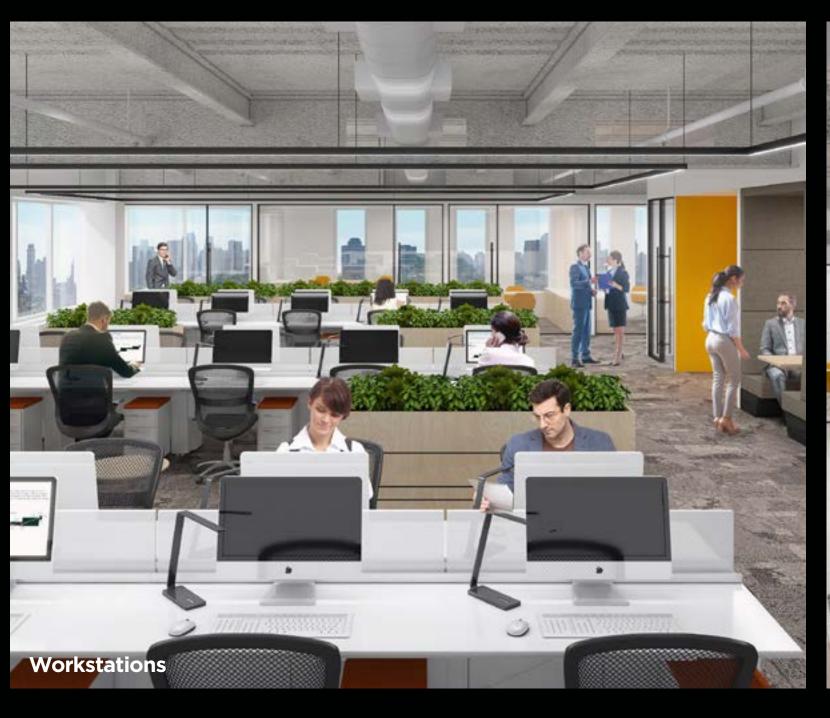
Bicycle room with private washrooms and showers

Full-service parking garage with direct lobby access

Full-service café and sundry shop in building

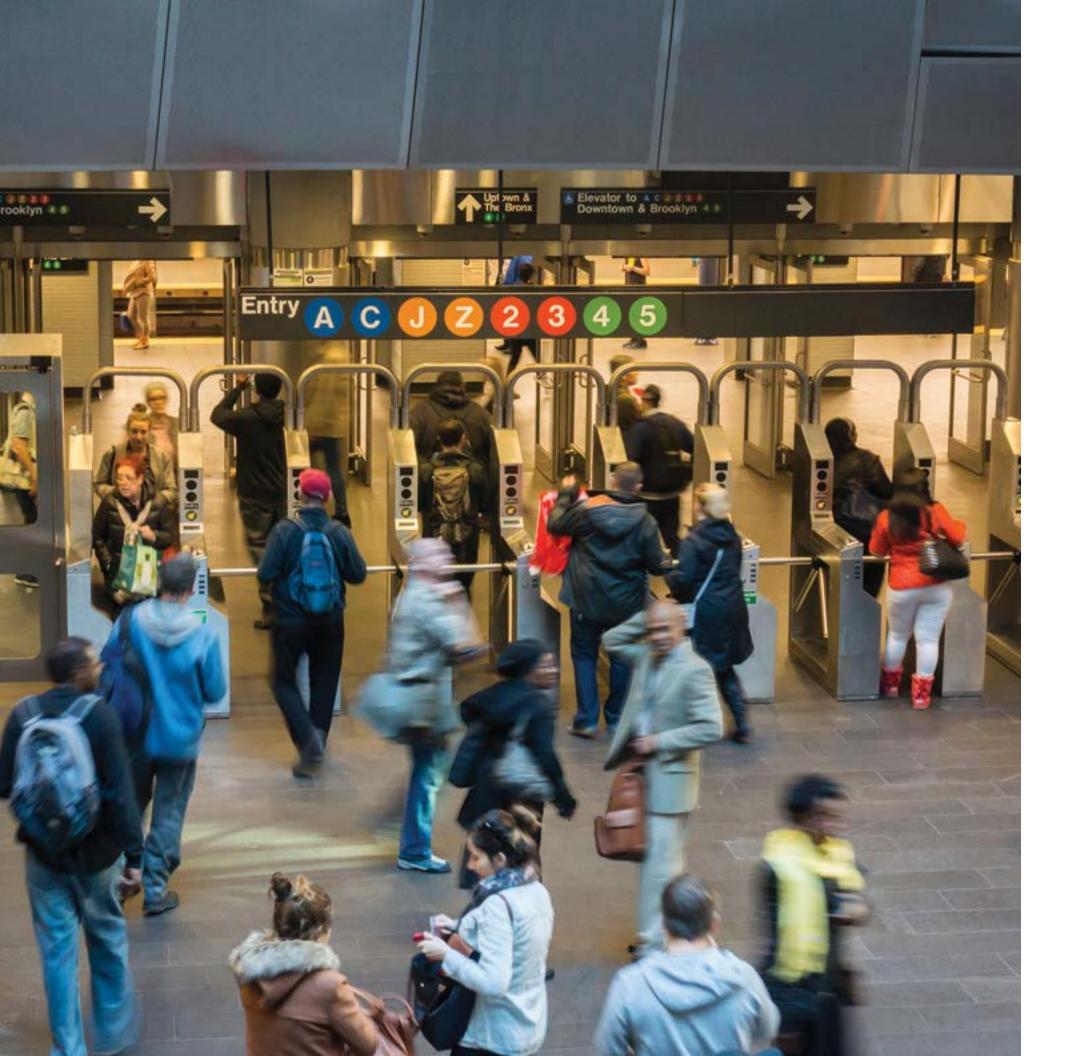
Distributed antennae system that enhances cellular communication throughout the entire building

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









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

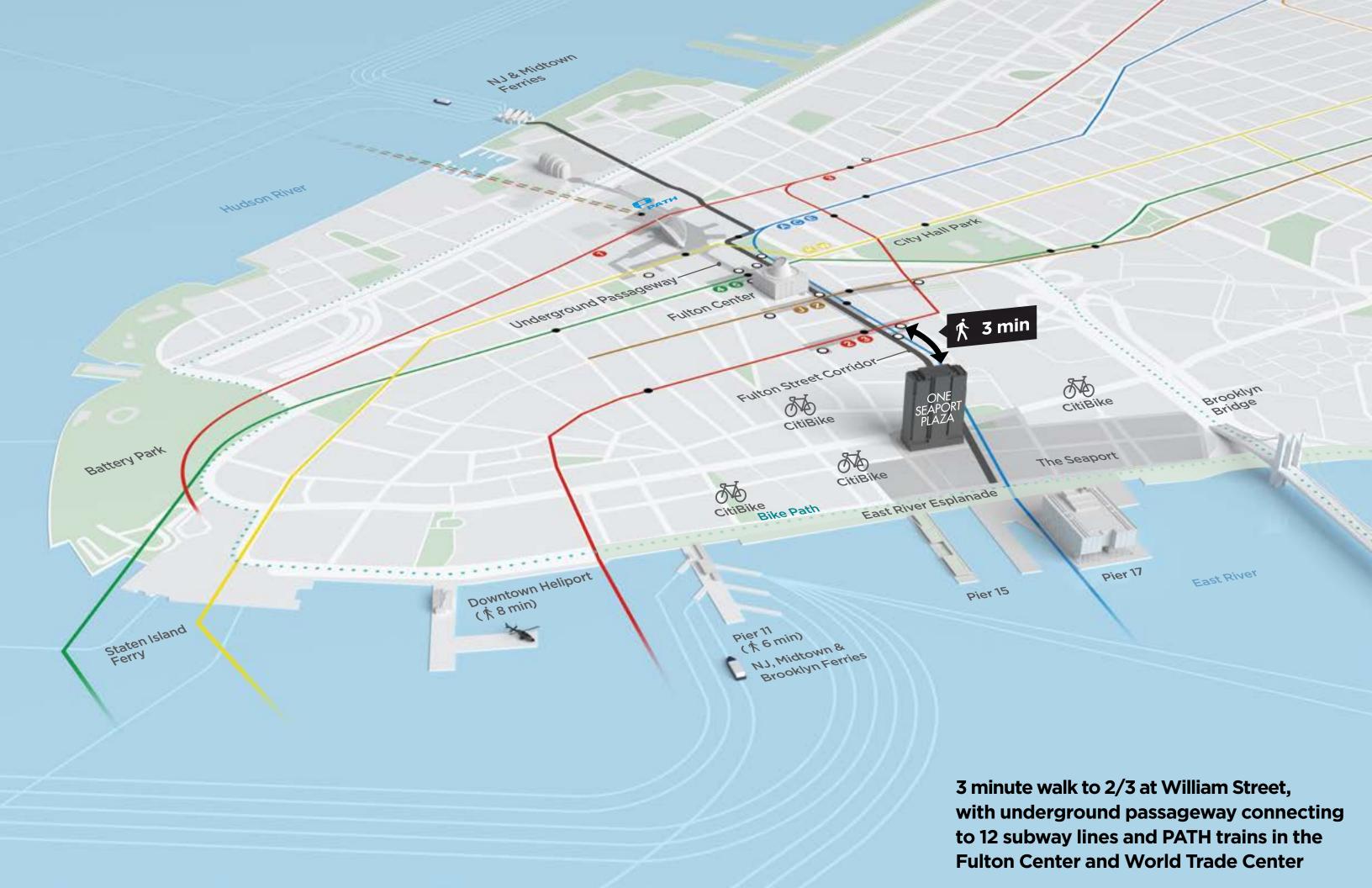
Water taxis and ferries to Midtown East, Midtown West, Brooklyn, Queens, Staten Island, and New Jersey

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

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

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

In the heart of the Seaport, the city's most talked about hotspot for culinary experiences, musical performances, art programming, and rooftop extravaganzas

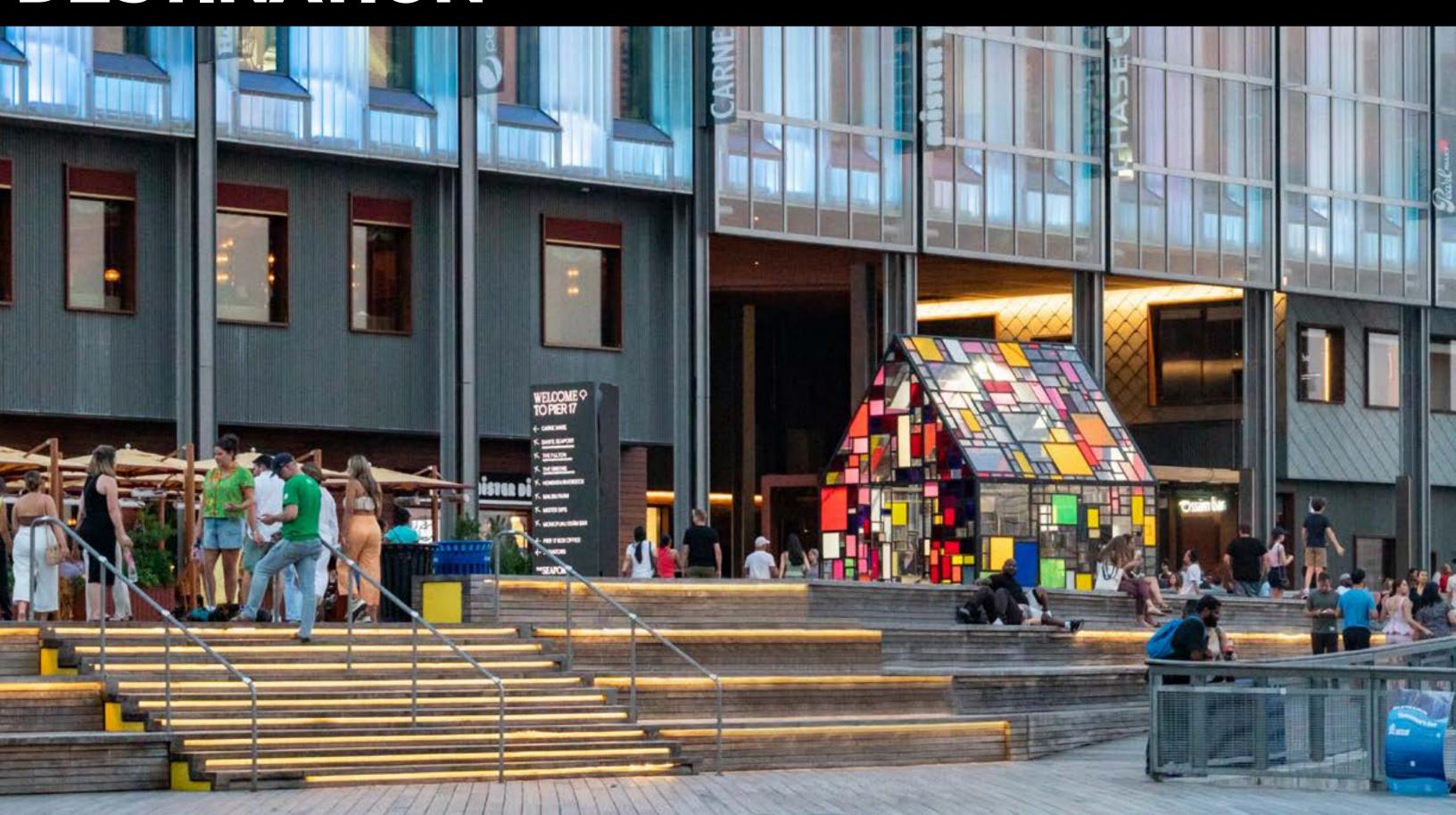


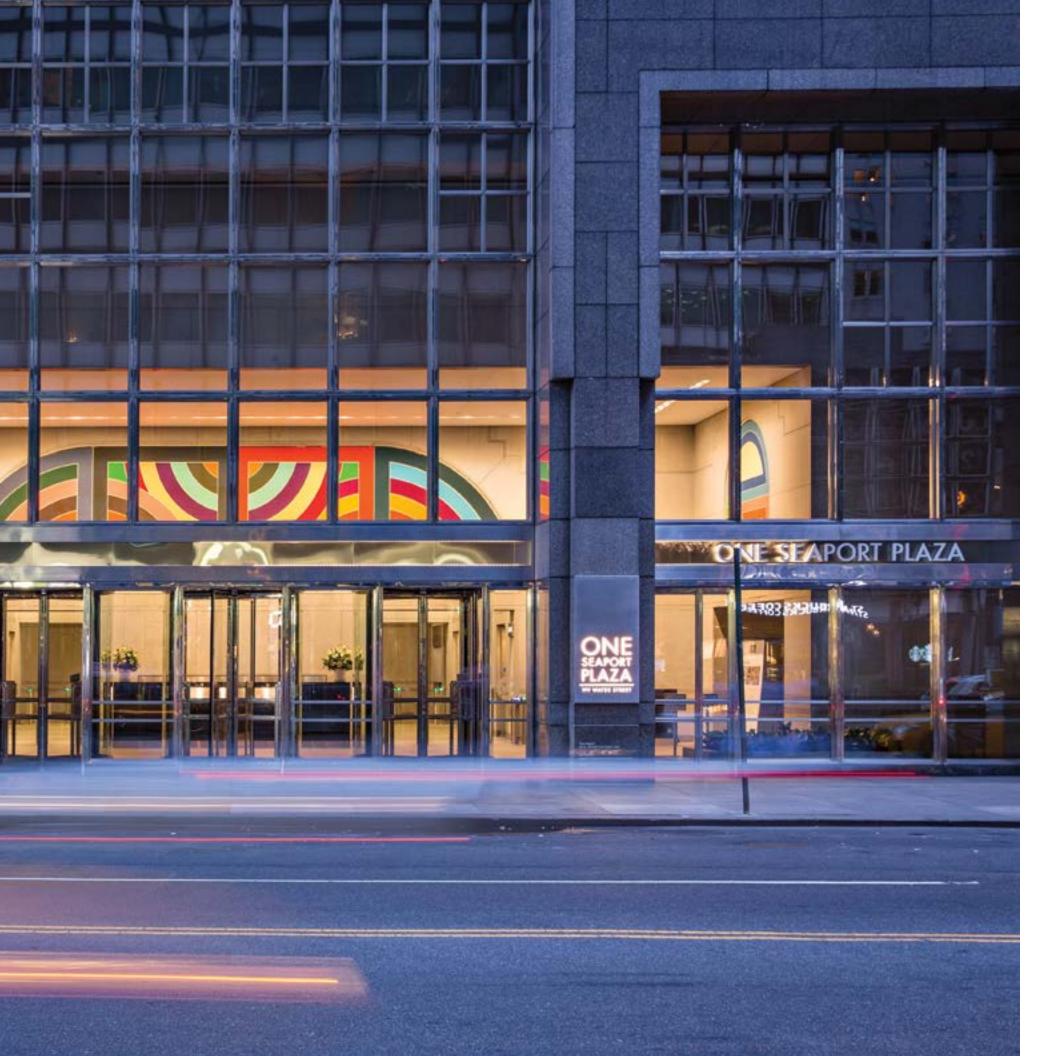
BREATHTAKING VIEWS





DOWNTOWN DESTINATION



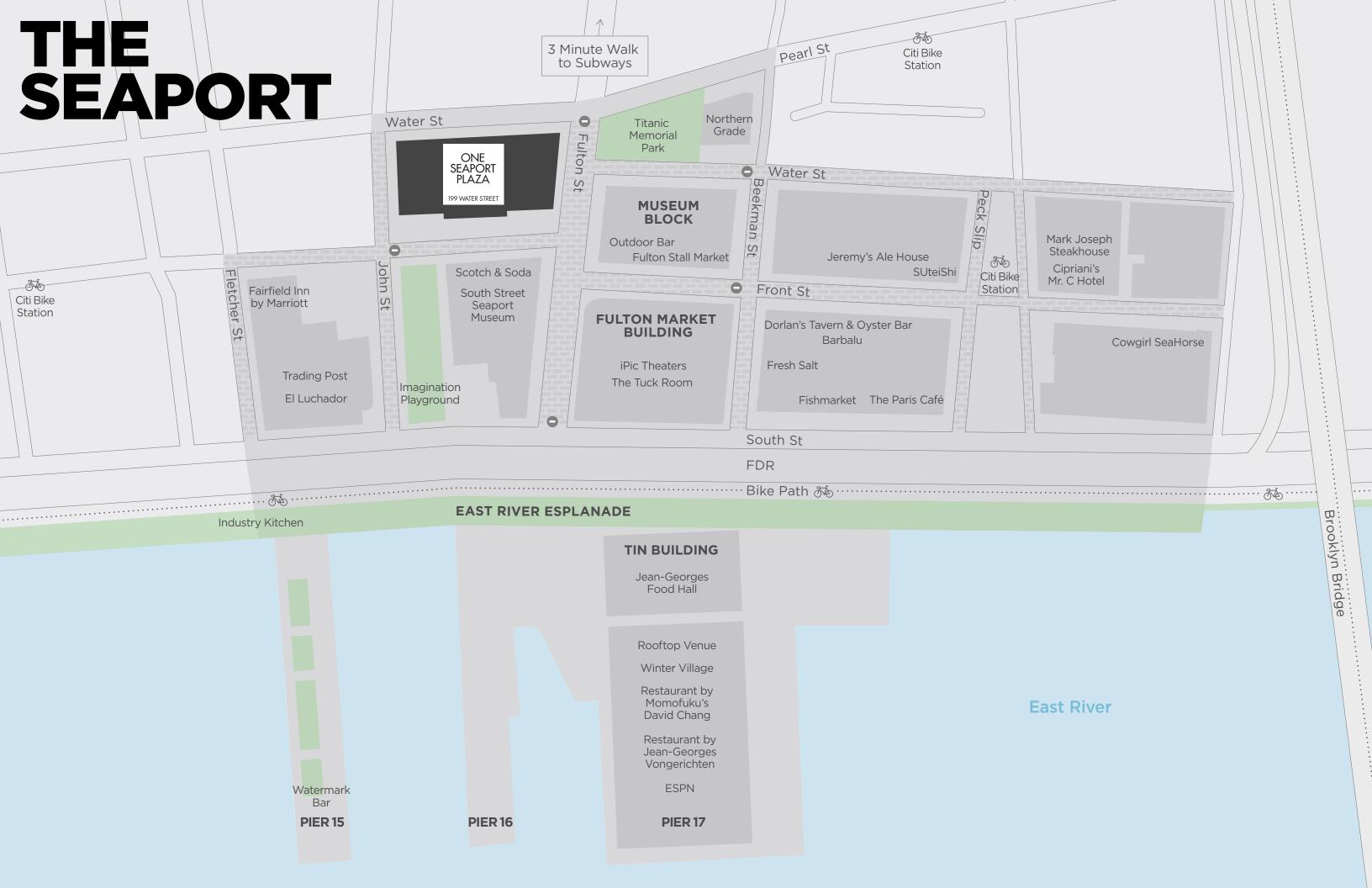


One Seaport Plaza is surrounded by cultural destinations and unique experiences built for entertainment and special events.

Pier 17 hosts a year-round roster of fashion shows, music concerts, and movie screenings with views of Brooklyn as the stage backdrop

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

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



HISTORIC COBBLESTONES





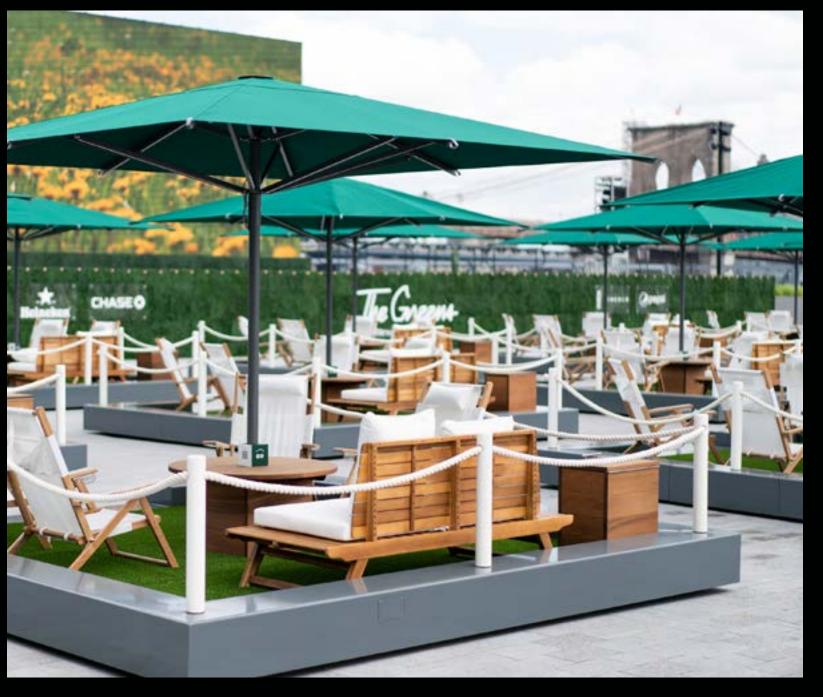
Revitalizing waterfront green spaces and historic cobblestones make One Seaport Plaza a central spot for an active and balanced lifestyle.

The Greens on the Rooftop at Pier 17 has private outdoor seating with top restauranters and waterfront views

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

Pier 15 offers elevated lawn areas with outdoor seating, recreational spaces, and pavilions perfect for a midday break or picnics

Seaport Fit offers a variety of fitness classes on the pier including yoga, HIIT, and barre





CULINARY EXPERIENCES





The Seaport is home to a top culinary destination, with a dazzling food hall and restaurants by world-renowned chefs. Dining experiences vary from casual eateries to food markets featuring locally sourced food.

Scenic views of the Brooklyn Bridge at The Fulton, the first seafood restaurant by the world renowned Chef Jean-Georges Vongerichten

Live music and charming food trucks with drinks as exhilarating as the waterfront views

Ssäm Bar by the Momofuku Group, directed by Michelin-starred and James Beard Award-winning Chef David Chang, on Pier 17

Farm-fresh produce from regional organic farms available at Fulton Stall Market







The Tin Building, one of New York's most historic landmakrs, is an eclectic culinary experience curated by the famous Michelin-starred Chef Jean-Georges Vongerichten

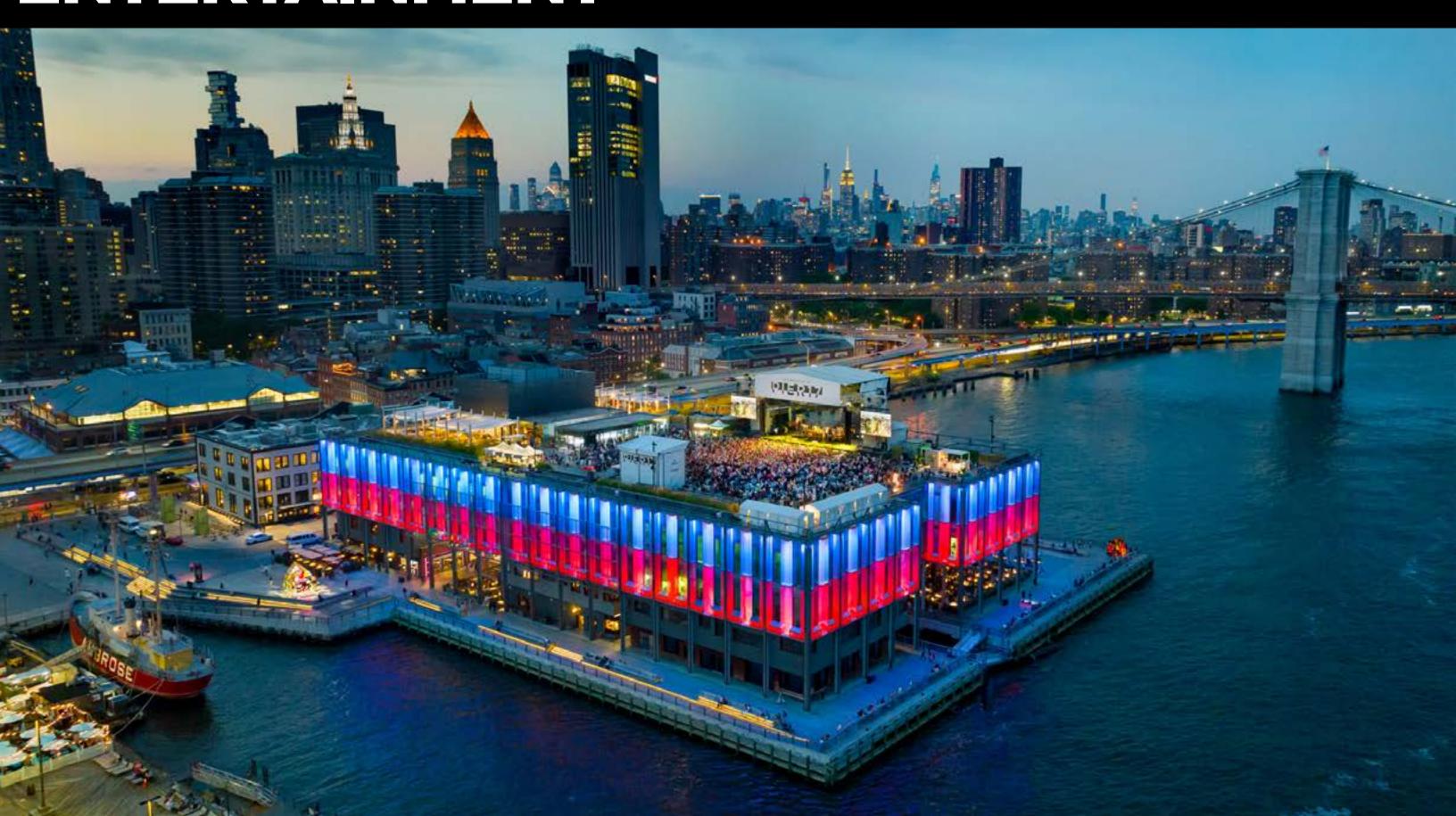
53,000 square foot food marketplace

Includes one of the largest wholesale seafood markets in the world

Offers specialty ingredients, meats, cheeses, fresh produce, and ready-to-go items

Hosts six full-service restaurants, six fast casual outlets, three bars, and private dining experiences

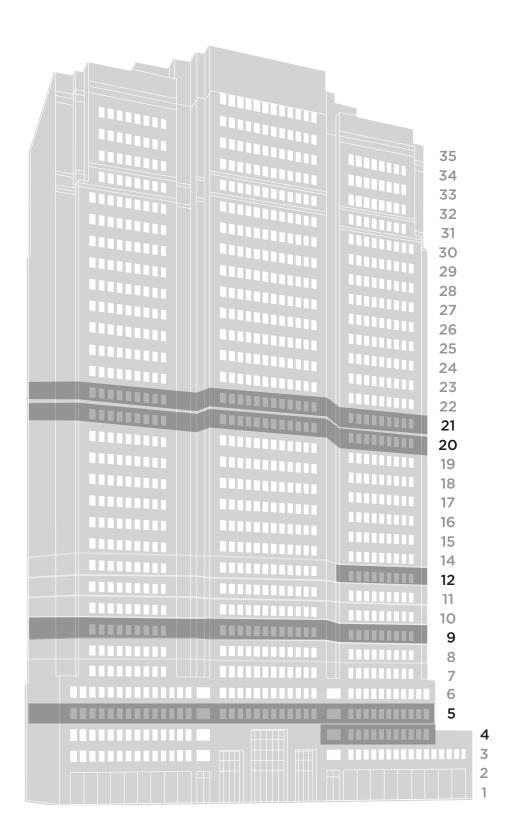
ENDLESS ENTERTAINMENT







AVAILABILITIES



FLOOR	SIZE	COMMENT	AVAILABILITY
Entire 21	35,995 RSF	NBI	Immediate
Entire 20	35,995 RSF	NBI	Immediate
Part 12	6,421 RSF	New Prebuilt	September 2023
Entire 9	35,454 RSF	Will Divide	Immediate
Entire 6	36,198 RSF	120,000 RSF Block	Leased
Entire 5	36,167 RSF	Will Divide	November 2023
Part 4	11,650 RSF	NBI	November 2023
Entire 3	35,893 RSF	120,000 RSF Block	-Leased

ENTIRE 20 & 21 TEST FIT 35,995 RSF

Total	104
Workstation	86
Private Office	18
WORK PLACE	People

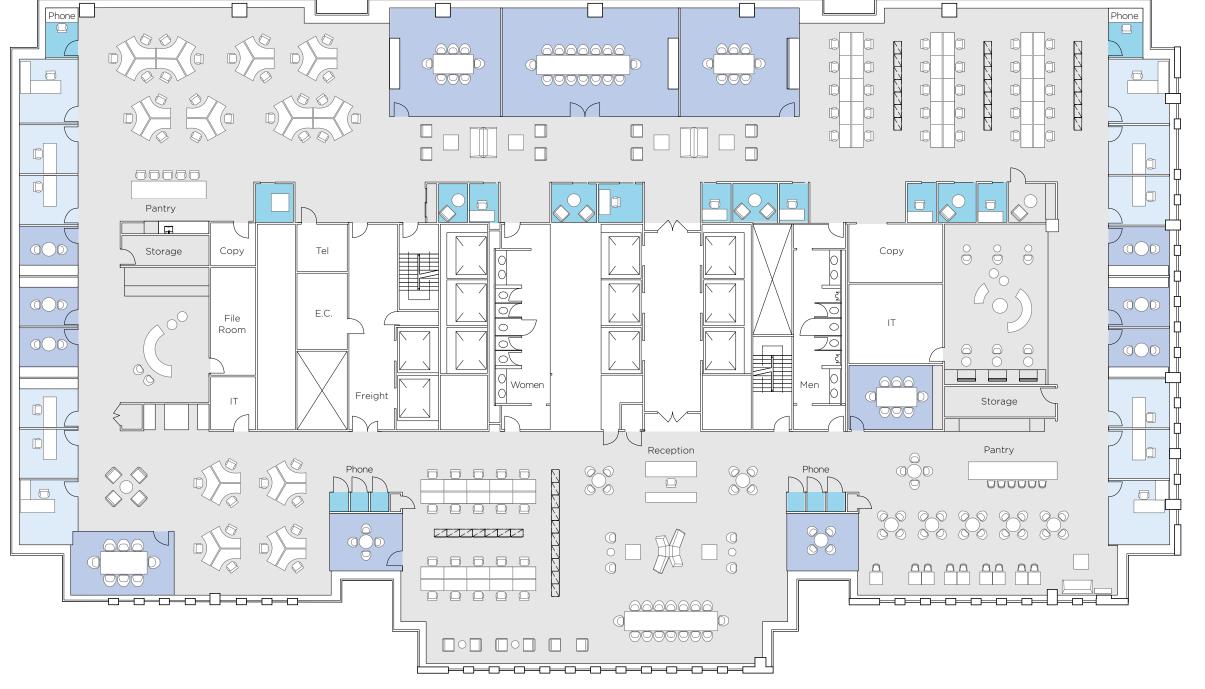
MEET	Rooms	Seats
Board Room	1	16
Conference Room	6	40
Phone Room	20	22
Total	27	78

SOCIAL	Area	Seats
Reception	1	9
Pantry	2	44
Total	3	53

Total Dedicated Desks 104 People

Total Collaborative Seats
Open & Enclosed

65 Seats



WATER STREET

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JOHN STREET

FRONT STREET

PART 12 PREBUILT 6,421 RSF

VORK PLACE	People
Private Office	1
Workstation	42
otal	43

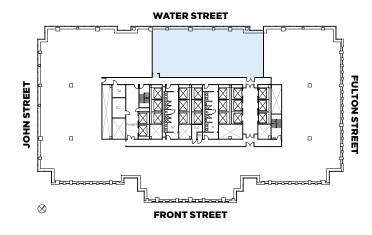
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MEET	Rooms	Seats
Board Room	1	14
Conference Room	1	3
Huddle Room	1	2
Phone Room	1	1
Total	4	20

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

Total Dedicated Desks 43 People

Total Collaborative Seats

Open & Enclosed 29 Seats



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WATER STREET



ENTIRE 9, 6, & 5 TEST FIT 36,198 RSF

People	
12	
50	
36	
98	

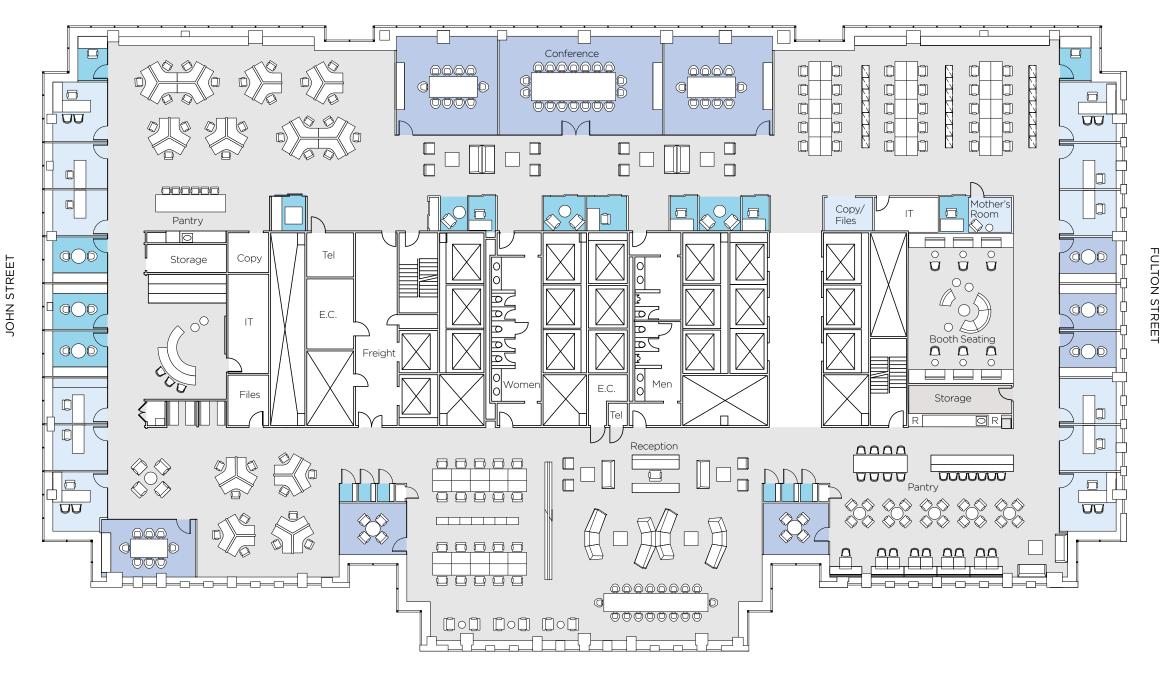
MEET	Rooms	Seats
Conference Room	12	66
Phone Room	17	25
Total	29	91

SOCIAL	Area	Seats
Reception	1	8
Pantry	2	54
Total	3	62

Total Collaborative Seats Open & Enclosed

153 Seats

WATER STREET



FRONT STREET



PART 4 TEST FIT 11,650 RSF

WORK PLACE	People
Private Office	10
Workstation	42
Pinwheel	48
Total	100

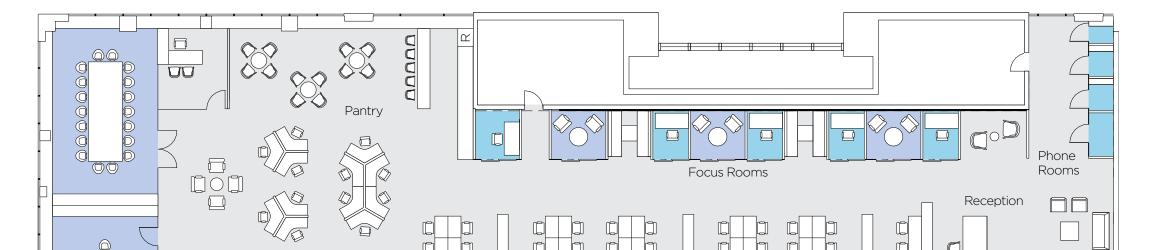
MEET	Rooms	Seats
Conference Room	8	55
Phone Room	13	13
Total	21	68

Total	3	66
Pantry	2	57
Reception	1	9
SOCIAL	Area	Seats

Total Dedicated Desks 100 People

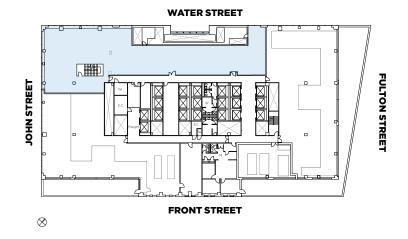
Total Collaborative Seats
Open & Enclosed

203 Seats



WATER STREET

FULTON STRE





JOHN STREET

ENTIRE 3 TEST FIT 35,893 RSF

WORK PLACE		People
Private Office		12
Workstation		50
Pinwheel		36
Total		98
MEET	Rooms	Seats
Conference Room	12	66
Phone Room	17	25
Total	29	91
SOCIAL	Area	Seats
Reception	1	8
Pantry	2	54

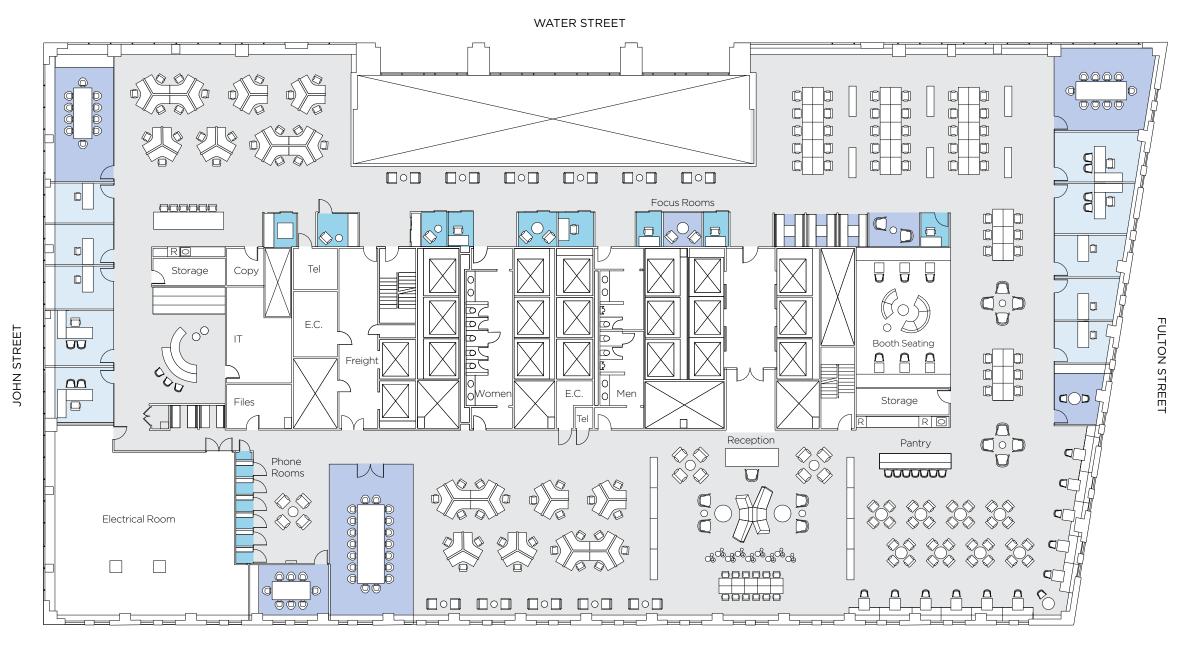
Total Dedicated Desks	98 People
Total Collaborative Seats	
Open & Enclosed	153 Seats

Total

153 Seats

62

3







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, Cantor Fitzgerald, Guardian Life Insurance, Stripe, WeWork, The Howard Hughes Corporation & Real Chemistry

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.

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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, courtesy mail drop, cafe,

and newsstand in lobby.

TELECOM

WiredScore Platinum Certified — AT&T, Cogent, Lightpath, Lightower, Spectrum Business, Verizon, XO Communications, Zayo Group (Please see Telecommunications zsheet 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 WELL designation & MERV 13 building filtration system

OWNERSHIP

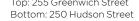














52 Broadway











110 East 59th Str

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 and operators.



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