

ONE
SEAPORT
PLAZA

199 WATER STREET

WORK-LIFE BALANCED



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.

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Contiguous blocks of 35,000–200,000 RSF with unobstructed New York harbor views. Partial and full floors of 6,421–36,985 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

Steps from refreshing waterfront green spaces along the East River Esplanade

Upcoming lobby renovation with European oak paneling which will accentuate the light-filled lobby's granite finishes and original paintings by artist Frank Stella, as well as lounge and seating areas for tenants and their guests

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

WORK





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

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



CONVENIENTLY LOCATED

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

The
Seaport

Pier 17

Pier 15

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

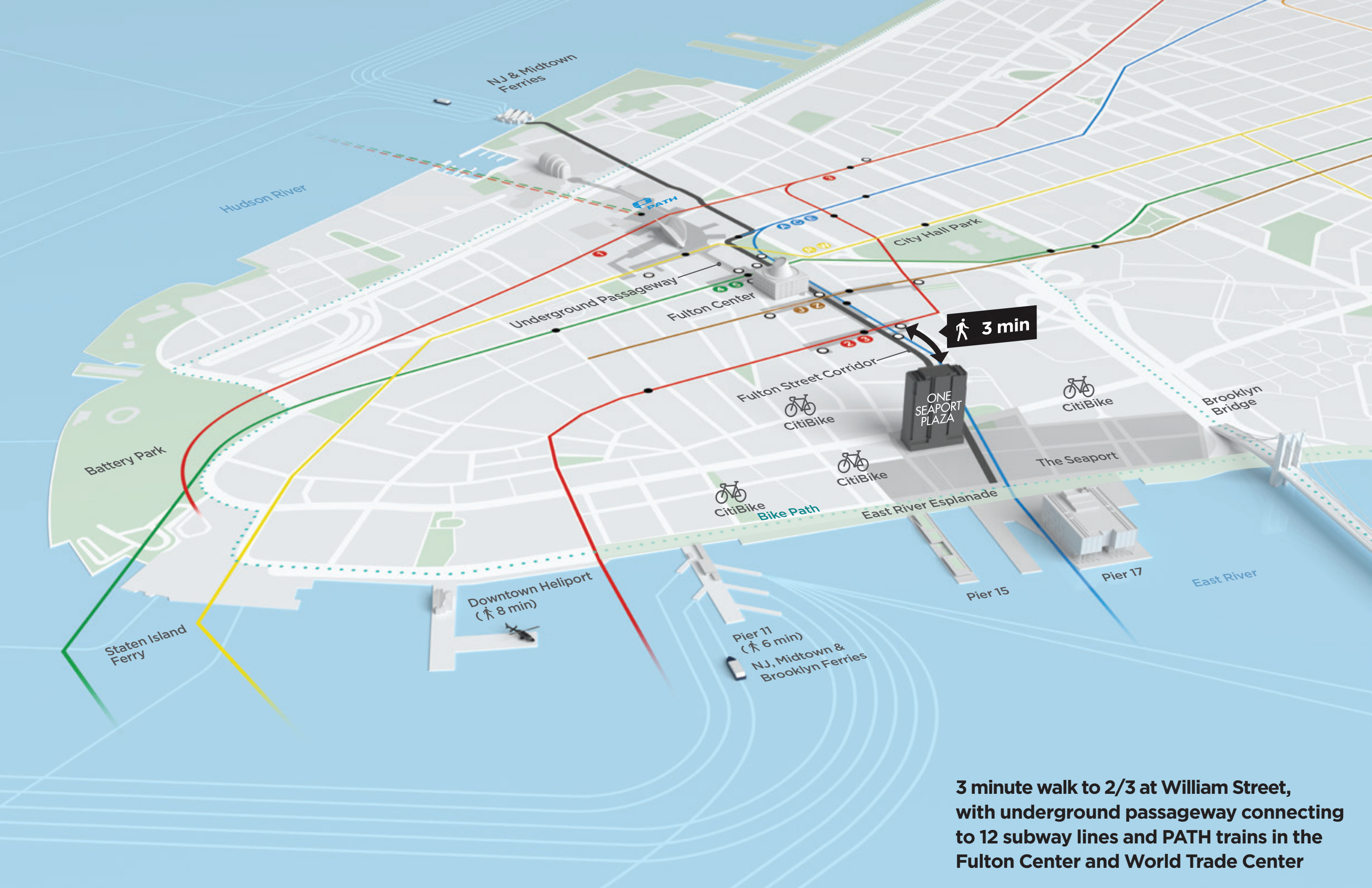
Water taxis and ferries to Midtown East, Midtown West, Brooklyn, Queens, Staten Island, and New Jersey

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



**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**

BREATHTAKING VIEWS



LIFE





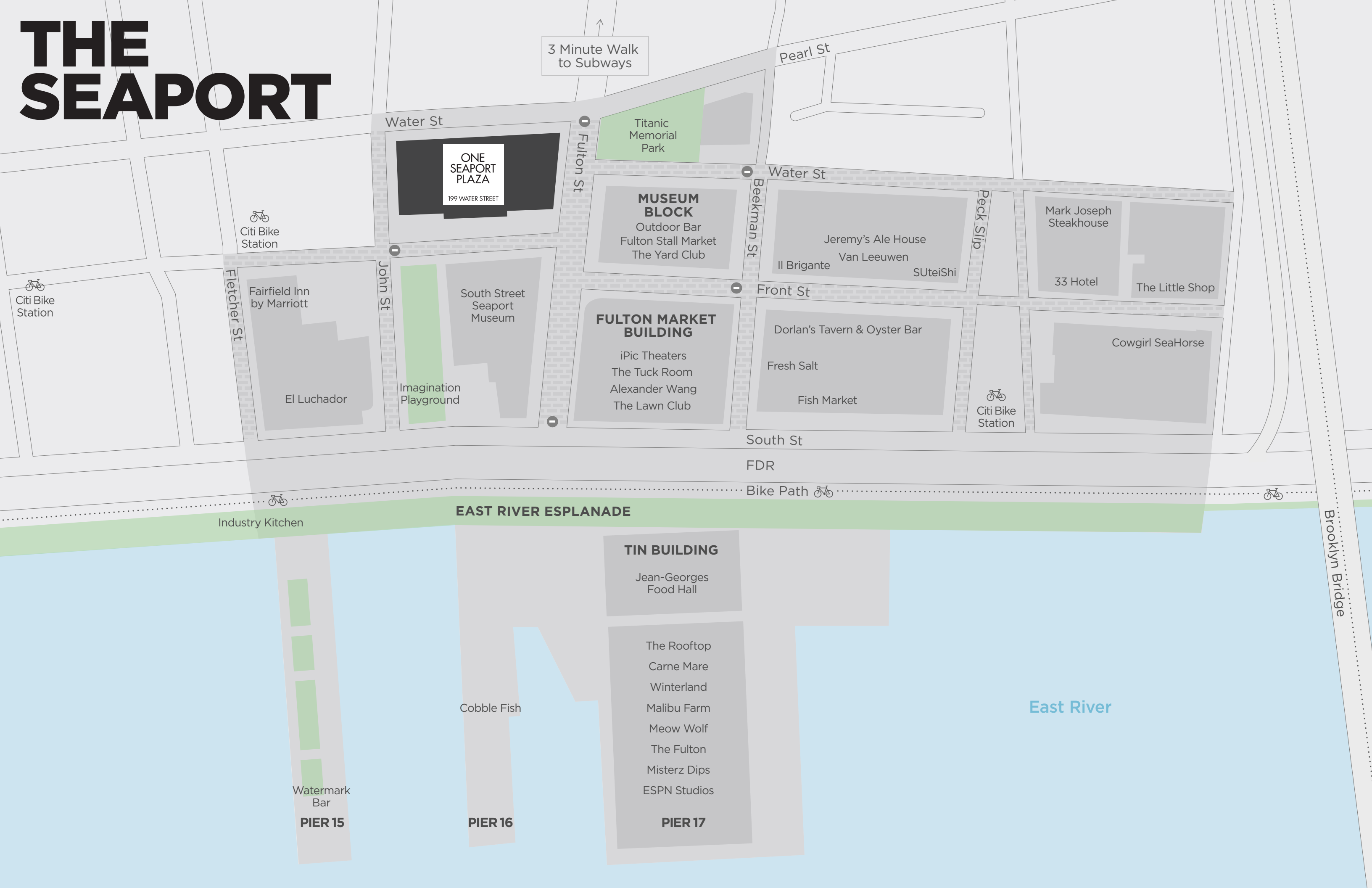
One Seaport Plaza is surrounded by cultural destinations and unique experiences built for entertainment and special events.

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

THE SEAPORT



3 Minute Walk
to Subways

Pearl St

Water St

ONE
SEAPORT
PLAZA
199 WATER STREET

Fulton St

Titanic
Memorial
Park

Beekman St

Water St

MUSEUM
BLOCK

Outdoor Bar
Fulton Stall Market
The Yard Club

Peck Slip

Mark Joseph
Steakhouse

33 Hotel

The Little Shop

Citi Bike
Station

Fairfield Inn
by Marriott

Fletcher St

John St

South Street
Seaport
Museum

Imagination
Playground

El Luchador

FULTON MARKET
BUILDING

iPic Theaters
The Tuck Room
Alexander Wang
The Lawn Club

Front St

Dorlan's Tavern & Oyster Bar

Fresh Salt

Fish Market

Citi Bike
Station

Cowgirl SeaHorse

South St

FDR

Bike Path

EAST RIVER ESPLANADE

Industry Kitchen

TIN BUILDING

Jean-Georges
Food Hall

The Rooftop
Carne Mare
Winterland
Malibu Farm
Meow Wolf
The Fulton
Misterz Dips
ESPN Studios

PIER 17

Cobble Fish

PIER 16

Watermark
Bar

PIER 15

East River

Brooklyn Bridge



**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



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 landmarks, 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

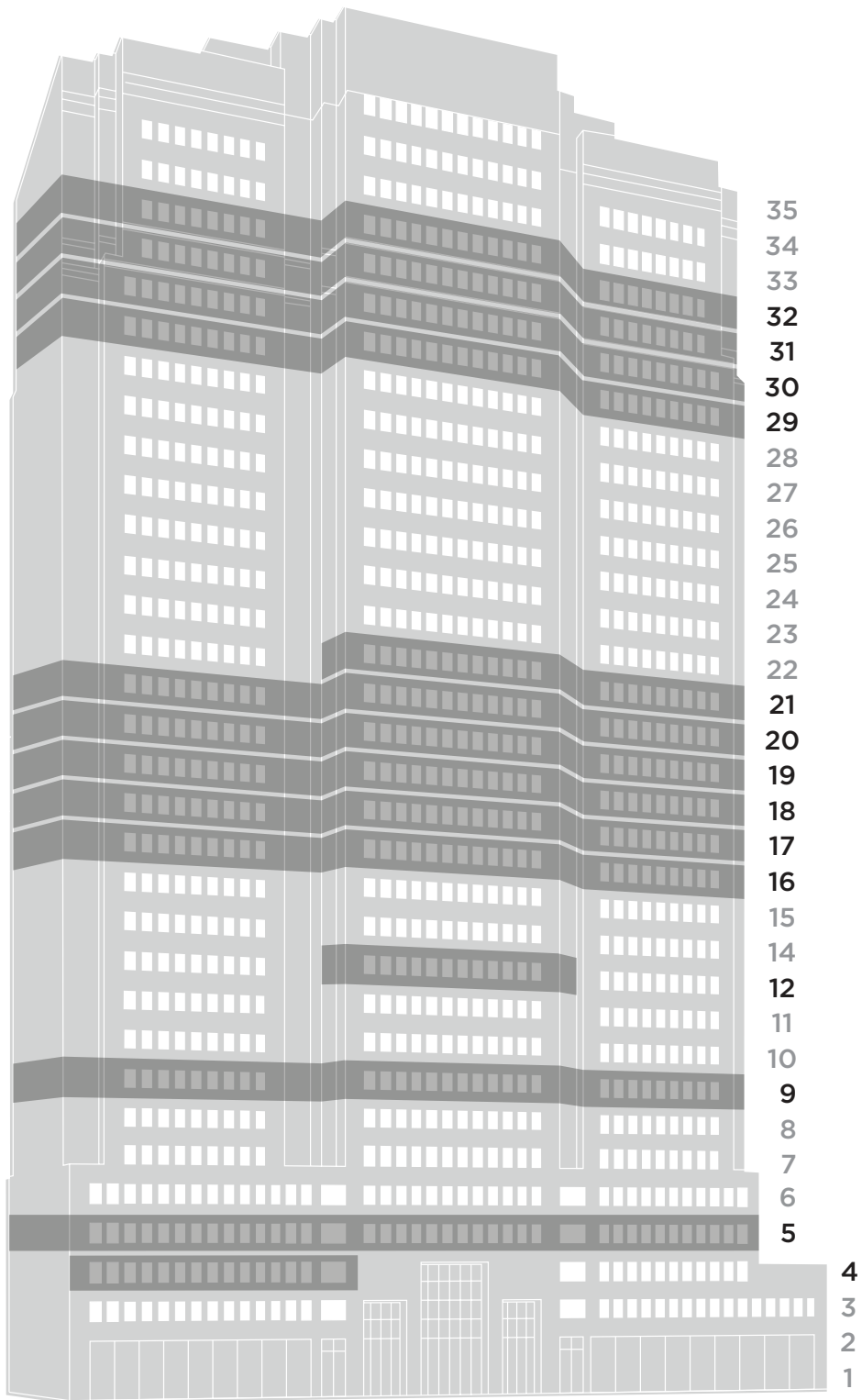
Offers specialty ingredients, meats, cheeses, fresh produce, and ready-to-go items

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

ENDLESS ENTERTAINMENT



AVAILABILITIES



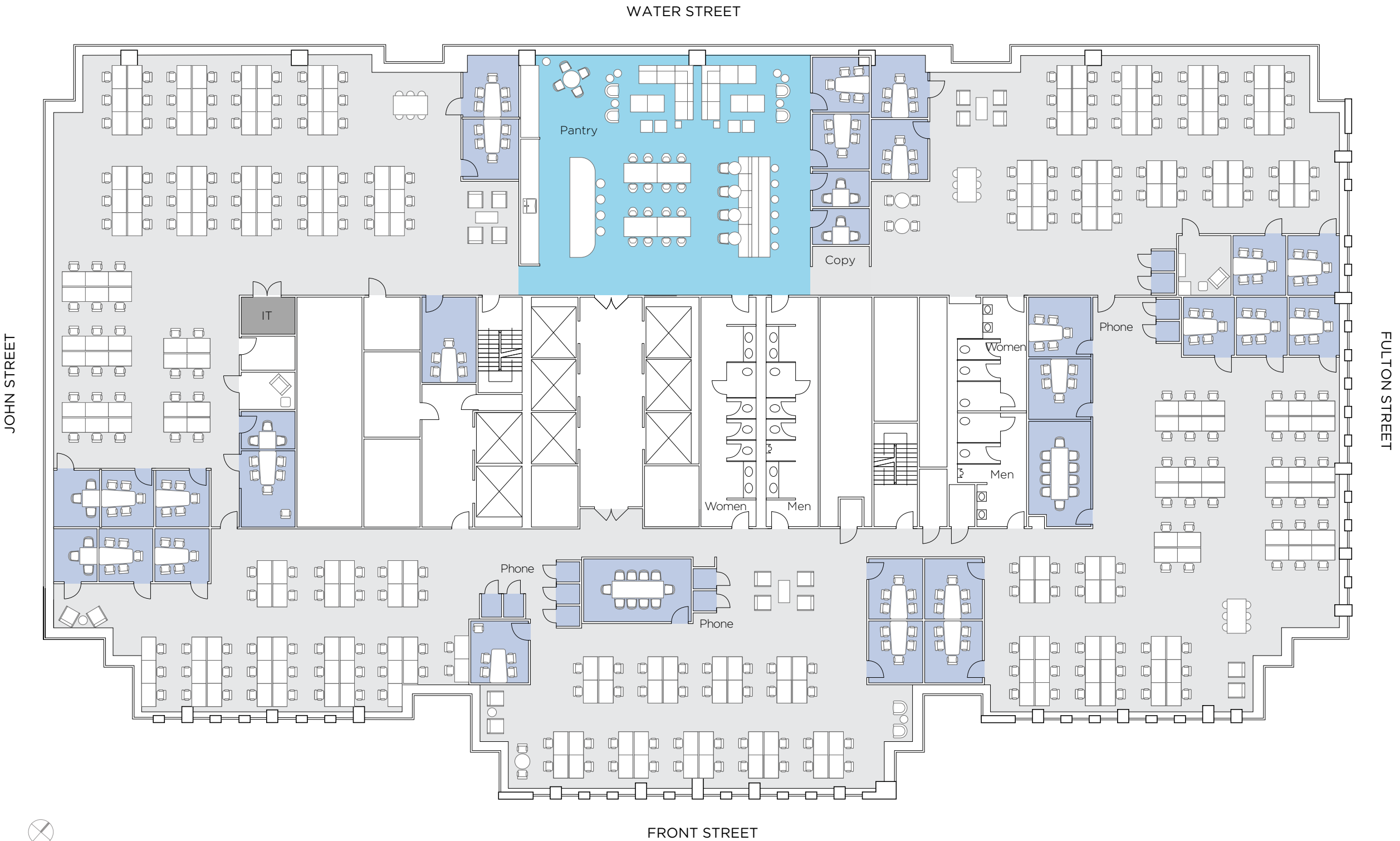
Block of
121,984 RSF

Block of
202,570 RSF

FLOOR	SIZE	COMMENT	AVAILABILITY
Entire 32	36,596 RSF	NBI	Immediate
Entire 31	36,596 RSF	NBI	Immediate
Entire 30	36,985 RSF	NBI	Immediate
Part 29	11,807 RSF	NBI	August 1, 2025
Part 21	22,505 RSF	NBI, Will Divide	Immediate
Entire 20	35,995 RSF	NBI	Immediate
Entire 19	35,995 RSF	NBI	June 1, 2026
Entire 18	35,995 RSF	NBI	June 1, 2026
Entire 17	35,995 RSF	NBI	January 1, 2027
Entire 16	35,995 RSF	NBI	January 1, 2027
Part 12	6,421 RSF	New Prebuilt	Immediate
Part 9	9,892 RSF	New Prebuilt	Immediate
Part 9	7,365 RSF	New Prebuilt	Immediate
Entire 5	36,167 RSF	NBI	Immediate
Part 4	11,650 RSF	NBI	Immediate

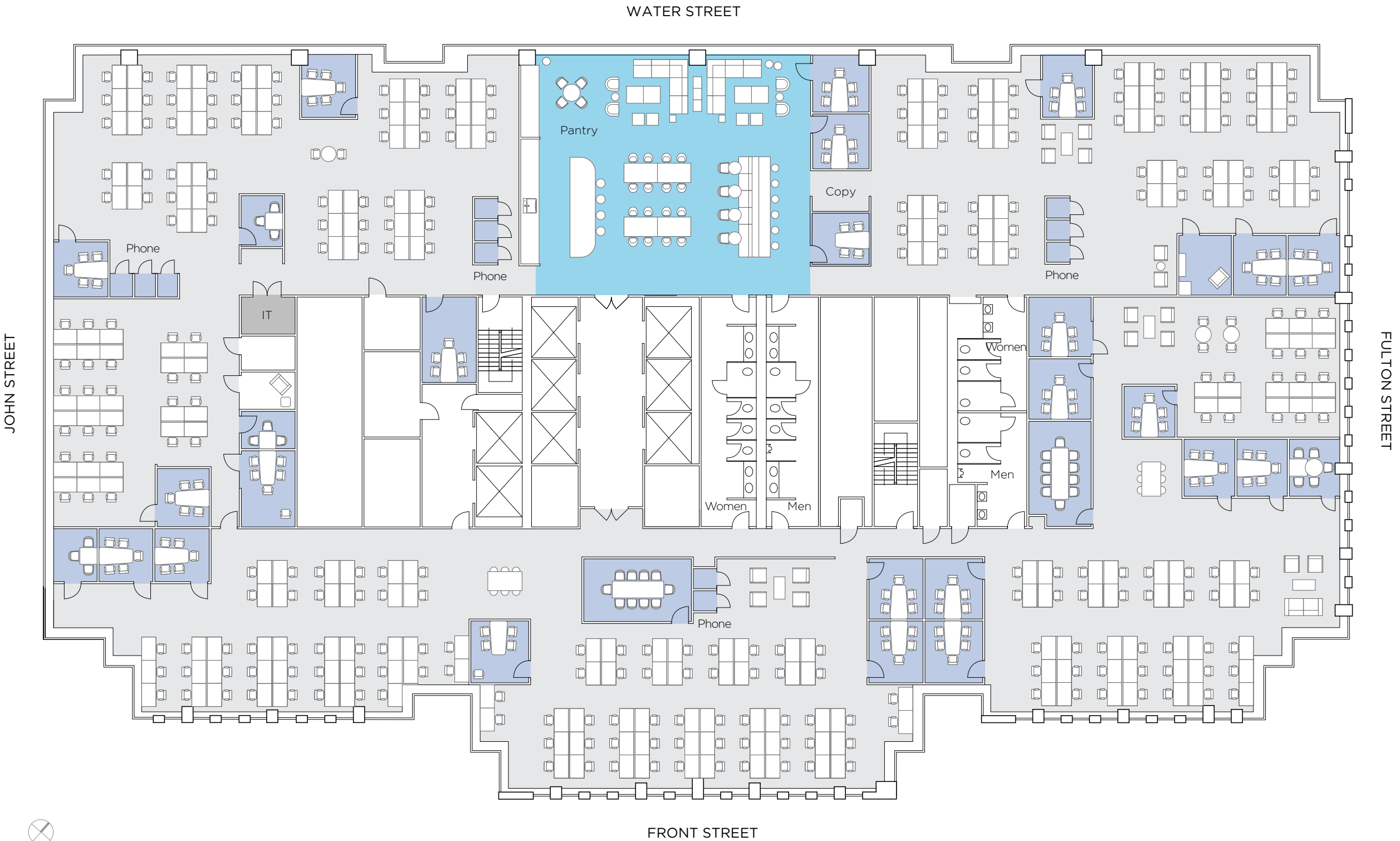
ENTIRE 32 AS BUILT 36,596 RSF

WORK PLACE		People	
<div></div> Workstation		262	
Total		262	
MEET		Rooms	Seats
<div></div> Huddle Room		27	118
<div></div> Conference Room		4	32
<div></div> Phone Booth		11	11
Total		42	161
SOCIAL		Area	Seats
<div></div> Pantry		1	26
Total		1	26
Total Dedicated Desks		262 People	
Total Collaborative Seats Open & Enclosed		187 Seats	



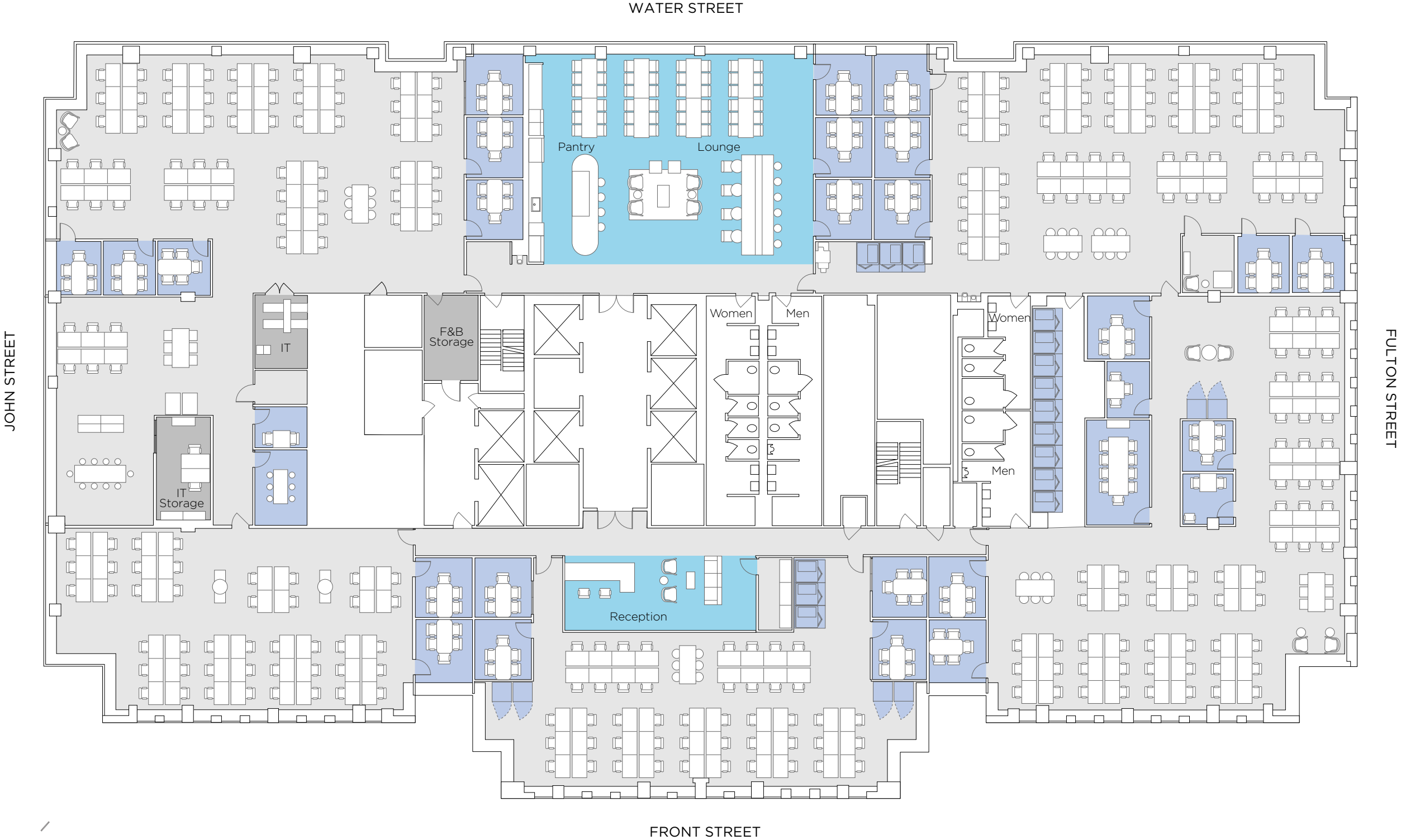
ENTIRE 31 AS BUILT 36,596 RSF

WORK PLACE		People	
<div></div> Workstation		275	
Total		275	
MEET		Rooms	Seats
<div></div> Huddle Room		26	121
<div></div> Conference Room		3	28
<div></div> Phone Booth		11	11
Total		40	160
SOCIAL		Area	Seats
<div></div> Pantry/Lounge		1	50
Total		1	50
Total Dedicated Desks		275 People	
Total Collaborative Seats Open & Enclosed		210 Seats	

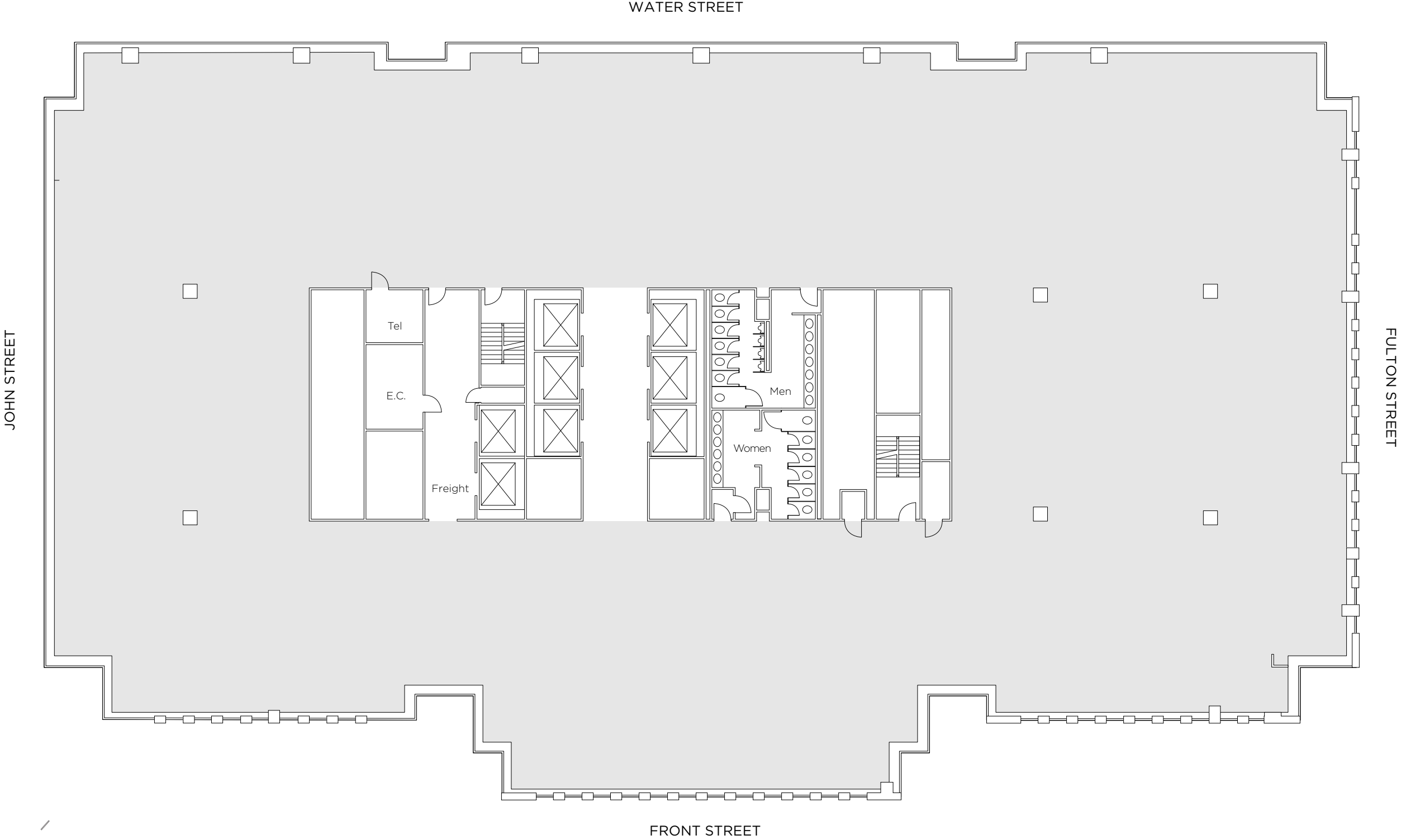


ENTIRE 30 AS BUILT 36,985 RSF

WORK PLACE		People	
<div></div> Workstation		270	
Total		270	
MEET		Rooms	Seats
<div></div> Huddle Room		27	127
<div></div> Conference Room		2	17
<div></div> Phone Booth		21	21
Total		50	165
SOCIAL		Area	Seats
<div></div> Reception		1	7
<div></div> Pantry/Lounge		1	70
Total		2	77
Total Dedicated Desks		270 People	
Total Collaborative Seats Open & Enclosed		242 Seats	



PART 29
11,807 RSF



PART 21

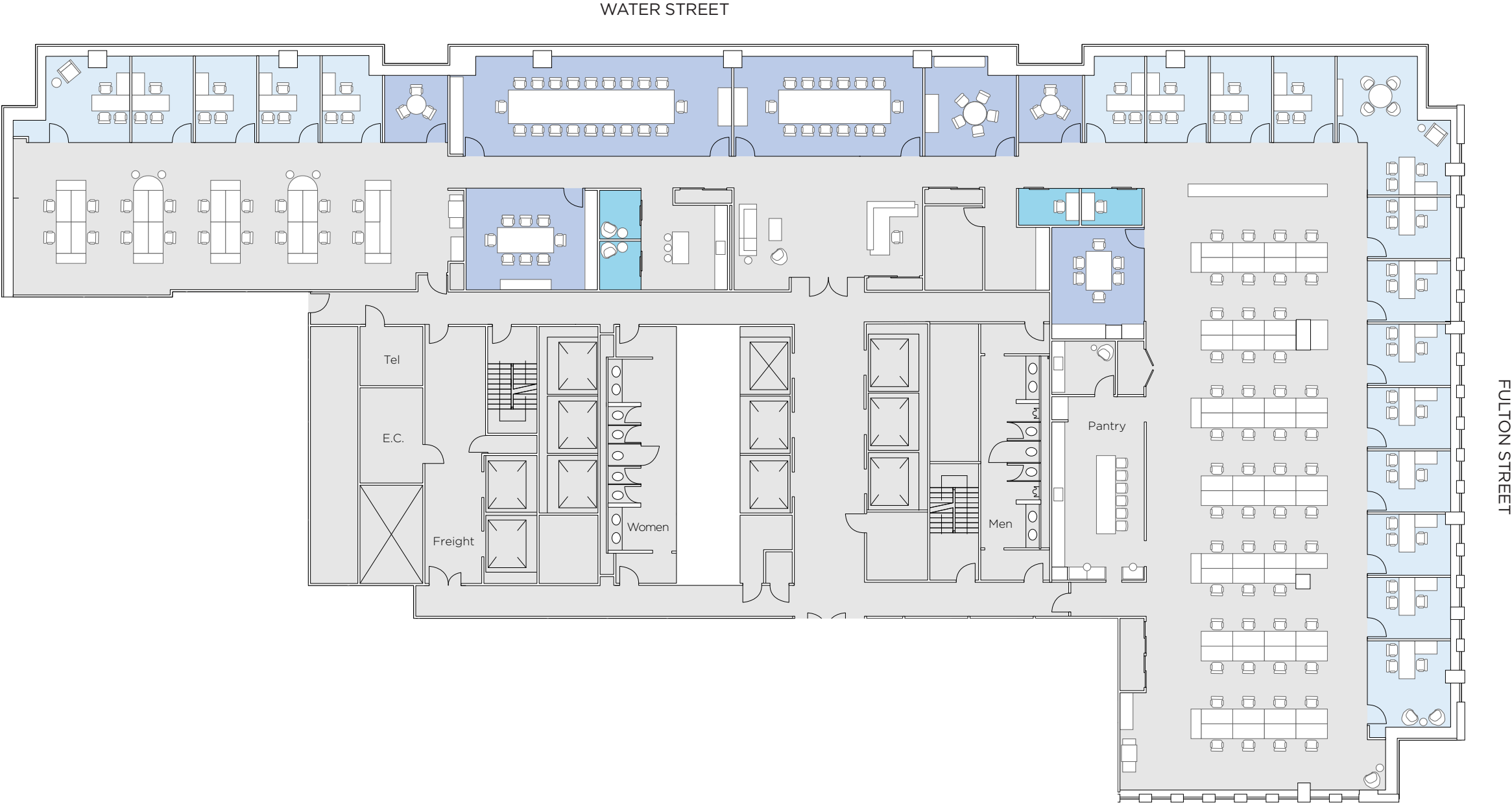
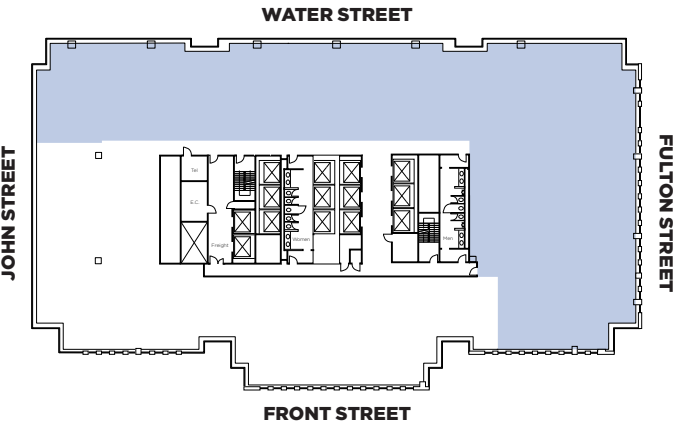
TEST FIT

22,595 RSF

WORK PLACE		People
Private Office		18
Workstation		71
Total		89

MEET		Rooms	Seats
Board Room		1	20
Conference Room		5	39
Phone Room		4	4
Total		8	63

SOCIAL		Rooms
Reception		1
Pantry		2
Wellness Room		1



ENTIRE 16-20

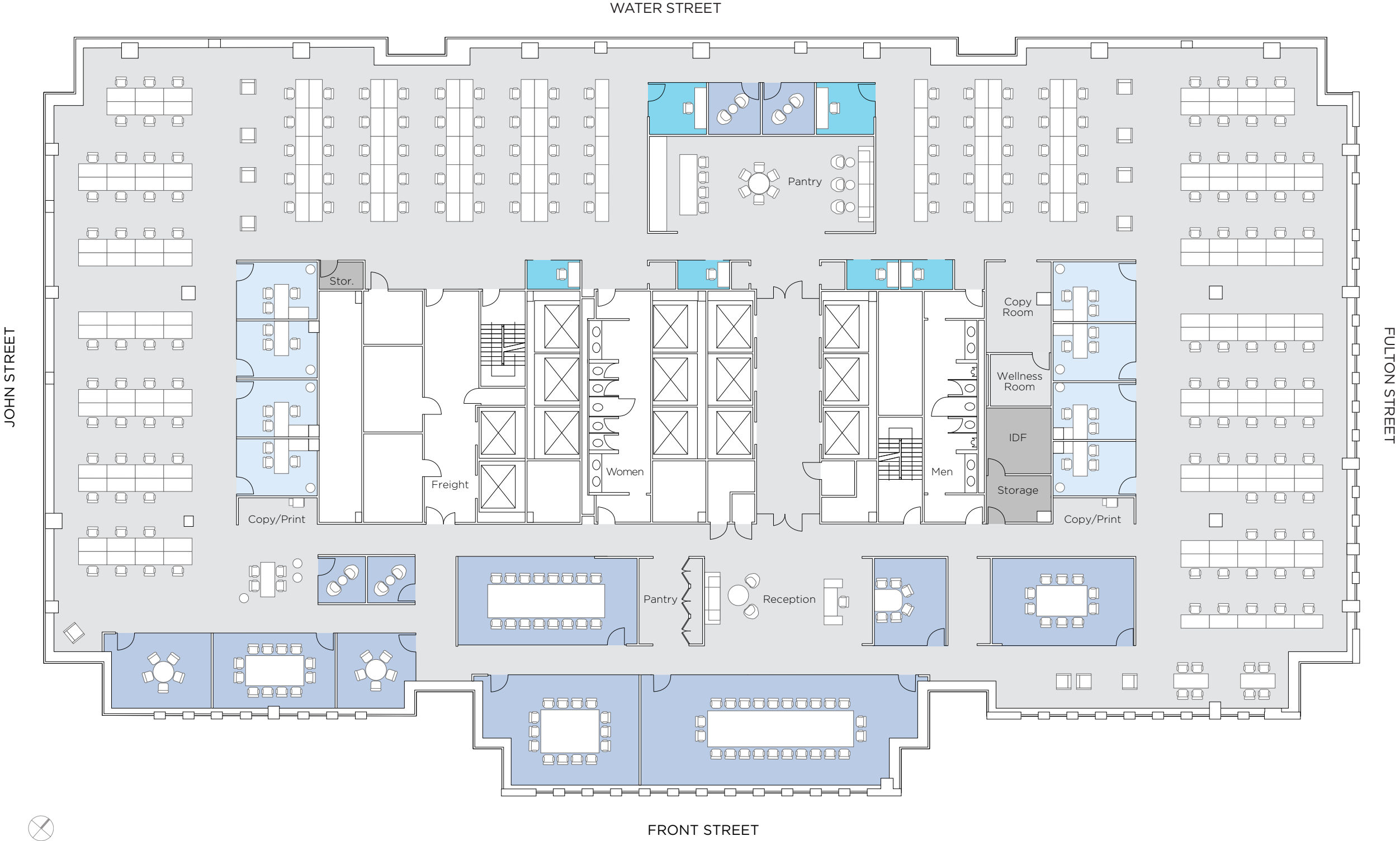
OPEN TEST FIT

35,995 RSF

WORK PLACE		People
Private Office		8
Workstation		173
Total		181

MEET		Rooms	Seats
Board Room		1	24
Conference Room		11	75
Phone Room		6	12
Total		18	111

SOCIAL		Rooms
Reception		1
Pantry		2
Wellness Room		1

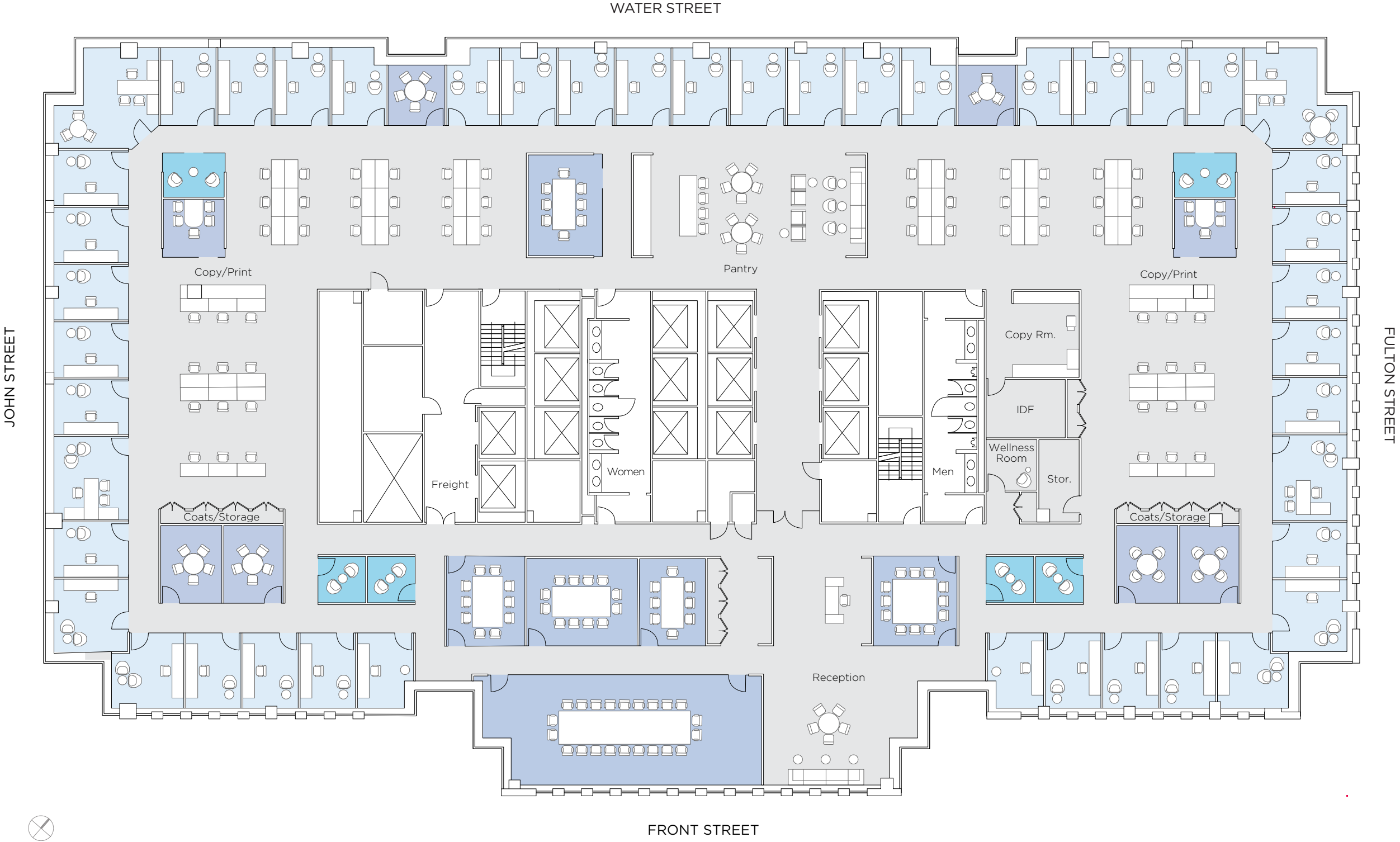


ENTIRE 16-20 OFFICE INTENSIVE TEST FIT 35,995 RSF

WORK PLACE		People
Private Office		45
Workstation		74
Total		119

MEET		Rooms	Seats
Board Room		1	24
Conference Room		4	90
Phone Room		6	12
Total		11	126

SOCIAL		Rooms
Reception		1
Pantry		1
Wellness Room		1



PART 12

PRE-BUILT

6,421 RSF

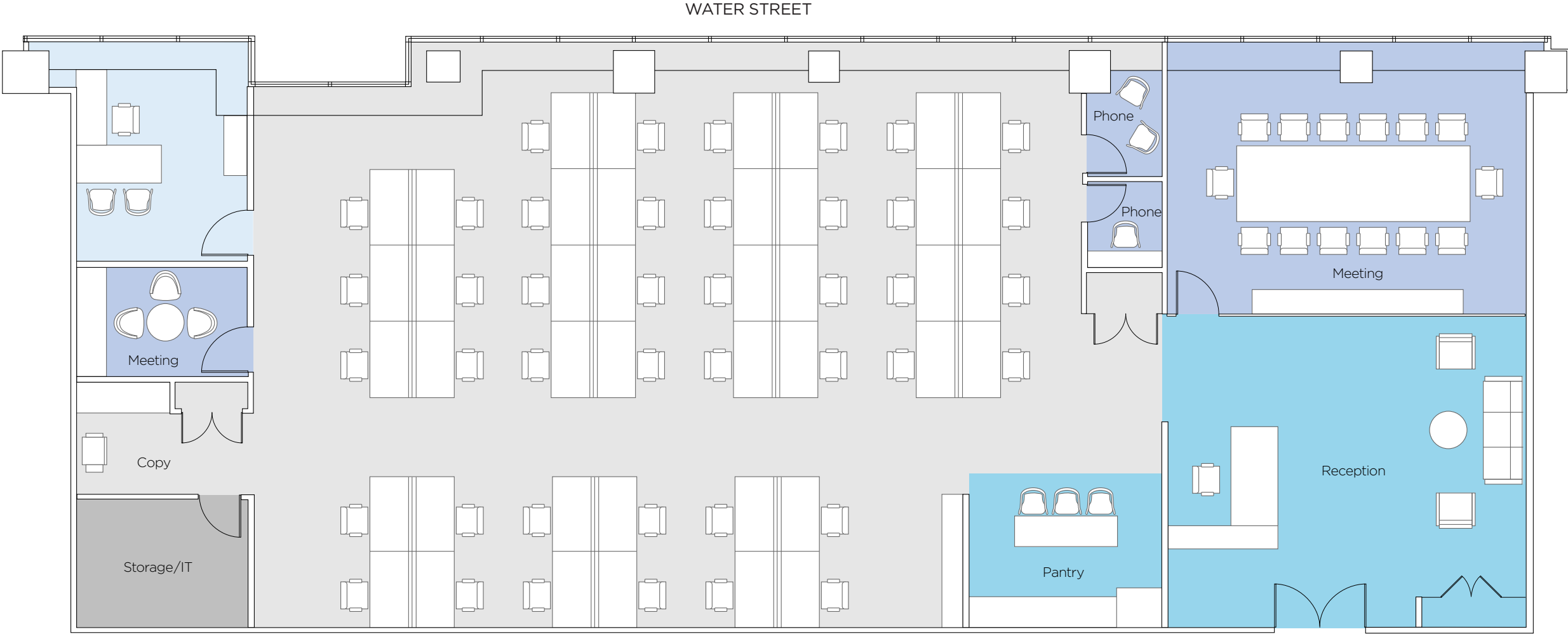
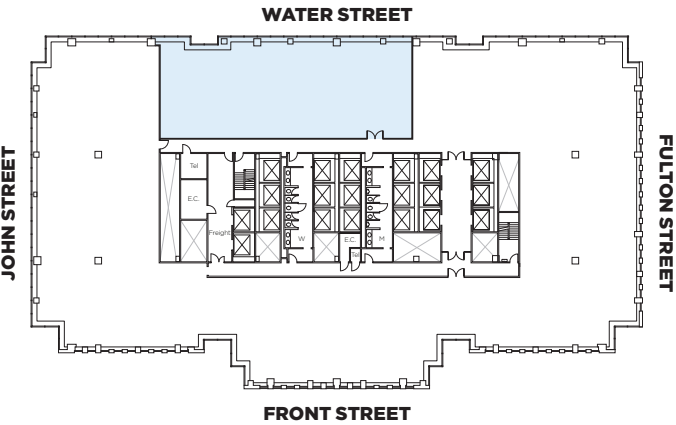
WORK PLACE		People
Private Office		1
Workstation		42
Total		43

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
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Total Collaborative Seats Open & Enclosed	29 Seats
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PART 9 NE SUITE

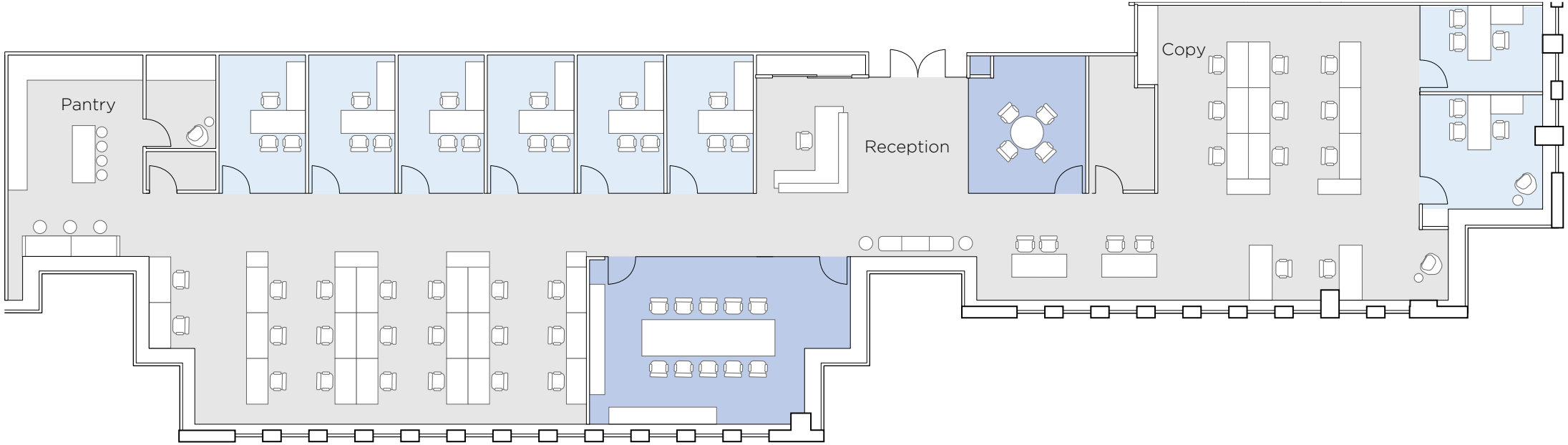
PRE-BUILT

9,892 RSF

WORK PLACE		People
Private Office		8
Workstation		31
Total		39

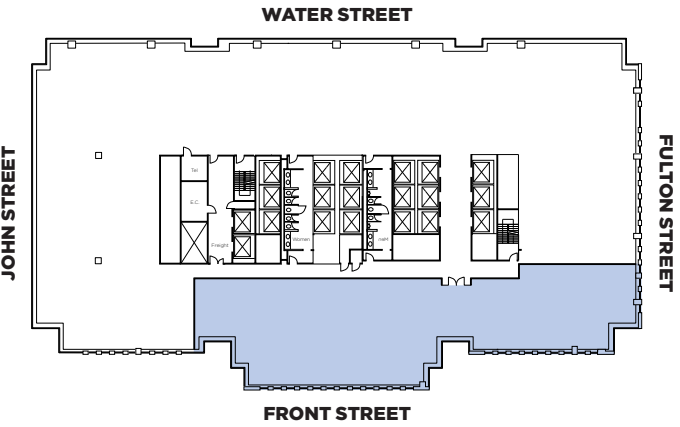
MEET		Rooms	Seats
Conference Room		2	14
Total		2	14

SOCIAL		Rooms
Reception		1
Pantry		1
Wellness Room		1



FRONT STREET

FULTON STREET



PART 9 SW SUITE

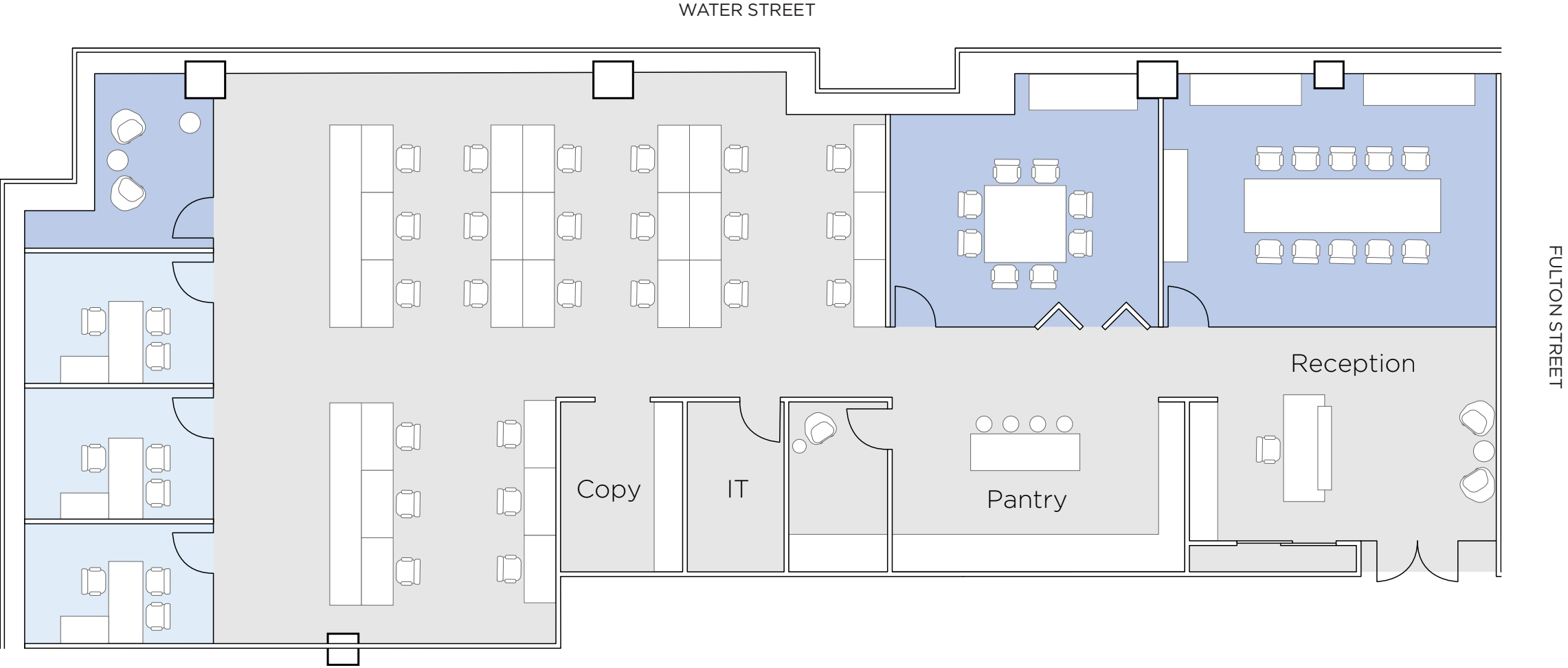
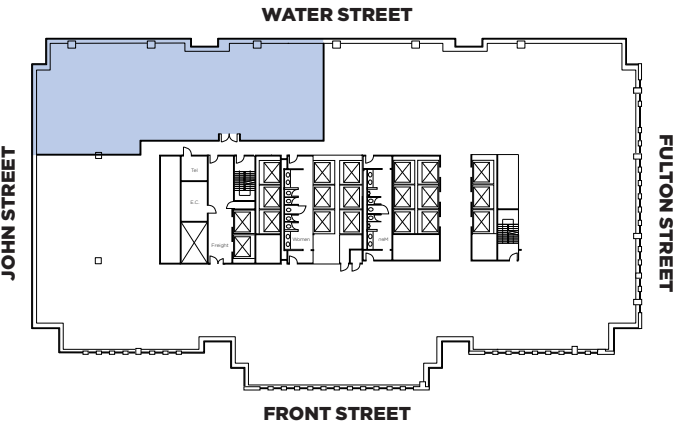
PREBUILT

7,365 RSF

WORK PLACE		People
Private Office		3
Workstation		24
Total		27

MEET		Rooms	Seats
Conference Room		3	20
Total		3	20

SOCIAL		Rooms
Reception		1
Pantry		1
Wellness Room		1



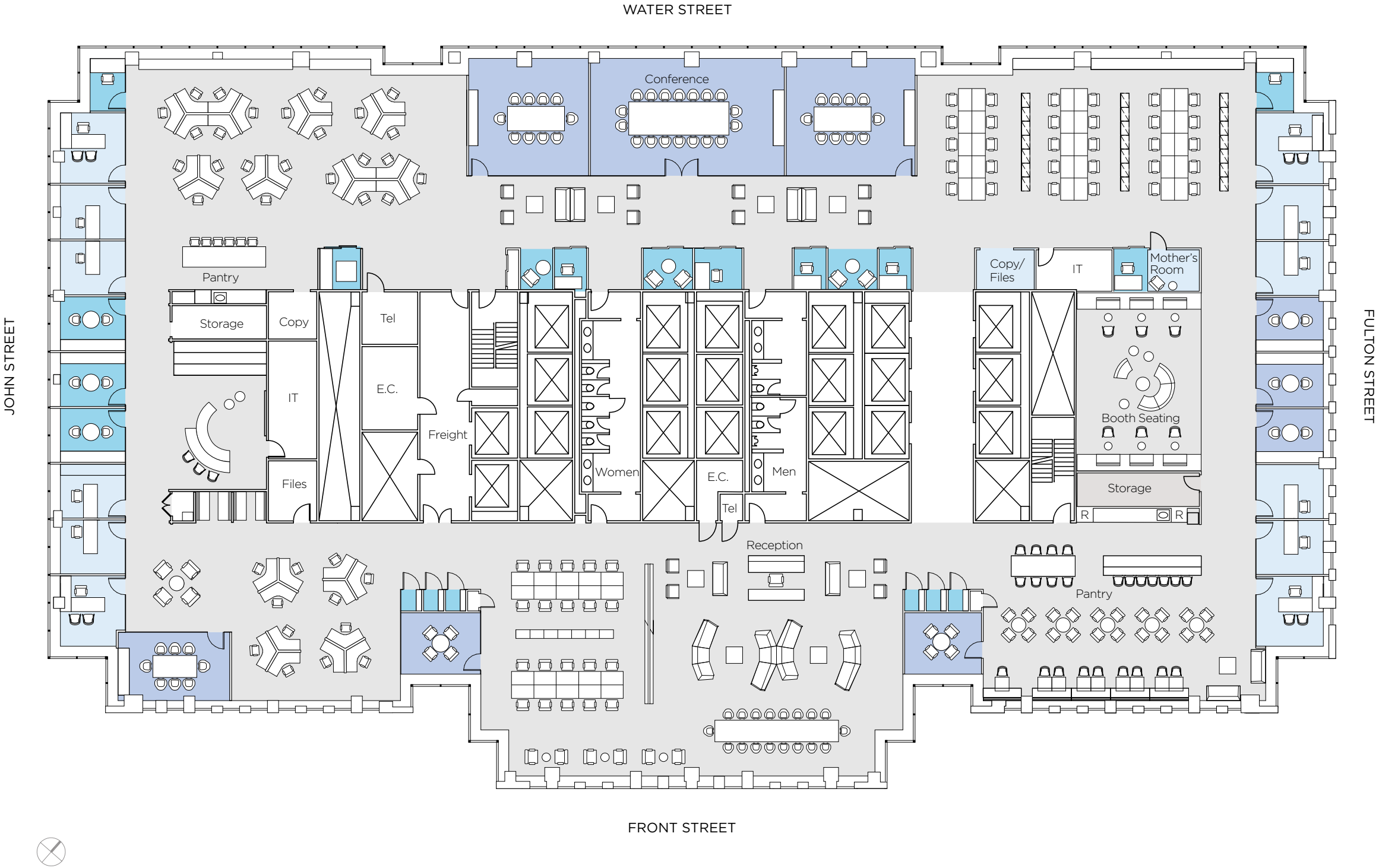
ENTIRE 5 TEST FIT 36,167 RSF

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		3	62

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



PART 4

TEST FIT

11,650 RSF

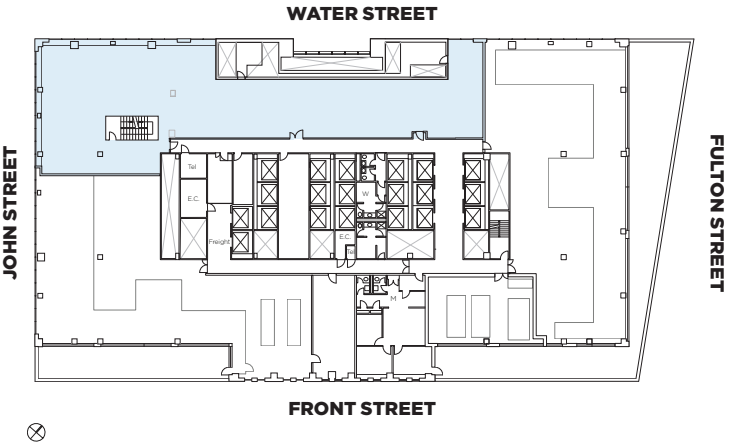
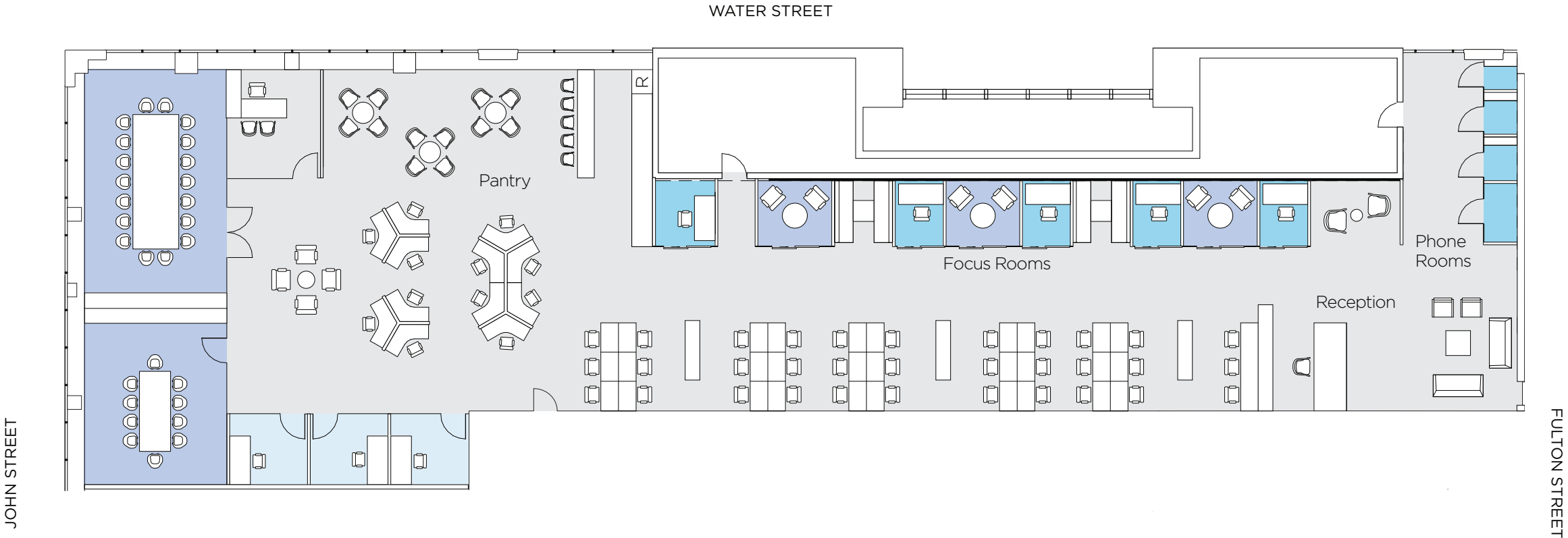
WORK PLACE		People
Private Office		10
Workstation		42
Pinwheel		48
Total		100

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

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

Total Dedicated Desks	100 People
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Total Collaborative Seats Open & Enclosed	203 Seats
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CAPITAL IMPROVEMENTS

LOBBY	The main and rear lobbies were fully renovated and feature a new security desk in the main lobby, tenant messenger center in the rear lobby, energy efficient LED lighting and new glass security turnstiles.
ELEVATOR SYSTEMS	A full modernization of all passenger elevators were recently completed featuring a destination-based system with new finishes.
MECHANICAL SYSTEMS	All of the Building's critical infrastructure (electric switchgear, emergency generators, fire life safety mechanicals and telecom equipment rooms) have been located to the third floor and above.
ELECTRICAL SYSTEM	The Buildings electrical system is a buss-duct riser system.
DISTRIBUTED ANTENNA SYSTEM (DAS)	A distributed antenna system has been installed in all tenant spaces and Building common areas which will provide enhanced cellular data service to all areas of the Building.
STORM PROTECTION	A detachable 8-foot high flood-gate system can be deployed between the exterior columns of the parking garage, loading dock and Front Street entrance of the Building in advance of a threatening weather event.
BUILDING MANAGEMENT SYSTEM	Andover BMS system installed 2010. EcoGenesis SmartGrid® installed in 2016.



BUILDING SUSTAINABILITY

- ✓ Building Energy Efficiency Rated 2023 B/78
- ✓ Mycor Energy Management Platform
Utility real-time monitoring & energy data insights via David Energy's BMS Platform
- ✓ Installation of LED lighting in Common Areas, Mechanical Rooms, Stairwells and Garage
- ✓ 18 Destination dispatch elevators:
- ✓ Monitoring of Building equipment and Chillers with Utilivisor to operate more cost effectively
- ✓ Enrollment in New York State & Con Edison Electric Demand Response programs
- ✓ BMS - Migrating from Legacy Continuum to web based Schneider Electric Eco Structure with Albireo Energy Service
- ✓ 2 - 1200 Ton York MaxE Centrifugal Chillers with Opti view Control Center
- ✓ VFD Drives installed on all major building equipment: Air Handlers, Pumps & Cooling Towers
- ✓ Currently working with WSP. on LL87
- ✓ Emergency Generator. Capacity: A one mega-watt diesel generator provides. emergency power to the fire pump, base building emergency lighting, communications system, sewage ejector pumps and Class E fire alarm system and one passenger elevator per bank. Additionally; Landlord can provide Tenant with. emergency power from one of the other building generators for its exit signs and emergency lighting. Additional generator capacity is available for tenant usage based upon a demonstrated need.



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.

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, Lighttower, 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

ENERGY STAR, 2023 LEED EB:OM Gold Certification with the U.S. Green Building Council, Well Designation & MERV 13 building filtration system

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 and operators.

CONTACT



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Owners & Builders Since 1928

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