32 OS
OLD SLIP

RXR

Welcome to 32 Old Slip

— Highly efficient floorplates
— 360 degree views
— State-of-the-art infrastructure
— Column-free floors
— 13'6"+ slab heights
— Bike room and exclusive parking garage
— Building-wide tenant experience program

Neighborhood

— 500+ bars and restaurants
— 1,170 retailers
— 31 hotels
— 84+ acres of outdoor space
— 300,000 daily commuters
— 14.8 million visitors per year

Restaurants

1. 2 West
2. Pier A Harbor House
3. Capital Grille
4. Harry's Italian
5. The Bailey Pub & Brasserie
6. Cipriani Club Residences
7. Haru Sushi
8. Bobby Van's
9. Reserve Cut
10. Joseph's
11. Delmonicos
12. Luke's Lobster
13. Harry's Cafe & Steak
14. Ulysses
15. Adrienne's Pizzabar
16. Ancora Ristorante
17. Fraunces Tavern
18. Dead Rabbit
19. Battery Gardens Restaurant
20. Industry Kitchen
21. Manhatta
22. The Fulton
23. Malibu Farm
24. Luchadores
25. Crown Shy
26. Westville
27. Seaport Food Lab
28. Ground Central
29. Oaxaca
30. Sweetgreen
31. Joe & the Juice
32. La Colombe
33. Cava
34. Jean-Georges' Food Hall

Retail

1. City Blossoms
2. John Allan's
3. Loft
4. Nine West
5. TJ Maxx
6. My Suit
7. Tiffany & Co.
8. Tissot
9. Hermès
10. Leonidas
11. Amazon Go
12. Le Labo

Fitness/Wellness

1. Soul Cycle
2. Lifetime Fitness
3. Equinox
4. Crunch
5. Gloveworx
6. NY Health & Racquet Club
7. Retro Fitness
8. NYSC
9. Tend Dental

Hotel

1. W Downtown
2. Ritz Carlton Battery Park
3. Doubletree By Hilton
4. Hampton Inn
5. The Wall St Inn
6. Andaz Wall Street
7. Holiday Inn Express
8. Club Quarters Hotel
9. Eurostars Wall Street Hotel

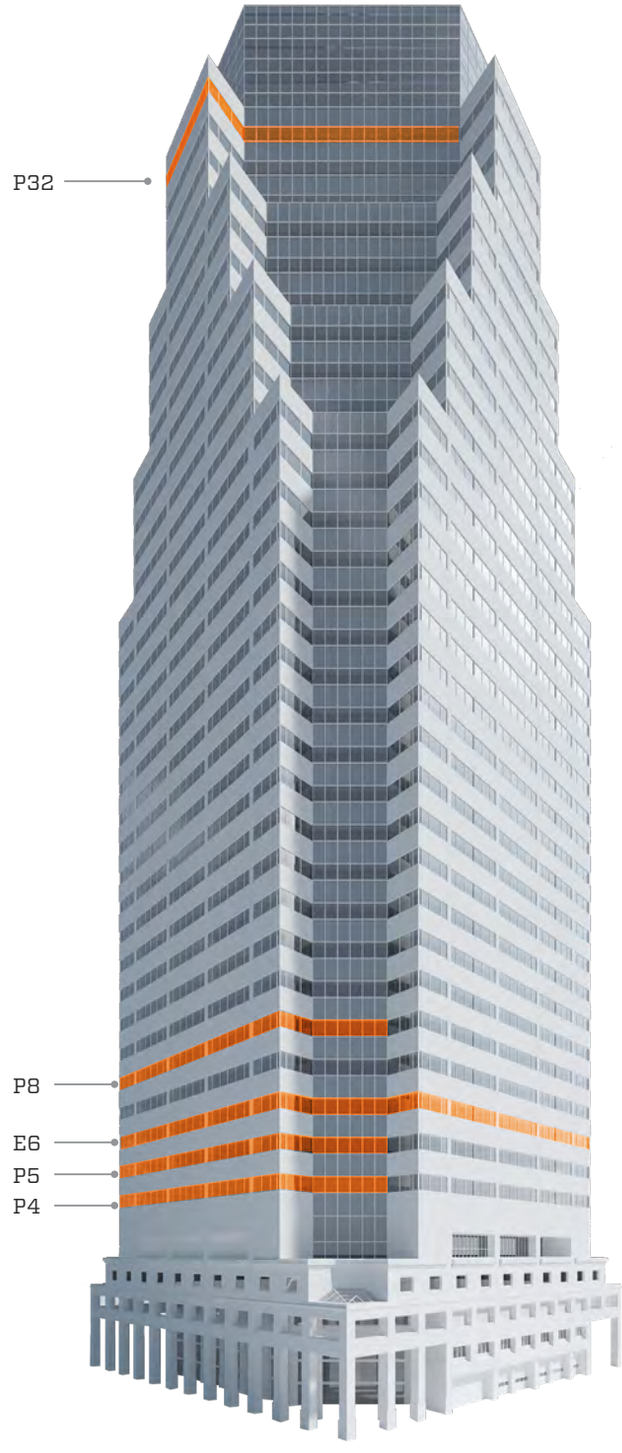
Transportation

13 Subway Lines
6 Ferry Terminals & 13 Routes
PATH train to New Jersey
Fulton Center & the World Trade Center Transportation Hub

32 Old Slip
Availabilities

Base Floor	RSF	Available	Condition	Slab Height
Floor 4 (Partial)	6,789	Q1 2023	Built to Plan	13'6"
Floor 5 (Partial)	3,549	Q3 2023	Built to Plan	13'6"
Floor 6 (full floor)	37,095	Immediately	White Boxed	13'6"
Floor 8 (partial)	3,662	Immediately	Built to Plan	13'6"
Floor 32 (partial)	4,306	Q1 2023	Built to Plan	13'6"

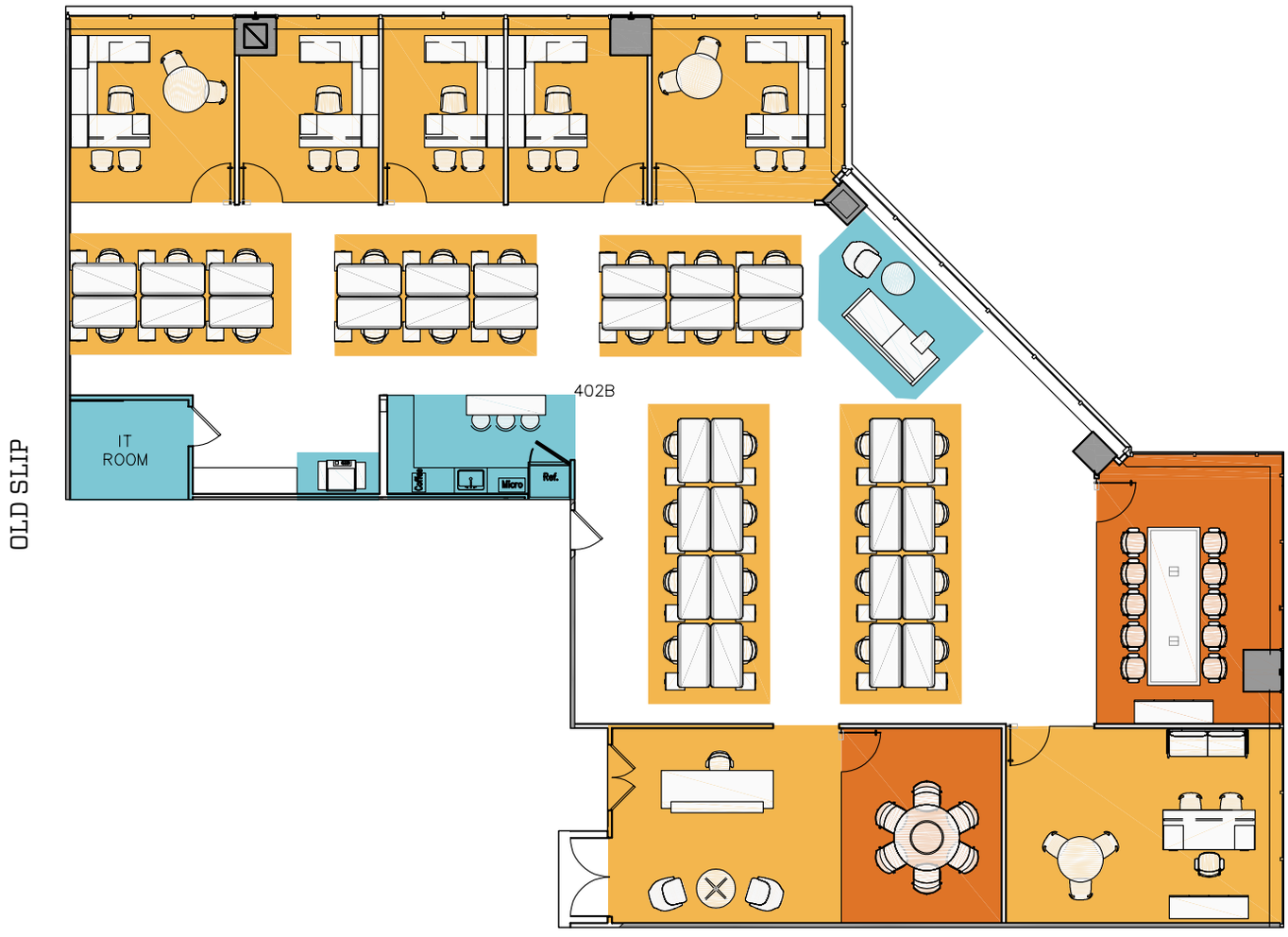
VIEW AVAILABILITIES HERE



4th Floor
6,789 RSF
Q1 2023
Built to Plan

Offices	6
Workstations	34
Enclosed Conference Seats	10
Pantry Seats	3
Open Collaborative Seats	3
TOTAL EMPLOYEES	**40**

VIEW VIRTUAL TOUR



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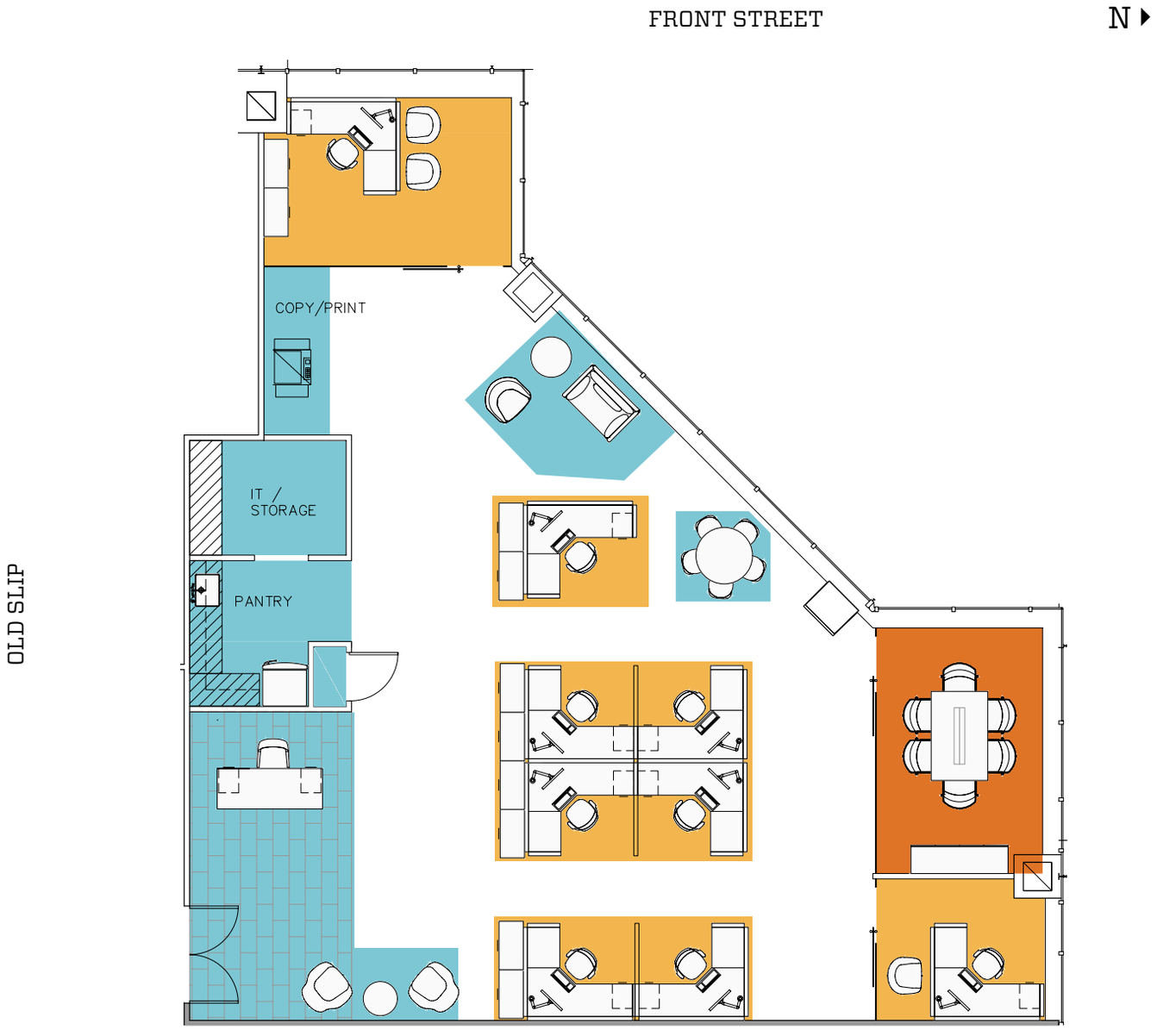
5th Floor
3,549 RSF
Q3 2023
Built to Plan

Offices	2
Workstations	7
Enclosed Conference Seats	6
Pantry Seats	3
TOTAL EMPLOYEES	**9**

VIEW VIRTUAL TOUR



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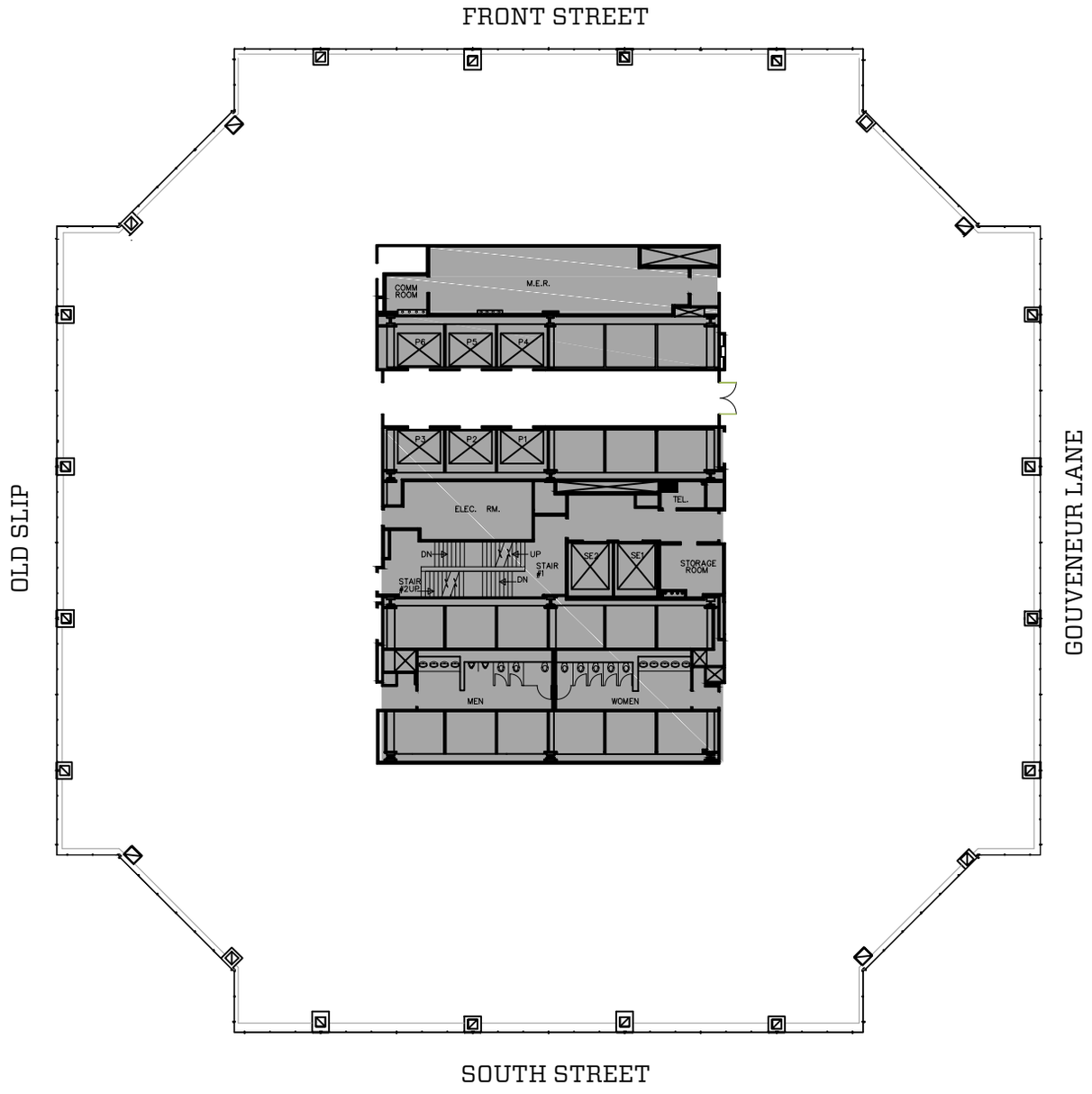
Full Floor Availability
6th Floor
37,095 RSF
Available Immediately
White Boxed Condition

VIEW VIRTUAL TOUR



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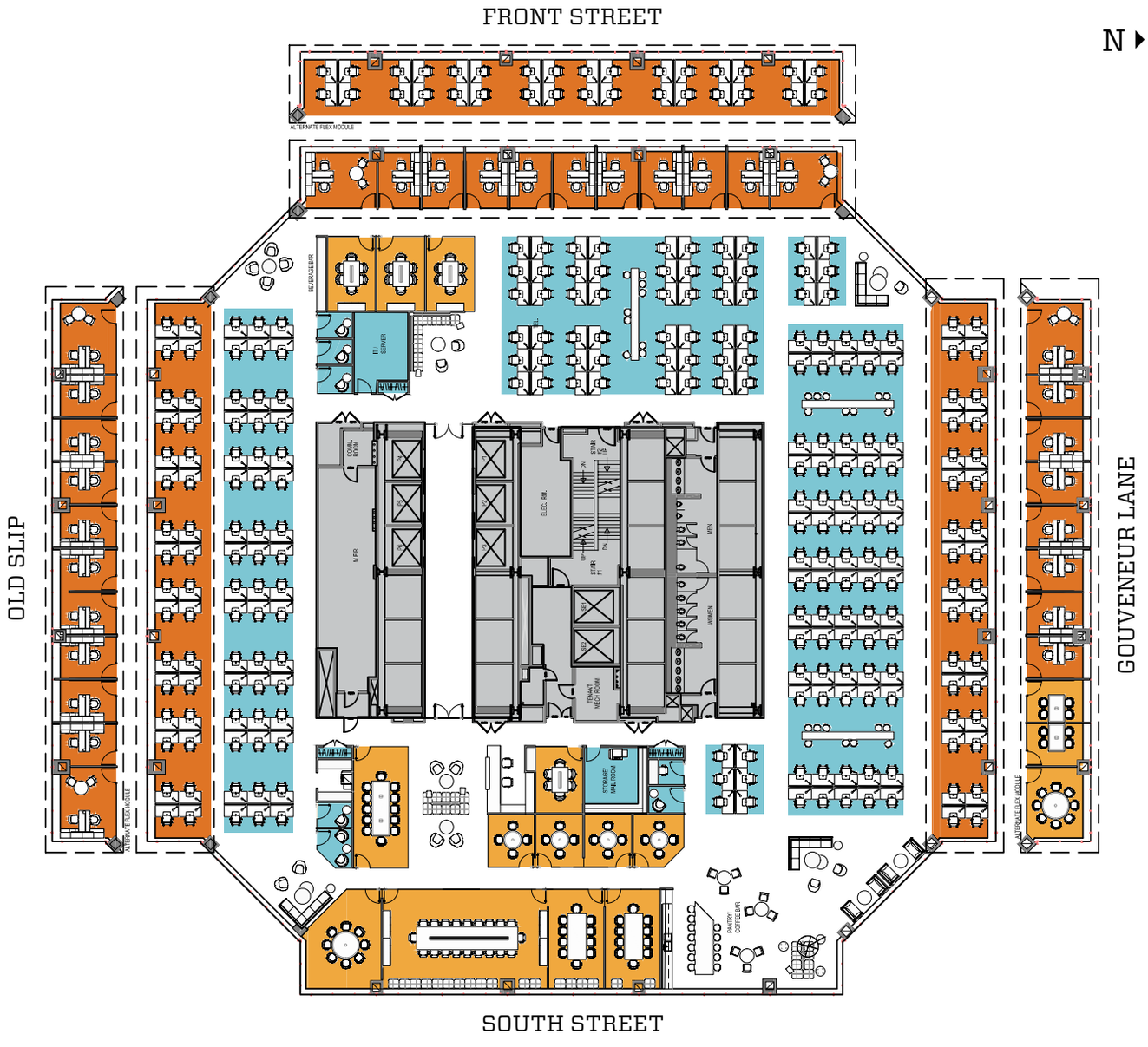
Full Floor Availability
6th Floor
37,095 RSF
Office Intensive-Testfits

Partner Office	2
Private Office	9
Board Room	1
Large Conf. Room (8-12P)	4
Small Conf. Room (4-6P)	8
Collaboration/Work Area	9
Phone Room	6
Wellness Room	1
Pantry	1
Reception	2
Storage/Mail Room	1
Storage/Coat Closet	3
IT Room	1
Workstations (6' x 6')	0
Workstations (5')	232
Total Workplace	245

VIEW VIRTUAL TOUR



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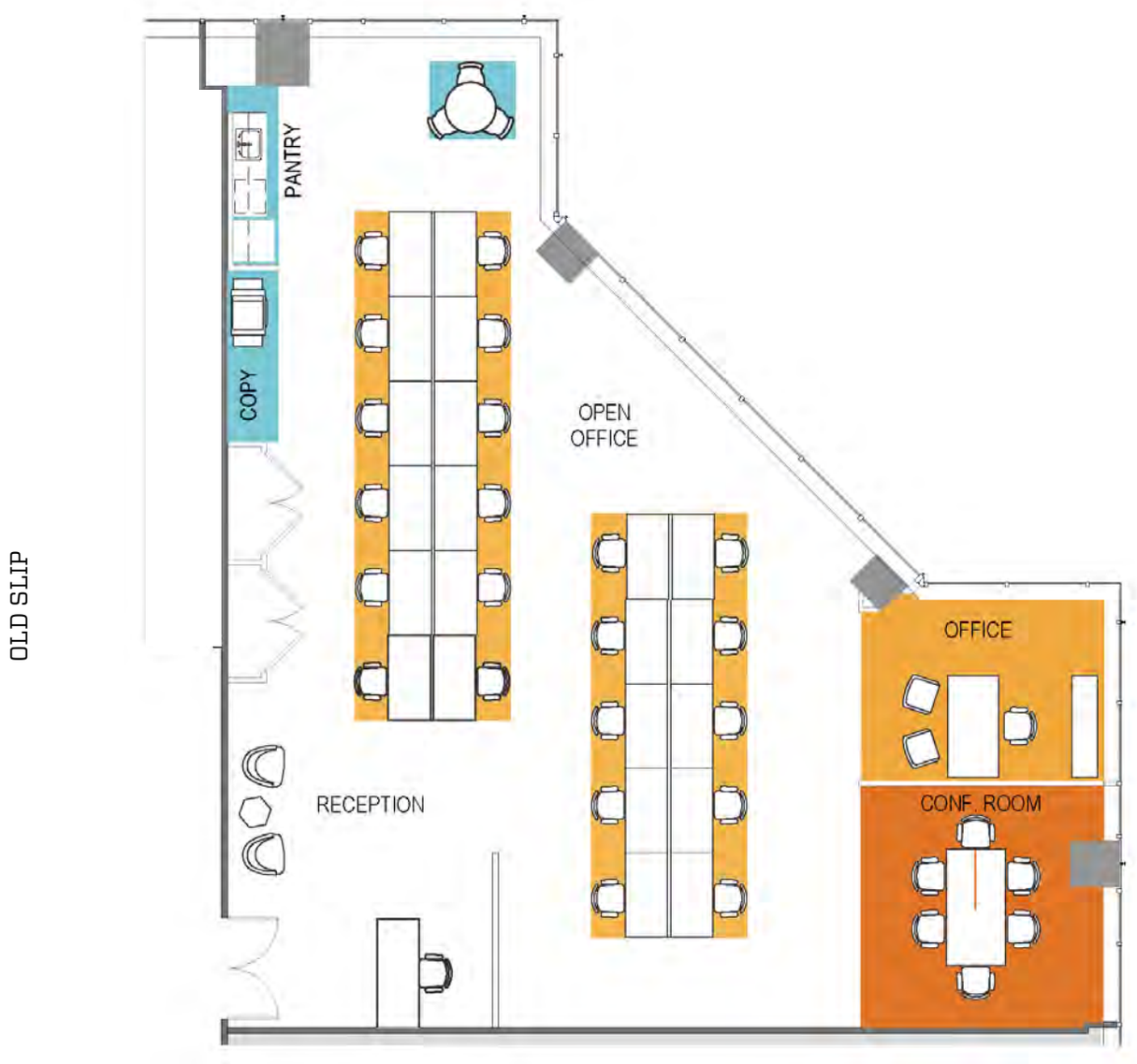
8th Floor
3,662 RSF
Available Immediately
Built to Plan

Offices	1
Workstations	22
Enclosed Conference Seats	6
Pantry Seats	3
Open Collaborative Seats	22
TOTAL EMPLOYEES	**24**

VIEW VIRTUAL TOUR



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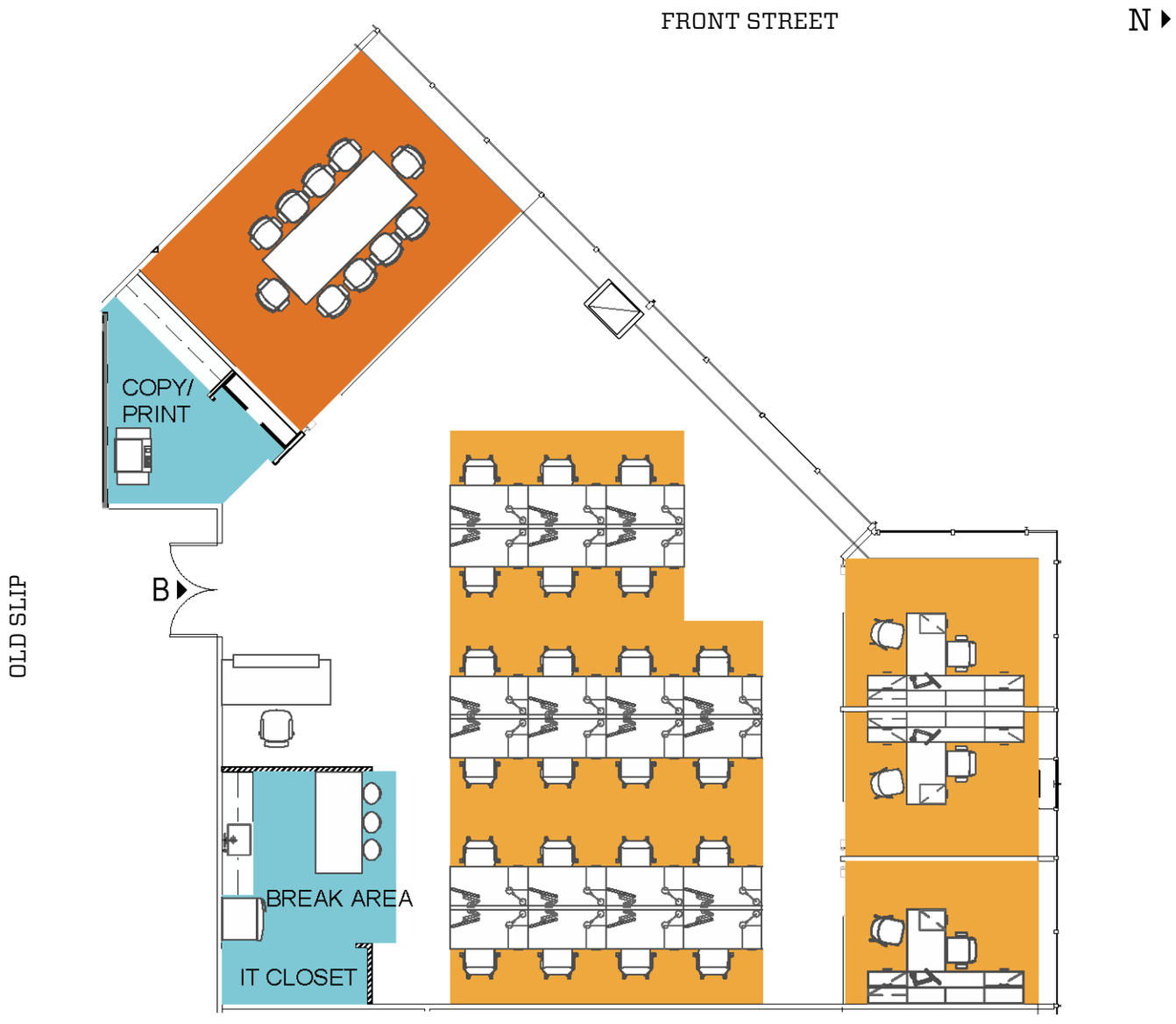
32nd Floor
4,306 RSF
Available Q1 2023
Built to Plan

Offices	3
Workstations	22
Enclosed Conference Seats	10
Pantry Seats	3
TOTAL EMPLOYEES	**25**

VIEW VIRTUAL TOUR



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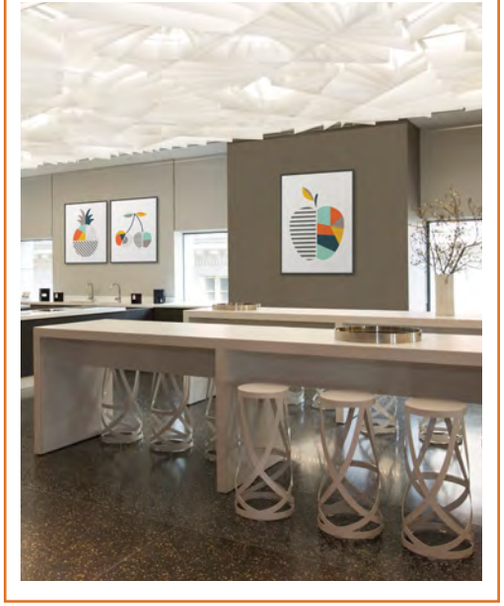
Just steps from Wall Street offering 39,000 square feet of customizable event space for your next conference, off-site, or large meeting ranging from 8 to 212 attendees. With views of the East River and Brooklyn Bridge, this location is the best place to host your next training, seminar, or product launch in downtown New York City.

CONTACT FOR MORE INFORMATION:
DEB GALPER | AREA SALES MANAGER
dgalper@archamenity.com
914.523.9836

- **BEST-IN-CLASS TECHNOLOGY**
- **FLEXIBLE MEETING & EVENT SPACE**
- **FIVE STAR HOSPITALITY SERVICE**
- **DEDICATED EVENT PLANNING SERVICES**
- **GOURMET CULINARY OFFERINGS**



Building Specifications

Year Built: 1987.

Building Size: 1,161,435 RSF.

Height: 36 Stories.

Architect: Edward Durell Stone & Associates.

Ceiling Heights: 13'- 6" & 16'- 6" slab to slab.

Column Spacing: Column-free interior space.

Floor Sizes: 23,404 RSF to 38,750 RSF.

Floor Load: 100 lbs psf live load capacity.

Construction Class: Class-1 Fireproof.

Foundation: Reinforced concrete slab walls on steel piles.

Frame: Steel columns, beams and trusses.

Deck: "Q" deck and concrete, with under floor cells.

Roof: Inverted Roof Membrane Assembly (IRMA) system.

Transportation: Convenient to 1, 2, 3, 4, 5, A, C, E, J, R & Z subway lines, PATH, Staten Island Ferry; Ferries to Brooklyn & New Jersey; Manhattan Heliport.

Amenities: 24/7 building access, on-site property management, dedicated concierge staff, messenger center, parking garage, Convene Conference Center, Mailroom, building bike storage, Newsstand, high-speed telecommunications redundancy, plaza with bench seating.

Exterior Finish: Polished Granite Panel and aluminum framed glass. Thermal windows are double paned.

Entrances & Lobbies: Tenants and guests enter via the two main entrances on Old Slip, one at the south-west corner of the building and the other at the south-east corner. Tenants can also enter on the Governeur & Front Street entrance, north building corner. The building entries are provided with aluminum and glass doors in revolving and swing configurations. The loading dock entrance and parking garage is located on Front Street.

Setbacks: Setback roofs are located on floors 38, 37, 33, 29, 25, and 3

HVAC Controls: The building utilizes an Andover Building Management System (BMS).

Air Conditioning: Individual water - cooled packaged units, five (5) cooling towers totaling 4, 812 tons capacity. Baltimore Aircoil brand cooling towers located on the roof, provide condenser water service as follows:

- CT-1: 25FL - 37FL
- CT-2 & CT-3: 2FL – 16FL
- CT-4-CT-5: 17FL – 24 & supplemental system

1. Each tenant floor has its own air conditioning and air filtration systems located in the mechanical equipment room (MER) on each floor. Heat removal from these air conditioning units is accomplished by cooling towers which are located on the Building's roof. The pump stations are all located on upper floors.

Equipment Rooms: The main mechanical rooms are located on the 3rd and 37th floors. Each tenant floor has a MER for its own air conditioning.

Ventilation Systems: Ventilation air is provided throughout the building via AHU's located on the 3rd and 37th floors.

Heating: Con Edison steam is used as the primary heat source throughout the Property and is delivered to four steam converters located at the Property's 3rd floor mechanical equipment area. The converters produce 180-200-degree Fahrenheit heating water which is supplied through two-pipe systems serving perimeter convection units at each floor.

Supplemental HVAC:

1. Supplementary condenser water is available for Tenant use provided by a separate supplemental cooling tower.
2. HVAC- installed MERV13 filters – all base building equipment
3. Hand sanitizing stations in all common areas
4. Touchless fixtures in core restrooms

Building Specifications Cont.

Electrical: Each floor is designed to allow for six (6) watts/USF, exclusive of base building air conditioning. As part of the post Hurricane Sandy remediation work, the Property's switchgear was relocated from the sub-cellar level to the 3FL and serves SC, C, and 1FL – 17FL plus some base Property equipment. The cabling is concrete encased and uses oil filled caps to eliminate damage to the power cables in the event of a water breach. The Property's 37FL switchgear serves floors 18fl – 37FL and some Property equipment. The Property switchgear equipment is rated at 480v, 2,000 to 4,000 amps, 3-phase, 4-wire services and is distributed via bus ways to electrical panel rooms located on each floor level.

Method of Measuring Tenant Consumption: Tenants from floor 18 - 36 are direct metered by Con Edison. Tenants from floors 2 - 17 are sub-metered.

Electric Closets: One (1) electric closet per floor.

Emergency Power: One 2,000 KVA and a 1,200 KVA generators service the property supporting life safety systems, elevators, lighting, etc. Four (4) emergency generators are available for tenant loads.

Additional Power: Additional electric can be made available at Tenant's expense, subject to Landlord's review of Tenant's requirements.

BMS: Andover & Siemens Building Management System (BMS).

Life Safety: Class E Fire COMTREK alarm system.The property is fully sprinklered in accordance with the NYC Property code. The Property's SC and C levels are protected by dry pipe sprinkler systems. The building is currently provided with a combination sprinkler and standpipe system which consists of six-inch risers located in Stair E and Stair F. The risers in Stair E serves the 37th floor through the Cellar Level. The riser in Stair F serves the 35th Floor through the Cellar Level. The combination system between the 15th floor and the Roof is supplied by a roof level gravity tank with a fire reserve of 15,080 gallons. The sprinkler system between the 31st floor and the Roof are served by a special service fire pump located on the 37th floor. The combination system on the Cellar Level through the 14th Floor is served by an automatic fire pump located on the Cellar Level. The automatic fire pump in the Cellar is rated 500 gpm at 140 psi and is served via a connection to the city water main. A manual fire pump located on the Cellar Level is rated for 750 gpm at 325 psi and is served via a connection to the city water main.

Stairwells: There are a total of five (5) stairwells that provide for emergency egress. These stairwells are monitored daily and adhere to all Local Law 26 regulations.

Telecom: WIRED - Gold Certified. Multiple points of entry for redundancy and resiliency. Multiple POEs and ris-er pathways support ISP's/tenant redundancy and diversity requirements. Providers include: Cogent, Lightower, RCN, Verizon, Level 3, Time Warner Cable, AT&T.

Elevators: Otis Elevators. There are a total of twenty-six (26) passenger elevators, three (3) hydro and two (2) freight elevators. In addition, there are 2 sets of escalators that serve Lobby to 2nd floor.

Banks	Floors Served	No. of Elevators per Bank	
Low Rise	Lobby, 2fl, 4fl - 9fl	6	"A" Bank
Low-Mid Rise	10fl - 17fl	6	"B" Bank
Mid Rise	18fl - 24fl	6	"C" Bank
High Rise	25fl - 36fl	6	"D" Bank
Hydro car	Lobby to Sub-Cellar	1	"K" Bank
Hydro car	Lobby to Sub-Cellar	1	"L" Bank
Hydro car	Lobby to C Level	1	"M" Bank
Freight cars	SC to 37fl	2	"N" Bank

Elevator Sizes: The freight service elevators are 10' 4" high, 6' 3" wide, 7' 3" depth, 13" diagonal, 24" x 17" hatch, door size of 8' 6" x 4' 6"; capacity of 6,000 lbs. Passenger cars with finishes are approximately 9' 5" high, 7' 9" wide, 6' depth with a 4,000 lb. capacity, and an entrance width and height of 48" x 84".

Security: The building is monitored via 24/7 uniformed security guards stationed at the lobby concierge desk, a fully integrated CCTV, visitor management and turnstile access card system, and loading dock master.

Sanitary System: Sanitary sewer - 6" line; storm sewer - 6" line.

Domestic Water: Service on South Street. Domestic triplex water pump system is located on the 3rd floor and a redun-dant domestic triplex water pump system in the C level.

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