

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



Amenities & Infrastructure

- Lobby coffee bar
- Lobby art programs & communal space
- Building wide socials and fitness programs
- Convene™ meeting and event space
- Bike room and exclusive parking garage

Artist rendering of proposed lobby 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



Points of Interest

Corporate

1. Fitch Ratings
2. Revlon
3. Morgan Stanley
4. Sullivan & Cromwell LLP
5. Daily News
6. S&P Global
7. Emblem Health
8. Nielsen
9. Allianz Global Corporate
10. Intesa Sanpaolo
11. Guardian Life Insurance
12. Deutsche Bank

Hotel

1. W Downtown
2. Ritz Carlton Battery Park
3. Millenium Hilton Hotel
4. Marriott Residence Inn
5. Doubletree By Hilton
6. Hampton Inn
7. The Setai Club & Spa
8. The Wall St Inn
9. Andaz Wall Street
10. Holiday Inn Express
11. Club Quarters Hotel
12. Gild Hall/Thompson Hotel
13. Eurostars Wall Street Hotel
14. Best Western Seaport Inn
15. Hampton Inn Seaport
16. The Beekman/Thompson Hotel

Transportation

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

Restaurants

1. 2 West
2. Pier A Harbor House
3. Black Tail
4. Cut
5. The Wooly Daily
6. Augustine
7. Temple Court
8. Da Claudio
9. Shake Shack
10. Zaitzeff
11. Open Kitchen
12. Zeytuna
13. Pound & Pence
14. Capital Grille
15. Harry's Italian
16. The Bailey Pub & Brasserie
17. Cipriani Club Residences
18. Haru Sushi
19. Bobby Van's
20. Reserve Cut
21. Joseph's
22. Delmonicos
23. Luke's Lobster
24. Harry's Cafe & Steak
25. Ulysses
26. Zigolinis
27. Adrienne's Pizzabar
28. Nebraska Steakhouse
29. Ancora Ristorante
30. Fraunces Tavern
31. Dead Rabbit
32. Battery Gardens Restaurant
33. Mark Joseph Steakhouse
34. Acqua At Peck Slip
35. Il Brigante
36. Barbalu
37. Industry Kitchen
38. Nobu Downtown
39. Manhatta

Retail

- | | | | | |
|---------------------|---------------------|-------------------|-------------------|-------------------------|
| 1. Brookfield | 13. Nine West | 19. Canali | Racquet Club | 30. Guess |
| 2. Oculus/Westfield | 14. Blink Fitness | 20. My Suit | 25. Retro Fitness | 31. Abercrombie & Fitch |
| 3. City Blossoms | 15. Godiva | 21. Tiffany & Co. | 26. Pink | 32. TKTS |
| 4. Brooks Brothers | 16. Equinox Fitness | 22. Tissot | 27. Leonidas | 33. Trading Post |
| 5. Century 21 | 17. Tj Maxx | 23. Hermès | 28. UFC Gym | 34. Pier 17 |
| 6. NYSC | 18. NYSC | 24. NY Health & | 29. Soul Cycle | 35. 10 Corso Como |



32 Old Slip

Availabilities

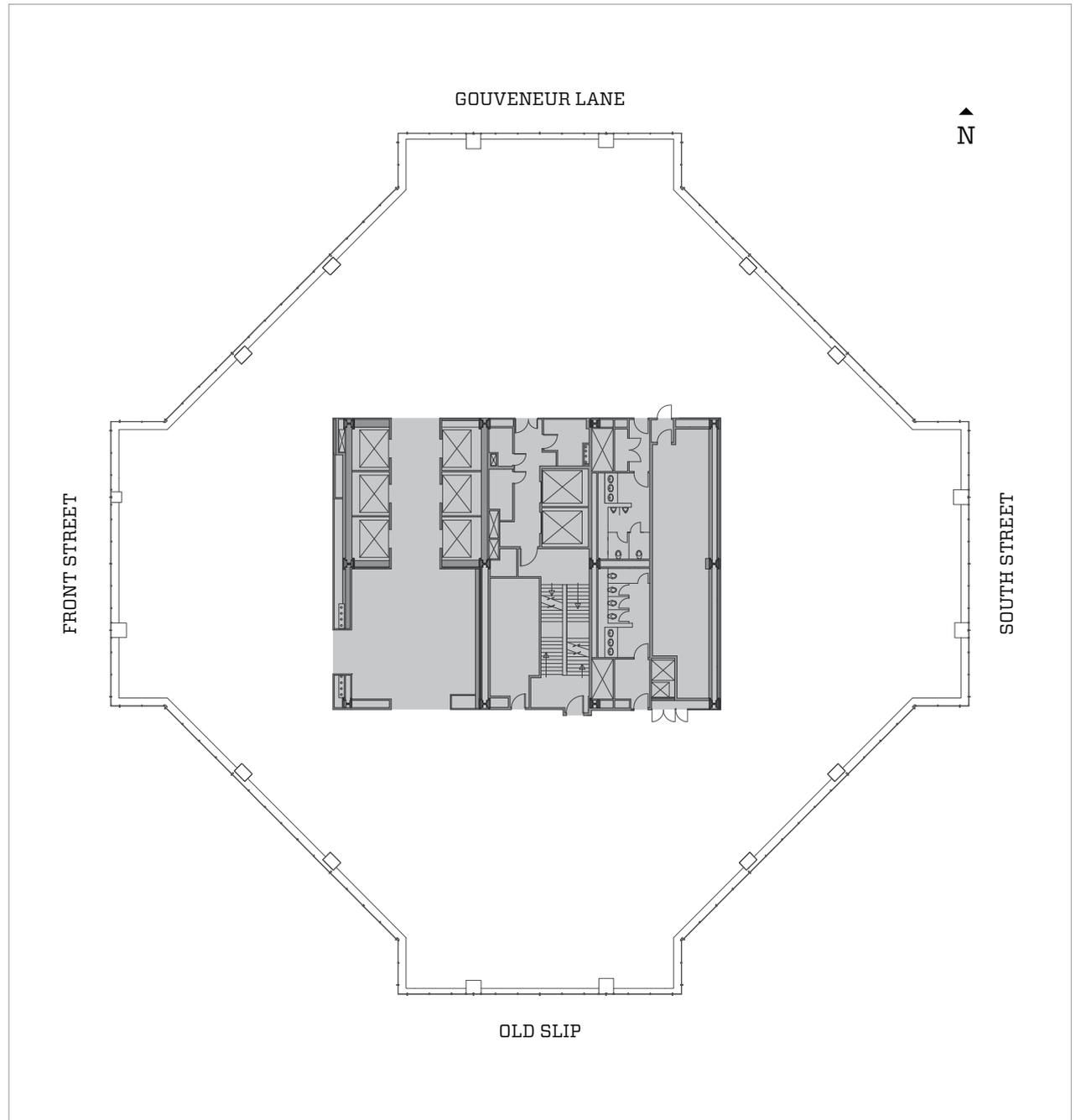
Tower Floor	RSF	Available	Condition	Slab Height
Floor 31	30,443 RSF	Immediately	Whiteboxed	13'6"
Floor 30	30,794 RSF	Immediately	Demolished	16'

Base Floor	RSF	Available	Condition	Slab Height
Floor P5	20,567 RSF	Immediately	Demolished	13'6"



Tower Availability
Floors 30-31
Core/Shell
30,400 RSF

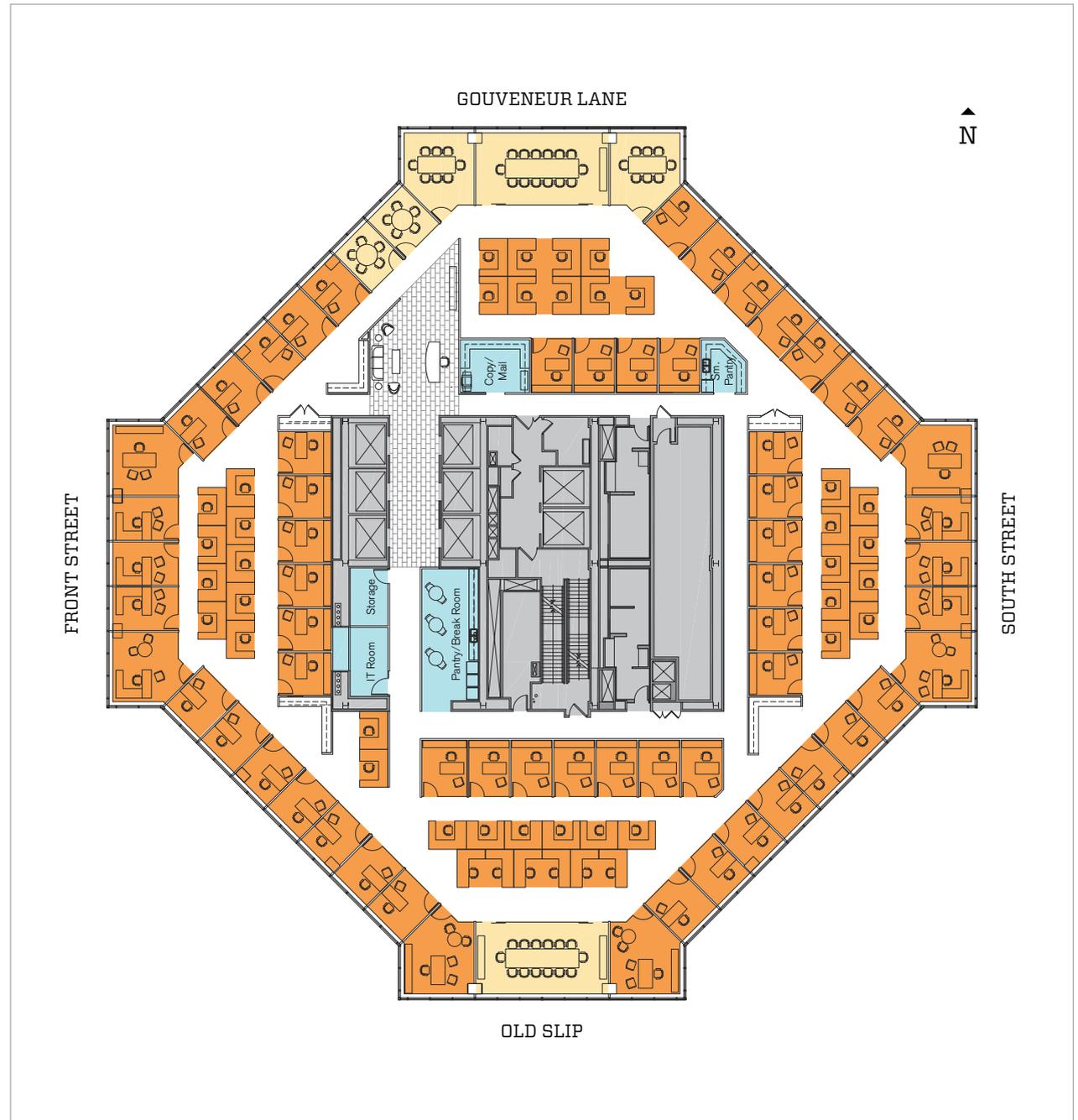
Floor 30 - Actual Floor & Views



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Tower Availability
 Floors 30–31
 Office Intensive
 30,400 RSF

Partner Office	6
Private Office	55
Conference	6
Workstations	41
Pantry/Break Room	2
Copy/Mail	1
Work Area	3
IT Room	1
Storage	1
Reception	1
Total Employees	103
RSF Per Employee	296

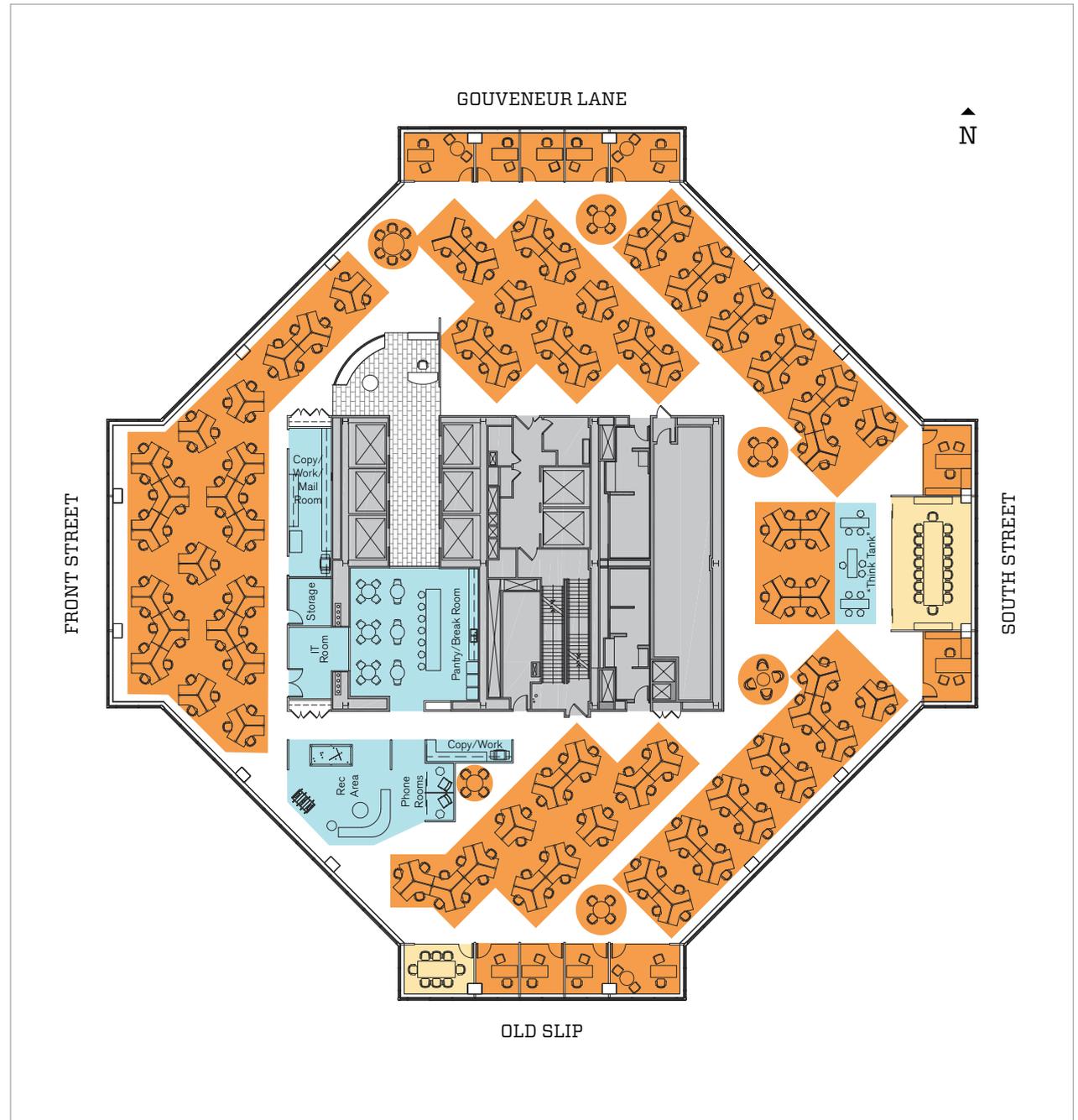


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Tower Availability Floors 30-31

Creative
30,400 RSF

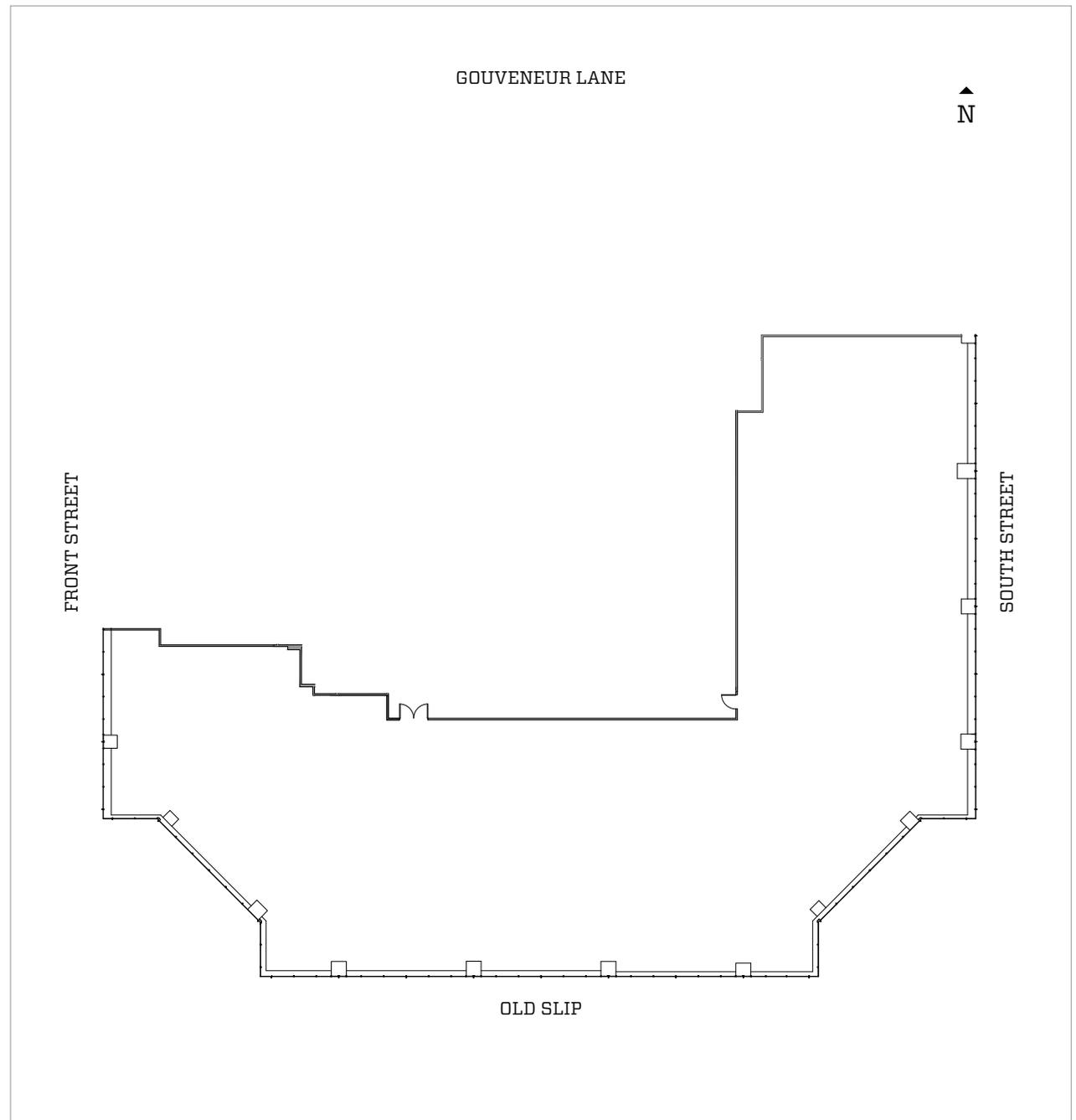
Executive Office	5
Private Office	6
Workstations	210
Conference	2
Small Meeting	6
Pantry/Break Room	1
Rec Area	1
Copy/Mail	2
IT Room	1
Storage	1
Reception	1
Total Employees	222
RSF Per Employee	137



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Base Availability
Floor 5
Core/Shell
20,567 RSF

Floor 5 - Actual Floor & Views



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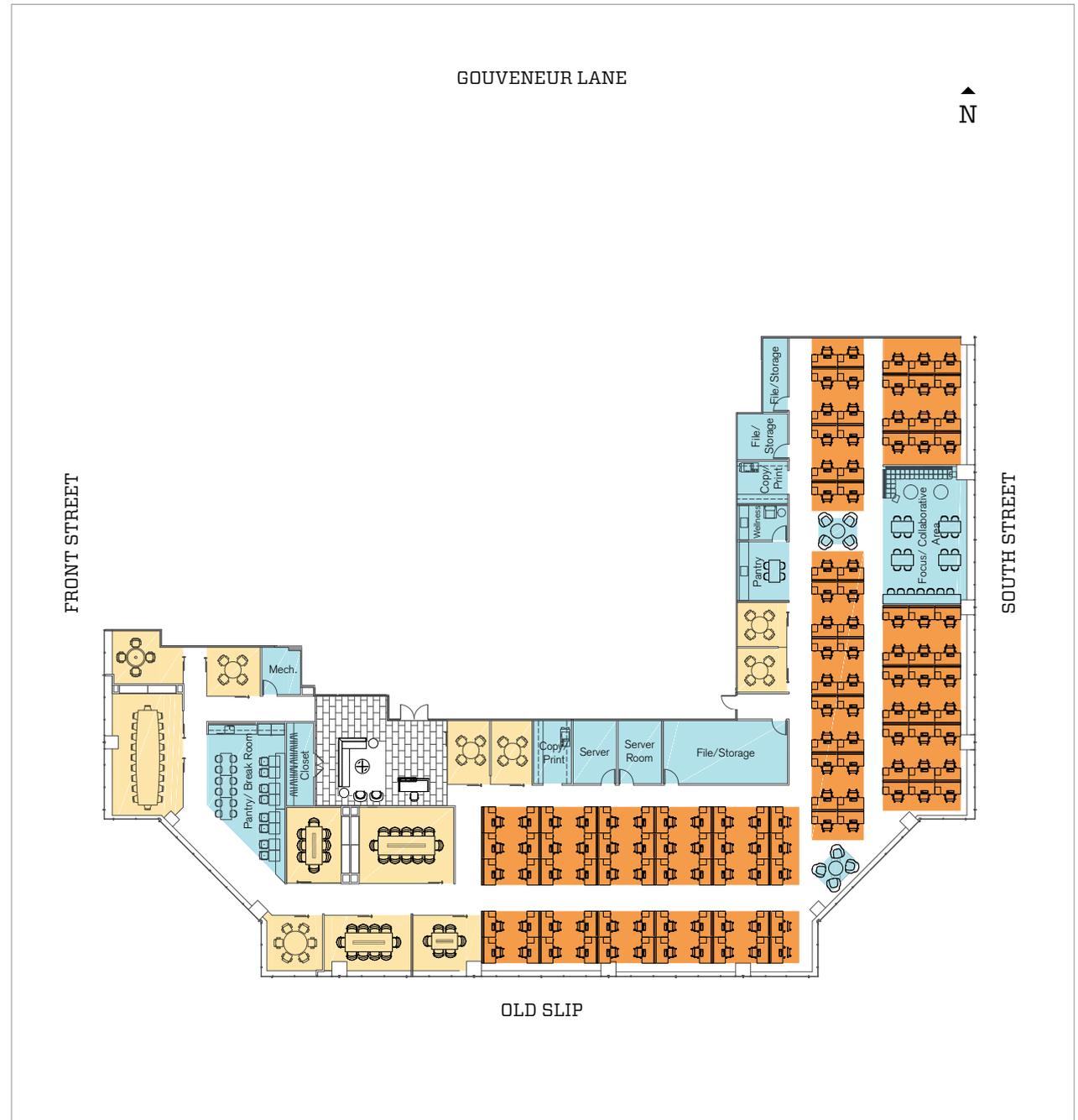
Base Availability

Floor 5

Open Plan

20,567 RSF

Workstations	120
Conference	11
Boardroom	1
Small Meeting	2
Focus / Collaborative Area	1
Wellness	1
Copy / Print	2
File / Storage	3
Server Room	1
Server Storage	1
Closet	1
Pantry	2
Reception	1
Total Employees	121
RSF Per Employee	170



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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.

Heating: Perimeter hot water convection system heated by Con Edison steam through a heat exchanger, enters the Building on the C level. The Building's heat exchangers are located on the 3rd floor.

Air Conditioning: Individual water - cooled package units; ten cooling towers totaling 4,812-ton capacity. Each tenant floor has its own air conditioning and air filtration systems located in the mechanical equipment room on each floor. Heat removal from these air conditioning units is accomplished by cooling towers located on the Building's roof. The pump stations are all located on upper floors.

Electrical: 27,500 KVA of service from two Con Edison vaults distributed by bus duct.

Emergency Power: Base building generator supporting life safety systems, elevators, lighting, etc; six emergency generators for tenant loads.

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

Security: 24/7 manned security desk plus building patrol & closed circuit television (CCTV); security card access – controlled turnstiles; web based visitor pass system.

Life Safety: Class E Fire COMTREK alarm system; fully sprinklered. The Building's emergency generators backing up the life safety systems are located on the 3rd and 37th floors. The fuel storage tanks are located on the SC level, as mandated by NYC Building Code. A new redundant and submersible fuel oil storage and delivery system was installed on the SC level.

Elevators: 26 high-speed passenger elevators each with 4,000 lb capacity; 2 freight elevators; 2 garage elevators; 1 messenger elevator. A new master Elevator Management System is located in the Building's 11th floor elevator machine room with a secondary control panel located in the lobby as required by NYC Building Code.

Telecom: A new telecom room has been constructed on the 3rd floor of the Building. All carriers are 100% fiber.

Parking: 104-space self-parking garage.

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.

Other: A new Emergency Supplies Stockroom containing extensive supplies, backup equipment, mobile power, pumps, etc. is located on the 3rd floor.

Contact



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