32 OS

OLD SLIP

MODERN OFFICES WATERFRONT VIEWS

32 Old Slip combines large, efficient floor plates, panoramic waterfront views, and exceptional connectivity to create one of Downtown Manhattan's most compelling office opportunities. Whether delivering move-in ready space or headquarters-scale availability, the building offers flexibility for companies at every stage of growth.

WATCH VIDEO

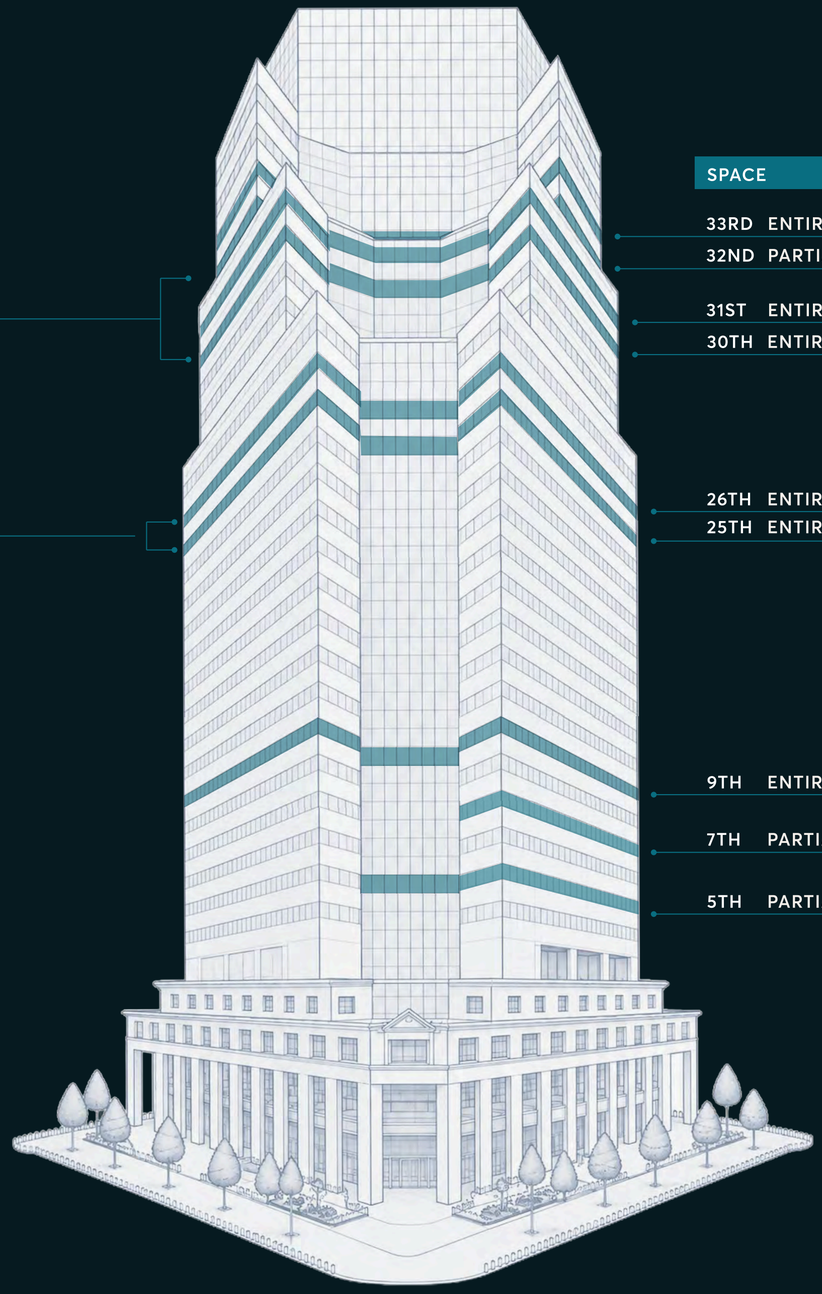
WHY 32 OLD SLIP

- WATERFRONT HEADQUARTERS OPPORTUNITY
- FULL-FLOOR OPPORTUNITIES
- MOVE-IN READY PREBUILT INVENTORY
- WHITEBOX AVAILABILITY
- 13'6" TO 16' SLAB HEIGHTS
- PANORAMIC EAST RIVER VIEWS
- CONFERENCE & EVENT CENTER
- ON-SITE PARKING GARAGE
- LOBBY COFFEE BAR
- RXO DEDICATED TENANT EXPERIENCE
- FERRY TERMINAL DIRECTLY OUTSIDE
- STEPS FROM THE SEAPORT

AVAILABILITY

FLOORS 30–32
68,000 RSF
CONTIGUOUS BLOCK

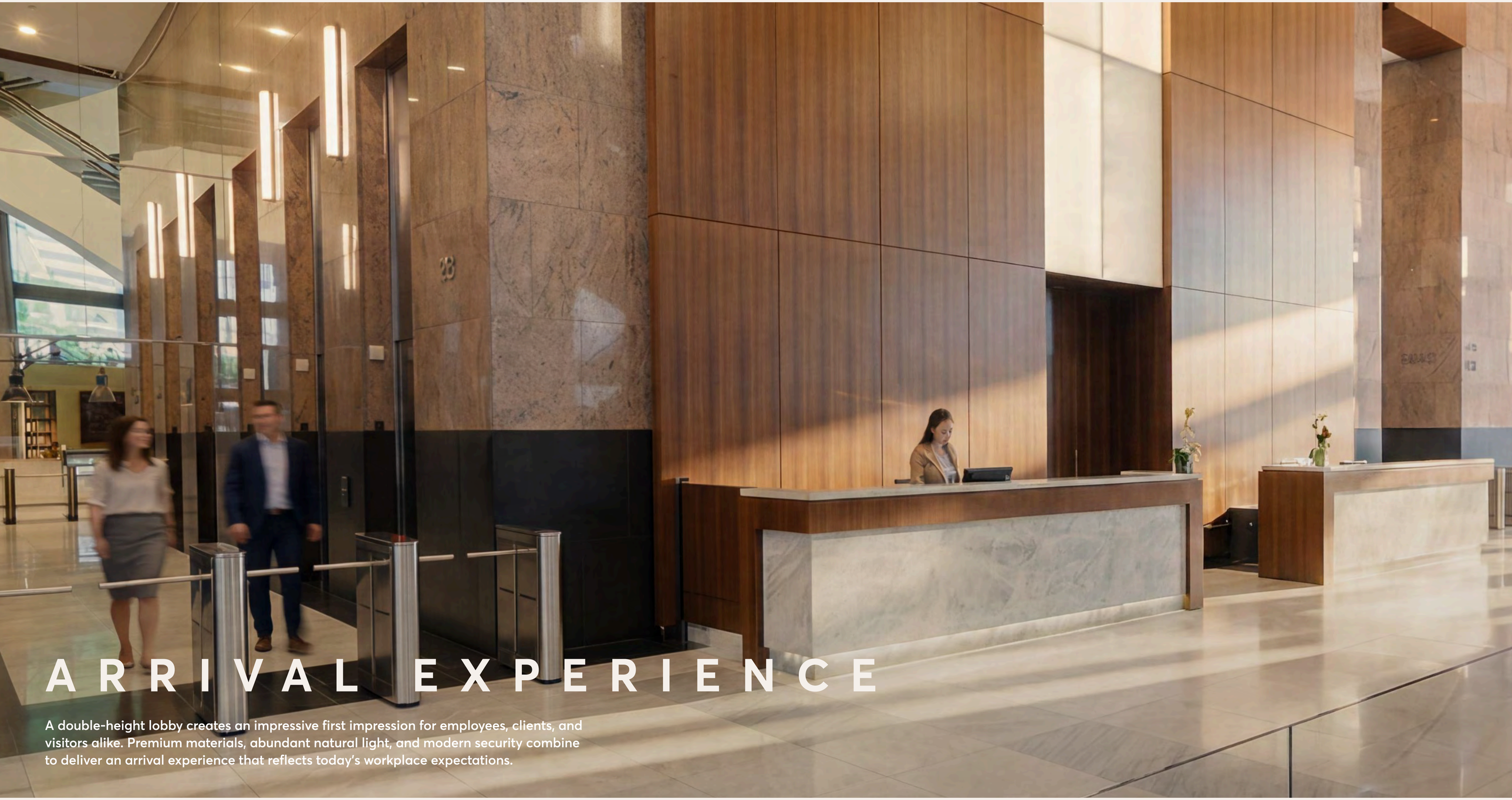
FLOORS 25–26
70,000 RSF
CONTIGUOUS BLOCK



SPACE		SIZE	AVAILABILITY	CONDITION
33RD	ENTIRE	24,241 RSF	IMMEDIATE	TO BE WHITEBOXED
32ND	PARTIAL	6,997 RSF	IMMEDIATE	PRE-BUILT FURNISHED
31ST	ENTIRE	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
30TH	ENTIRE	30,452 RSF	IMMEDIATE	NEWLY-BUILT FURNISHED
26TH	ENTIRE	34,686 RSF	IMMEDIATE	WHITEBOXED
25TH	ENTIRE	34,950 RSF	IMMEDIATE	TO BE WHITEBOXED
9TH	ENTIRE	37,061 RSF	IMMEDIATE	TO BE WHITEBOXED
7TH	PARTIAL	5,630 RSF	NOVEMBER, 2026	PRE-BUILT FURNISHED
5TH	PARTIAL	11,661 RSF	IMMEDIATE	PRE-BUILT FURNISHED

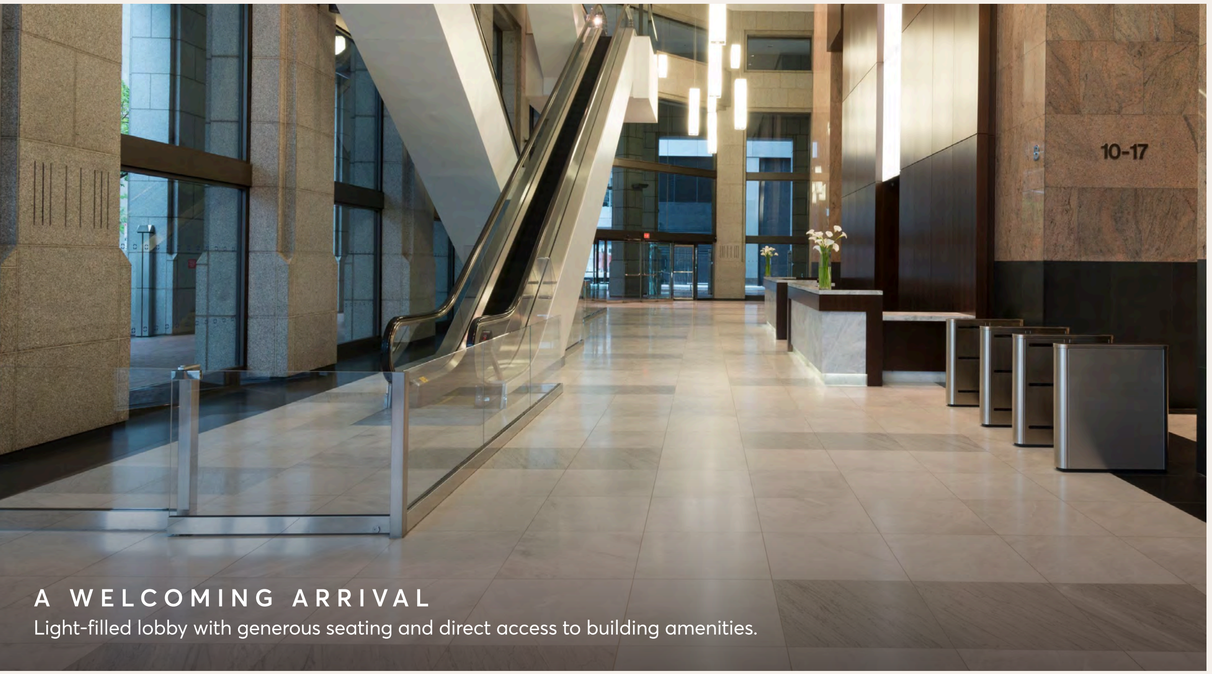
VIEW AVAILABILITES

32 OS OLD SLIP



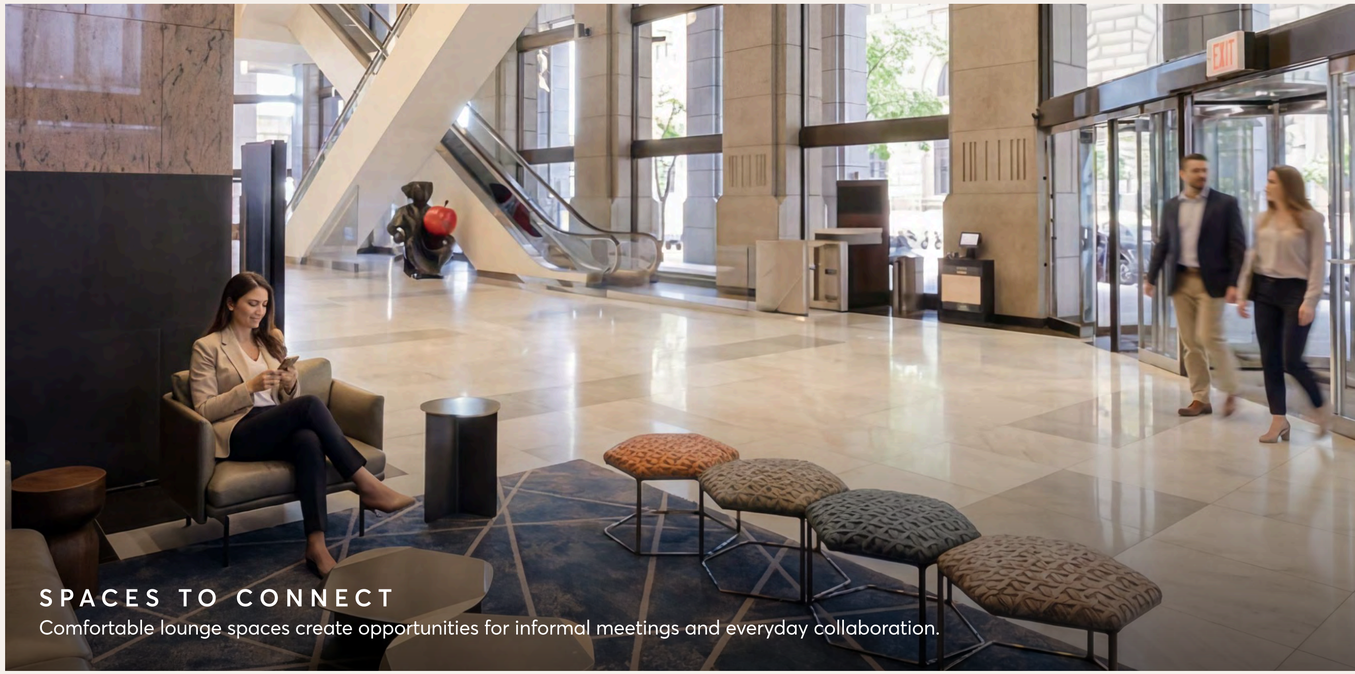
ARRIVAL EXPERIENCE

A double-height lobby creates an impressive first impression for employees, clients, and visitors alike. Premium materials, abundant natural light, and modern security combine to deliver an arrival experience that reflects today's workplace expectations.



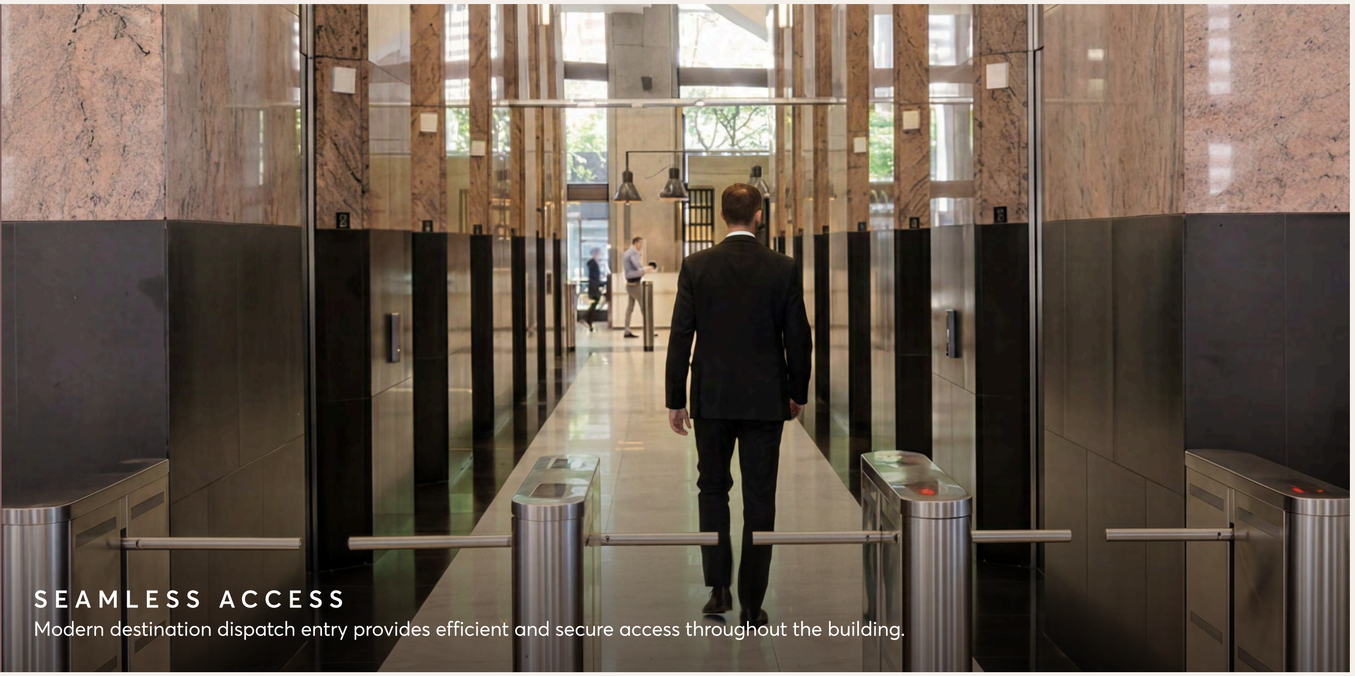
A WELCOMING ARRIVAL

Light-filled lobby with generous seating and direct access to building amenities.



SPACES TO CONNECT

Comfortable lounge spaces create opportunities for informal meetings and everyday collaboration.



SEAMLESS ACCESS

Modern destination dispatch entry provides efficient and secure access throughout the building.



CONVENIENCE & CONNECTION

Convenient lobby coffee bar and newsstand keep the workday moving.



LOBBY COFFEE BAR

Located within the lobby, the coffee bar provides a convenient destination for morning coffee, casual meetings, and everyday connection throughout the workday.



13,000 SF CONFERENCE &
EVENT FACILITY (130 CAPACITY)



RENOVATED
LOBBY



OUTDOOR PLAZA
WITH SEATING



DEDICATED TENANT
EXPERIENCE COORDINATOR

AMENITIES FOR THE MODERN WORKDAY

Thoughtfully curated amenities support productivity, employee wellbeing, and a better workplace experience from arrival through the end of the day.



EXCLUSIVE
PARKING GARAGE



BIKE ROOM
STORAGE



COFFEE BAR
& NEWSSTAND



SUBSTANTIAL
GENERATOR CAPACITY



INSPIRING VIEWS TO WORK

Natural light, expansive waterfront views, and efficient floor plates create work environments that attract talent, encourage collaboration, and adapt to evolving workplace needs.



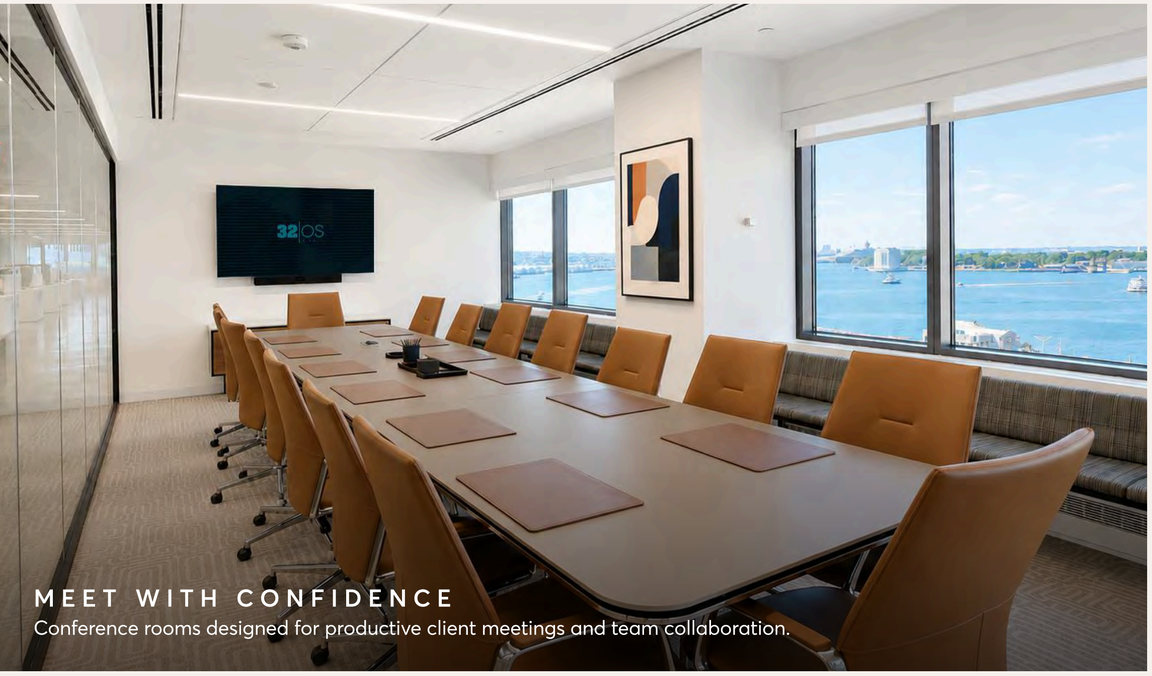
DESIGNED FOR PRODUCTIVITY

Efficient open workspaces maximize natural light across the floor plate.



ELEVATED CORNER OFFICE

Executive offices framed by uninterrupted East River views.



MEET WITH CONFIDENCE

Conference rooms designed for productive client meetings and team collaboration.



COLLABORATION WITH A VIEW

Flexible meeting environments overlooking the East River.

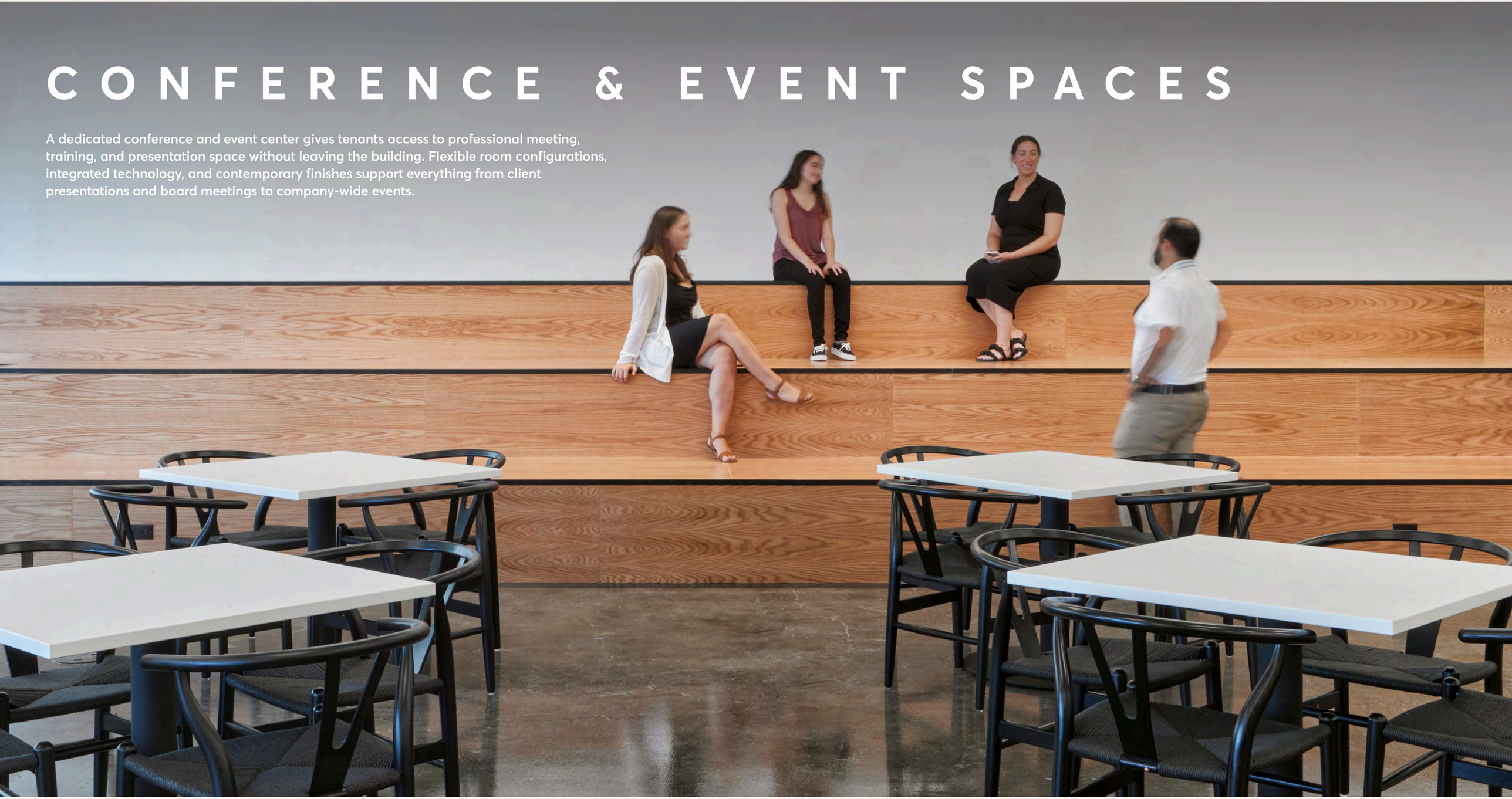


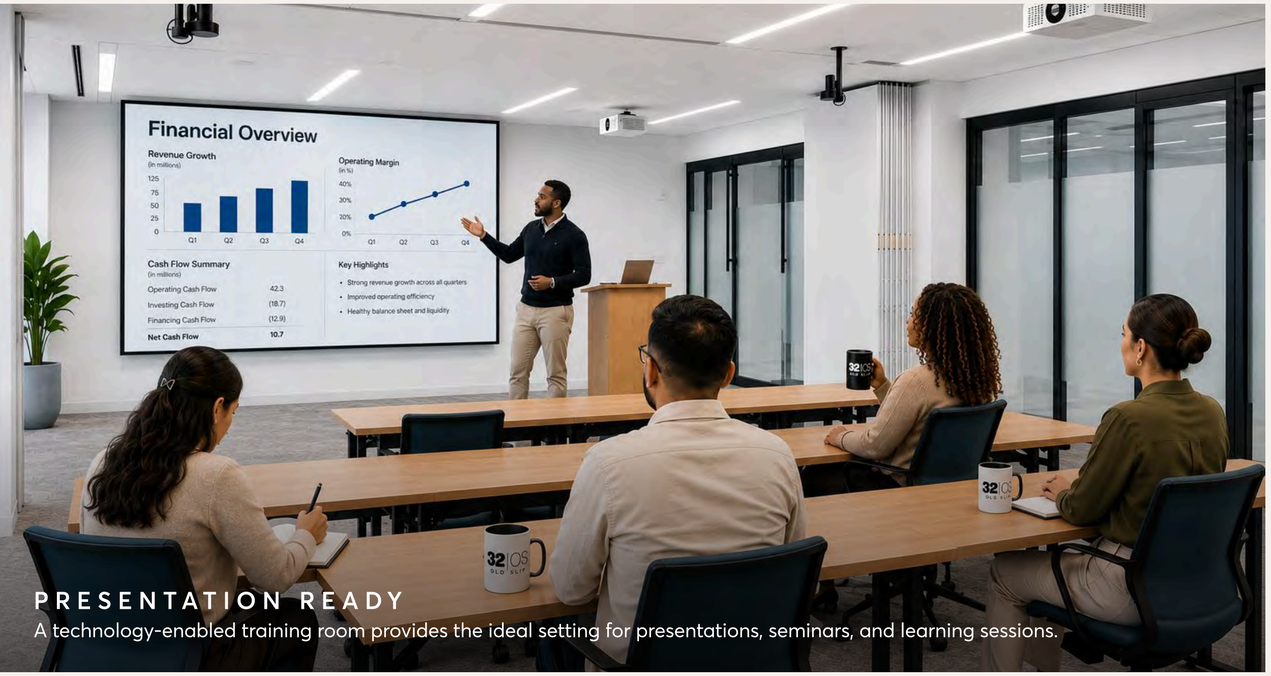
EXPANSIVE WORKSPACES

Column-free floor plates with slab heights up to 16 feet provide exceptional planning flexibility for open workspaces, private offices, and collaborative environments. Natural light and panoramic views enhance every floor.

CONFERENCE & EVENT SPACES

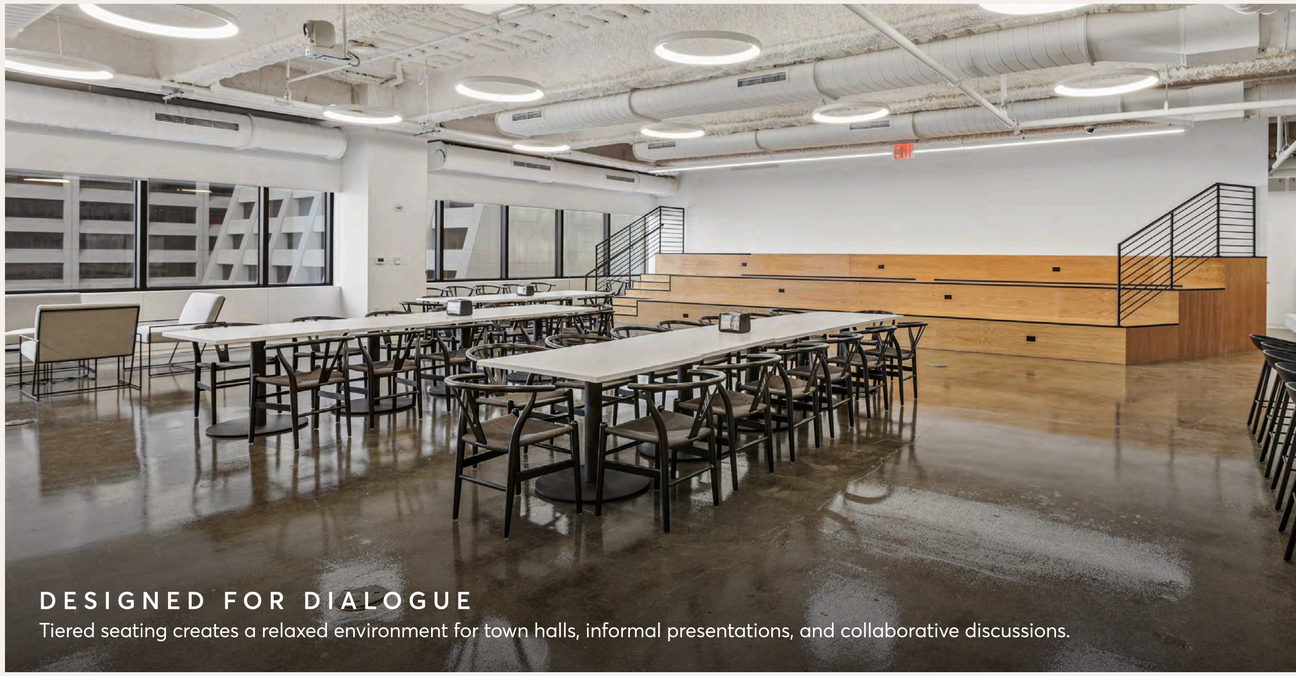
A dedicated conference and event center gives tenants access to professional meeting, training, and presentation space without leaving the building. Flexible room configurations, integrated technology, and contemporary finishes support everything from client presentations and board meetings to company-wide events.





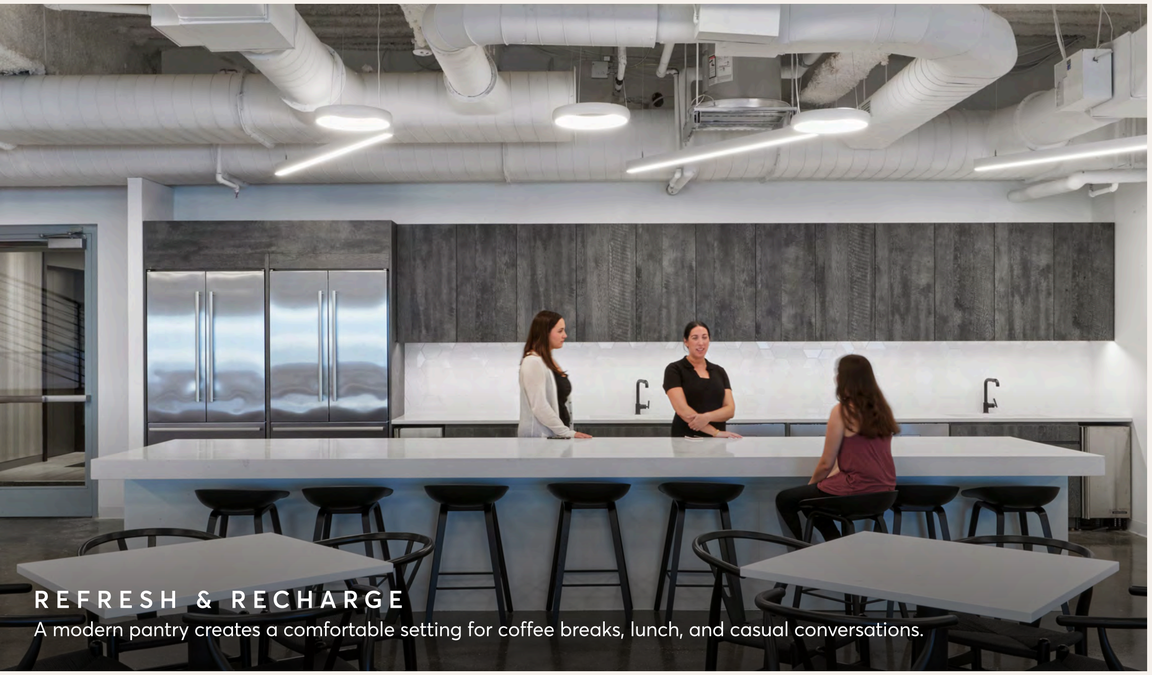
PRESENTATION READY

A technology-enabled training room provides the ideal setting for presentations, seminars, and learning sessions.



DESIGNED FOR DIALOGUE

Tiered seating creates a relaxed environment for town halls, informal presentations, and collaborative discussions.



REFRESH & RECHARGE

A modern pantry creates a comfortable setting for coffee breaks, lunch, and casual conversations.



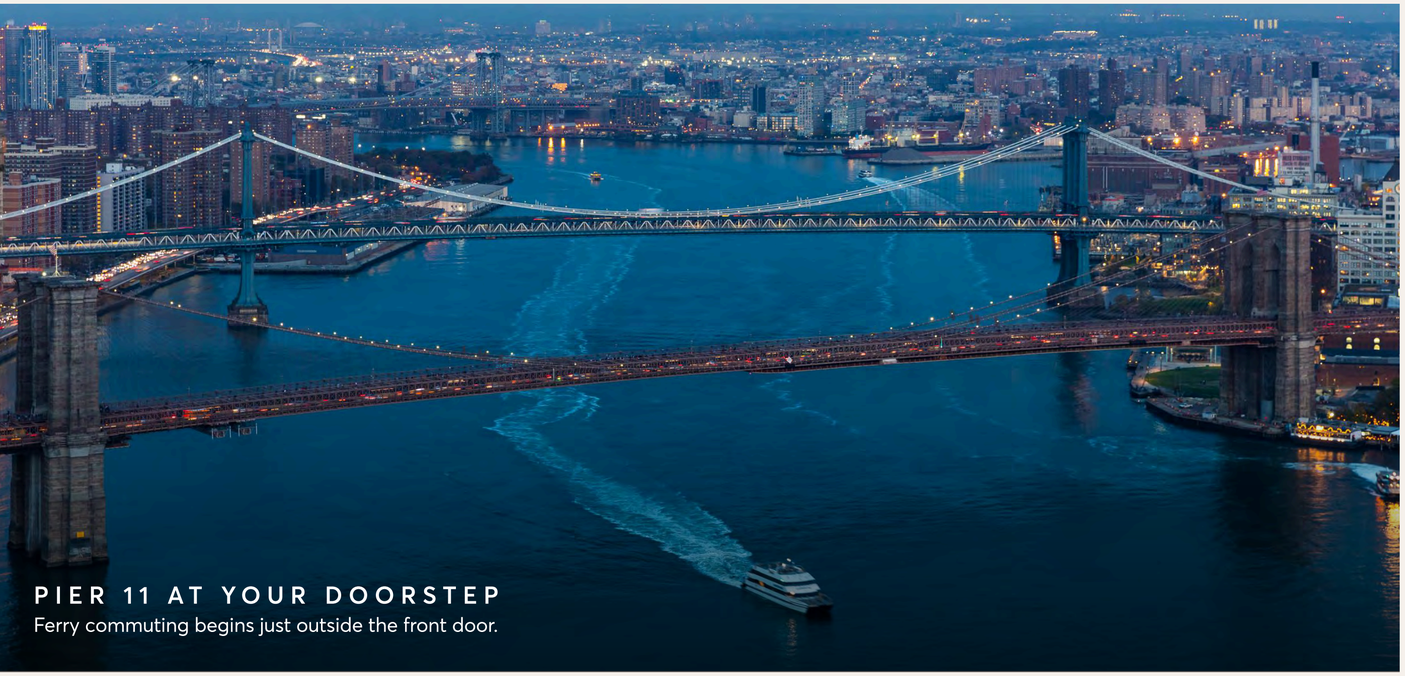
CONNECTED COLLABORATION

Flexible meeting spaces with integrated video conferencing make it easy to connect teams across offices and around the world.



WATERFRONT VIEWS

Few Downtown office buildings offer this perspective. Sweeping views across the East River, Brooklyn Bridge, and Lower Manhattan create an exceptional workplace experience throughout every season and every hour of the day.



PIER 11 AT YOUR DOORSTEP

Ferry commuting begins just outside the front door.



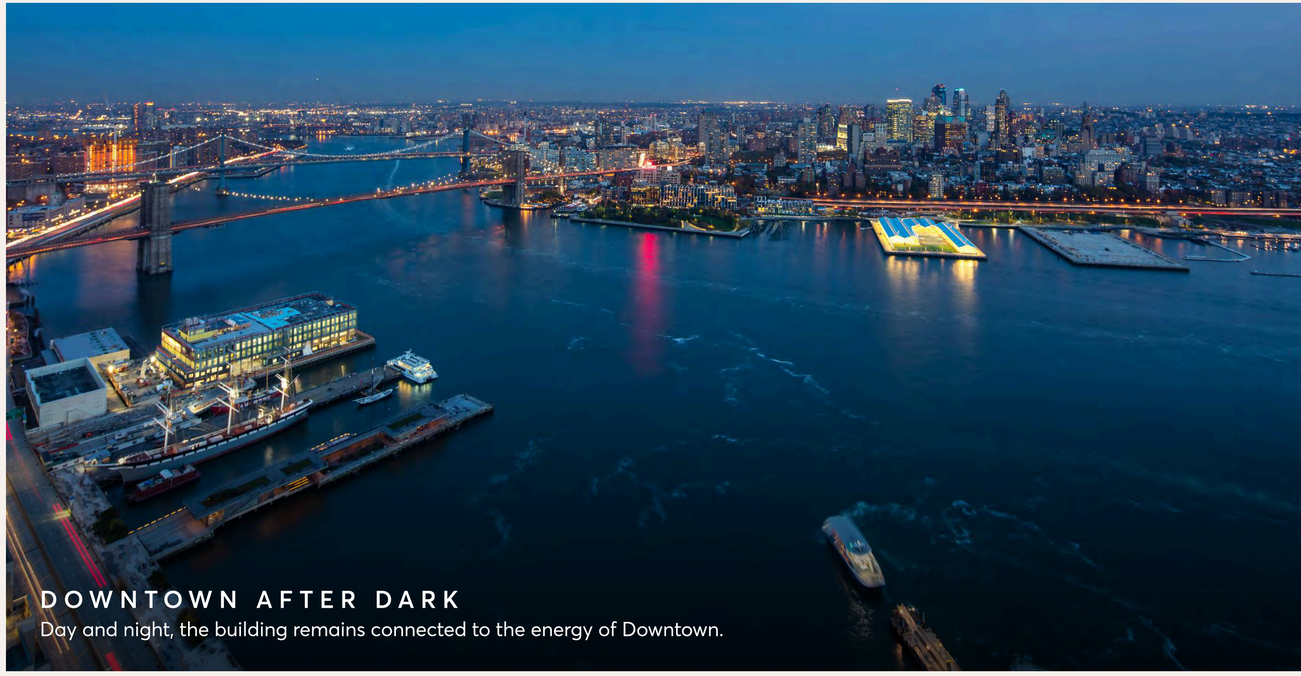
VIEWS THAT INSPIRE

Skyline views extend across Lower Manhattan.



THE WATERFRONT COMMUTE

Direct waterfront access creates one of New York's most enjoyable commutes.



DOWNTOWN AFTER DARK

Day and night, the building remains connected to the energy of Downtown.

LOCATION

1,170
RETAILERS

500+
BARS & RESTAURANTS

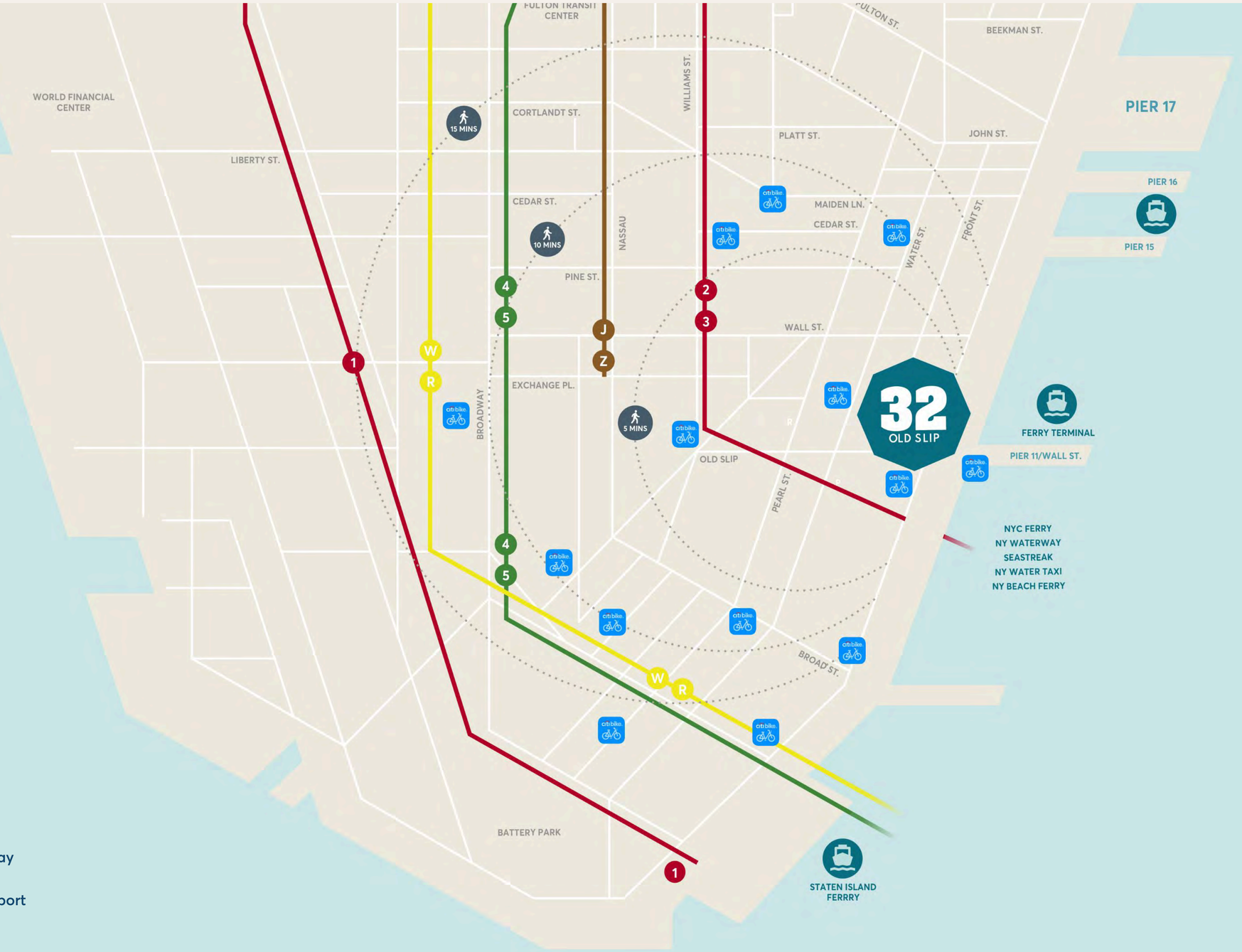
30,000
DAILY COMMUTERS

84+ ACRES
OUTDOOR SPACE

31
HOTELS

14.8M
VISITORS PER YEAR

Positioned directly adjacent to Pier 11, 32 Old Slip offers one of the most connected locations in Downtown Manhattan. Ferry service, multiple subway lines, buses, Citi Bike stations, and an on-site parking garage provide unmatched commuting flexibility while placing tenants steps from the Seaport District and the Financial District.





COMMUTE BY FERRY

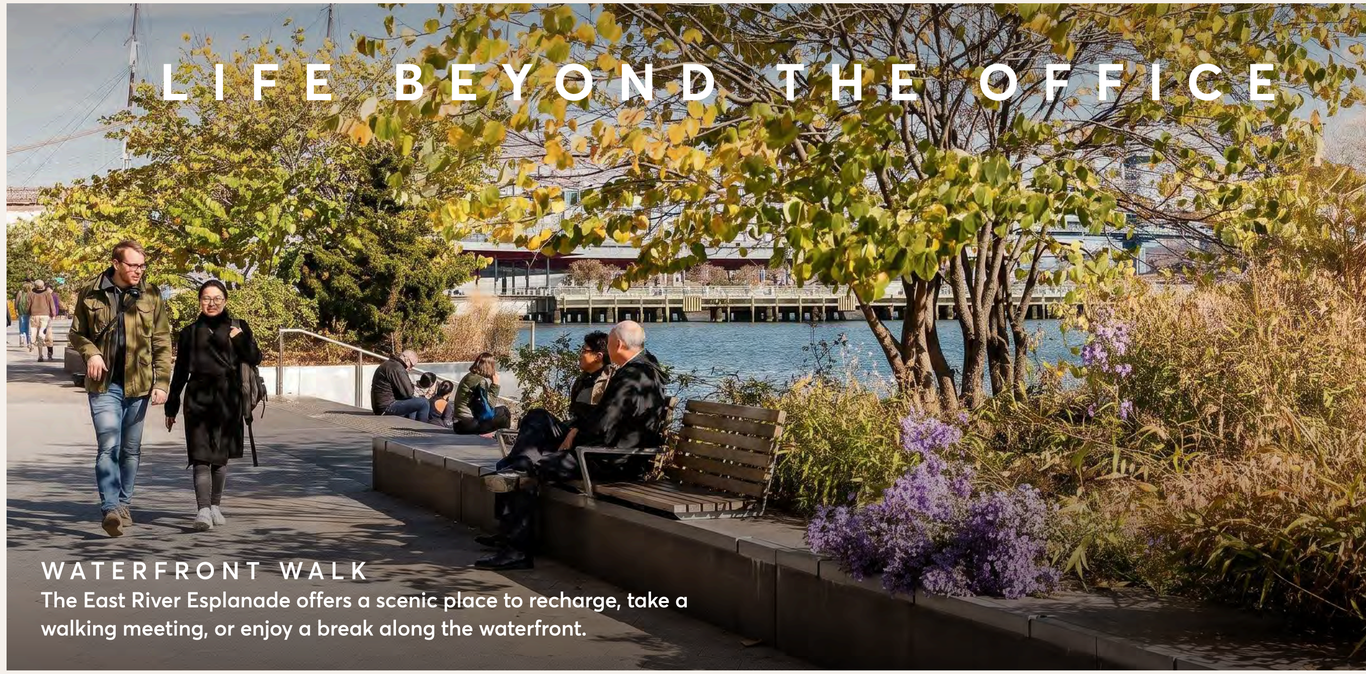
Pier 11 is directly outside the building, offering one of the fastest, most enjoyable, and stress-free commutes in New York City.



MORNING COFFEE

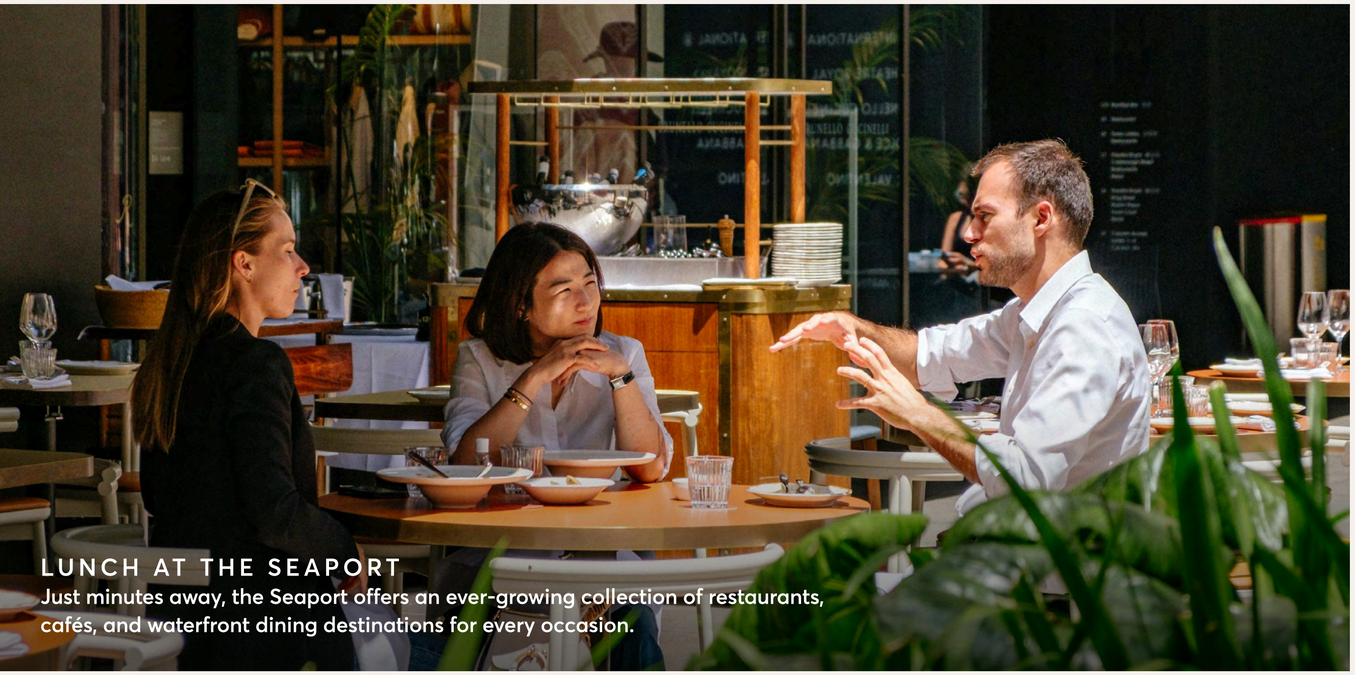
Start the day at one of the neighborhood's cafés before heading into the office, or grab your favorite coffee just steps from the lobby.

LIFE BEYOND THE OFFICE



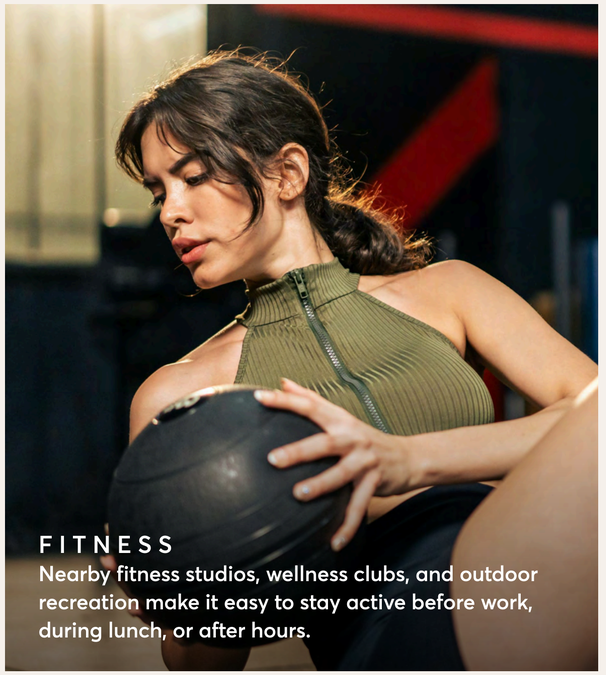
WATERFRONT WALK

The East River Esplanade offers a scenic place to recharge, take a walking meeting, or enjoy a break along the waterfront.



LUNCH AT THE SEAPORT

Just minutes away, the Seaport offers an ever-growing collection of restaurants, cafés, and waterfront dining destinations for every occasion.



FITNESS

Nearby fitness studios, wellness clubs, and outdoor recreation make it easy to stay active before work, during lunch, or after hours.



DINNER & COCKTAILS

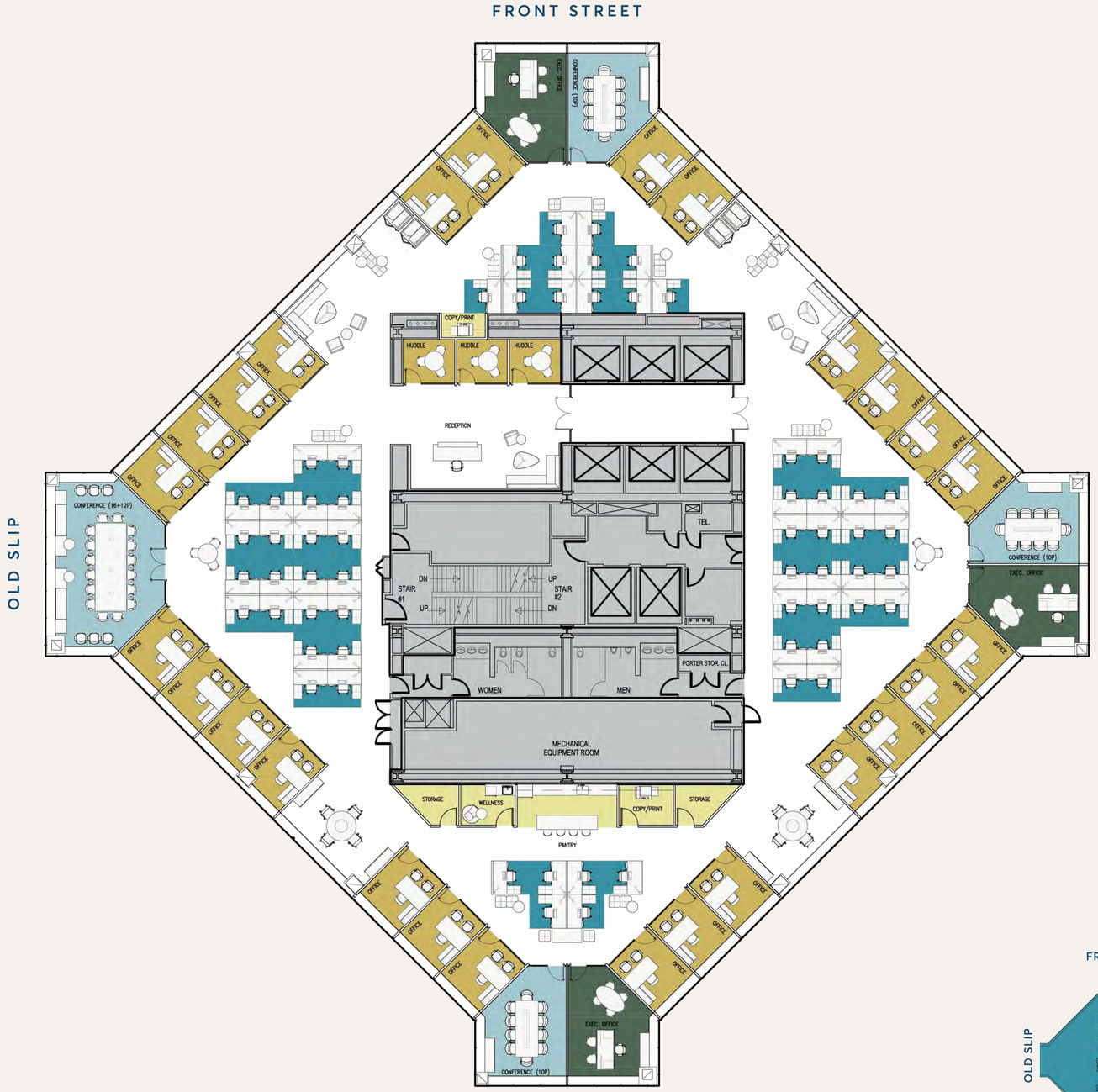
From casual dinners to waterfront cocktails, the neighborhood offers plenty of places to unwind after work.

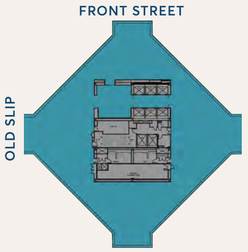
FLOORPLANS

TEST-FIT

TYPICAL TOWER FLOOR OFFICE-INTENSIVE

EXECUTIVE OFFICES	3
STANDARD OFFICES	26
WORKSTATIONS	62
CONFERENCE ROOMS	4
STORAGE	2
PANTRY	1
HUDDLE ROOMS	3
IT ROOM	1
COPY & PRINT	2
WELLNESS ROOM	1
RECEPTION	1
TOTAL EMPLOYEES	92

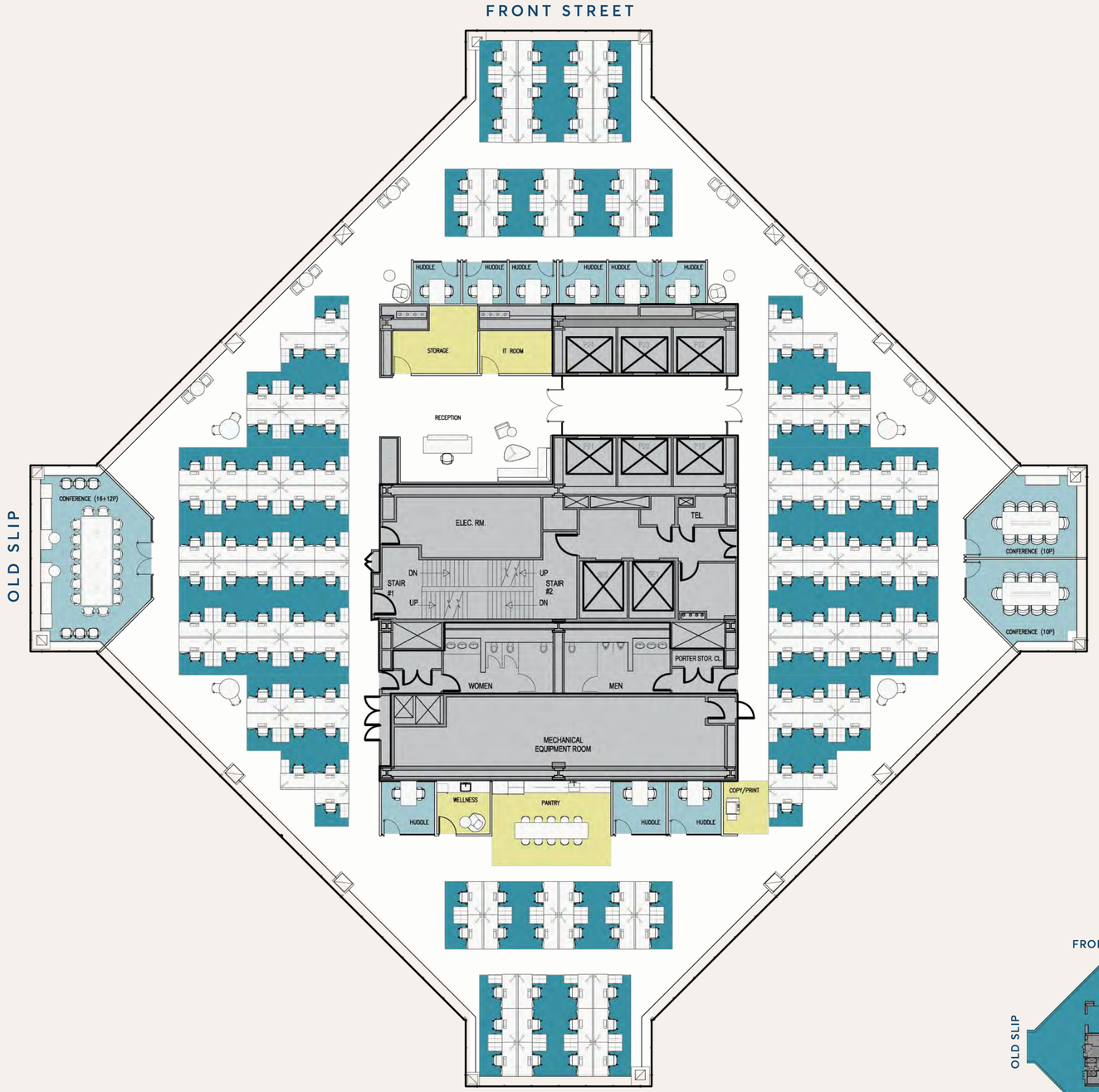


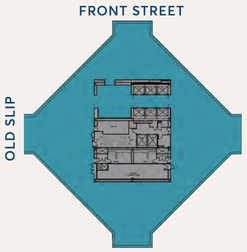


TEST-FIT

TYPICAL TOWER FLOOR OPEN-LAYOUT

WORKSTATIONS	144
CONFERENCE ROOMS	3
STORAGE	1
PANTRY	1
HUDDLE ROOMS	9
IT ROOM	1
COPY & PRINT	1
WELLNESS ROOM	1
RECEPTION	1
TOTAL EMPLOYEES	**145**





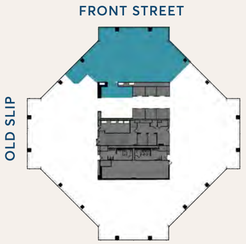
PRE-BUILT

FLOOR 32
6,997 RSF

VIEW VIRTUAL TOUR

OFFICES	2
WORKSTATIONS	52
CONFERENCE ROOMS	1
PANTRY	1
COPY & PRINT	1
IT ROOM/STORAGE	1
COAT CLOSET	1
RECEPTION	1
TOTAL EMPLOYEES	**55**



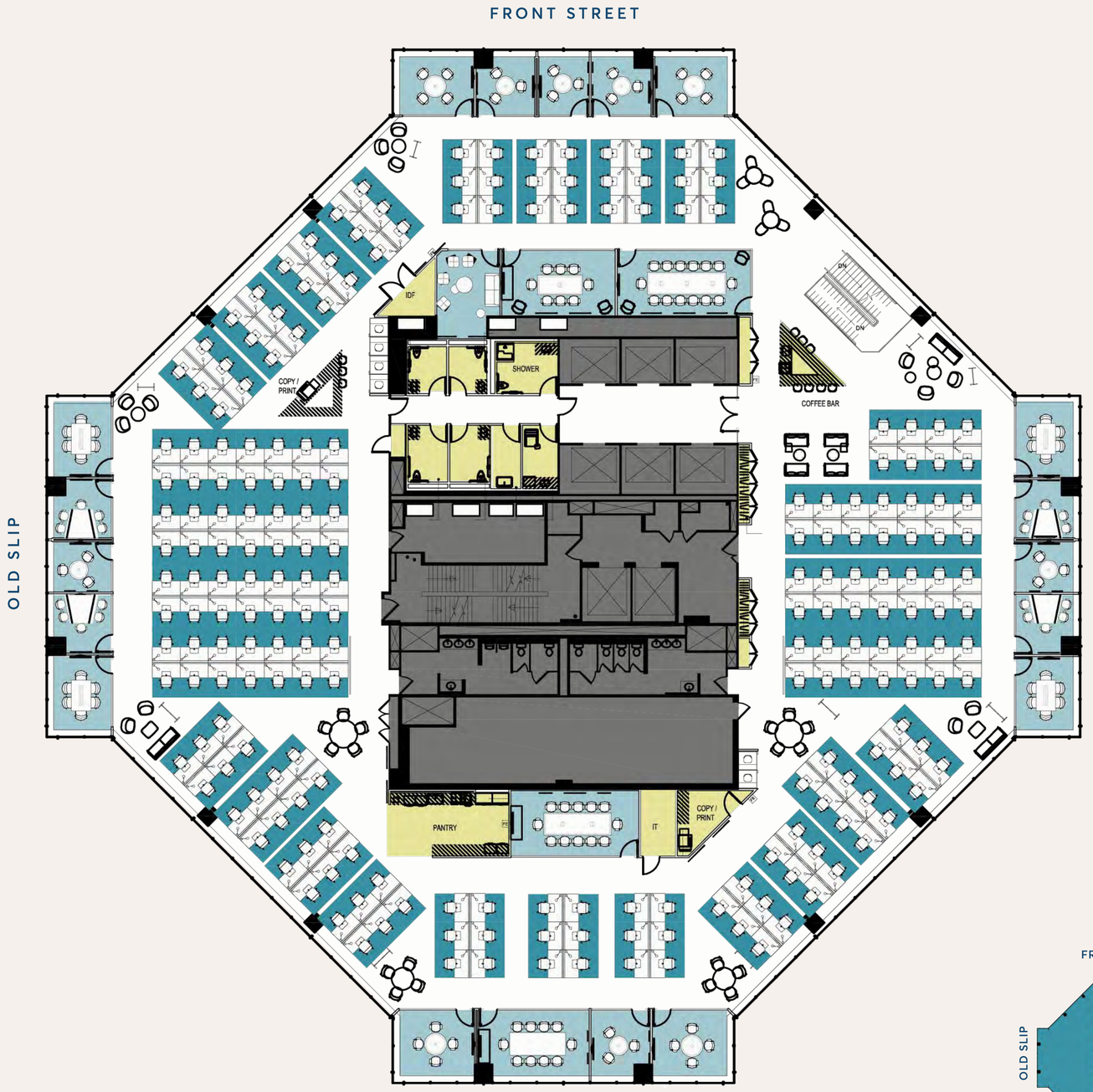


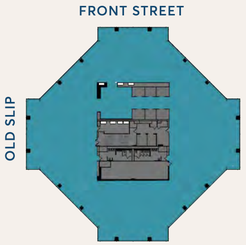
AS-BUILT

FLOOR 31
30,452 RSF

VIEW VIRTUAL TOUR

WORKSTATIONS (5')	224
LARGE CONF. ROOM (12P)	3
SMALL CONF. ROOM (4-8P)	12
FOCUS / PHONE ROOMS	6
PANTRY	2
JANITOR	1
STORAGE	1
ADA RESTROOM	5
COAT CLOSET	3
WELLNESS ROOM	1
IT ROOM	2
TOTAL EMPLOYEES	**224**



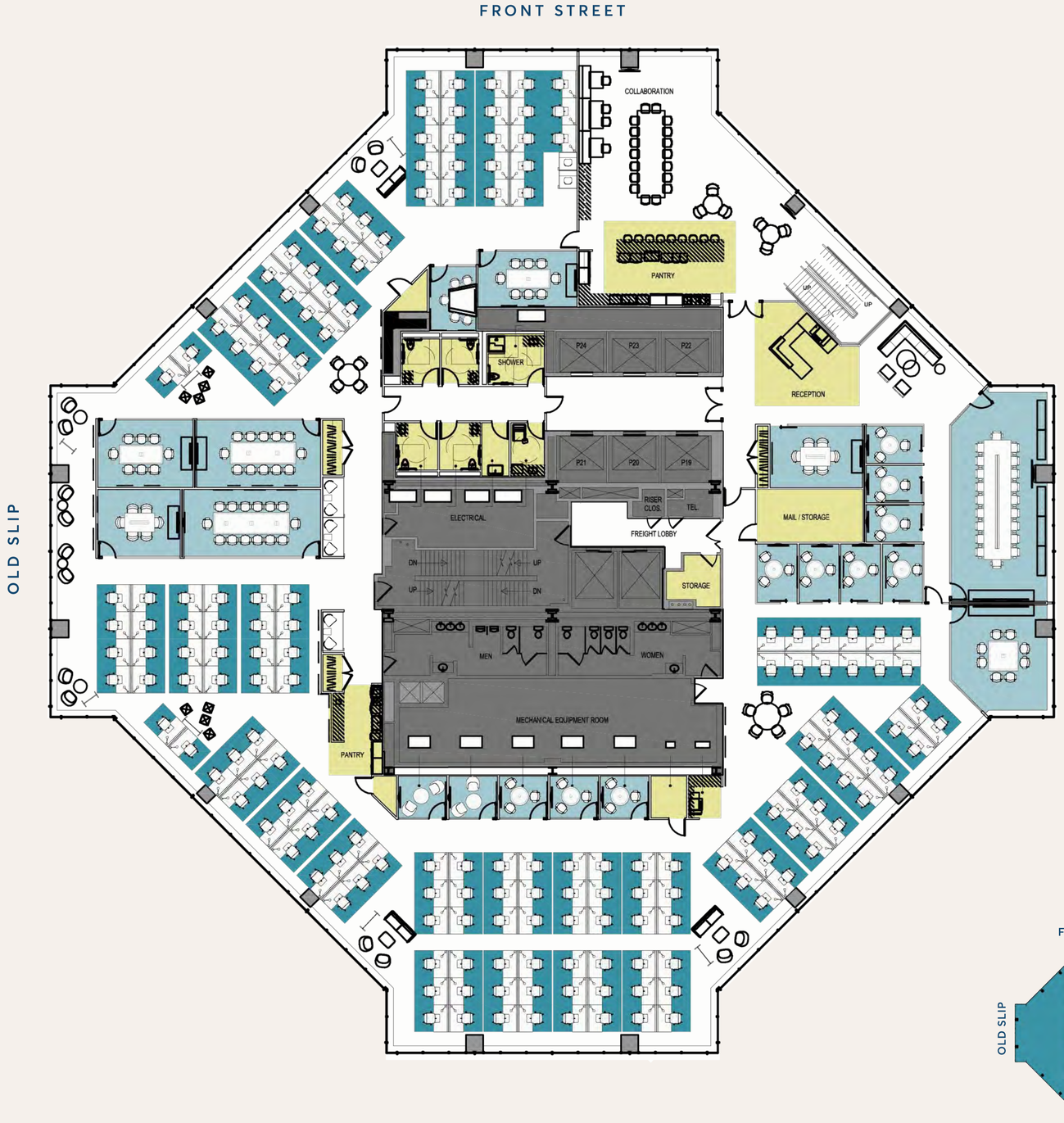


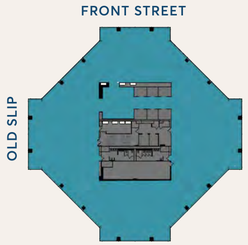
AS-BUILT

FLOOR 30
30,452 RSF

VIEW VIRTUAL TOUR

WORKSTATIONS (5')	175
BOARD ROOM (20-40P)	1
LARGE CONF. ROOMS (12P)	2
SMALL CONF. ROOMS (4-8P)	6
FOCUS / PHONE ROOMS	12
PANTRY	2
RECEPTION	1
JANITOR	1
STORAGE	4
ADA RESTROOMS	5
COAT CLOSETS	3
WELLNESS ROOM	1
IT ROOMS	2
TOTAL EMPLOYEES	**176**

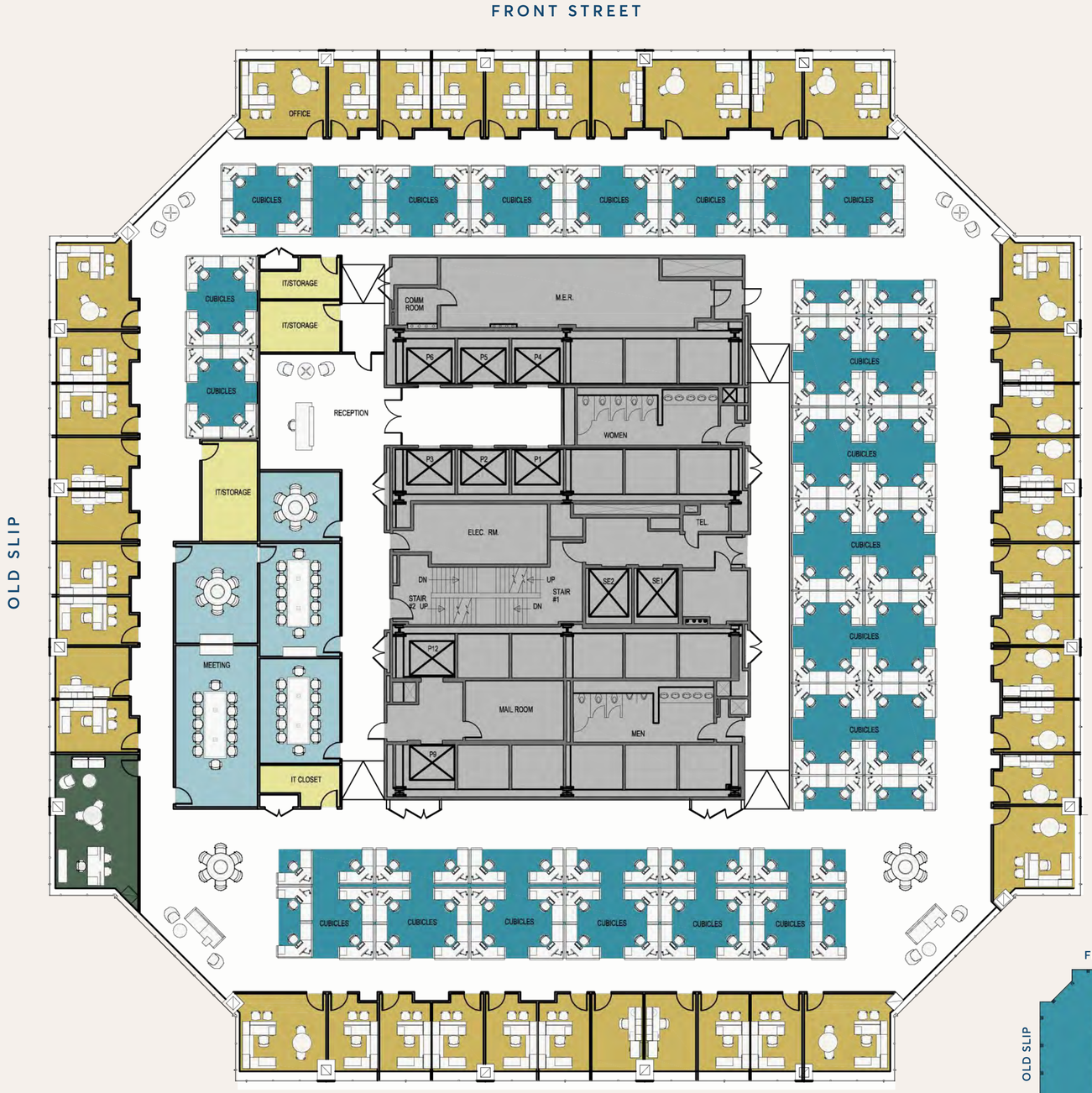


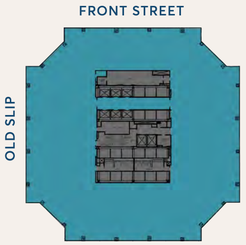


TEST-FIT

TYPICAL BASE FLOOR OFFICE-INTENSIVE

EXECUTIVE OFFICE	1
STANDARD OFFICES	41
BENCHING	120
CONFERENCE ROOMS	5
IT / STORAGE	4
RECEPTION	1
TOTAL EMPLOYEES	**162**



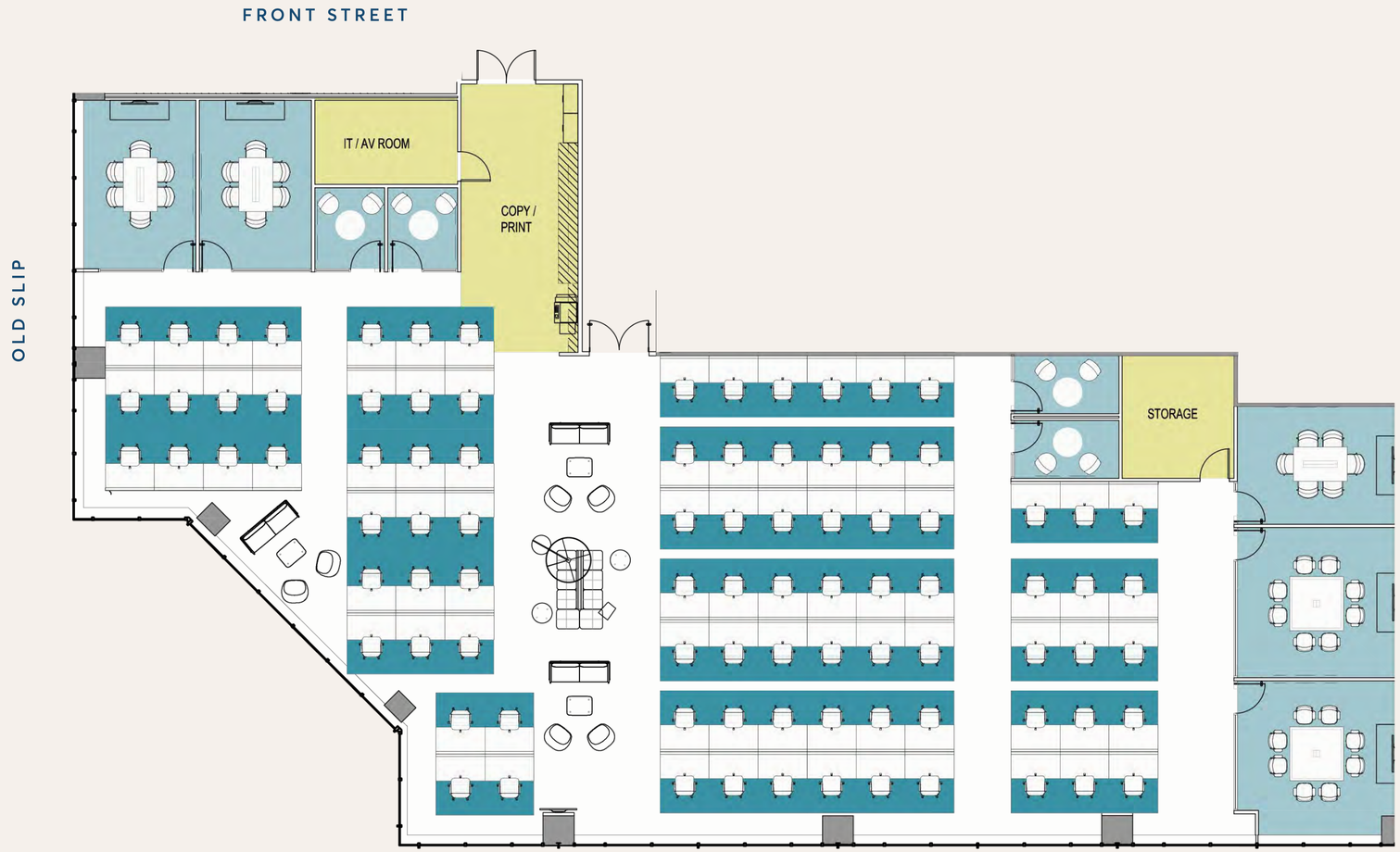


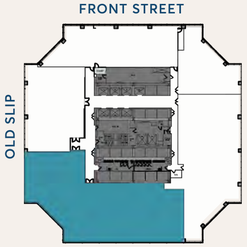
AS-BUILT

FLOOR 5
11,661 RSF

VIEW VIRTUAL TOUR

WORKSTATIONS (5')	91
LARGE CONF. ROOMS (8P)	2
SMALL CONF. ROOMS (6P)	3
FOCUS / PHONE ROOM	4
STORAGE	1
IT/AV ROOM	1
TOTAL EMPLOYEES	**91**





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32 OS OLD SLIP

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