



ONE
SEAPORT
PLAZA

199 WATER STREET

EXPERIENCE: ONE SEAPORT PLAZA



Jack Resnick & Sons
Owners & Builders Since 1928



414,000 RSF Available 2018
Two Contiguous Blocks of 200,000+ RSF
Full Floors of 35,000-37,000 RSF with
New York Harbor Views

One Seaport Plaza is in the heart of the Seaport District NYC — Manhattan's most exciting new waterfront destination neighborhood

Located 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

Surrounded by dozens of new upscale dining,
nightlife, entertainment, and shopping venues

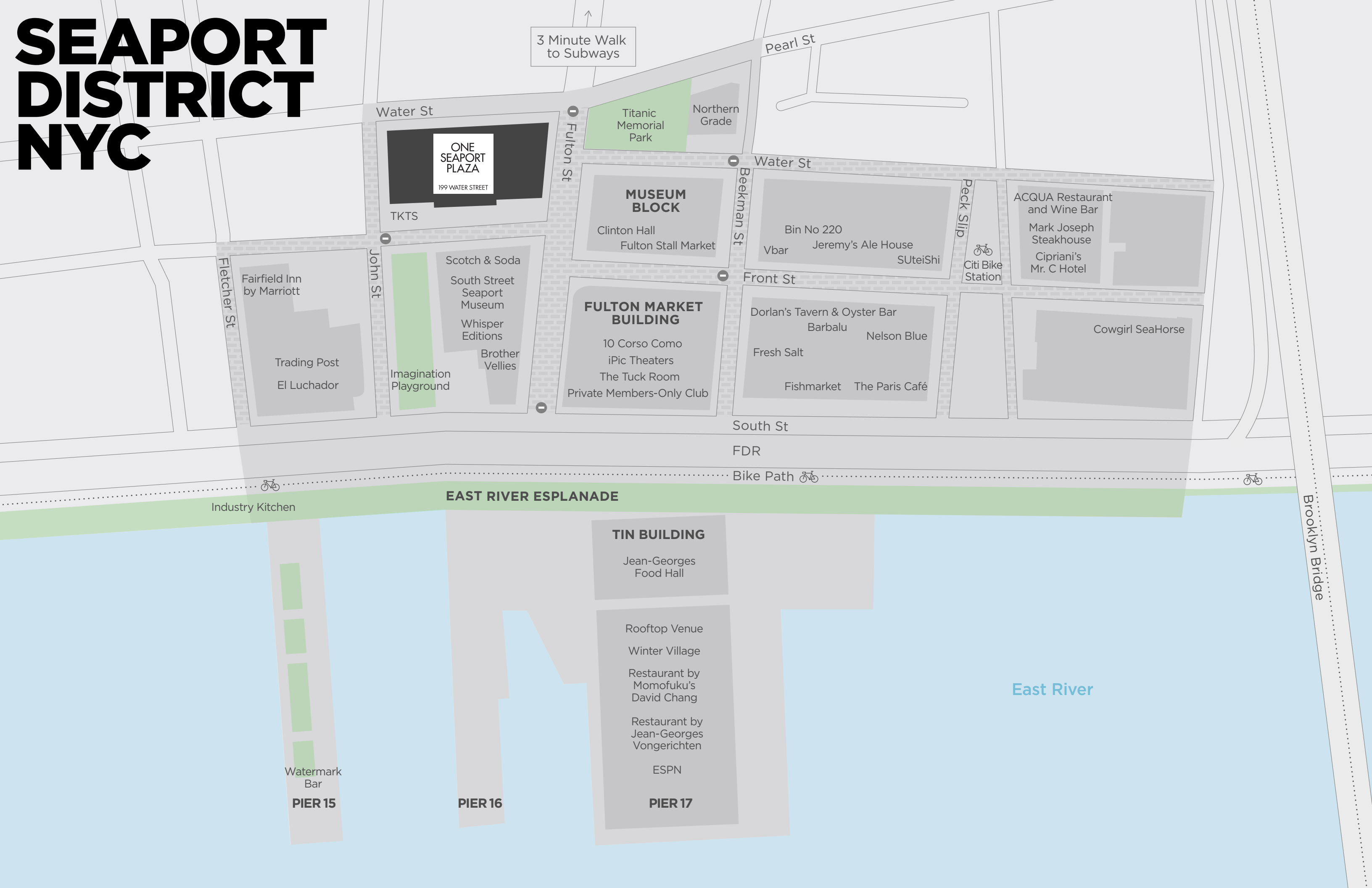
Steps from brilliantly reimagined waterfront green
spaces along the East River Esplanade

Built, owned, and operated by Jack Resnick & Sons



SEAPORT DISTRICT NYC

3 Minute Walk to Subways



Water St

Pearl St

John St

Fletcher St

Fulton St

Beekman St

Peck Slip

Water St

Front St

South St

FDR

Bike Path

Brooklyn Bridge

East River

Watermark Bar
PIER 15

PIER 16

PIER 17

ONE SEAPORT PLAZA
199 WATER STREET

Titanic Memorial Park

Northern Grade

MUSEUM BLOCK

Clinton Hall
Fulton Stall Market

FULTON MARKET BUILDING

10 Corso Como
iPic Theaters
The Tuck Room
Private Members-Only Club

Bin No 220
Vbar
Jeremy's Ale House
SUTEISHI

ACQUA Restaurant and Wine Bar
Mark Joseph Steakhouse
Cipriani's
Mr. C Hotel

Fairfield Inn by Marriott
Trading Post
El Luchador

Scotch & Soda
Imagination Playground
South Street Seaport Museum
Whisper Editions
Brother Vellies

Dorlan's Tavern & Oyster Bar
Barbalu
Nelson Blue
Fresh Salt
Fishmarket
The Paris Café

Cowgirl SeaHorse

TIN BUILDING

Jean-Georges Food Hall

Rooftop Venue
Winter Village

Restaurant by Momofuku's David Chang

Restaurant by Jean-Georges Vongerichten

ESPN

Industry Kitchen

EXPERIENCE: WORK



Rising 35 stories above historic cobblestone streets, One Seaport Plaza features state-of-the-art building systems as well as the lifestyle amenities most valued by today's workforce.

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

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

Efficient accommodation of a wide array of 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, TKTS ticket booth, 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





EXPERIENCE: THE SKYLINE

Unobstructed views of New York Harbor, Brooklyn Bridge, and Manhattan Bridge are preserved due to Seaport Historic District building height restrictions





EXPERIENCE: CULTURE



One Seaport Plaza puts tenants and their employees in the midst of the city's most talked about hot spots for cultural experiences, entertainment, and special events.

Premiere rooftop and waterfront spaces at Pier 17, a contemporary lifestyle destination that will host a year-round roster of fashion shows, music concerts, movie screenings, and sporting events

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

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





EXPERIENCE: LIFESTYLE

One Seaport Plaza is at the nexus of extraordinary waterfront green spaces and unique retail destinations that make today's Seaport District so appealing to those who enjoy an active lifestyle.

Pier 17: 400,000 square feet of unique entertainment space with first-rate retail brands, curated dining experiences, and creative arts and cultural spaces

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

Pier 15: Elevated lawn areas with seating, recreational spaces, and pavilions

Opening soon in the Fulton Market Building: 10 Corso Como, Italy's premiere concept store for fashion, cuisine, art, music, design, and lifestyle



EXPERIENCE: NIGHTLIFE



The Seaport District offers some of Manhattan's most innovative new destinations for entertaining clients, socializing with colleagues, and meeting up with friends.

Opening soon in the Fulton Market Building: Private members-only club with exclusive culinary, art, music, and performance offerings

Eight-screen iPic Luxury Theater offering plush seating pods and top-of-the-line in-seat dining options

The Tuck Room, a chic lounge and restaurant by James Beard Award-winning chef Sherry Yard

A vibrant nightlife hub of bars and eateries with outdoor seating for cocktails and dining



EXPERIENCE: DINING



Top culinary destinations right outside One Seaport Plaza range from prestigious restaurants to casual eateries and food markets featuring locally sourced products.

Flagship seafood-driven restaurant by Jean-Georges Vongerichten on Pier 17

A new restaurant concept by the Momofuku Group, led by Michelin-starred and James Beard Award-winning chef David Chang, on Pier 17

40,000 square foot food hall and seafood market curated by Jean-Georges Vongerichten in the historic Tin Building

A diverse array of high quality restaurants and bars along Front Street

Fulton Stall Market offering farm-fresh produce from regional organic farms



DESTINATION: ONE SEAPORT PLAZA

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

Seaport
District
NYC

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.

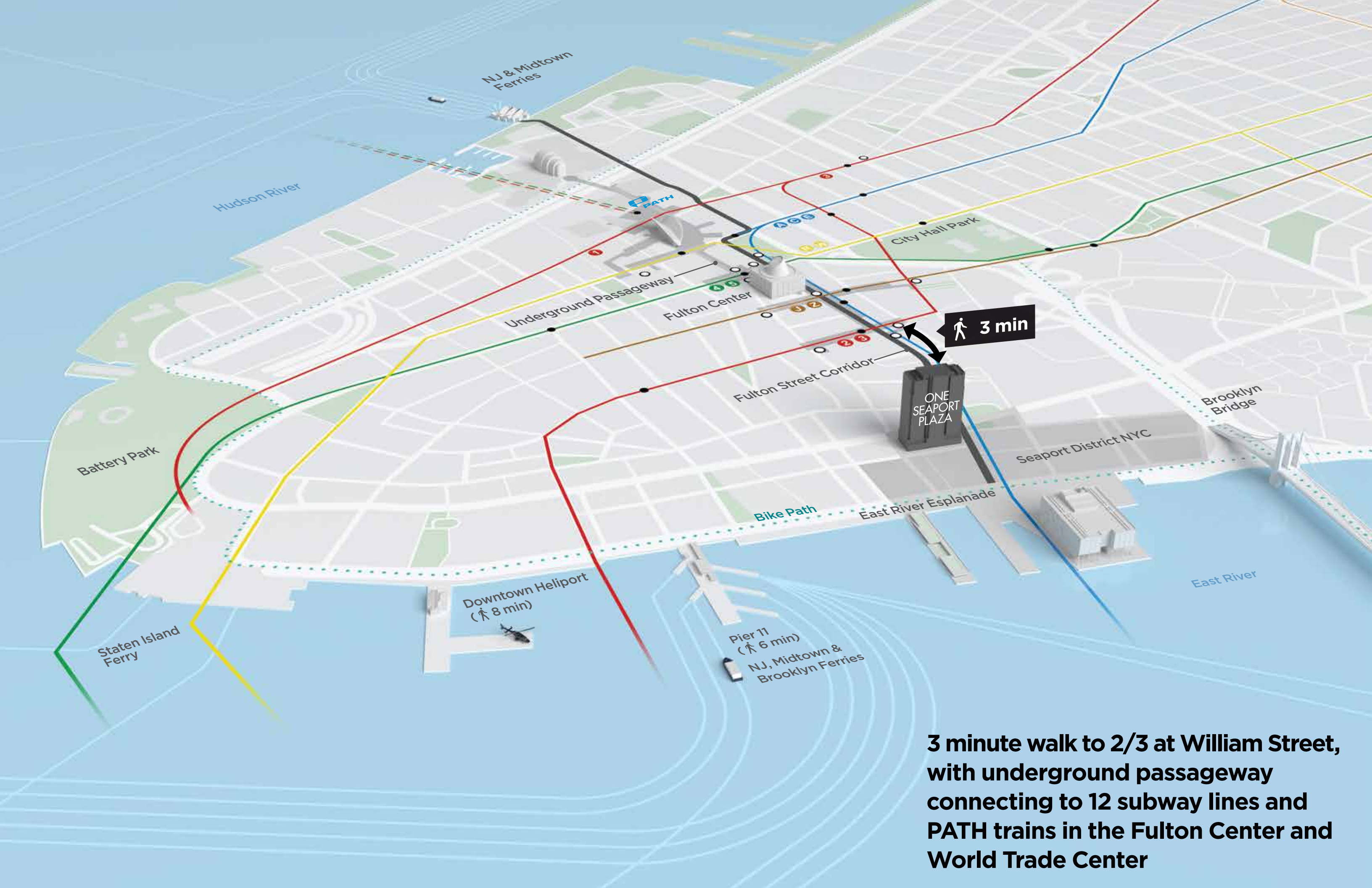
Access to 12 subway lines and PATH trains to New Jersey in the Fulton Center and the World Trade Center

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

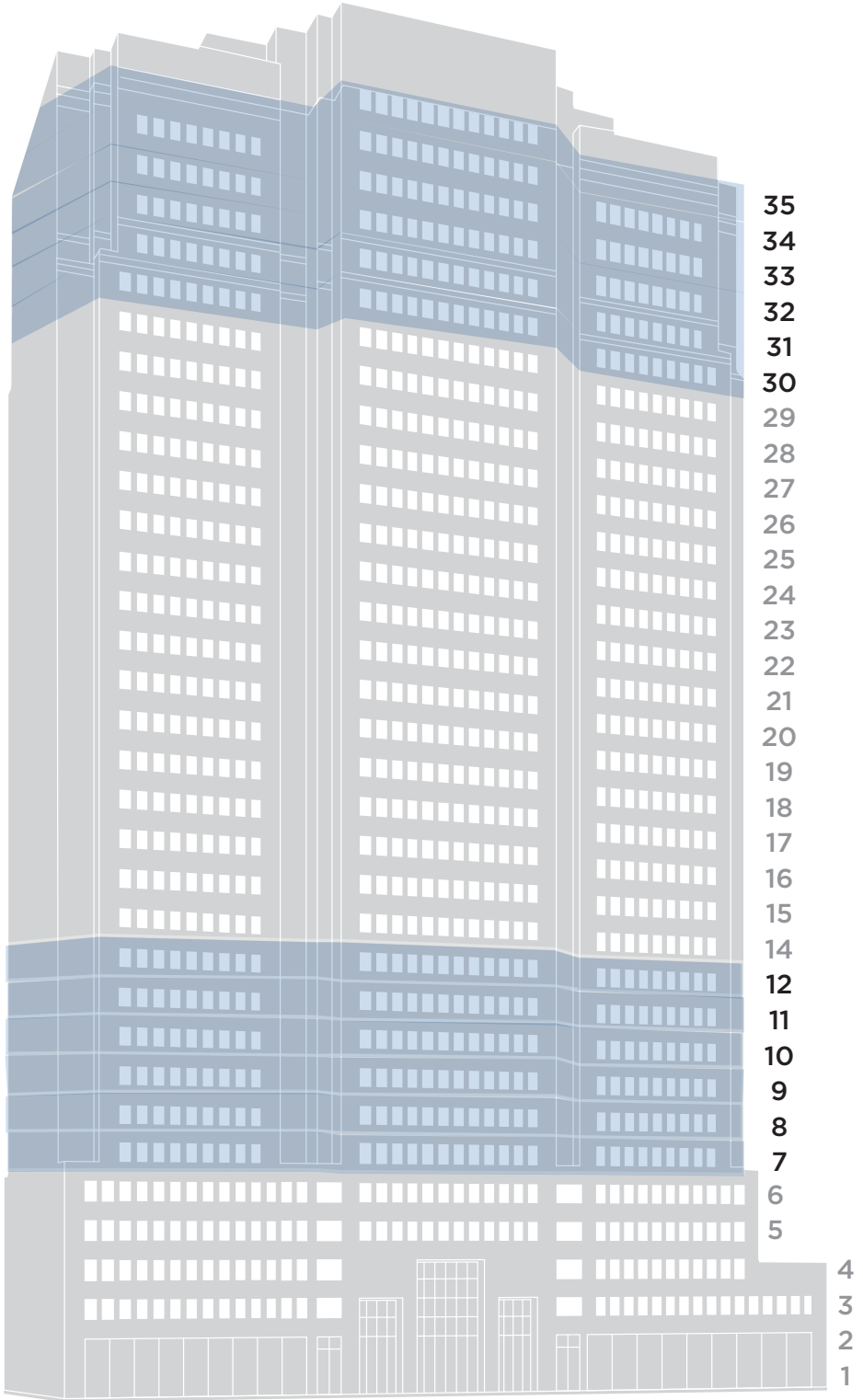
Downtown Connection Bus with 36 stops from the East River to Battery Park City

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



**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**

AVAILABILITIES



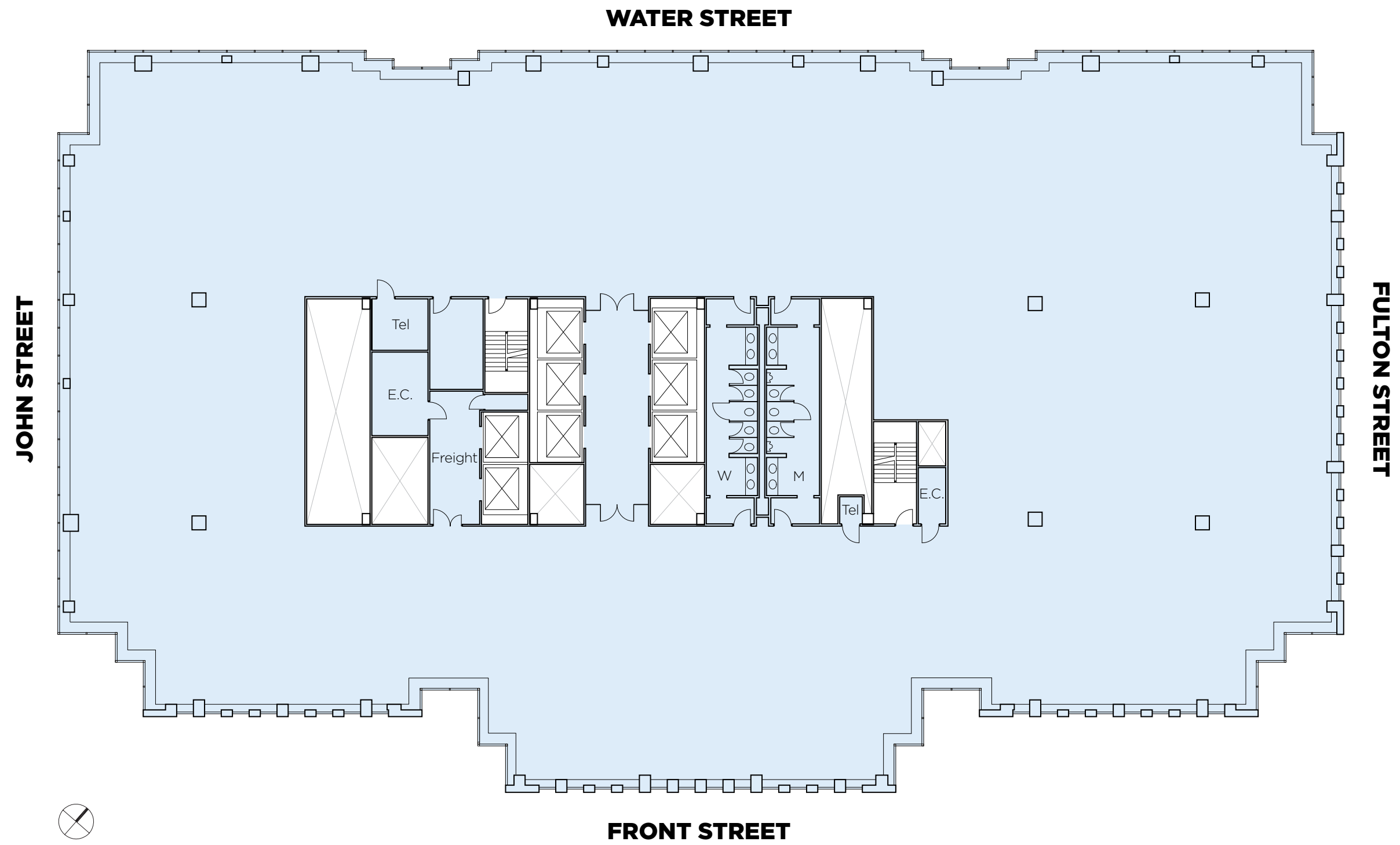
TOWER BLOCK Floors 30-35 | 201,251 RSF

| | |
|-----------------|------------|
| Entire Floor 35 | 17,882 RSF |
| Entire Floor 34 | 36,596 RSF |
| Entire Floor 33 | 36,596 RSF |
| Entire Floor 32 | 36,596 RSF |
| Entire Floor 31 | 36,596 RSF |
| Entire Floor 30 | 36,985 RSF |

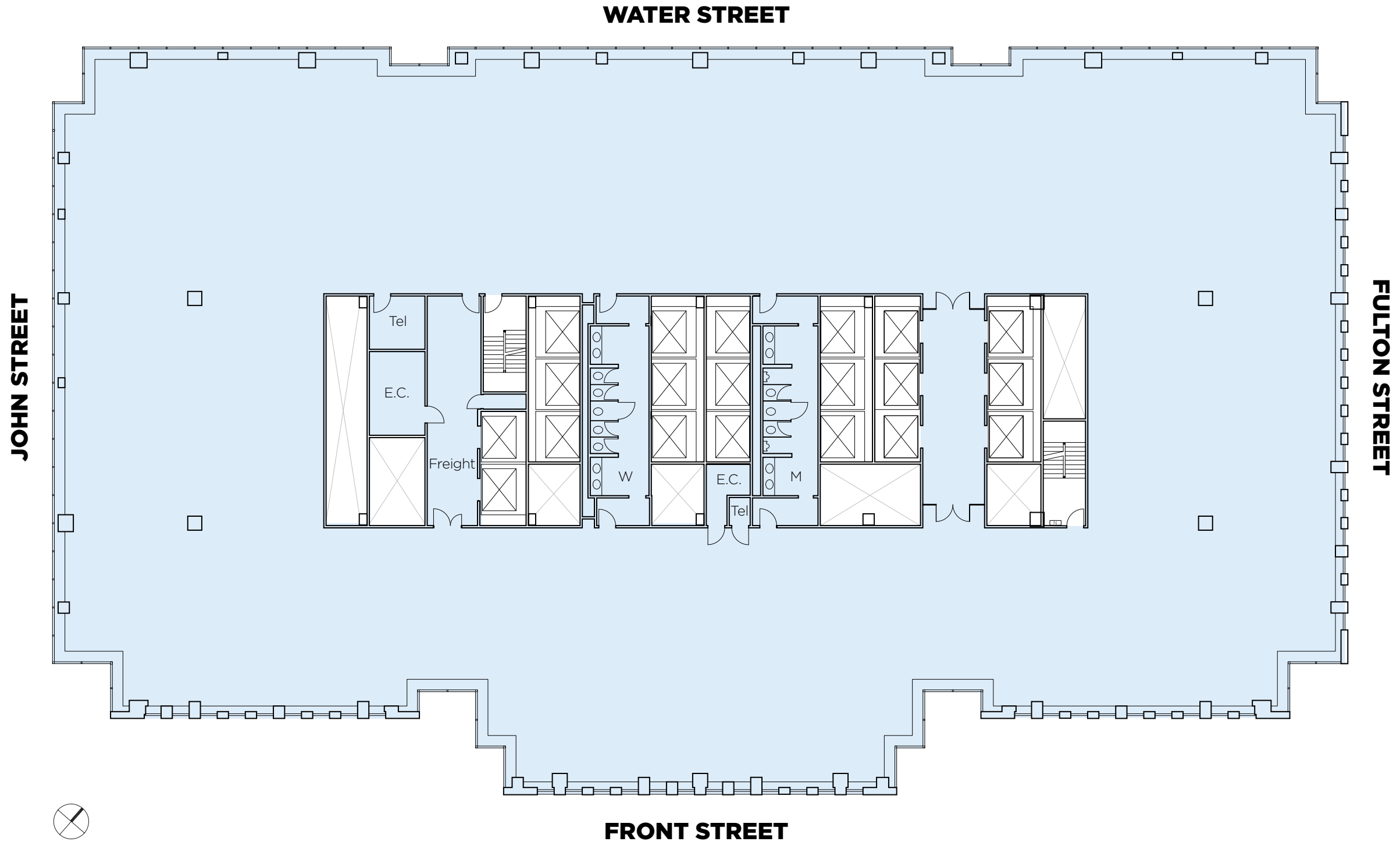
LOW-RISE BLOCK Floors 7-12 | 212,697 RSF

| | |
|-----------------|------------|
| Entire Floor 12 | 35,427 RSF |
| Entire Floor 11 | 35,454 RSF |
| Entire Floor 10 | 35,454 RSF |
| Entire Floor 9 | 35,454 RSF |
| Entire Floor 8 | 35,454 RSF |
| Entire Floor 7 | 35,454 RSF |

TOWER BLOCK TYPICAL CORE + SHELL 36,596 RSF



LOW-RISE BLOCK TYPICAL CORE + SHELL 35,454 RSF



TOWER BLOCK FLOORS

OFFICE INTENSIVE TEST FIT

36,596 RSF

| WORK PLACE | | People |
|----------------|--|------------|
| Private Office | | 51 |
| Workstation | | 55 |
| Total | | 106 |

| MEET | | Rooms | Seats |
|-----------------|--|-----------|-----------|
| Board Room | | 1 | 18 |
| Conference Room | | 4 | 38 |
| Phone Room | | 6 | 6 |
| Total | | 11 | 62 |

| SOCIAL | | Area | Seats |
|---------------|--|----------|-----------|
| Reception | | 1 | 6 |
| Café / Pantry | | 1 | 29 |
| Huddle | | 3 | 24 |
| Total | | 5 | 59 |

Total Dedicated Desks 106 People

Total Collaborative Seats Open & Enclosed 121 Seats



TOWER BLOCK FLOORS OPEN PLAN TEST FIT 36,596 RSF

| WORK PLACE | | People |
|----------------|------------|--------|
| Private Office | 11 | 11 |
| Desk | 274 | 274 |
| Total | 285 | |

| MEET | | Rooms | Seats |
|-----------------|-----------|-----------|-------|
| Conference Room | 2 | 28 | |
| Meeting Room | 4 | 22 | |
| Phone Booth | 8 | 8 | |
| Total | 14 | 58 | |

| SOCIAL | | Area | Seats |
|---------------|-----------|------------|-------|
| Reception | 1 | 8 | |
| Café / Pantry | 1 | 58 | |
| Huddle | 8 | 53 | |
| Coffee Bar | 1 | 6 | |
| Total | 11 | 125 | |

| | |
|--|-------------------|
| Total Dedicated Desks | 285 People |
| Total Collaborative Seats (Open & Enclosed) | 183 Seats |



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, BGC, Epsilon Data Management, SCOR Insurance, Tullet Prebon Americas, and The Weisscomm Group, Ltd.

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 and courtesy mail drop in lobby. Roast Kitchen, Galaxy Newsstand, and TKTS theater ticket booth.

TELECOM

WiredScore Platinum Certified — AT&T, Cogent, Lightpath, Lighttower, Spectrum Business, Verizon, XO Communications, Zayo Group (Please see Telecommunications Factsheet 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.

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.

CONTACT



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Owners & Builders Since 1928

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