

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.

ONE
SEAPORT
PLAZA

199 WATER STREET





Contiguous blocks of up to 130,000 RSF with unobstructed New York harbor views. Partial and full floors of 5,000–28,696 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

Bicycle room and full-service parking garage with direct lobby access

Steps from refreshing waterfront green spaces along the East River Esplanade

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

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 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



Workstations



Pantry

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



DOWNTOWN DESTINATION





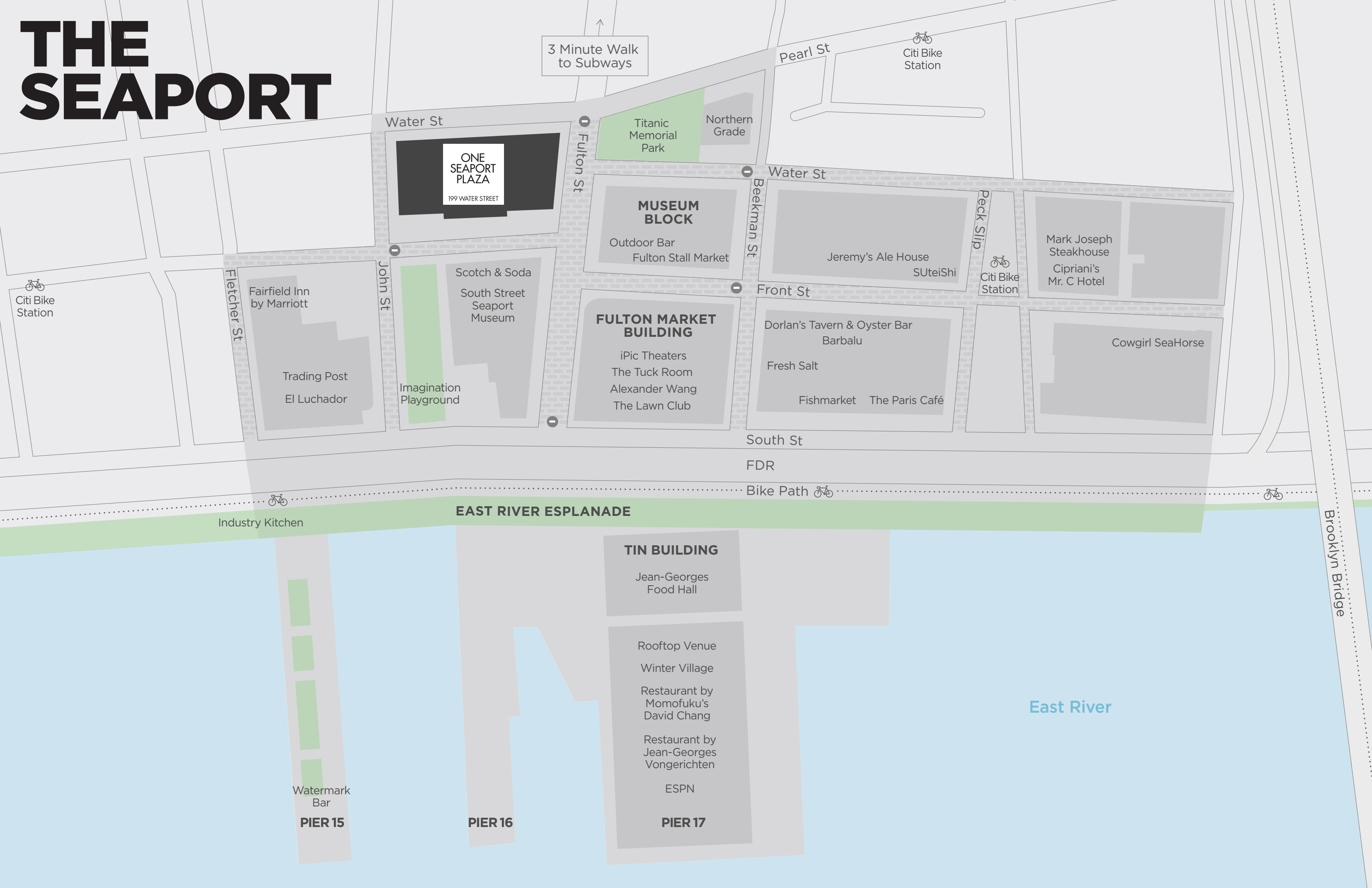
One Seaport Plaza is surrounded by cultural destinations and unique experiences built for entertainment and special events.

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

Citi Bike Station

Water St

Pearl St

Titanic Memorial Park

Northern Grade

ONE SEAPORT PLAZA
199 WATER STREET

Fulton St

MUSEUM BLOCK

Outdoor Bar
Fulton Stall Market

Beekman St

Water St

Jeremy's Ale House
SUTEISHI

Peck Slip

Mark Joseph Steakhouse
Cipriani's
Mr. C Hotel

Citi Bike Station

Citi Bike Station

Fletcher St

Fairfield Inn by Marriott

John St

Scotch & Soda
South Street Seaport Museum

Imagination Playground

FULTON MARKET BUILDING

iPic Theaters
The Tuck Room
Alexander Wang
The Lawn Club

Front St

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

Cowgirl SeaHorse

Trading Post
El Luchador

South St

FDR

Bike Path

Industry Kitchen

EAST RIVER ESPLANADE

TIN BUILDING

Jean-Georges Food Hall

Rooftop Venue
Winter Village
Restaurant by Momofuku's David Chang

Restaurant by Jean-Georges Vongerichten

ESPN

PIER 17

Watermark Bar

PIER 15

PIER 16

East River

Brooklyn Bridge

HISTORIC COBBLESTONES





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



CULINARY EXPERIENCES





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

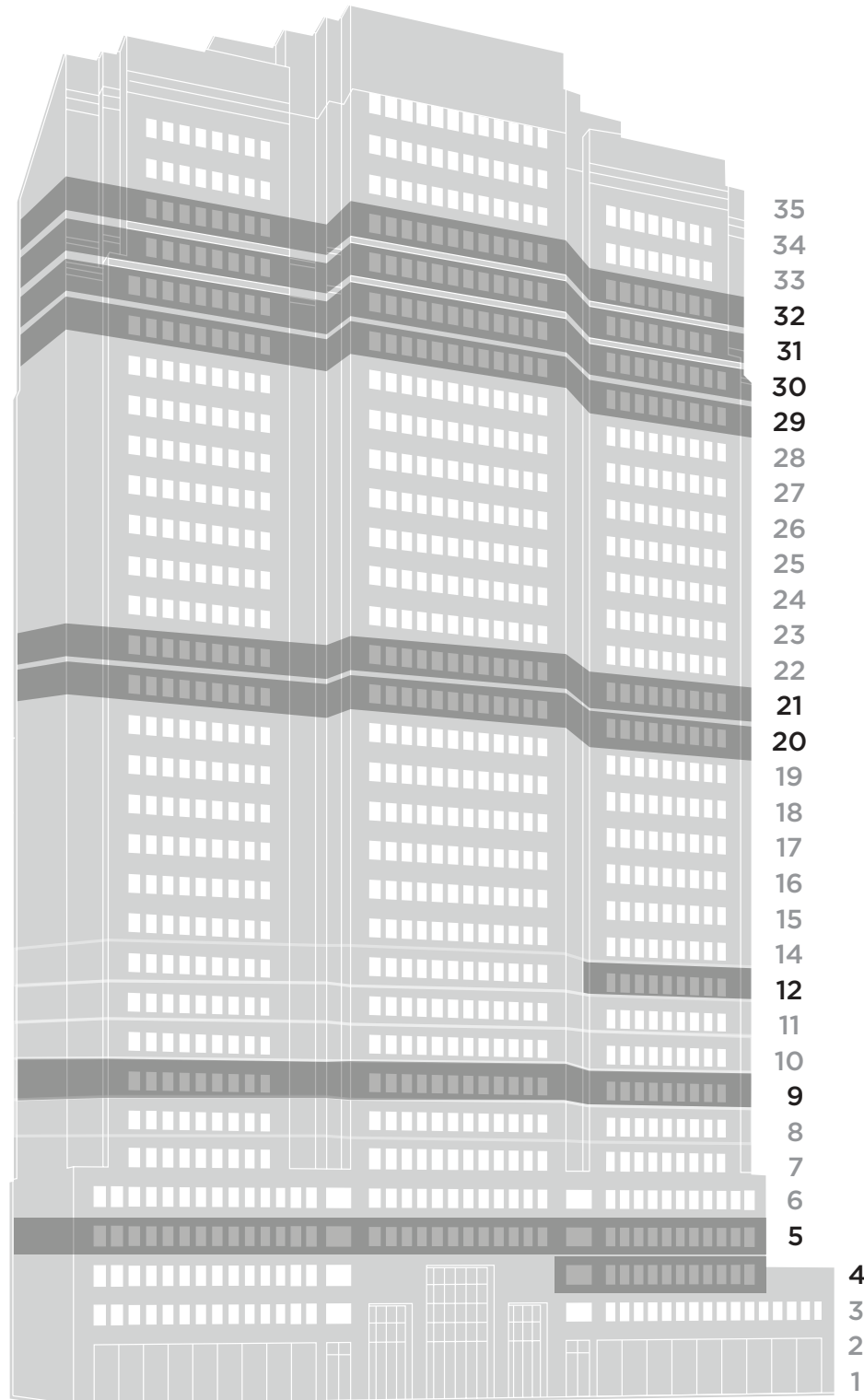
Hosts six full-service restaurants, six fast casual outlets, three bars, and private dining experiences

ENDLESS ENTERTAINMENT





AVAILABILITIES



| FLOOR | SIZE | COMMENT | AVAILABILITY |
|-----------|-------------|---------------------------|----------------|
| Entire 32 | 36,596 RSF | NBI | April 1, 2025 |
| Entire 31 | 36,596 RSF | NBI | April 1, 2025 |
| Entire 30 | 36,985 RSF | NBI | April 1, 2025 |
| Part 29 | 20,689 RSF | NBI | August 1, 2025 |
| Part 21 | 22,595 RSF | NBI | Immediate |
| Entire 20 | 35,995 RSF | NBI | Immediate |
| Part 12 | 12,028 RSF* | New Prebuilt, Will Divide | Immediate |
| Part 9 | 17,257 RSF | Will Divide | Immediate |
| Entire 5 | 36,167 RSF | Will Divide | Immediate |
| Part 4 | 11,650 RSF | NBI | Immediate |

*Floor 12 can be divided to 6,421 & 5,607 SF

ENTIRE 32

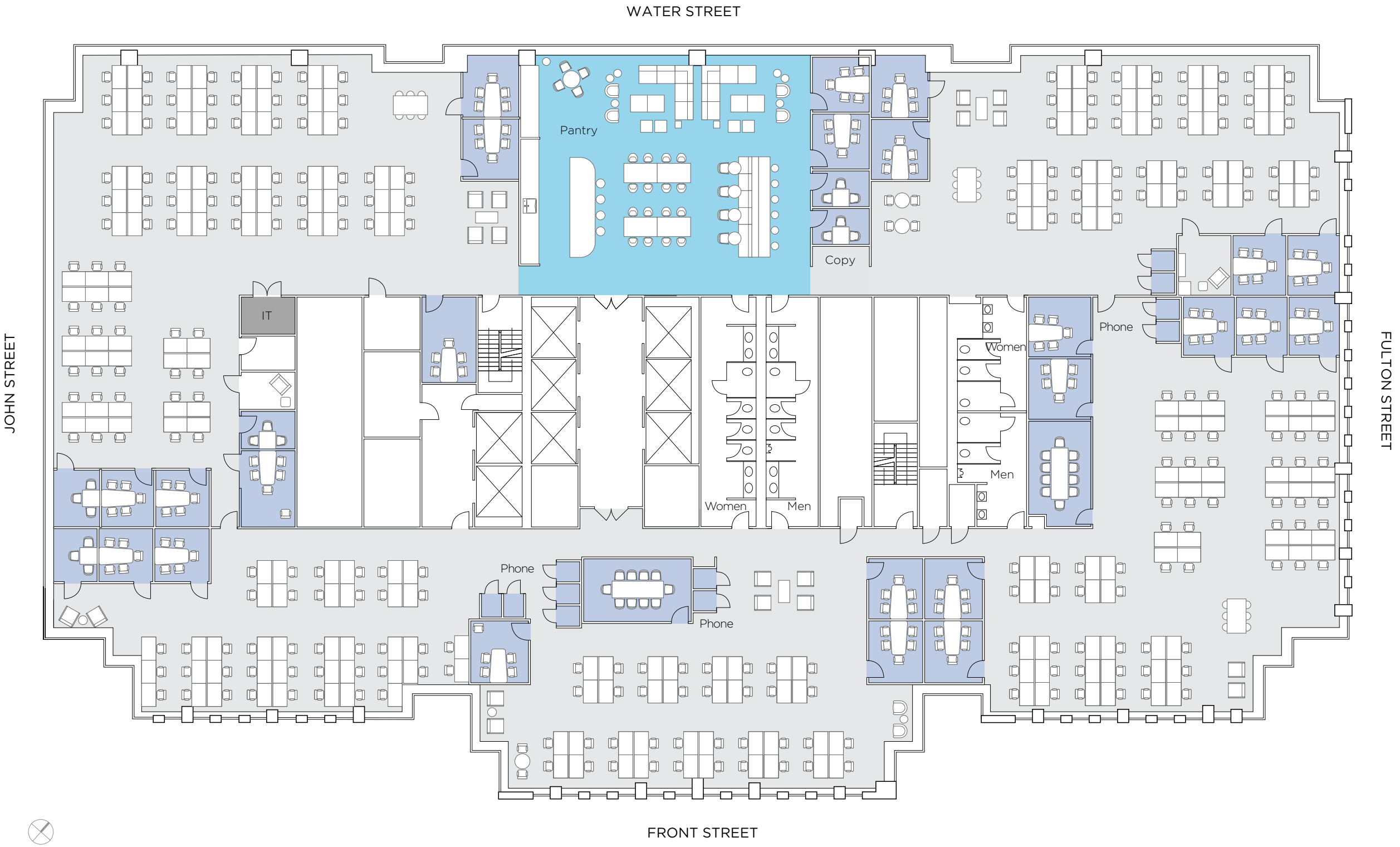
36,596 RSF

| WORK PLACE | | People |
|--------------|--|------------|
| Workstation | | 262 |
| Total | | 262 |

| MEET | | Rooms | Seats |
|-----------------|--|-----------|------------|
| Huddle Room | | 27 | 118 |
| Conference Room | | 4 | 32 |
| Phone Booth | | 11 | 11 |
| Total | | 42 | 161 |

| SOCIAL | | Area | Seats |
|--------------|--|----------|-----------|
| Pantry | | 1 | 26 |
| Total | | 1 | 26 |

| | |
|--|-------------------|
| Total Dedicated Desks | 262 People |
| Total Collaborative Seats Open & Enclosed | 187 Seats |



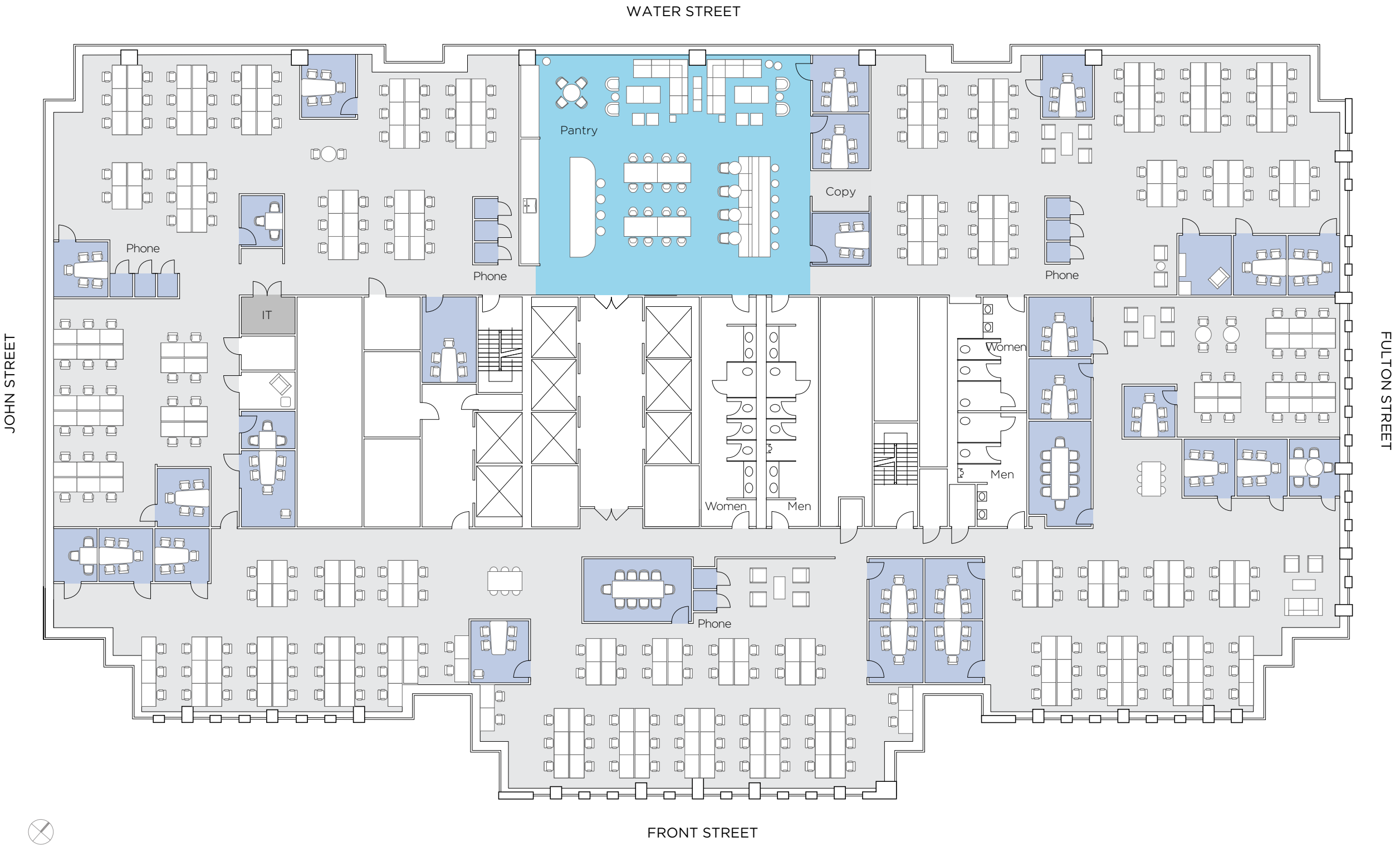
ENTIRE 31 36,596 RSF

| WORK PLACE | | People |
|--------------|--|------------|
| Workstation | | 275 |
| Total | | 275 |

| MEET | | Rooms | Seats |
|-----------------|--|-----------|------------|
| Huddle Room | | 26 | 121 |
| Conference Room | | 3 | 28 |
| Phone Booth | | 11 | 11 |
| Total | | 40 | 160 |

| SOCIAL | | Area | Seats |
|---------------|--|----------|-----------|
| Pantry/Lounge | | 1 | 50 |
| Total | | 1 | 50 |

| | |
|--|-------------------|
| Total Dedicated Desks | 275 People |
| Total Collaborative Seats Open & Enclosed | 210 Seats |



ENTIRE 30 36,985 RSF

| WORK PLACE | | People |
|--------------|--|------------|
| Workstation | | 270 |
| Total | | 270 |

| MEET | | Rooms | Seats |
|-----------------|--|-----------|------------|
| Huddle Room | | 27 | 127 |
| Conference Room | | 2 | 17 |
| Phone Booth | | 21 | 21 |
| Total | | 50 | 165 |

| SOCIAL | | Area | Seats |
|---------------|--|----------|-----------|
| Reception | | 1 | 7 |
| Pantry/Lounge | | 1 | 70 |
| Total | | 2 | 77 |

| | |
|--|-------------------|
| Total Dedicated Desks | 270 People |
| Total Collaborative Seats Open & Enclosed | 242 Seats |



PART 21 NW SUITE

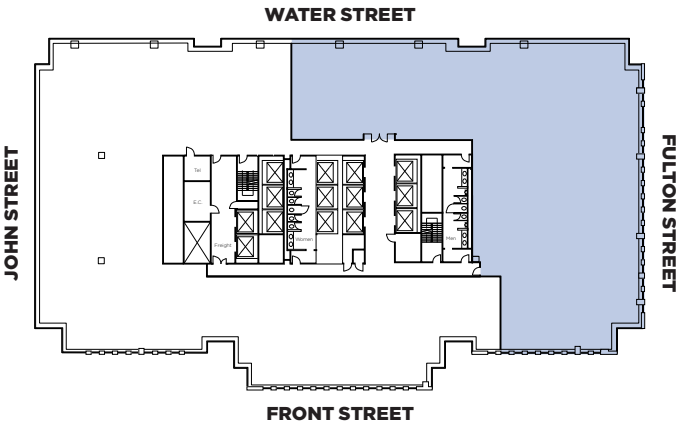
TEST FIT

16,491 RSF

| WORK PLACE | | People |
|----------------|--|-----------|
| Private Office | | 15 |
| Workstation | | 56 |
| Total | | 71 |

| MEET | | Rooms | Seats |
|-----------------|--|----------|-----------|
| Board Room | | 1 | 18 |
| Conference Room | | 5 | 21 |
| Phone Room | | 2 | 2 |
| Total | | 8 | 41 |

| SOCIAL | | Rooms |
|---------------|--|-------|
| Reception | | 1 |
| Pantry | | 1 |
| Wellness Room | | 1 |



PART 21 SW SUITE

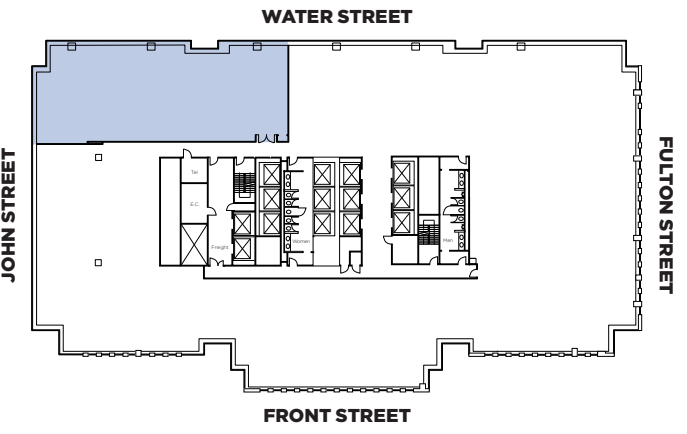
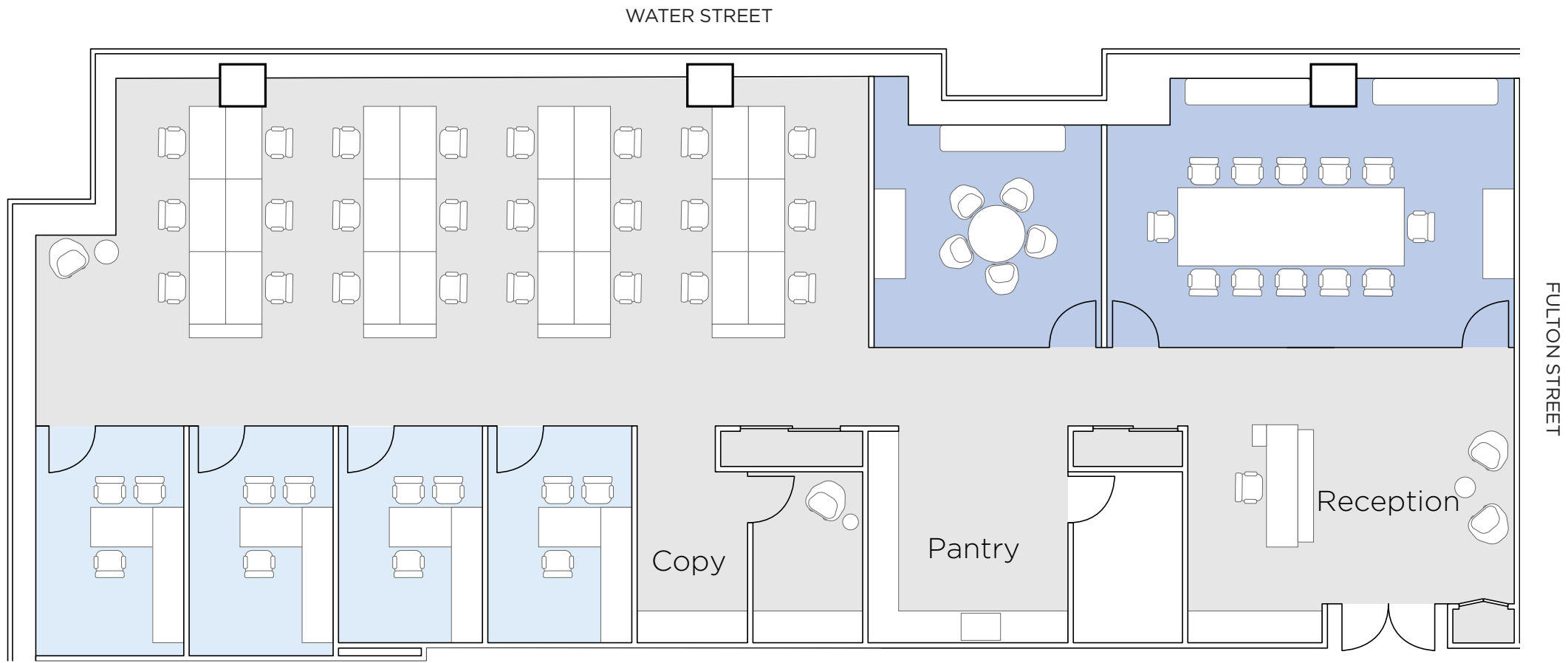
TEST FIT

6,104 RSF

| WORK PLACE | | People |
|----------------|-----------|--------|
| Private Office | 4 | 4 |
| Workstation | 24 | 24 |
| Total | 28 | |

| MEET | | Rooms | Seats |
|-----------------|----------|-----------|-------|
| Board Room | 1 | 12 | |
| Conference Room | 1 | 6 | |
| Total | 2 | 18 | |

| SOCIAL | | Rooms |
|---------------|---|-------|
| Reception | 1 | |
| Pantry | 1 | |
| Wellness Room | 1 | |



ENTIRE 20 TEST FIT 35,995 RSF

| WORK PLACE | | People |
|----------------|--|------------|
| Private Office | | 18 |
| Workstation | | 86 |
| Total | | 104 |

| MEET | | Rooms | Seats |
|-----------------|--|-----------|-----------|
| Board Room | | 1 | 16 |
| Conference Room | | 6 | 40 |
| Phone Room | | 20 | 22 |
| Total | | 27 | 78 |

| SOCIAL | | Area | Seats |
|--------------|--|----------|-----------|
| Reception | | 1 | 9 |
| Pantry | | 2 | 44 |
| Total | | 3 | 53 |

Total Dedicated Desks **104 People**

**Total Collaborative Seats
Open & Enclosed** **65 Seats**



PART 12 TEST FIT 12,028* RSF

*Can be divided to 6,421 & 5,607 SF

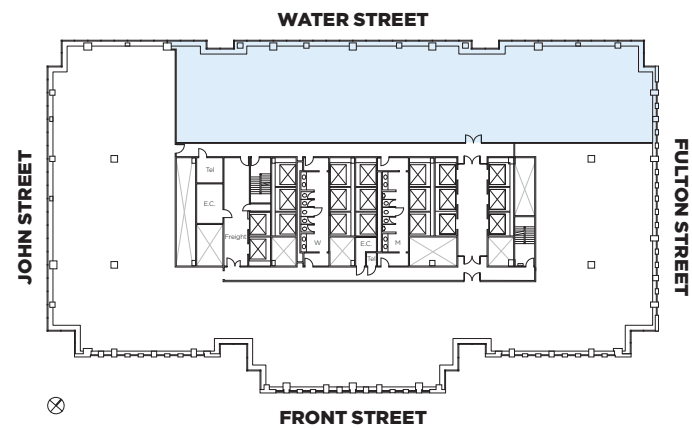
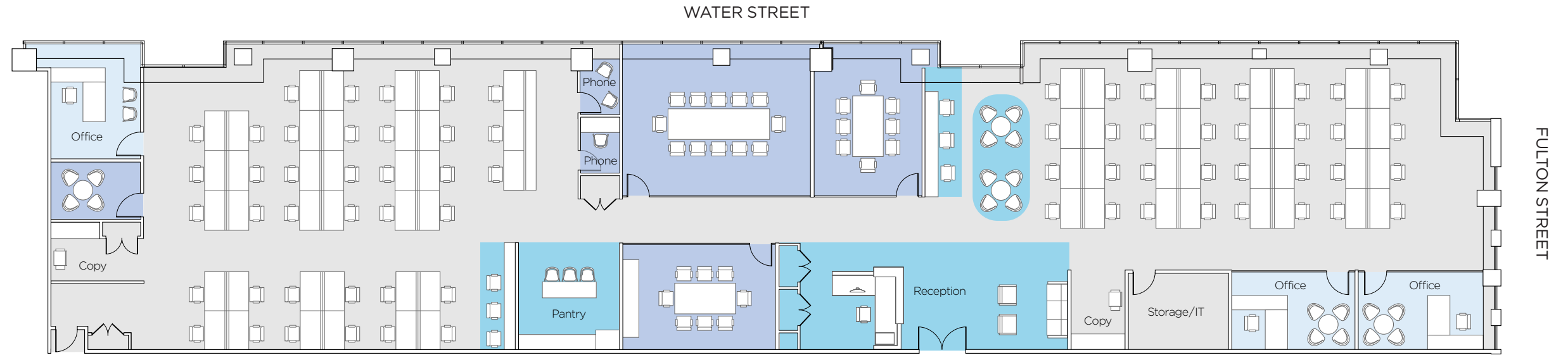
| WORK PLACE | | People |
|----------------|--|-----------|
| Private Office | | 3 |
| Workstation | | 75 |
| Total | | 78 |

| MEET | | Rooms | Seats |
|-----------------|--|----------|-----------|
| Board Room | | 1 | 12 |
| Conference Room | | 3 | 16 |
| Huddle Room | | 1 | 4 |
| Phone Room | | 2 | 3 |
| Total | | 7 | 35 |

| SOCIAL | | Area | Seats |
|---------------|--|----------|----------|
| Reception | | 1 | 6 |
| Café / Pantry | | 1 | 3 |
| Total | | 2 | 9 |

Total Dedicated Desks 43 People

**Total Collaborative Seats
Open & Enclosed 79 Seats**



PART 12 SUITE A PREBUILT 6,421 RSF

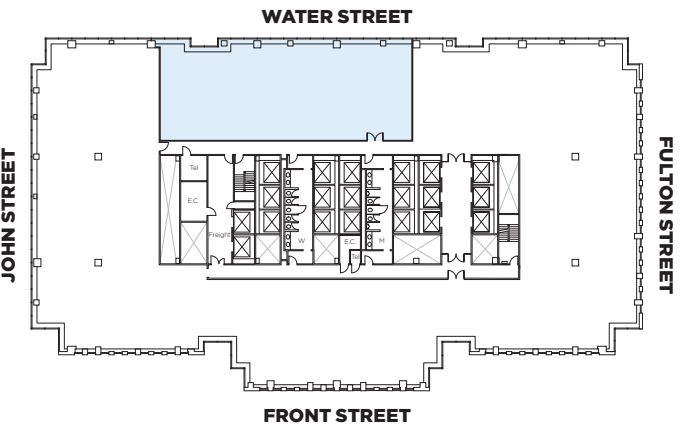
| WORK PLACE | | People |
|----------------|-----------|--------|
| Private Office | 1 | 1 |
| Workstation | 42 | 42 |
| Total | 43 | |

| 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

**Total Collaborative Seats
Open & Enclosed 29 Seats**



PART 12 SUITE B

BUILT SPACE

5,607 RSF

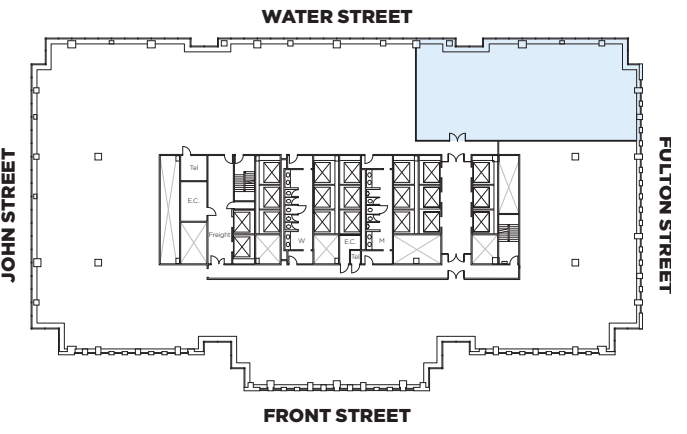
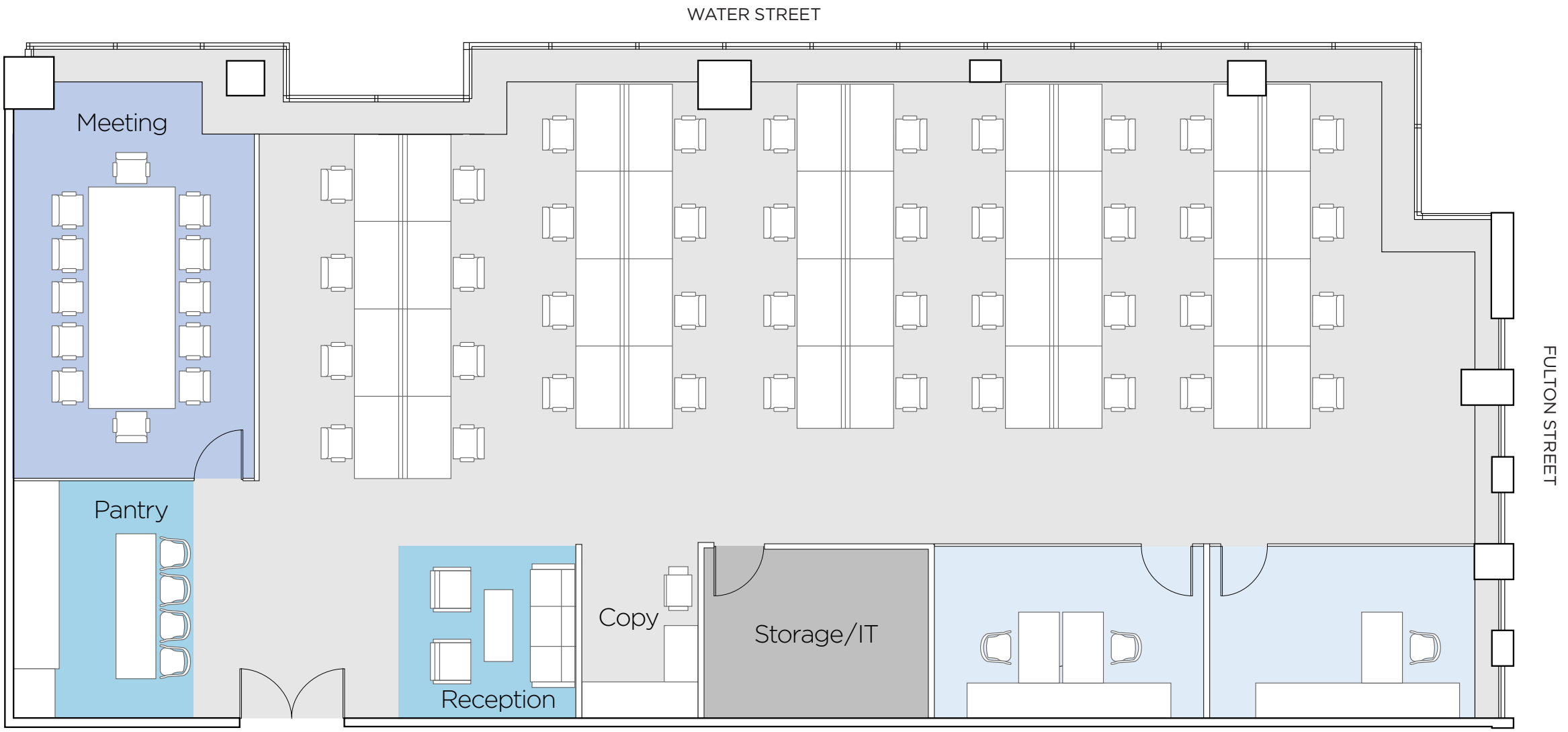
| WORK PLACE | | People |
|----------------|-----------|--------|
| Private Office | 2 | 2 |
| Workstation | 40 | 40 |
| Total | 42 | |

| MEET | | Rooms | Seats |
|------------|---|-------|-------|
| Board Room | 1 | 1 | 12 |

| SOCIAL | | Area | Seats |
|---------------|----------|------|----------|
| Reception | 1 | 1 | 5 |
| Café / Pantry | 1 | 1 | 4 |
| Total | 2 | | 9 |

Total Dedicated Desks **42 People**

Total Collaborative Seats
Open & Enclosed **21 Seats**



PART 9 NE SUITE

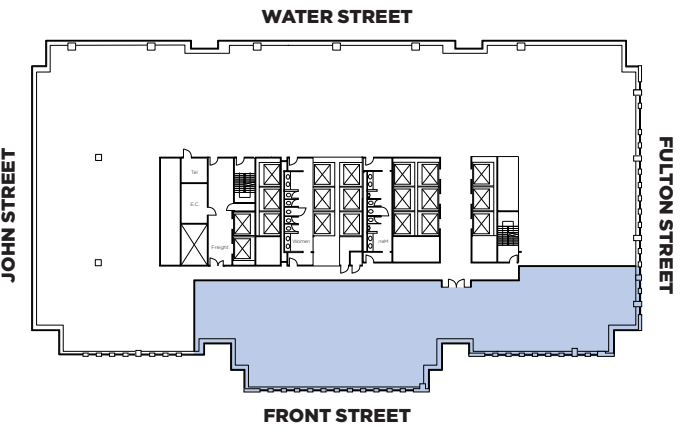
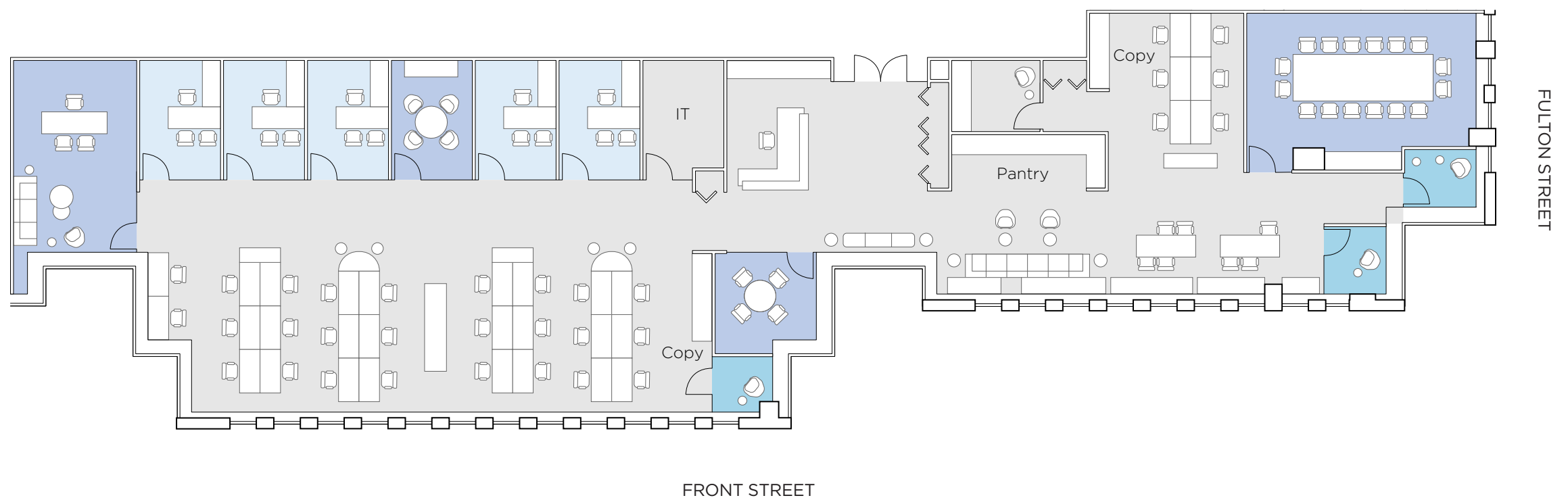
TEST FIT

9,892 RSF

| WORK PLACE | | People |
|----------------|--|-----------|
| Private Office | | 6 |
| Workstation | | 32 |
| Total | | 38 |

| MEET | | Rooms | Seats |
|--------------------|--|----------|-----------|
| Conference Room | | 3 | 24 |
| Phone Room | | 3 | 3 |
| Open Collaboration | | | 7 |
| Total | | 6 | 34 |

| SOCIAL | | Rooms |
|---------------|--|-------|
| Reception | | 1 |
| Pantry | | 1 |
| Wellness Room | | 1 |



PART 9 SW SUITE

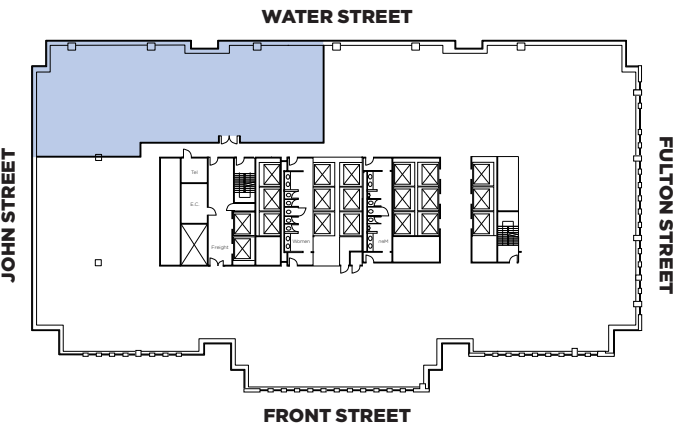
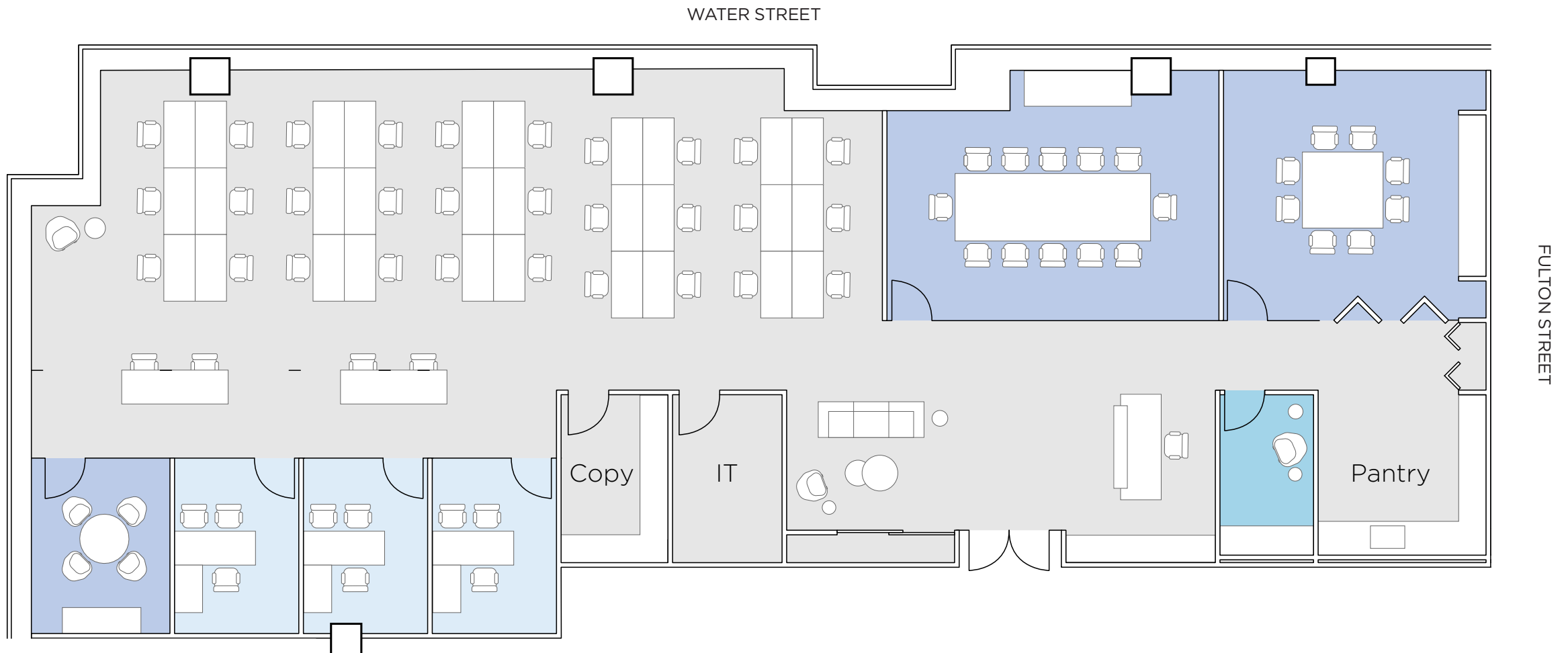
TEST FIT

7,365 RSF

| WORK PLACE | | People |
|----------------|-----------|--------|
| Private Office | 6 | 6 |
| Workstation | 32 | 32 |
| Total | 38 | |

| MEET | | Rooms | Seats |
|--------------------|----------|-----------|-------|
| Conference Room | 3 | 24 | |
| Phone Room | 3 | 3 | |
| Open Collaboration | 7 | 7 | |
| Total | 6 | 34 | |

| SOCIAL | | Rooms |
|---------------|---|-------|
| Reception | 1 | |
| Pantry | 1 | |
| Wellness Room | 1 | |



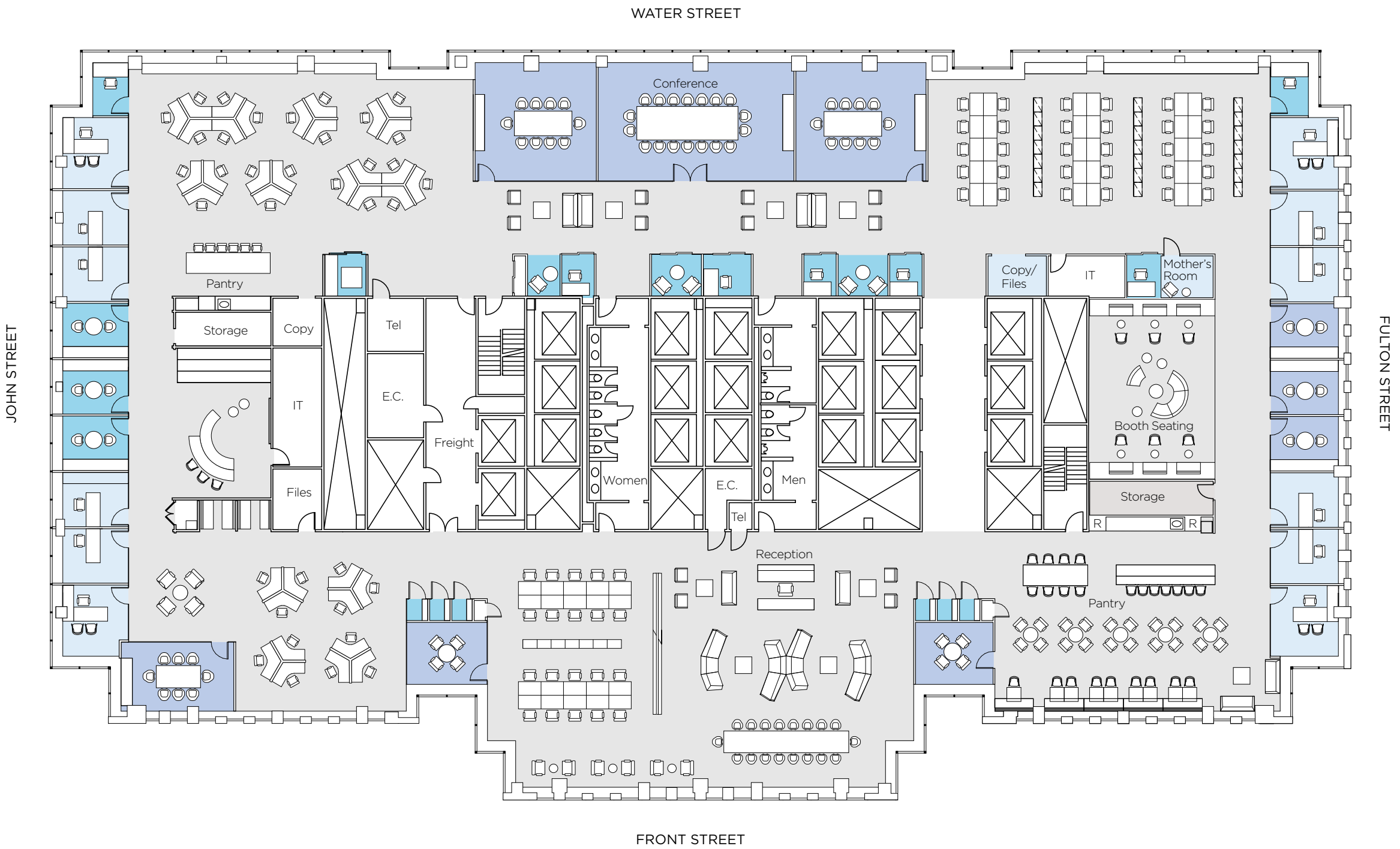
ENTIRE 5 TEST FIT 36,167 RSF

| 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

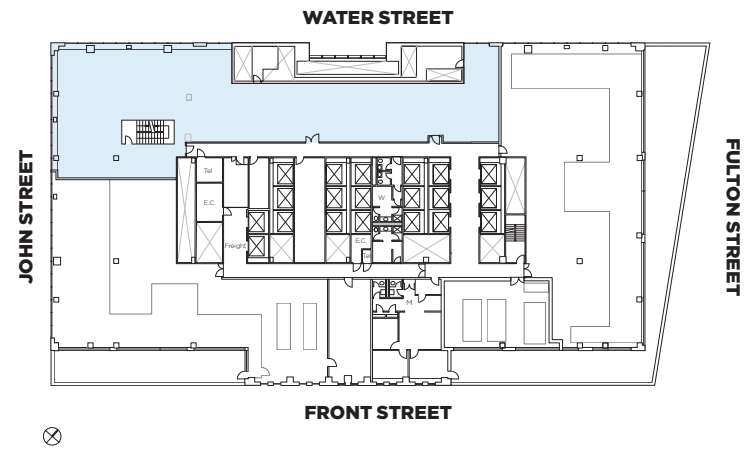
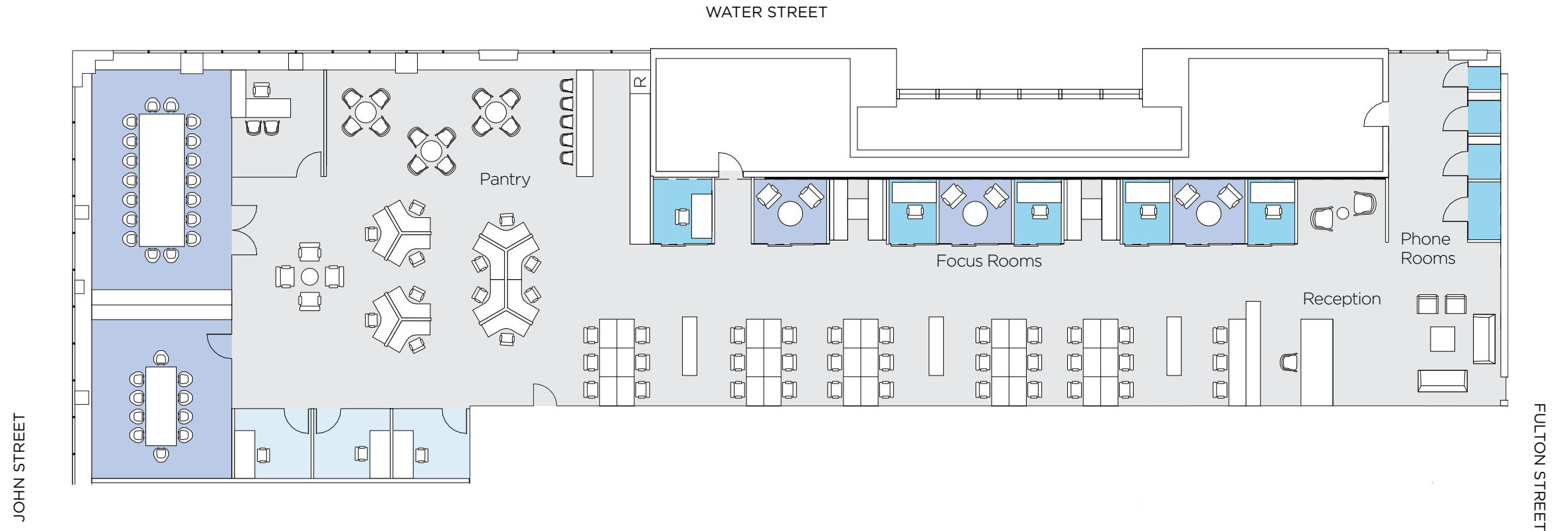
| WORK PLACE | | People |
|----------------|--|------------|
| Private Office | | 10 |
| Workstation | | 42 |
| Pinwheel | | 48 |
| Total | | 100 |

| 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

**Total Collaborative Seats
Open & Enclosed 203 Seats**



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

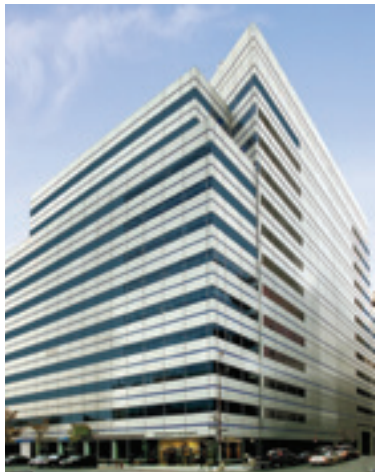
OWNERSHIP



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



Jack Resnick & Sons
Owners & Builders Since 1928

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