



55 WATER STREET

NORTH BUILDING | NEW YORK, NY

Entire 4th - 8th Floors | Total SF: 163,079 SF | Sublease | Term : Thru October 2035

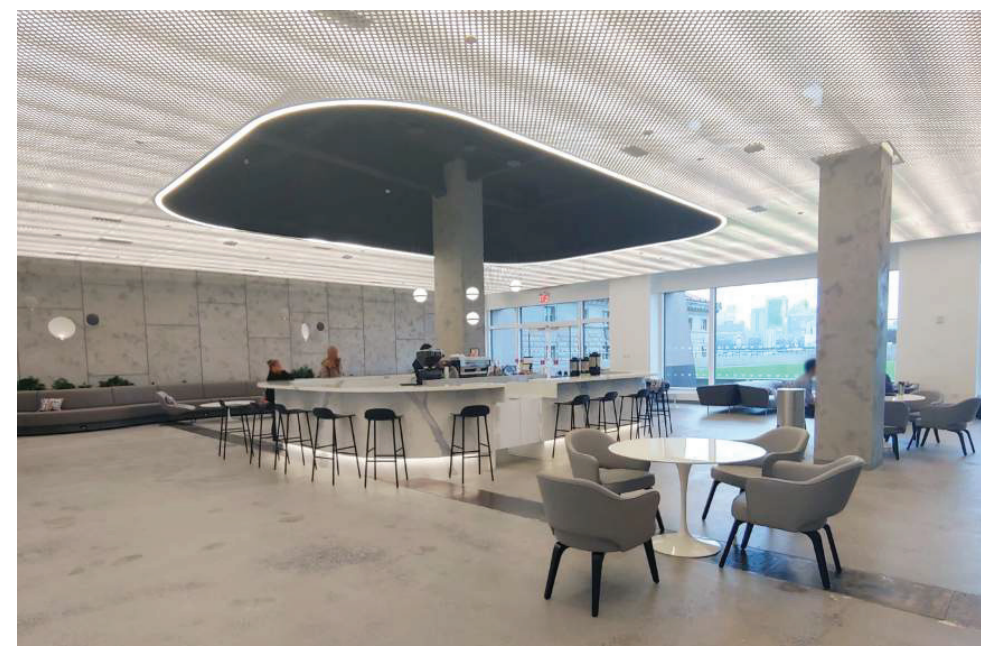
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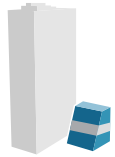
SPACE FEATURES

4 th Floor	34,343 SF
5 th Floor	33,480 SF
6 th Floor	32,616 SF
7 th Floor	31,752 SF
8 th Floor	30,888 SF

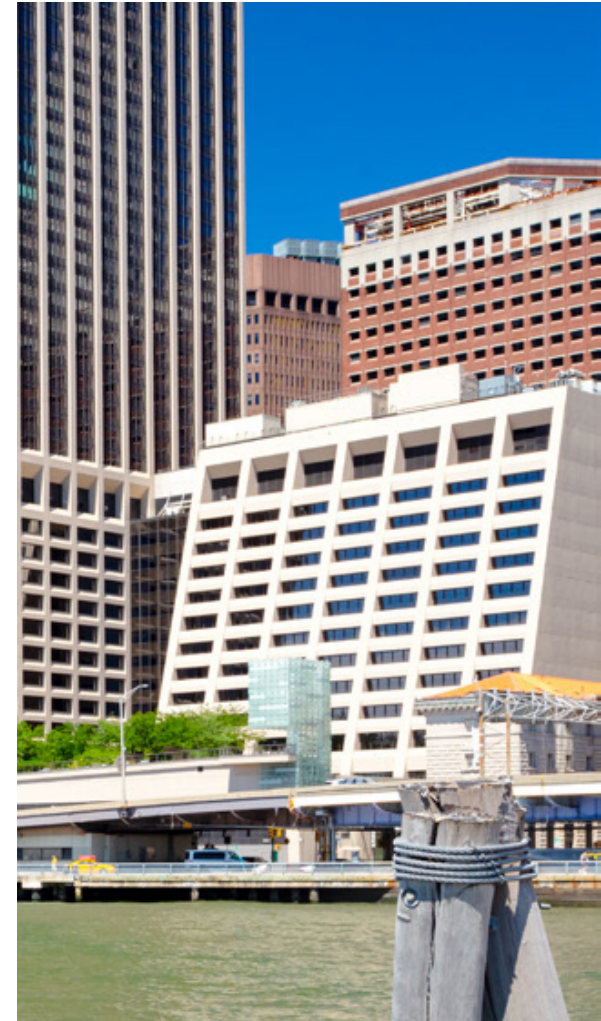
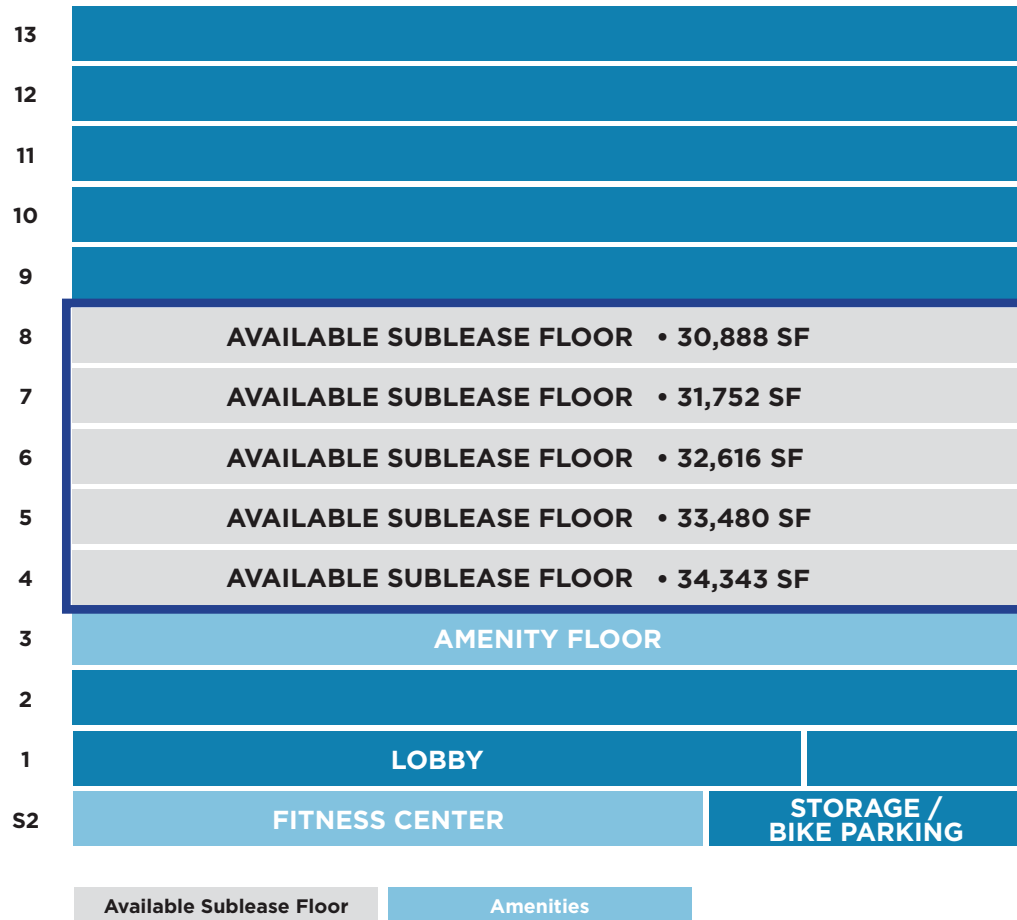
Entire 4th - 8th Floors 163,079 SF (Total)
Sublease Term Thru October 2035

- Upgraded installation featuring: Glass office fronts, new LED lighting, new carpet and paint throughout, and updated restrooms
- Opportunity to access 3rd Floor Fuel Stop (Coffee Bar + Micro-mart) amenity and Concourse level Fitness Center
- Access to the Elevated Acre outdoor garden and café with grab and go dining
- Floors may be leased together or separately
- Existing furniture systems are positioned with 6' distancing guidelines
- Available for immediate occupancy
- Immediate access to ferries, and close proximity to subways
- Direct access to 600 car covered parking garage
- CitiBike in close proximity





North Tower





As a note, the attached plan reflects very closely the current conditions of the floor, but a full detailed survey has not been conducted. The workstation system on the floor does have the ability to be customizable and the module of the station sizes shown could be modified as long as they work along the increments provided in the current system.

- ### ENTIRE 8TH FLOOR
- Offices: Nineteen (19) Total
 - Large: Four (4)
 - Regular: Fifteen (15)
 - Conference Rooms: Seven (7) Total
 - Large: Two (2)
 - Small / Huddle Room: Four (4)
 - Team Room (10-person): One (1)
 - Break-Out Spaces: Five (5)
 - Desks: 121 seats
 - Copy / Print / Mail Room: Two (2)
 - Large Eat-in Pantry: One (1)
 - Reception Area
 - Storage Closet: One (1)
 - Electrical Closet: One (1)

LEGEND

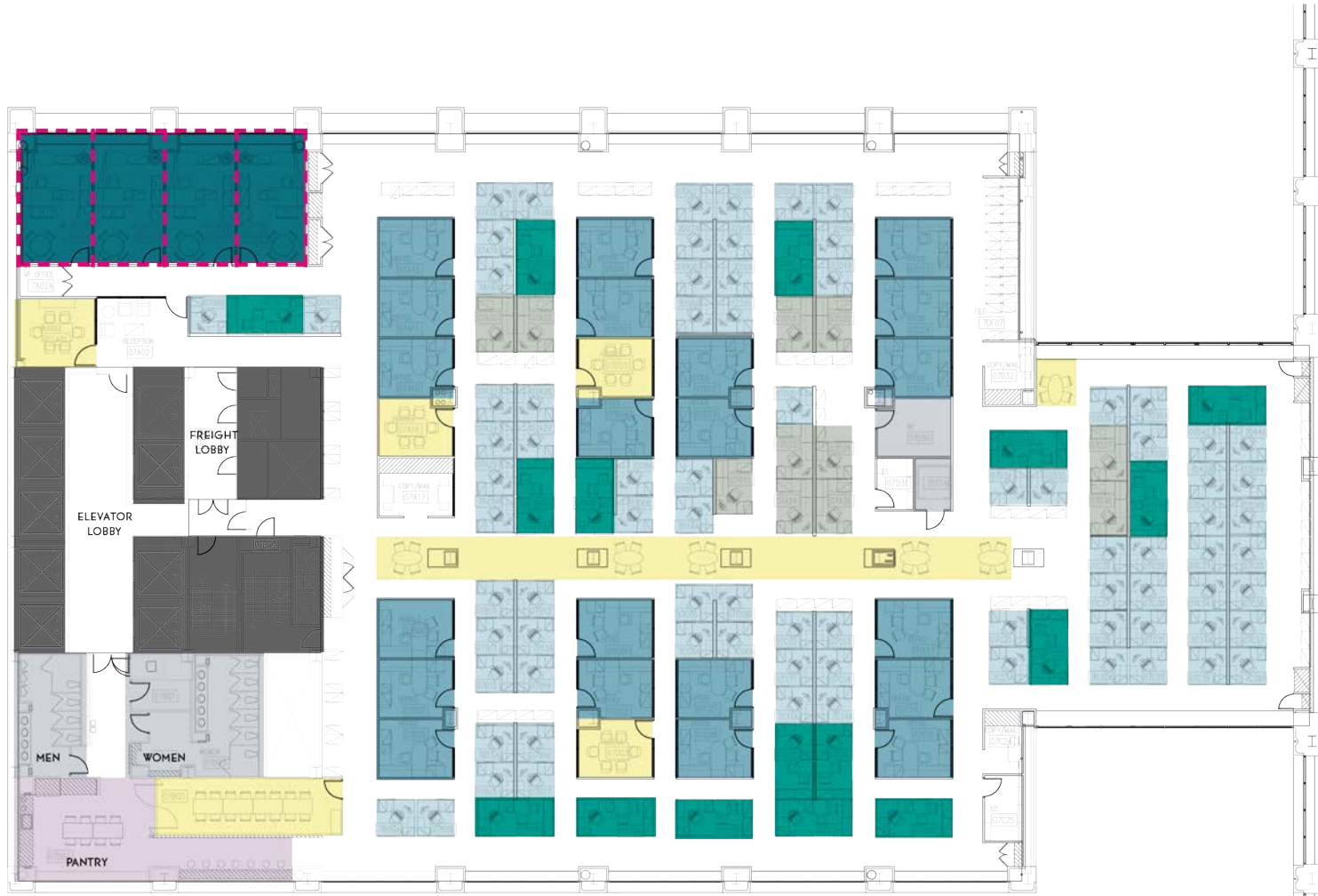
	OFFICE SLARGE		COLLABORATION
	WORKSTATION "A"		PANTRY
	WORKSTATION "B"		SUPPORT
	WORKSTATION "C"		

6'-0" diameter circles provide a visual reference for current spacing in the plan between existing seats

N Drawing Not to Scale

WATER STREET

EAST RIVER



As a note, the attached plan reflects very closely the current conditions of the floor, but a full detailed survey has not been conducted. The workstation system on the floor does have the ability to be customizable and the module of the station sizes shown could be modified as long as they work along the increments provided in the current system.

- ### ENTIRE 7TH FLOOR
- Offices: Twenty-Four (24) Total
 - Large: Four (4)
 - Regular: Twenty (20)
 - Conference Rooms: Six (6) Total
 - Large: One (1)
 - Small / Huddle Room: Five (5)
 - Break-Out Spaces: Six (6)
 - Desks: 106 seats
 - Copy / Print / Mail Room: Two (2)
 - Large Eat-in Pantry: One (1)
 - Reception Area
 - Storage Closet: One (1)
 - Electrical Closet: One (1)

LEGEND

- | | |
|---|---|
| OFFICE SLARGE | COLLABORATION |
| WORKSTATION "A" | PANTRY |
| WORKSTATION "B" | SUPPORT |
| WORKSTATION "C" | |

WATER STREET

N —
Drawing Not to Scale

EAST RIVER



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- ### ENTIRE 6TH FLOOR
- Offices: Thirteen (13) Total
 - Large: Two (2)
 - Regular: Eleven (11)
 - Conference Rooms: Five (5) Total
 - Board Room (25-person): One (1)
 - Large: One (1)
 - Small / Huddle Room: Two (2)
 - Team Room (10-person): One (1)
 - Break-Out Spaces: Five (5)
 - Desks: 138 seats
 - Copy / Print / Mail Room: Two (2)
 - Large Eat-in Pantry: One (1)
 - Reception Area
 - Storage Closet: One (1)
 - Electrical Closet: One (1)

LEGEND

- | | |
|-----------------|---------------|
| OFFICE SLARGE | COLLABORATION |
| WORKSTATION "A" | PANTRY |
| WORKSTATION "B" | SUPPORT |
| WORKSTATION "C" | |

N Drawing Not to Scale

WATER STREET








EAST RIVER



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- ### ENTIRE 5TH FLOOR
- Offices: Twenty-Two (22) Total
 - Large: Four (2)
 - Regular: Eleven (11)
 - Conference Rooms: Four (4) Total
 - Large: Three (3)
 - Small / Huddle Room: One (1)
 - Break-Out Spaces: Six (6)
 - Desks: 125 seats
 - Copy / Print / Mail Room: Two (2)
 - Large Eat-in Pantry: One (1)
 - Reception Area
 - Storage Closet: One (1)
 - Electrical Closet: One (1)

LEGEND

 OFFICE SLARGE	 COLLABORATION
 WORKSTATION "A"	 PANTRY
 WORKSTATION "B"	 SUPPORT
 WORKSTATION "C"	

N  Drawing Not to Scale

WATER STREET

EAST RIVER



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ENTIRE 4TH FLOOR LAYOUT

- Offices: Seventeen (17) Total
 - Large: Four (4)
 - Regular: Thirteen (13)
- Conference Rooms: Four (4) Total
 - Large: Three (3)
 - Small: One (1)
- Desks: 161 seats
- Copy / Print / Mail Room: Two (2)
- Large Eat-in Pantry: One (1)
- Reception Area
- Storage Closet: One (1)
- Electrical Closet: One (1)

LEGEND

OFFICE SLARGE	COLLABORATION
WORKSTATION "A"	PANTRY
WORKSTATION "B"	SUPPORT
WORKSTATION "C"	

Drawing Not to Scale

WATER STREET

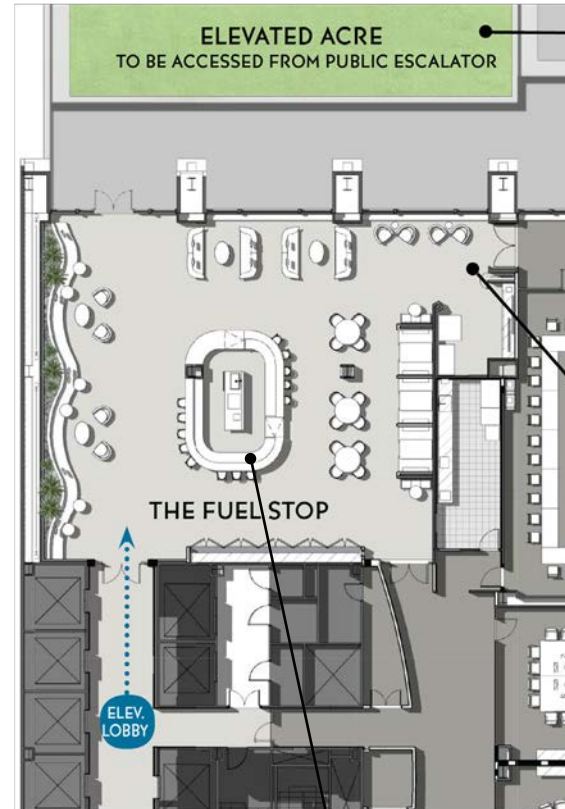
Concourse Level – Fitness Center



AdvantageCare  Medical Center
PHYSICIANS

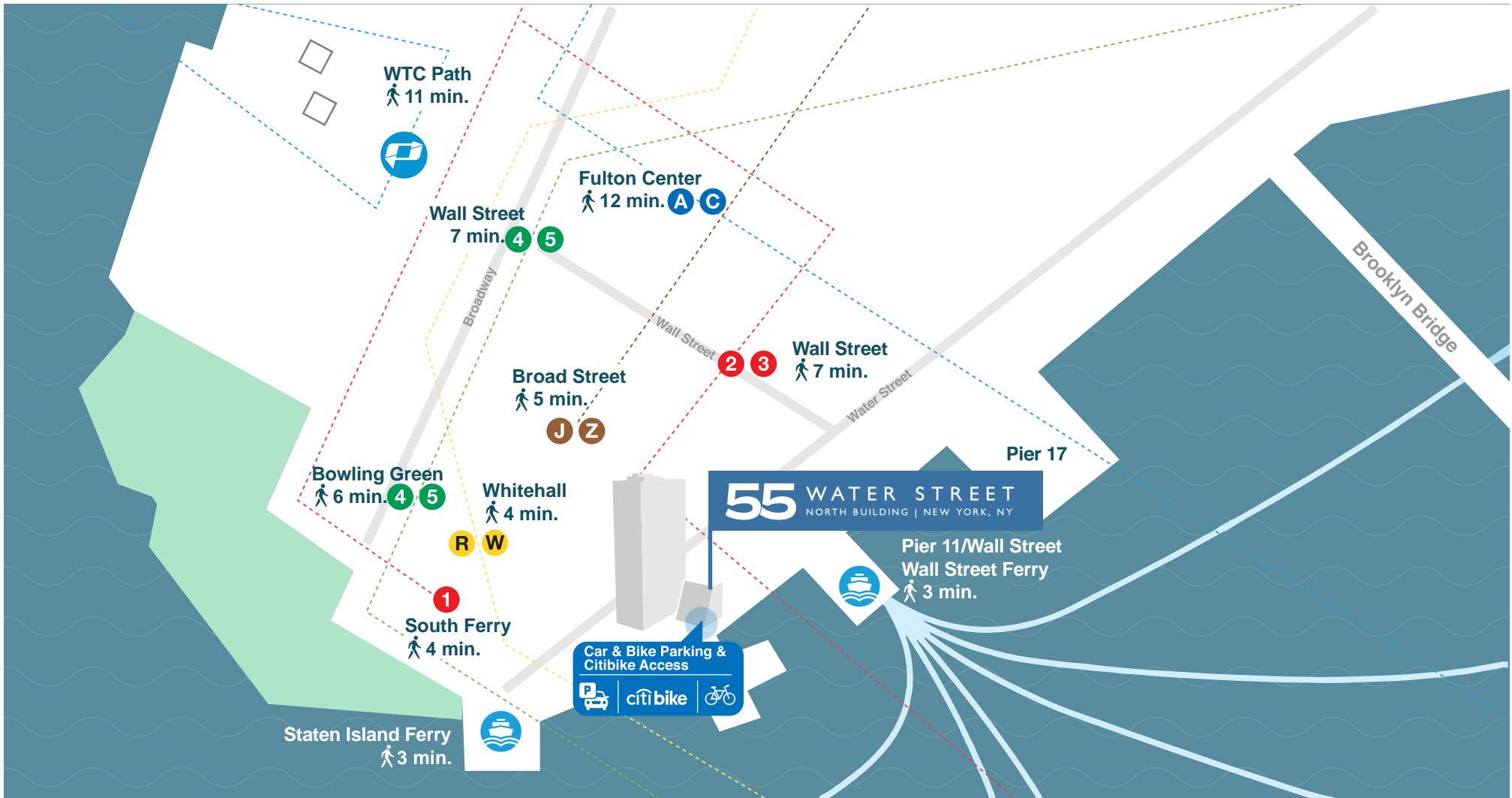


3RD FLOOR:



MICRO-MART
SELF-SERVE MARKET





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NORTH BUILDING | NEW YORK, NY

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