



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

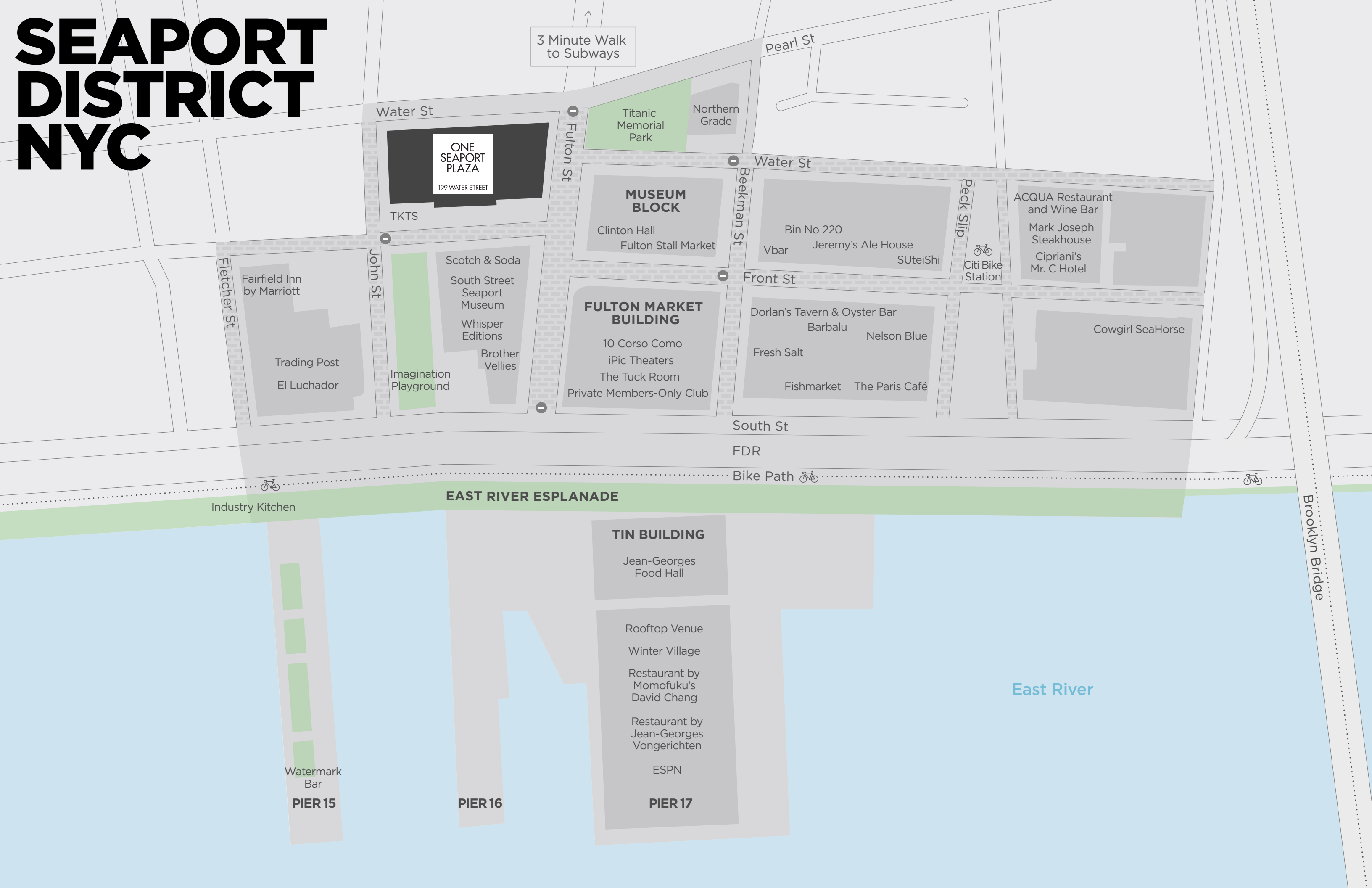
Surrounded by dozens of new upscale dining,
nightlife, entertainment, and shopping venues

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

Pearl St

Water St

ONE
SEAPORT
PLAZA
199 WATER STREET

TKTS

Titanic
Memorial
Park

Northern
Grade

MUSEUM
BLOCK

Clinton Hall
Fulton Stall Market

Water St

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

South Street
Seaport
Museum

Whisper
Editions

Brother
Vellies

Imagination
Playground

FULTON MARKET
BUILDING

10 Corso Como

iPic Theaters

The Tuck Room

Private Members-Only Club

Front St

Dorlan's Tavern & Oyster Bar

Barbalu

Nelson Blue

Fresh Salt

Fishmarket

The Paris Café

Cowgirl SeaHorse

South St

FDR

Bike Path

EAST RIVER ESPLANADE

Industry Kitchen

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

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

A large, modern rooftop bar with a wooden pergola roof. The roof is made of horizontal wooden slats and is illuminated from within, creating a warm, orange glow. The bar is filled with patrons sitting at wooden tables and benches. In the background, the Manhattan skyline is visible at night, with the Manhattan Bridge and other city lights. The sky is dark blue, and the water of the harbor is visible in the foreground.

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.

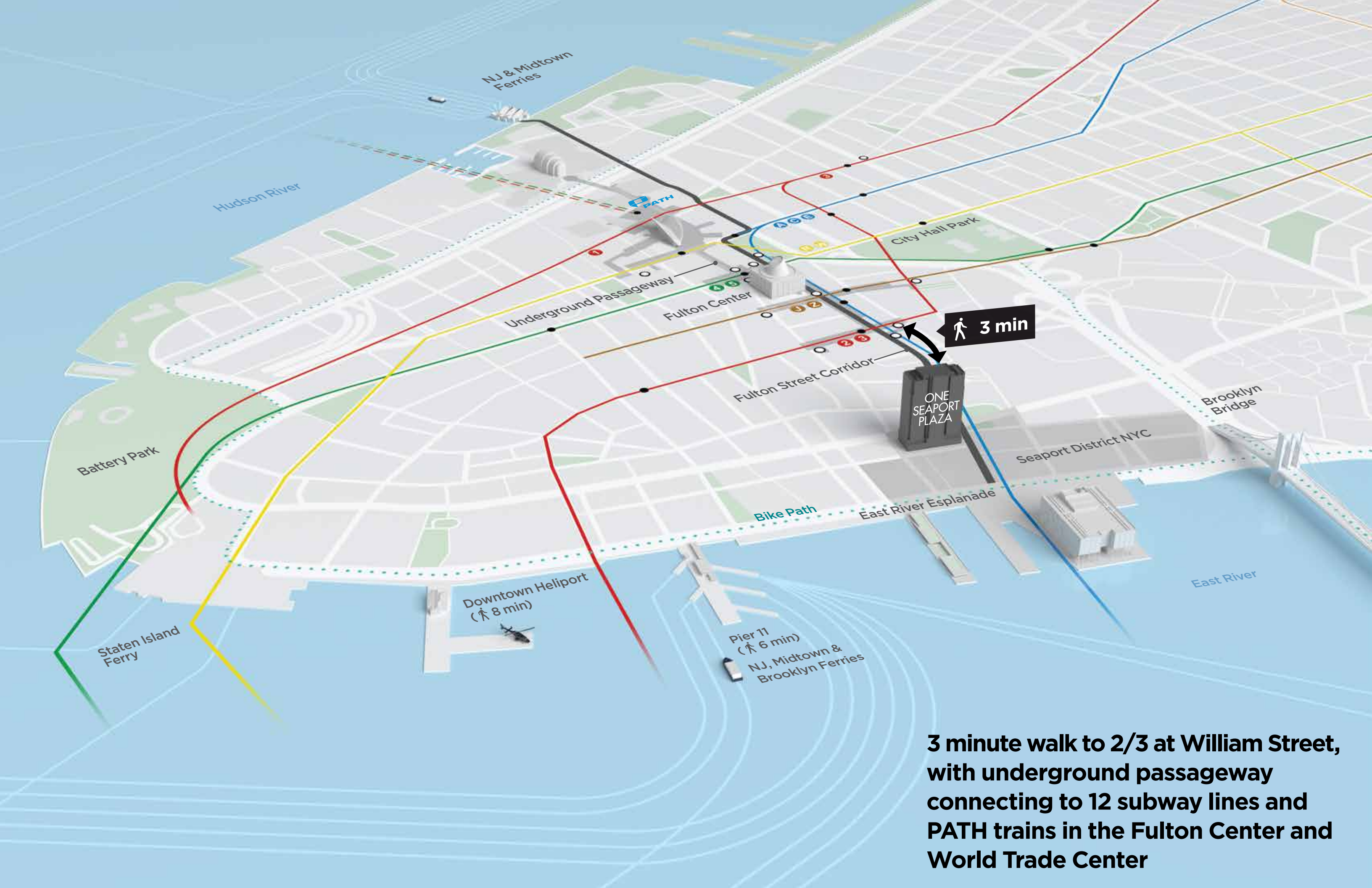
Access to 12 subway lines and PATH trains to New Jersey in the Fulton Center and the World Trade Center

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

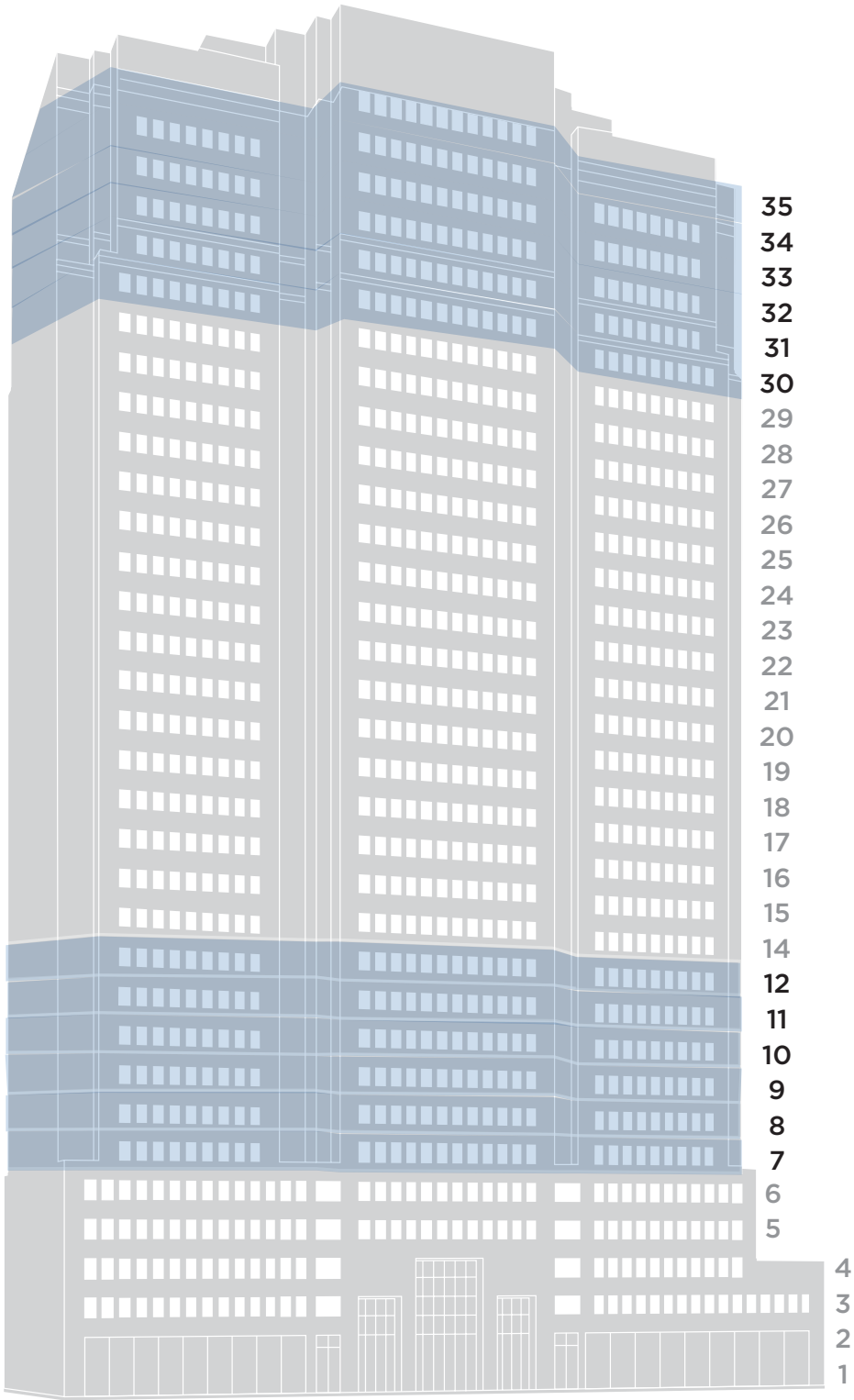
Downtown Connection Bus with 36 stops from the East River to Battery Park City

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



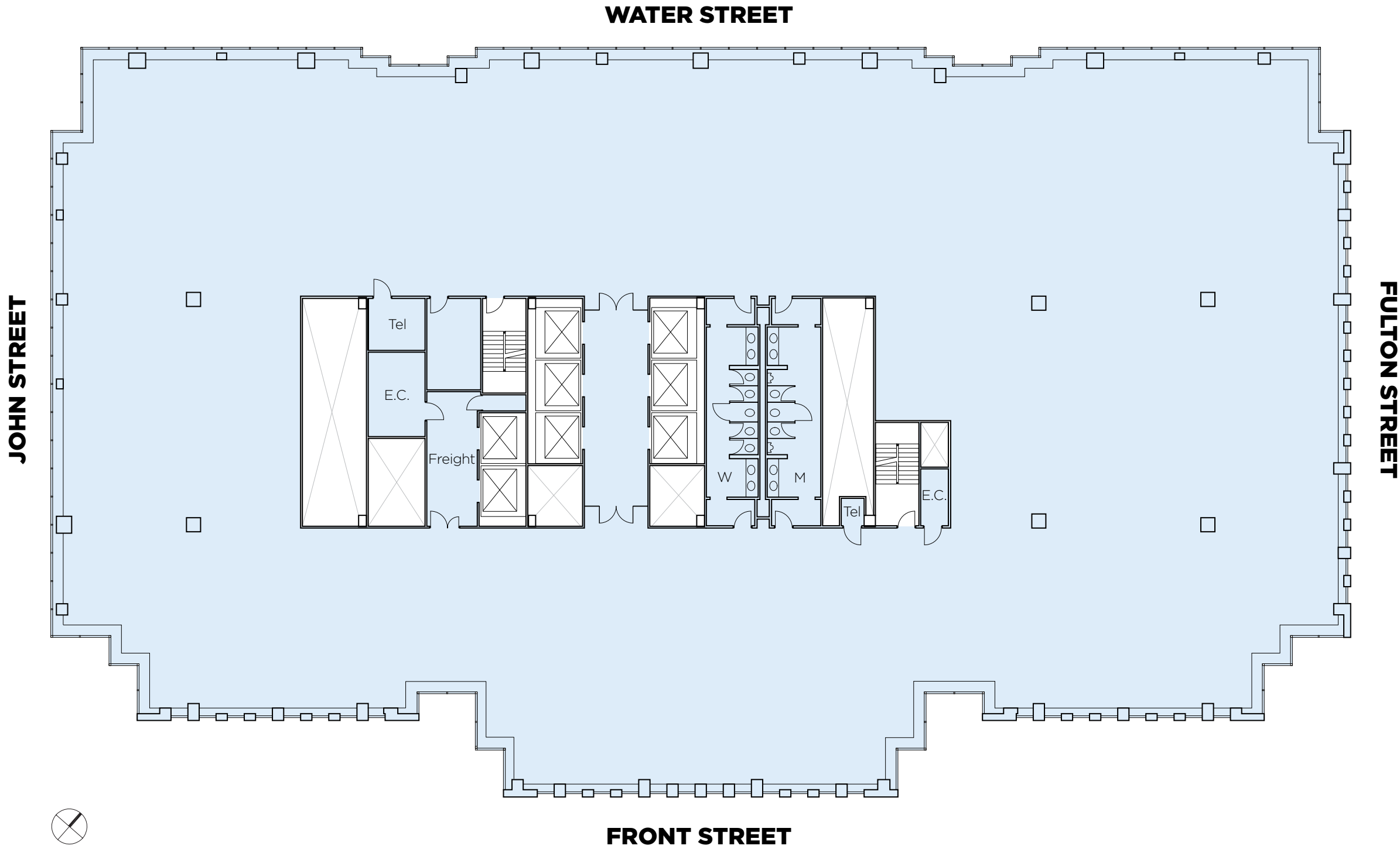
TOWER BLOCK Floors 30-35 | 201,251 RSF

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

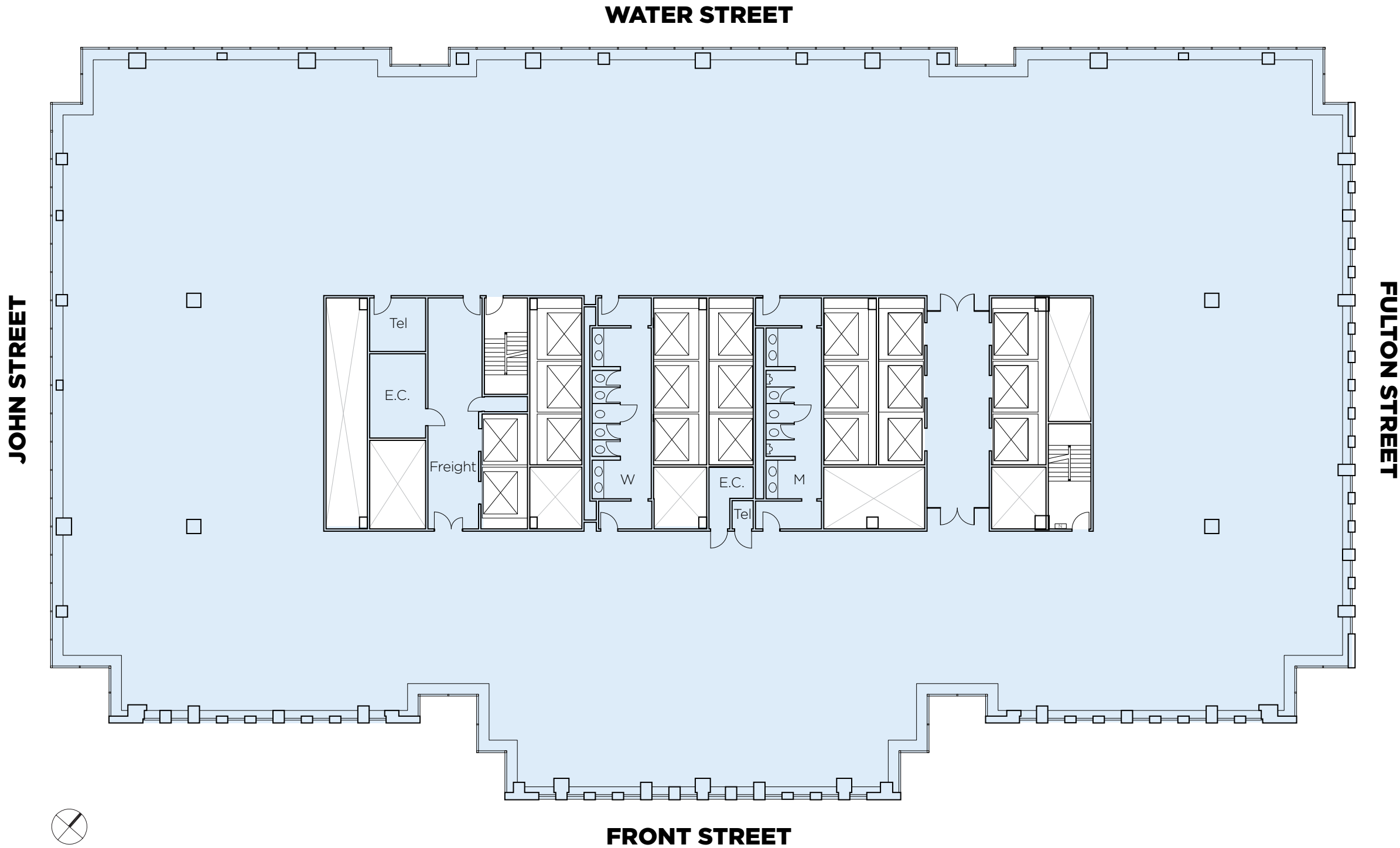
LOW-RISE BLOCK Floors 7-12 | 212,697 RSF

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
Desk		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.	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.
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.	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.
BUILDING AREA	1,160,067 SF	SUPPLEMENTAL HVAC	24/7 condenser water is available for tenant supplemental AC.
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.	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.
MAJOR TENANTS	Allied World Insurance, BGC, Epsilon Data Management, SCOR Insurance, Tullet Prebon Americas, and The Weisscomm Group, Ltd.	BUILDING MGMT. SYSTEM	Andover BMS system installed 2010. EcoGenesis SmartGrid® installed in 2016.
FLOOR LOAD	50 lbs. per SF live load	LIFE SAFETY	New Class-E Fire Alarm System installed in 2013. Building is fully sprinklered.
CEILING HEIGHTS	Floors 3-34: 11’6” slab-to-slab Floor 35: 22’6” slab-to-slab	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.
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.	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.
EMERGENCY POWER	A 1,000-kW diesel generator on 4th floor provides back-up power to all fire, life safety, and critical building systems.	TRANSPORTATION	Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi and Ferries, buses, free Downtown Connection Shuttle, and Downtown Heliport.
SUPPLEMENTAL EMERGENCY GENERATOR	Additional generator capacity is available for tenant use based upon demonstrated tenant need.	SUSTAINABILITY	LEED EB: O&M-certified with the U.S. Green Building Council.
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.		

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



Jack Resnick & Sons
Owners & Builders Since 1928

Adam S. Rappaport
Managing Director
arappaport@resnicknyc.com
212 421 1300

Brett S. Greenberg
Executive Managing Director
bgreenberg@resnicknyc.com
212 421 1300



Robert A. Constable
robert.constable@cushwake.com
212 709 0770

Myles Fennon
myles.fennon@cushwake.com
212 841 7532

John Cefaly
john.cefaly@cushwake.com
212 841 5977

Stephen Bellwood
stephen.bellwood@cushwake.com
212 318 9785

Ethan Silverstein
ethan.silverstein@cushwake.com
212 698 2694