



BROAD



75
BROAD





Nike Communications Build-Out at 75 Broad

BUILDING AMENITIES



SPACE FEATURES

- High-end pre-built office space
- 12' high exposed ceilings
- Exposed steel columns
- Polished concrete floors
- Modern open kitchens
- Upscale finishes
- Flexible floor plates that are easily divisible
- High ratio of windows / SF



PLANNED AMENITIES

- Conference center
- Common corridor upgrades
- High-end restroom upgrades



BUILDING INFRASTRUCTURE

- \$15 million in infrastructure upgrades
- State-of-the-art flood gates
- Life safety and tenant generator capacity
- Redundancy of fiber providers
- 24-hour doorman attended lobby

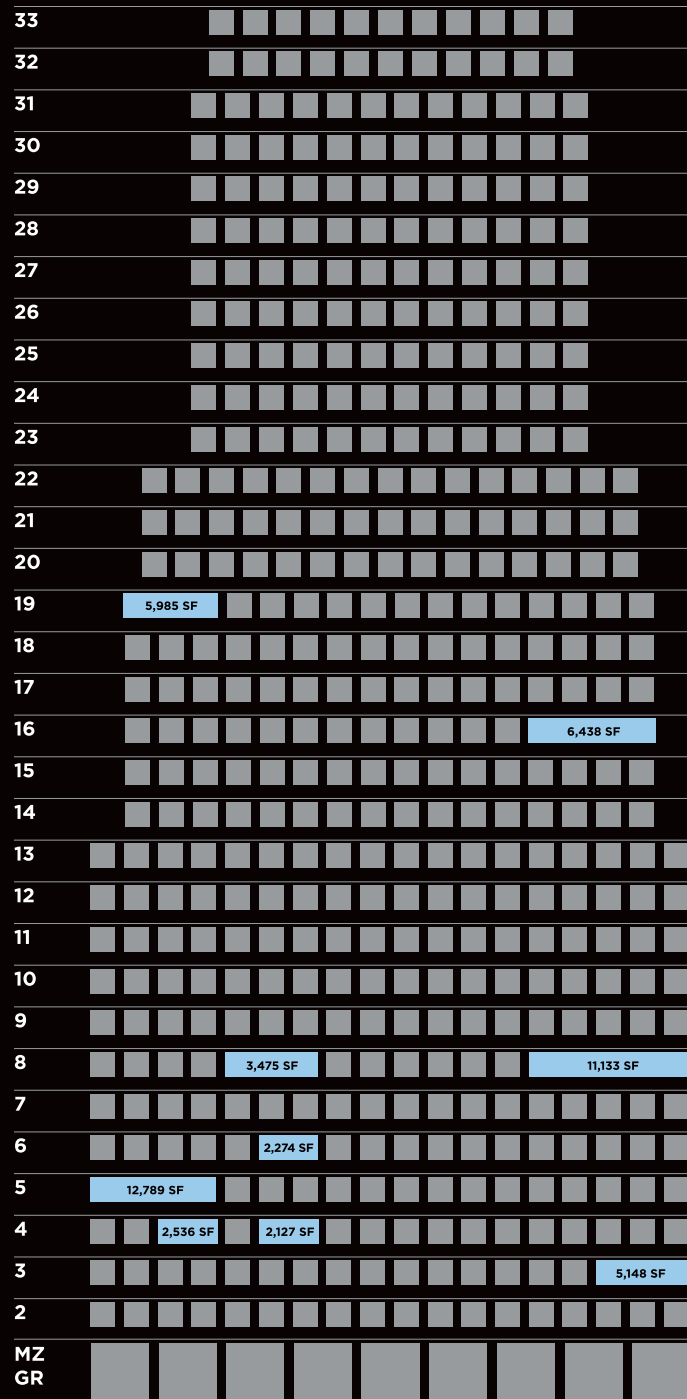


BUILDING LOCATION

- Centrally located to mass transit, including access to 1,2,3,4,5,J,Z,N,R, and Path trains, as well as East River Ferry, Staten Island Ferry, and the Downton Heliport.
- Steps from bustling restaurants, bars and health clubs, including: Stone Street, Brookfield Place, Soulcycle, Equinox.
- Tenants qualify for Downtown Incentives







STACKING PLAN



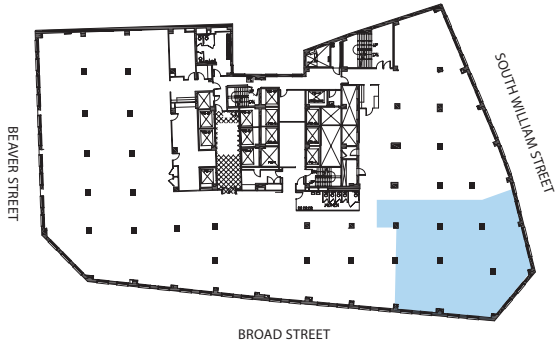
High-end pre-built office space



SPACE AVAILABILITIES



FLOOR 3 - 5,148 SF



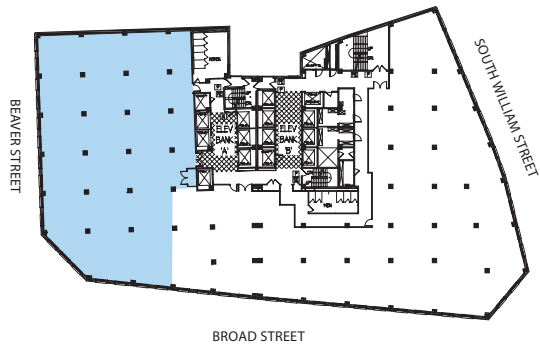
FLOOR 4 - 2,127 SF



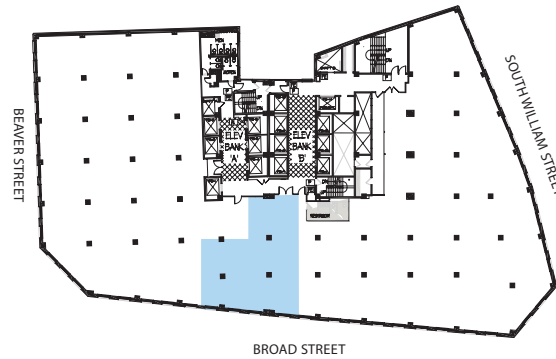
FLOOR 4 - 2,536 SF



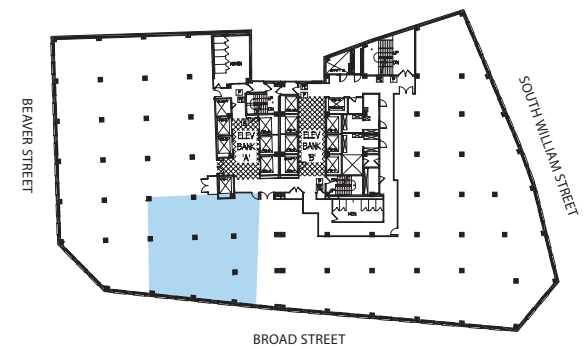
FLOOR 5 - 12,789 SF



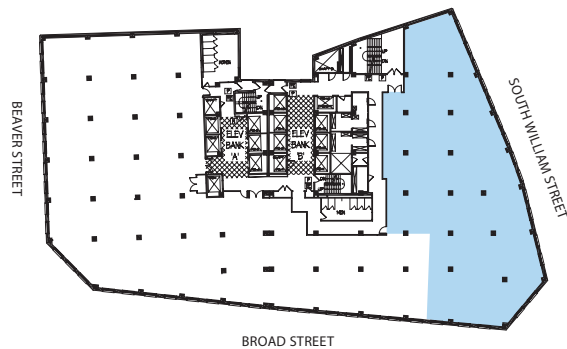
FLOOR 6 - 2,274 SF



FLOOR 8 - 3,475 SF



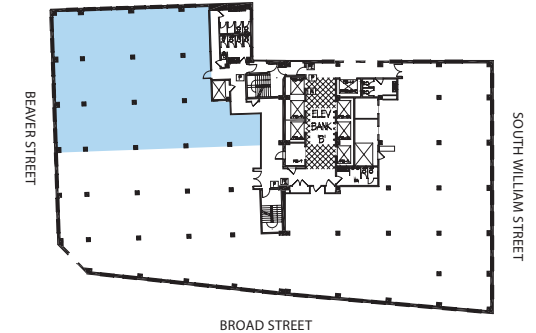
FLOOR 8 - 11,133 SF



FLOOR 16 - 6,438 SF








FLOOR 19 - 5,985 SF

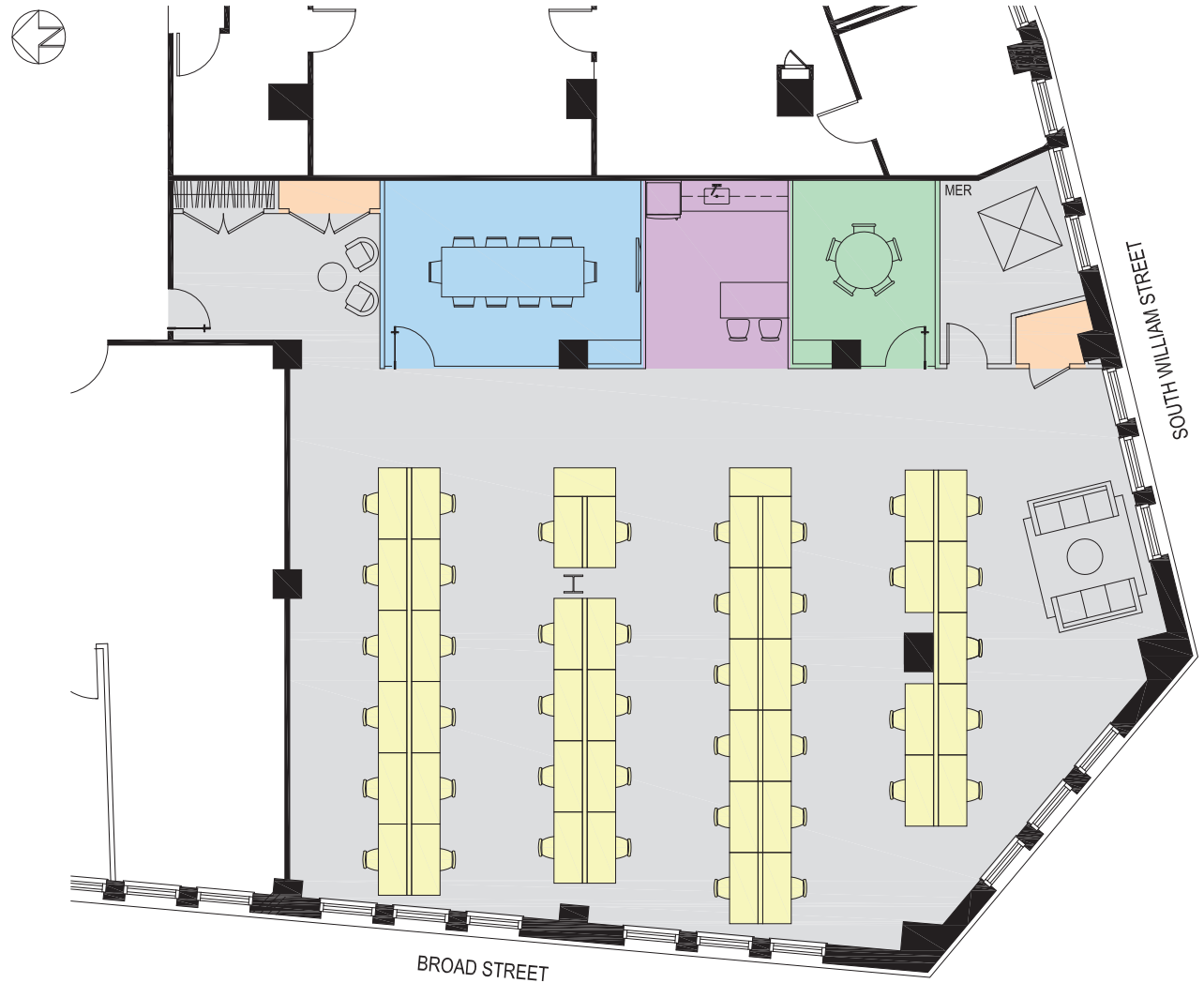




3RD FLOOR

RENTABLE SQUARE FOOTAGE	5,148 SF
TOTAL SEATS	43
RENTABLE SQUARE FOOTAGE SEATS	119 SF

-  BREAKOUT ROOM / OFFICE
-  PANTRY / CAFE
-  CONFERENCE ROOM
-  STORAGE / IT
-  BENCHING (60" X 24")








ALL CONDITIONS ARE APPROXIMATE.



4TH FLOOR

RENTABLE SQUARE FOOTAGE	2,536 SF
TOTAL SEATS	17
RENTABLE SQUARE FOOTAGE SEATS	149 SF

	BREAKOUT ROOM / OFFICE
	PANTRY / CAFE
	CONFERENCE ROOM
	STORAGE / IT
	BENCHING (60" X 24") / RECEPTIONIST



ALL CONDITIONS ARE APPROXIMATE.



4TH FLOOR

RENTABLE SQUARE FOOTAGE 2,127 SF

TOTAL SEATS 12

RENTABLE SQUARE FOOTAGE SEATS 177 SF

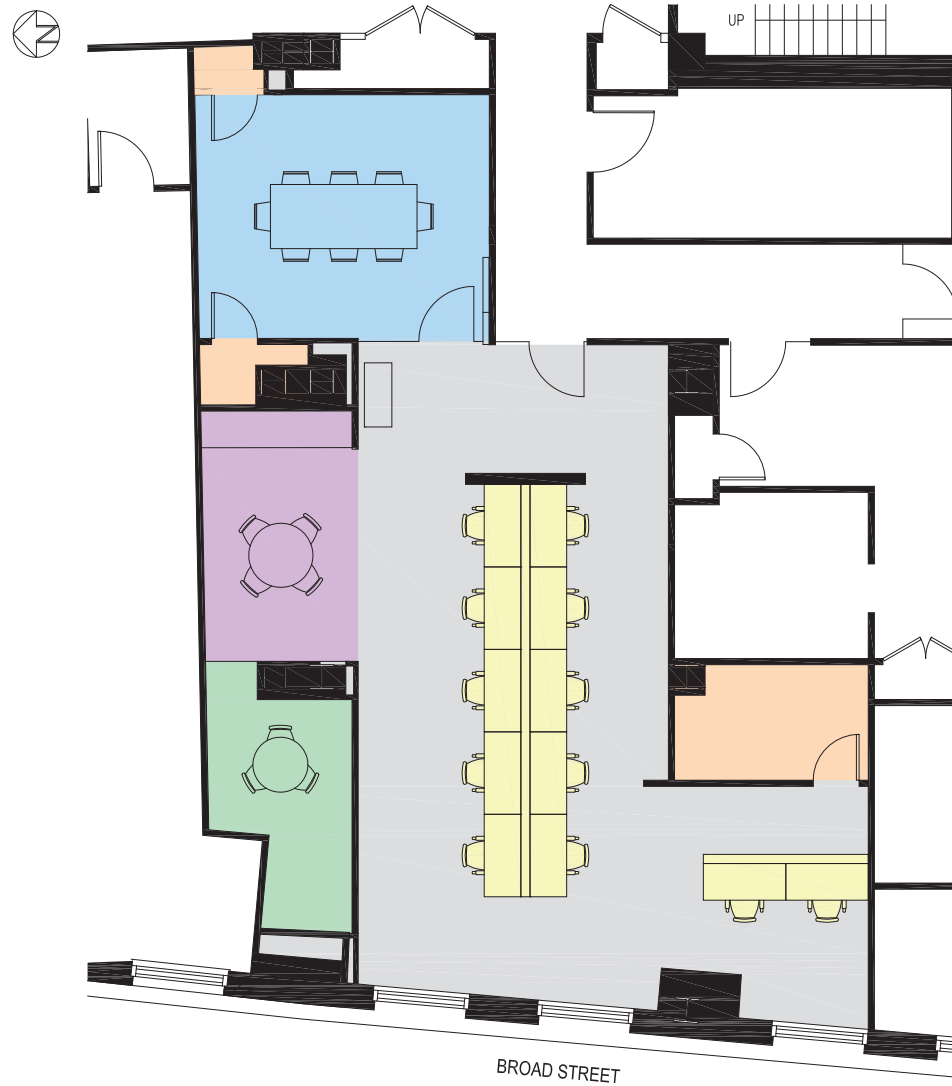
 BREAKOUT ROOM / OFFICE

 PANTRY / CAFE

 CONFERENCE ROOM

 STORAGE / IT

 BENCHING (60" X 24")








ALL CONDITIONS ARE APPROXIMATE.



5TH FLOOR

RENTABLE SQUARE FOOTAGE	12,789 SF
TOTAL SEATS	92
RENTABLE SQUARE FOOTAGE SEATS	128 SF

	BREAKOUT ROOM / OFFICE
	PANTRY / CAFE
	CONFERENCE ROOM
	STORAGE / IT
	BENCHING (60" X 24") / RECEPTIONIST






ALL CONDITIONS ARE APPROXIMATE.



6TH FLOOR

RENTABLE SQUARE FOOTAGE	2,274 SF
TOTAL SEATS	24
RENTABLE SQUARE FOOTAGE SEATS	94 SF

-  PANTRY / CAFE
-  CONFERENCE ROOM
-  STORAGE / IT
-  BENCHING (60" X 24")








ALL CONDITIONS ARE APPROXIMATE.



8TH FLOOR

RENTABLE SQUARE FOOTAGE	3,475 SF
TOTAL SEATS	31
RENTABLE SQUARE FOOTAGE SEATS	112 SF

	BREAKOUT ROOM / OFFICE
	PANTRY / CAFE
	CONFERENCE ROOM
	STORAGE / IT
	BENCHING (60" X 24")



ALL CONDITIONS ARE APPROXIMATE.



8TH FLOOR

RENTABLE SQUARE FOOTAGE	11,133 SF
TOTAL SEATS	66
RENTABLE SQUARE FOOTAGE SEATS	168 SF

 BREAKOUT ROOM / OFFICE

 PANTRY / CAFE

 CONFERENCE ROOM

 STORAGE / IT

 BENCHING (54" X 24")








ALL CONDITIONS ARE APPROXIMATE.



16TH FLOOR

RENTABLE SQUARE FOOTAGE	6,438 SF
TOTAL SEATS	50
RENTABLE SQUARE FOOTAGE SEATS	122 SF

-  BREAKOUT ROOM / OFFICE
-  PANTRY / CAFE
-  CONFERENCE ROOM
-  STORAGE / IT
-  BENCHING (60" X 24")



ALL CONDITIONS ARE APPROXIMATE.



19TH FLOOR

RENTABLE SQUARE FOOTAGE 5,985 SF

TOTAL SEATS 53


RENTABLE SQUARE FOOTAGE SEATS 113 SF

 BREAKOUT ROOM / OFFICE

 PANTRY / CAFE

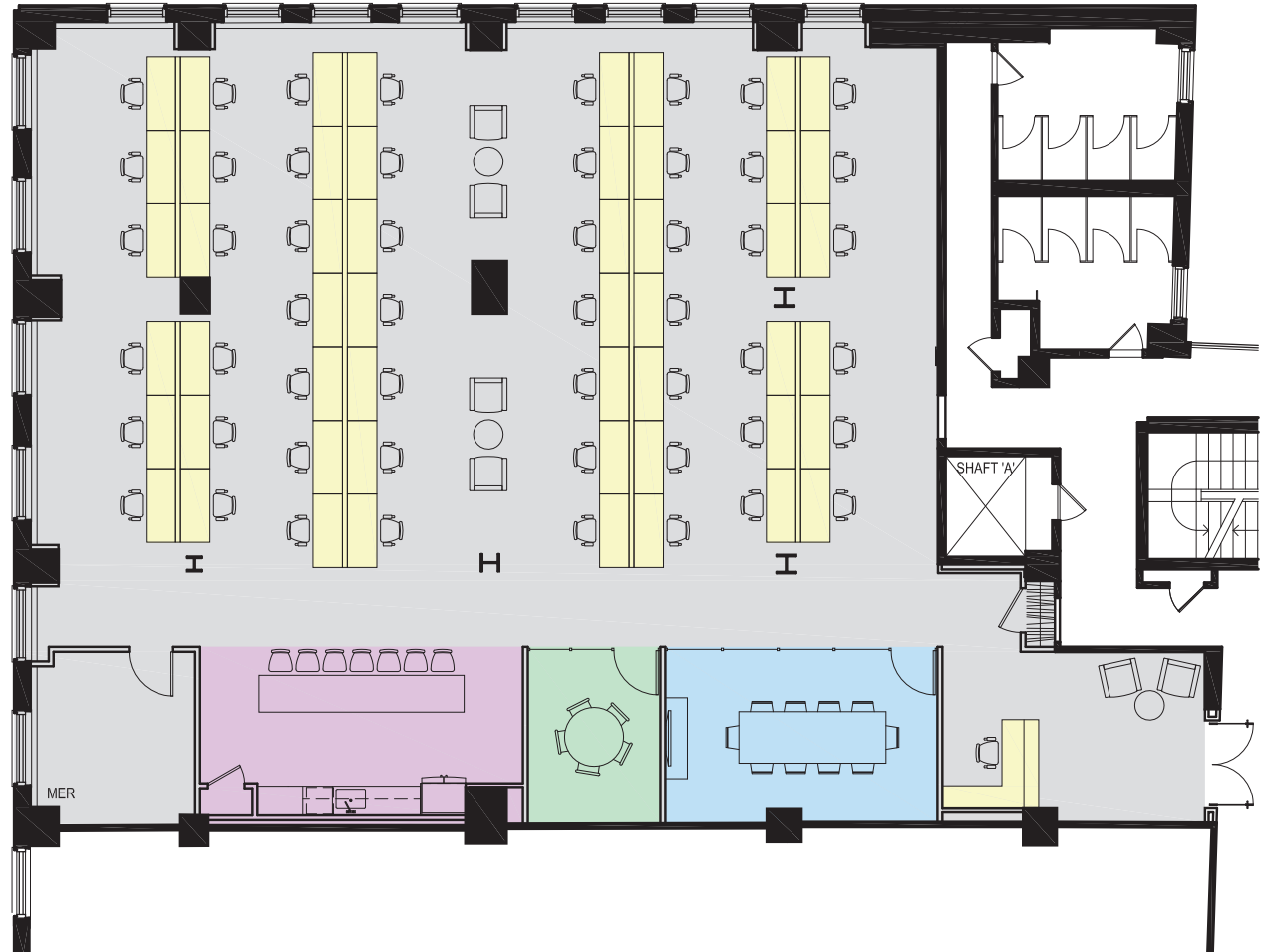
 CONFERENCE ROOM

 STORAGE / IT

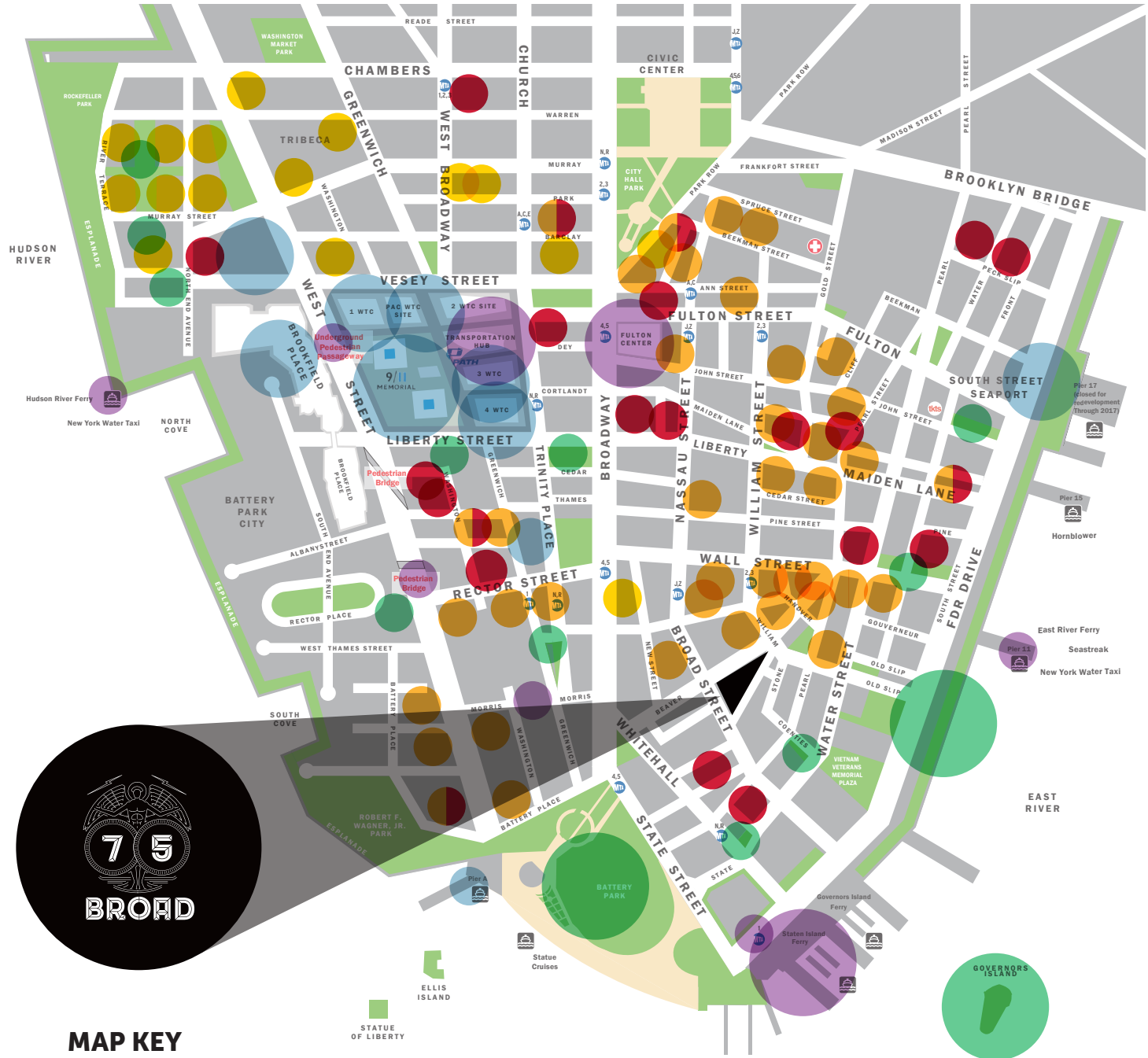
 BENCHING (60" X 24") / RECEPTIONIST



BEAVER STREET



- MOXY HOTEL**
Completion in 2018
- FOUR SEASONS HOTEL & RESIDENCES**
Completed in 2016
- THE BEEKMAN HOTEL & RESIDENCES**
Completed in 2016
- FULTON CENTER & CORBIN BUILDING**
Completed in 2014
- WORLD TRADE CENTER**
 - 1 World Trade Center
Completed in 2014
 - 2 World Trade Center
Completion TBD
- Westfield WTC/Transportation Hub
Completed in 2016
- 3 World Trade Center
Completion in 2018
- 4 World Trade Center
Completed in 2013
- National 9/11 Memorial Museum
Completed in 2014
- BROOKFIELD PLACE**
Completed in 2015/2016
- AKA WALL STREET**
Completed in 2016
- SEAPORT DISTRICT**
Completion in 2018
- MR. C SEAPORT HOTEL**
Completion in 2018
- EAST RIVER WATERFRONT ESPLANADE**
Completed in 2013
- PIER A**
Completed in 2014
- THE BATTERY**
Completed in 2014/2015
- 20 BROAD STREET**
Completion in 2018
- THE PERELMAN CENTER FOR PERFORMING ARTS AT THE WORLD TRADE CENTER**
Completion in 2021
- GOVERNORS ISLAND**
Completed in 2014-2016



MAP KEY

- Major Development Milestones**
- Transportation**
- Open Spaces**
- Hotels**
- Residential**
- Hotel & Residential**

Source: Alliance of Downtown New York

JEMIB

REALTY

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