



**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

- 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

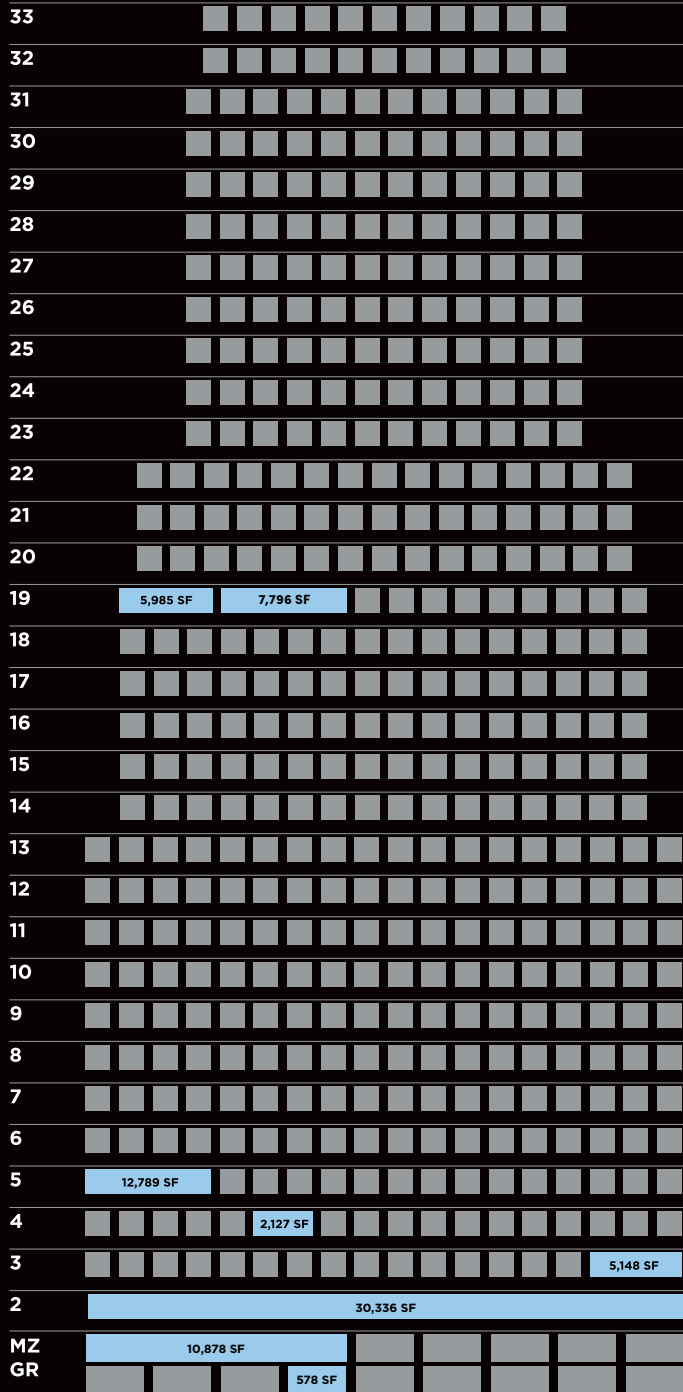


## BUILDING LOCATION

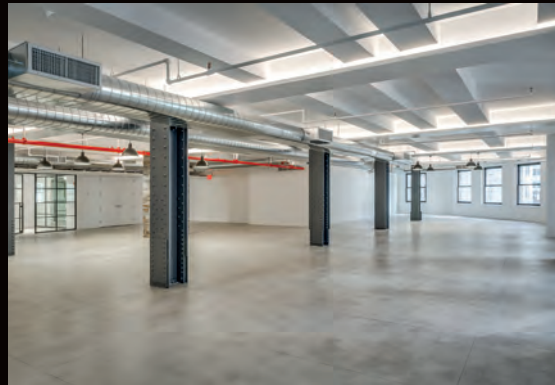
- Centrally located to mass transit, including access to 1,2,3,4,5,J,Z,N,R, and Path trains, as well as East River Ferry, Staten Island Ferry, and the Downtown Heliport.
- Steps from bustling restaurants, bars and health clubs, including: Stone Street, Brookfield Place, Soulcycle, Equinox.
- Tenants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







STACKING PLAN



High-end pre-built office space



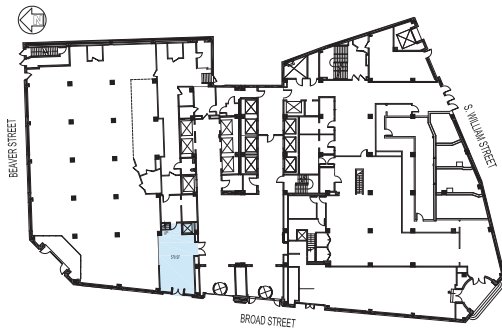
# SPACE AVAILABILITIES



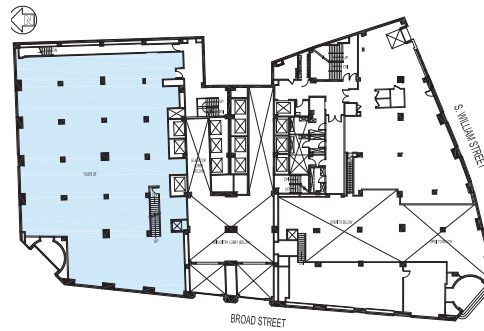
**MULTIPLE  
LEVEL  
SPACE**

**TOTALLING  
41,792 SF**

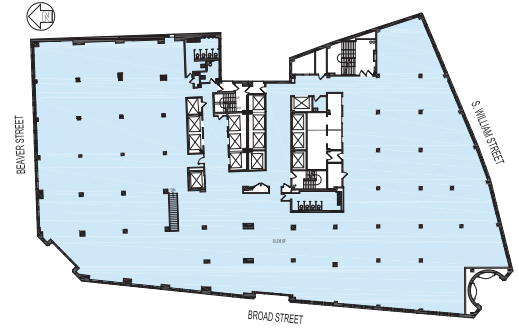
**GROUND FLOOR - 578 SF**



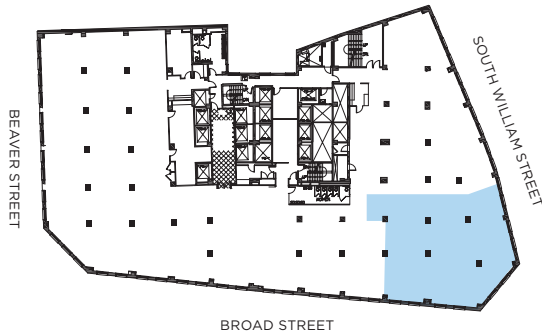
**MEZZANINE - 10,878 SF**



**2ND FLOOR - 30,336 SF**



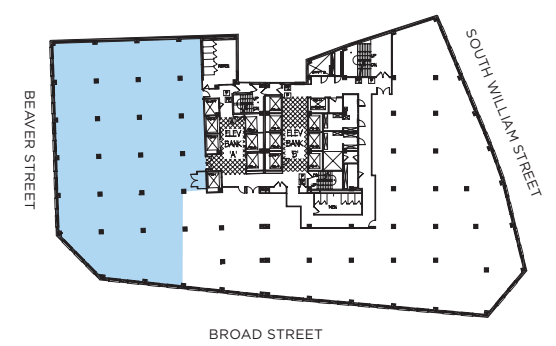
**FLOOR 3 - 5,148 SF**



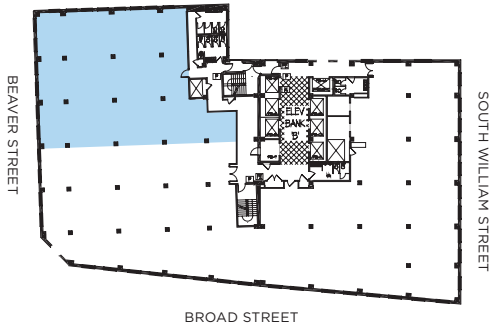
**FLOOR 4 - 2,127 SF**



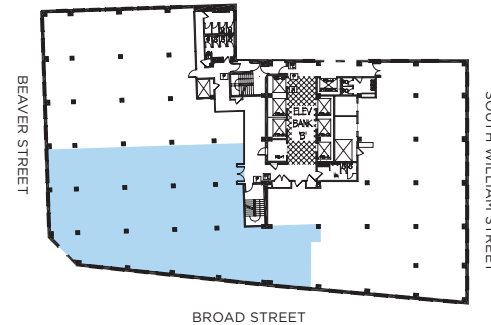
**FLOOR 5 - 12,789 SF**



**FLOOR 19 - 5,985 SF**



**FLOOR 19 - 7,796 SF**



---

# MULTIPLE LEVEL SPACE

TOTALLING  
41,792 SF

---

GROUND  
FLOOR  
ENTRANCE








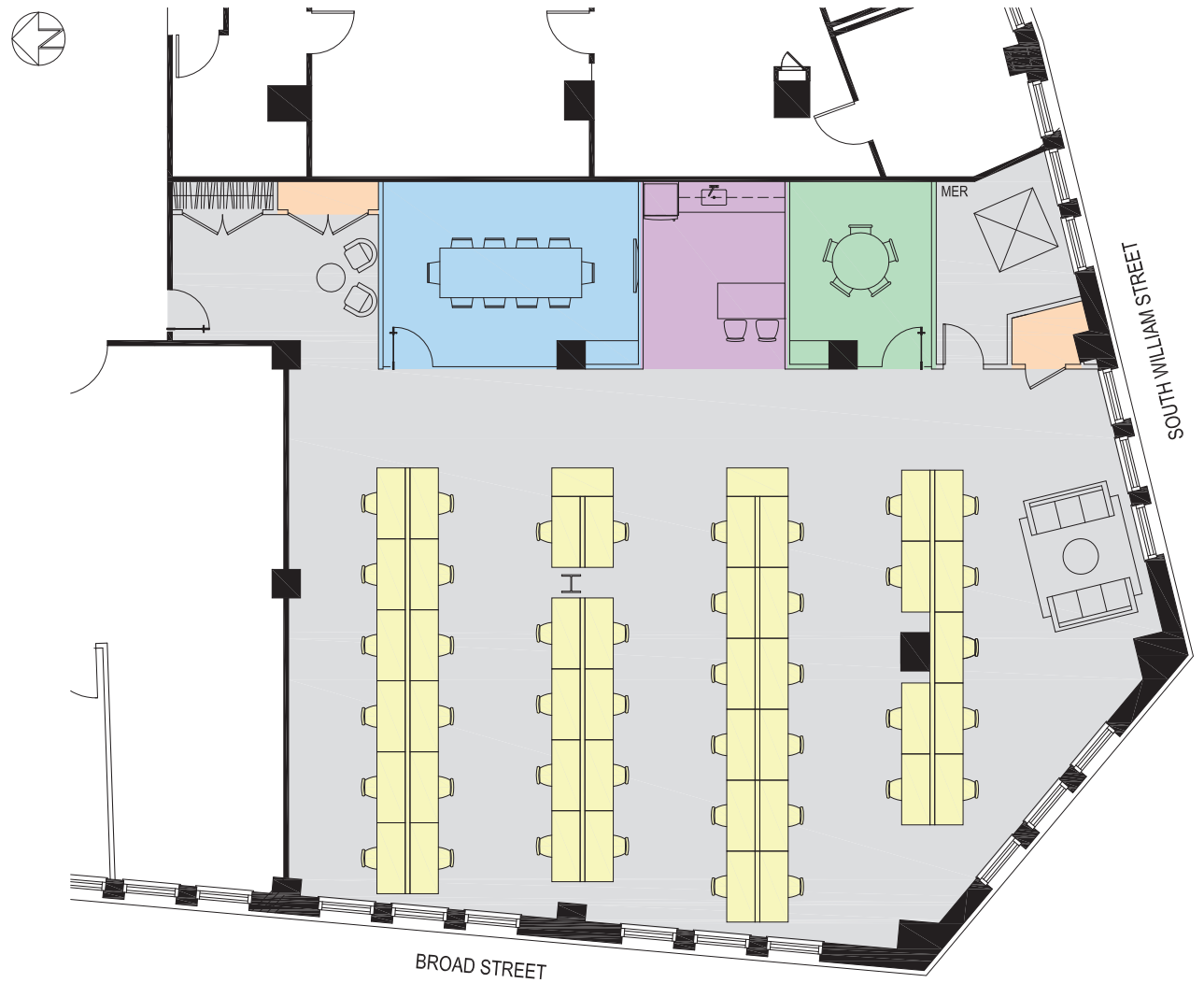




# 3RD FLOOR

<b>RENTABLE SQUARE FOOTAGE</b>	5,148 SF
<b>TOTAL SEATS</b>	43
<b>RENTABLE SQUARE FOOTAGE SEATS</b>	119 SF

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



ALL CONDITIONS ARE APPROXIMATE.



# 4TH FLOOR

**RENTABLE SQUARE FOOTAGE** 2,127 SF

**TOTAL SEATS** 12

**RENTABLE SQUARE FOOTAGE SEATS** 177 SF

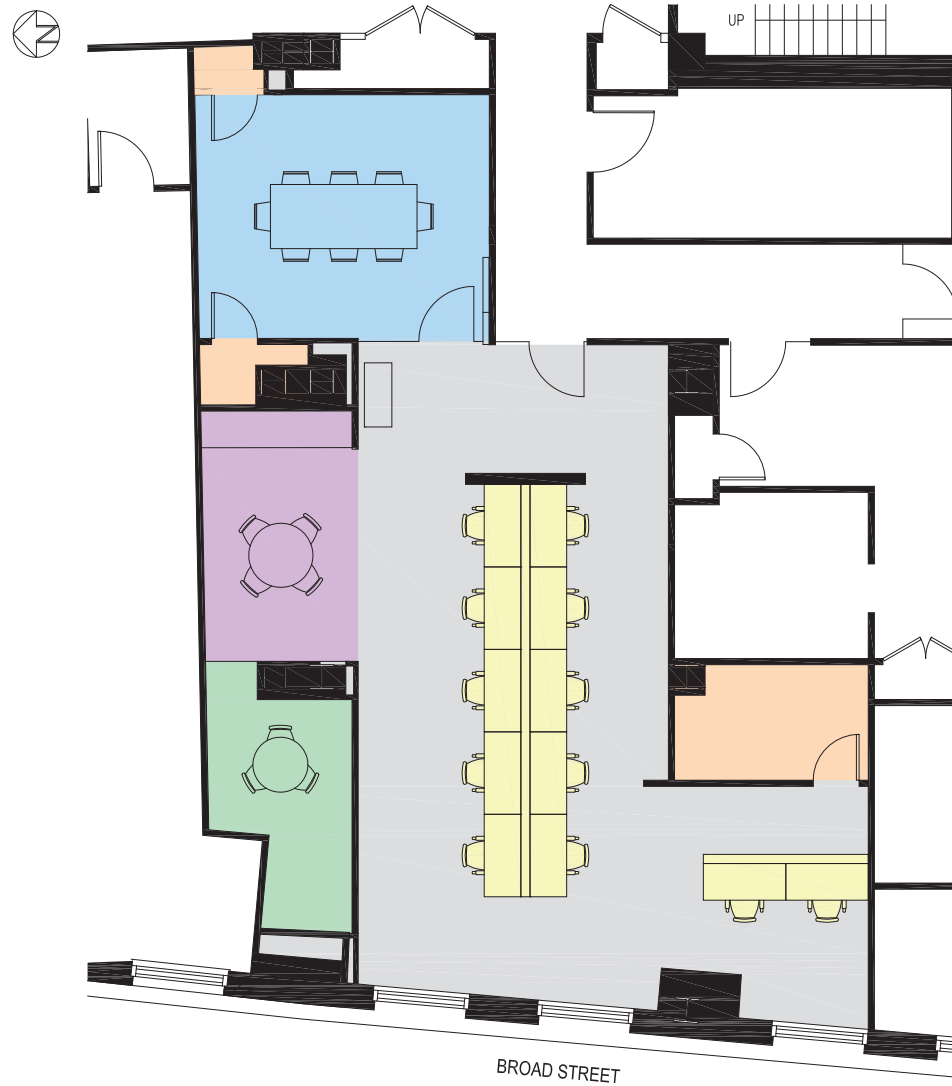
 BREAKOUT ROOM / OFFICE

 PANTRY / CAFE

 CONFERENCE ROOM

 STORAGE / IT

 BENCHING (60" X 24")








ALL CONDITIONS ARE APPROXIMATE.



# 5TH FLOOR

<b>RENTABLE SQUARE FOOTAGE</b>	12,789 SF
<b>TOTAL SEATS</b>	92
<b>RENTABLE SQUARE FOOTAGE SEATS</b>	128 SF

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








ALL CONDITIONS ARE APPROXIMATE.



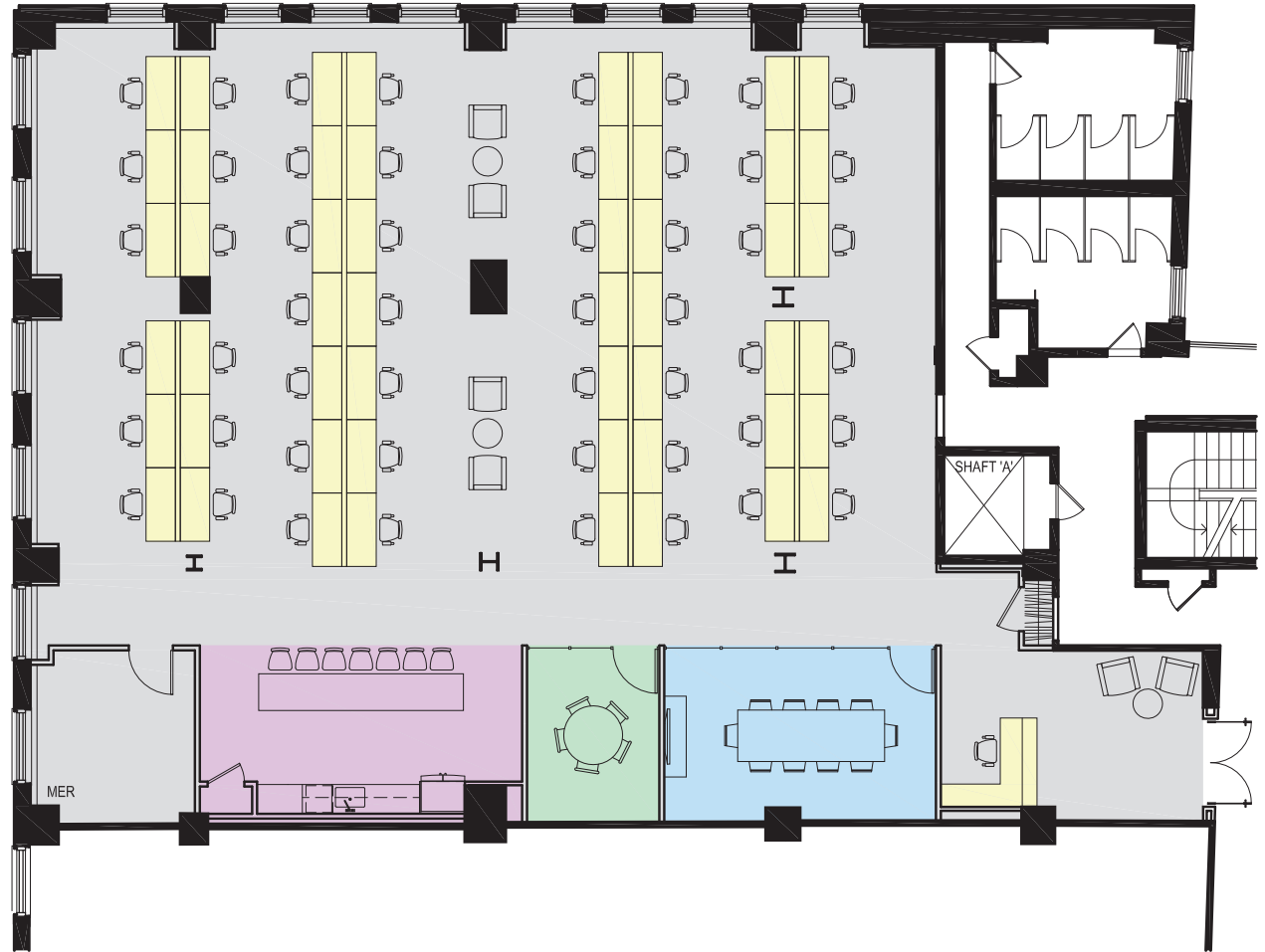
# 19TH FLOOR

<b>RENTABLE SQUARE FOOTAGE</b>	5,985 SF
<b>TOTAL SEATS</b>	53
<b>RENTABLE SQUARE FOOTAGE SEATS</b>	113 SF

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








BEAVER STREET

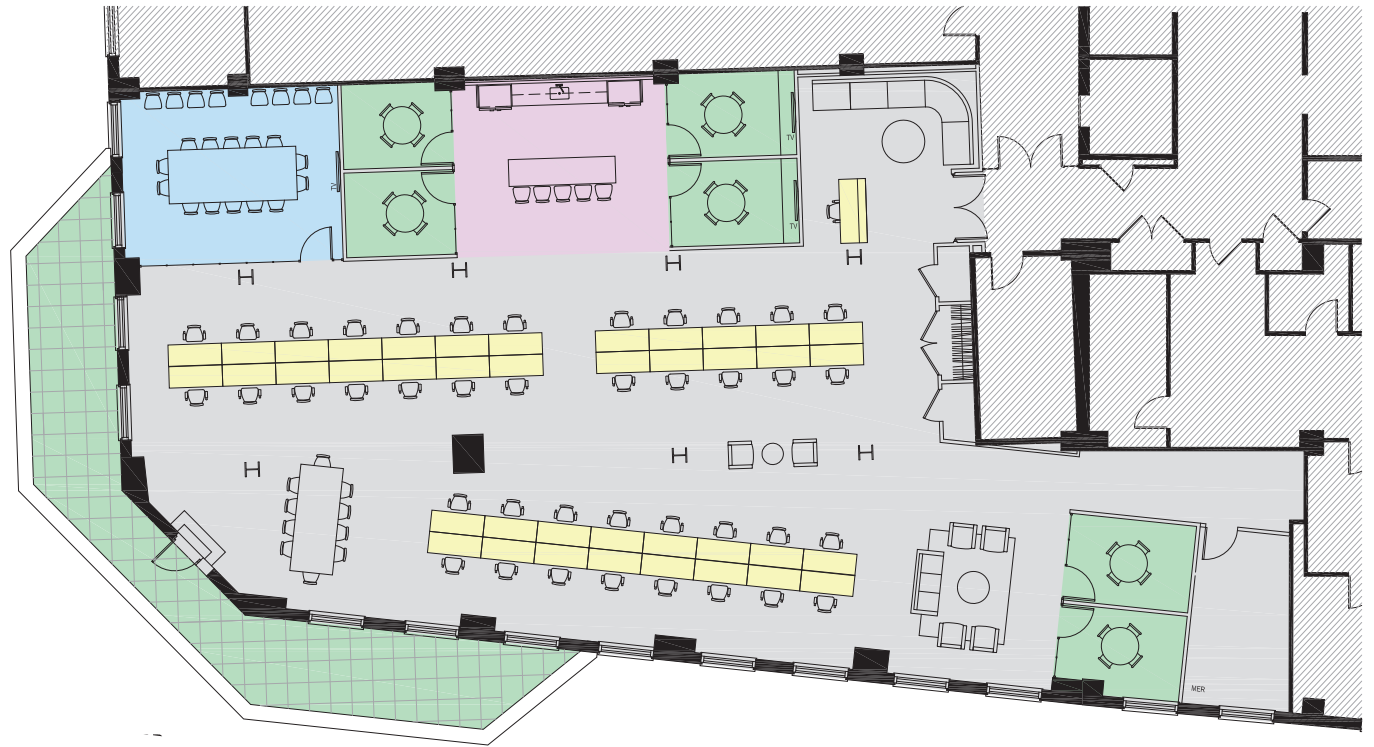




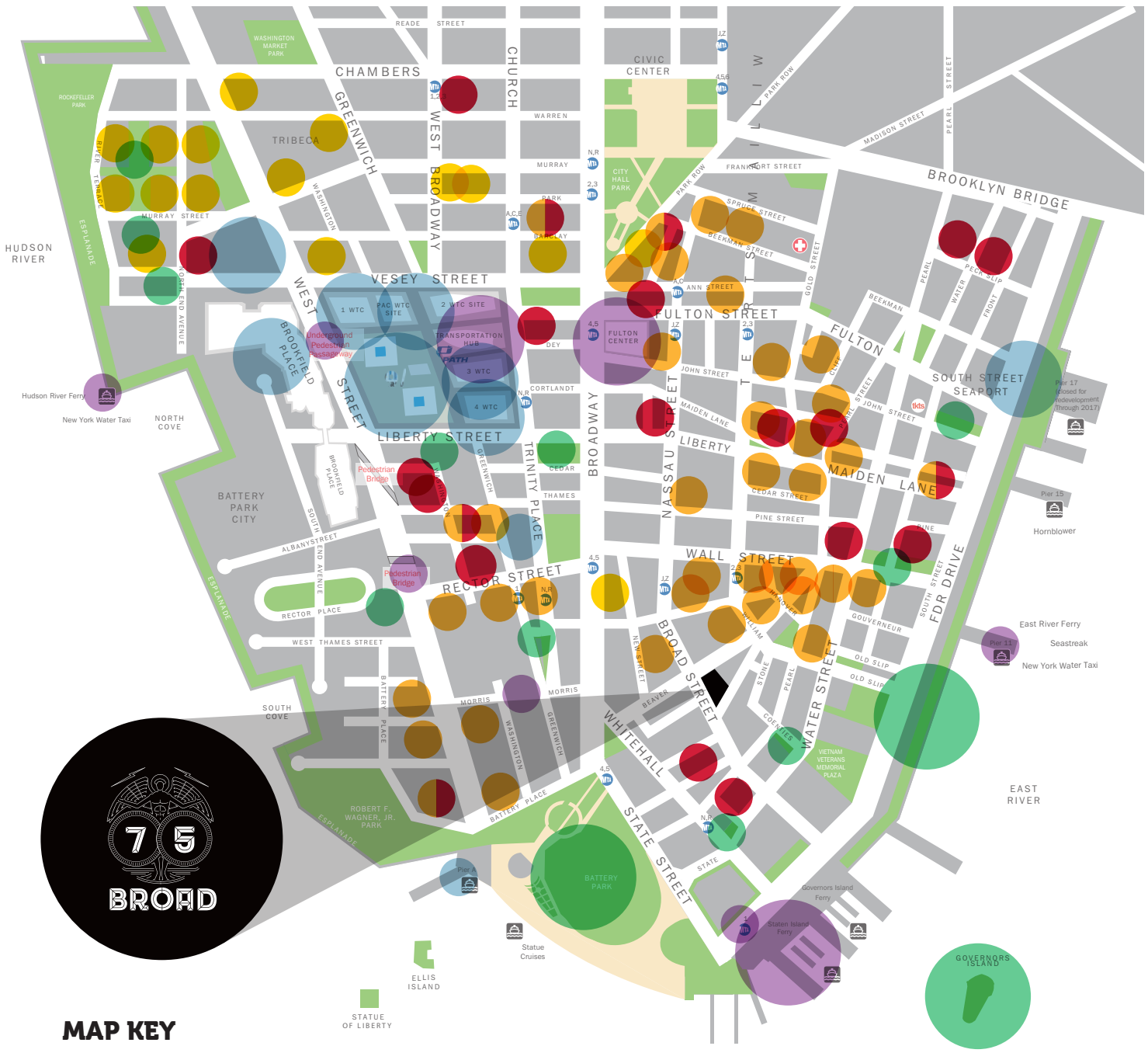
# 19TH FLOOR

<b>RENTABLE SQUARE FOOTAGE</b>	7,796 SF
<b>TOTAL SEATS</b>	41
<b>RENTABLE SQUARE FOOTAGE SEATS</b>	190 SF

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



BROAD STREET



**ONE WALL STREET**  
Completion in 2020

**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  
Completed 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 2018/2019

**MR. C SEAPORT HOTEL**  
Completed in 2018

**EAST RIVER WATERFRONT ESPLANADE**  
Completed in 2013

**PIER A**  
Completed in 2014

**THE BATTERY**  
Completed in 2014/2015

**20 BROAD STREET**  
Completed 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

FOR MORE INFORMATION ABOUT OUR CURRENT AVAILABILITIES, CONTACT:



Hal D. Stein  
T 212.233.8185  
hstein@ngkf.com

Eric Cagner  
T 212.372.2279  
ecagner@ngkf.com

Todd D. Stracci  
212.233.8177  
tstracci@ngkf.com

GENERAL INQUIRIES: [75BROADST.COM](http://75BROADST.COM)