



NYC'S LARGEST TAMI TENANT COMMUNITY

AVAILABILITIES

Partial Floor 90	12,908 SF
Entire Floor 88	34,382 SF
Partial Floor 86	16,065 SF
Partial Floor 84	2,747 SF <i>High-End Classic Prebuilt</i>
Partial Floor 79	11,033 SF
Entire Floor 73	40,144 SF
Partial Floor 71 DurstReady	9,499 SF
Entire Floor 70	40,763 SF
Entire Floor 59	44,133 SF <i>High-End, Fully Furnished Installation</i>
Partial Floor 58	26,292 SF
Partial Floor 49	16,962 SF <i>High-End Classic Prebuilt. Furnished & Wired</i>
Partial Floor 49 DurstReady	9,425 SF
Partial Floor 48 DurstReady	13,286 SF
Partial Floor 46	12,456 SF <i>High-End Classic Prebuilt</i>
Partial Floor 46	3,446 SF <i>High-End Classic Prebuilt. Fully Furnished.</i>
Partial Floor 46	2,488 SF <i>High-End Classic Prebuilt</i>



PROPERTY OVERVIEW

Home to New York City's largest TAMI (technology, advertising, media, information) tenant community, One World Trade Center's state-of-the-art architectural, environmental, and structural design combines with unmatched convenience, ample amenities, and a vibrant neighborhood to inspire innovation, productivity, and success.

MAJOR TENANTS

Ameriprise; BounceX; Carta; Condé Nast; DAZN; GroundTruth; MDC Partners; Moody's; Olo; Sailthru; Stagwell; and Undertone



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com



PROPERTY FACT SHEET

DESIGN AND CONSTRUCTION

Rising over the Lower Manhattan skyline, One World Trade Center is the tallest building in the Western Hemisphere.

This Class A office property features state-of-the-art construction with reinforced steel and concrete slabs, column-free floors, tenant-controlled HVAC units, and floor-to-ceiling glass curtain walls.

Built by The Port Authority of New York and New Jersey and The Durst Organization in an unparalleled public-private partnership, One World Trade Center sets a new standard of design, construction, and prestige. Bringing a wealth of private sector experience to One World Trade Center, The Durst Organization is also responsible for marketing, leasing, and managing the property.

COMPLETION

2014

ARCHITECT

Skidmore Owings & Merrill

STORIES

104

BUILDING AREA

3 million SF

SUSTAINABILITY

LEED Gold for core and shell

MAJOR TENANTS

Ameriprise
BounceX
Carta
Condé Nast
DAZN
GroundTruth
MDC Partners
Moody's
Olo
Sailthru
Stagwell
Undertone

BUILDING HEIGHT

1,776 FT

SLAB HEIGHT

13'-4" typical

FLOOR PLATES

Below the Sky Lobby: 37,000 to 48,000 SF
Above the Sky Lobby: 31,700 to 40,000 SF

LOBBY

One World Trade Center's lobby features soaring 50-foot ceilings, white marble-clad walls, and multiple security desks and points of entry for office tenants. A separate entrance is provided for Observatory patrons. The building also has a secondary Sky Lobby on the 64th floor – a double-height space with panoramic views looking north – that provides elevator access to the upper floors of the building.

HEATING, VENTILATION, AND AIR CONDITIONING

Two water-cooled, tenant-controlled DX condenser package units per floor supply variable air volumes ranging from 22,000 to 36,000 cfm/floor. Perimeter hot water heating is provided via low-rise fin tube elements.

BASE BUILDING AND LIFE SAFETY

One World Trade Center was designed and built to exceed current code requirements; it features extra-wide reinforced egress stairs with multiple exit points. There is a separate third stair for use only by first responders, allowing them unimpeded access to the building. The hardened, reinforced core forms a cocoon around critical infrastructure – including life safety – providing robust protection of all systems.

TELECOMMUNICATIONS

The property has a complete state-of-the-art telecommunications system including two-way radio for communication between building management, building services, engineers, and security.

ELECTRICAL SYSTEM

Electricity is provided via four diverse medium voltage (13.8kV) service entrances serving eight Power Distribution Centers (PDCs).

Eight medium voltage (13.8kV) feeders run from the PDCs via four sets of concrete-encased conduits (two live and two spare) to each spot network. There are five interior 265/460V, double-contingent spot networks, each consisting of four 2500kVA transformers, four network protectors, and an 8,000-amp service switchboard.

SECURITY

The building is part of a site-wide integrated security plan for coordinated event response with interface among all buildings, The Port Authority Police Department, NYPD, and FDNY. Building security staff is supplemented with a network of CCTV cameras and sensors.

CLEANING

High-caliber green cleaning services are provided by The Durst Organization to help tenants achieve and maintain optimal efficiency and a healthier work environment.

TENANT SERVICES DEPARTMENT

One World Trade Center Tenant Services, under the direction of The Durst Organization, is available to assist tenants with any additional products or services they may require.

MESSENGER CENTER

The World Trade Center site is served by a central Vehicle Security Center (VSC) that provides truck-level scanning and inspection for all site-wide deliveries.

The building has a separate mail and messenger center for all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger center staff utilize an automated delivery tracking system which preserves the integrity of the building's security procedures while keeping the flow of business moving for our tenants.

WELL& BY DURST

Well& By Durst is an exclusive tenant amenity space on the 64th floor at One World Trade Center. Well& By Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work and thrive. The Well& By Durst food hall is nourished by illy, and offers a seasonal and fresh menu. Curated event programming provides tenants the chance to reignite creative sparks and discover their next hobby. Meeting and event space is powered by Legends to host conferences, town halls, corporate events and more.



Eric Engelhardt
212.667.8704
eengelhardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

PROPERTY FACT SHEET

TRANSPORTATION

The World Trade Center Transit Hub, designed by Santiago Calatrava, provides a signature design and daylight-filled gateway to One World Trade Center. Downtown access is unsurpassed with connections to 12 subway lines, PATH, and ferries through a vast new concourse system that extends from the Hudson River to within a few short blocks of the South Street Seaport on the East River.

SUSTAINABILITY OVERVIEW

One World Trade Center achieved LEED Gold Certification under the USGBC's LEED Core and Shell v2. OneWTC is the tallest LEED Certified building in the Western Hemisphere.

HIGH PERFORMANCE CURTAIN WALL

Vision glass at OneWTC is treated with a low-emissivity coating that reduces the amount of ultraviolet and infrared light entering the building, while allowing in the majority of visible light, thereby giving spaces in OneWTC a high degree of natural daylight with minimal heat gain.

ADVANCED CONTROLS

Recent upgrades have been made to advance the DX packaged unit controls for cooling the tenant spaces.

LIGHTING

OneWTC employs occupancy/vacancy sensors and time-of-day timers to curtail lighting when no occupants are present. Tenant systems utilize LED lighting as part of a building-wide practice to reduce consumption.

ADDITIONAL ENERGY SAVING MEASURES

- 267 variable-speed fans and pumps are used throughout OneWTC to maximize energy efficiency.
- Elevators use Variable Voltage/Variable Frequency drives and hoist motors that produce energy through regenerative braking. Depending on conditions, the motors will feed electricity captured from regenerative braking back into OneWTC's electricity distribution system.
- Heat from the steam condensate system is recovered and used in the perimeter hot water heating system.
- Tenant floors have demand control ventilation that resets the ventilation air supplied to each floor based on measured CO2 levels. This reduces building ventilation requirements, which in turn reduces cooling loads in the summer, heating loads in the winter, and ventilation fan energy requirements year-round.

WATER CONSERVATION AND QUALITY

STORMWATER AND GREY WATER CAPTURE AND REUSE

OneWTC captures and stores greywater and rainwater in a sophisticated three-zone system. Captured water is treated and used as makeup water for the cooling tower and supply water for irrigation.

This system captures significant amounts of rainwater from the main roof areas, public plaza, cooling coil condensate, and steam condensate. Collecting and reusing water significantly reduces OneWTC's volume of stormwater runoff entering the City sewer system and OneWTC's use of municipal potable water. Total storage capacity for the entire system is 165,790 gallons.

WATER EFFICIENT PLUMBING FIXTURES

The base building installed water-conserving plumbing fixtures that achieve an overall reduction in water usage greater than 42 percent (compared to the LEED Core and Shell v2.baseline). All plumbing fixtures included in tenant fit-outs must meet or exceed the base building performance requirements.

INDOOR ENVIRONMENTAL QUALITY

FRESH AIR SUPPLY SYSTEM

Outside air is supplied to each floor via a supply air duct riser located within each local fan room. A constant volume regulator (CVR) supplies minimum outside air to each fan room, and a maximum outside air tap with combination fire and smoke damper (FSD) in each fan room can provide outside air on a selected floor-by-floor basis, periodic purging of indoor pollutants, and assist in smoke purging pressurization during and after a fire. The low zone outside air system has the capacity to supply 100 percent outside air to a minimum of six floors simultaneously. The high zone outside air system has the capacity to supply 100 percent outside air to a minimum of three floors simultaneously.

Each air conditioning unit is provided with class I MERV 8 prefilters, class 1 MERV 16 final filters, and a premium efficiency variable speed motor. Additional specialized air filtration is provided per OneWTC building standards.

MATERIALS STREAM OPTIMIZATION

Waste reduction is a primary concern of The Durst Organization. Efforts to reduce waste at all Durst properties take place through informed building material selection, renovation-specific demolition and construction waste landfill diversion efforts, and everyday building waste reduction through recyclable and compostable waste collection.



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



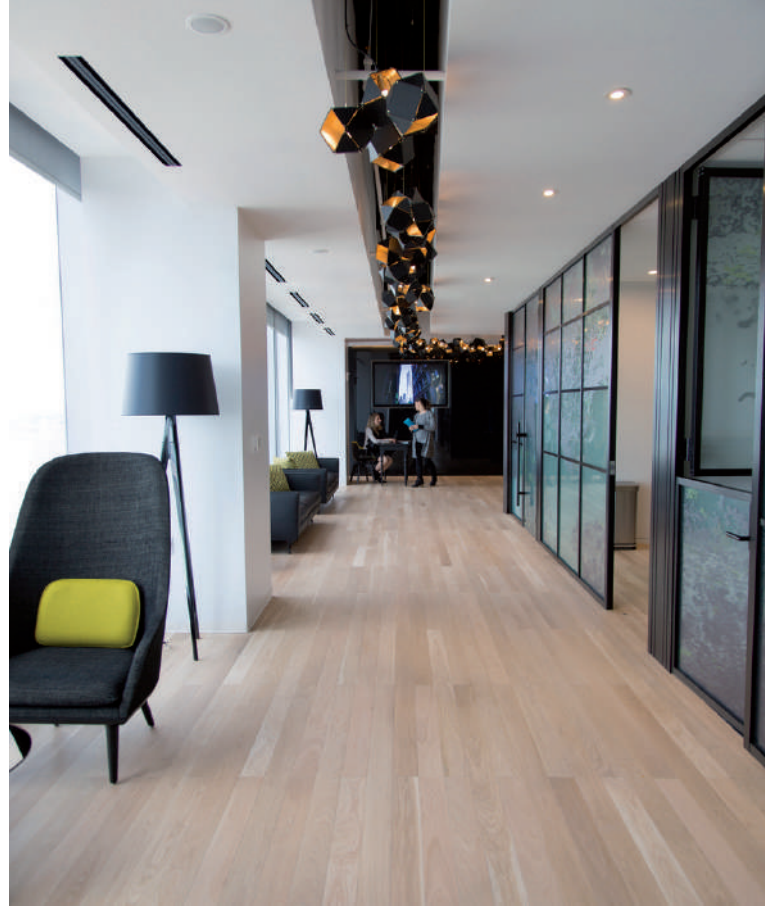
David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN PARTIAL FLOOR 90



12,908 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN

ENTIRE FLOOR 88



34,382 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

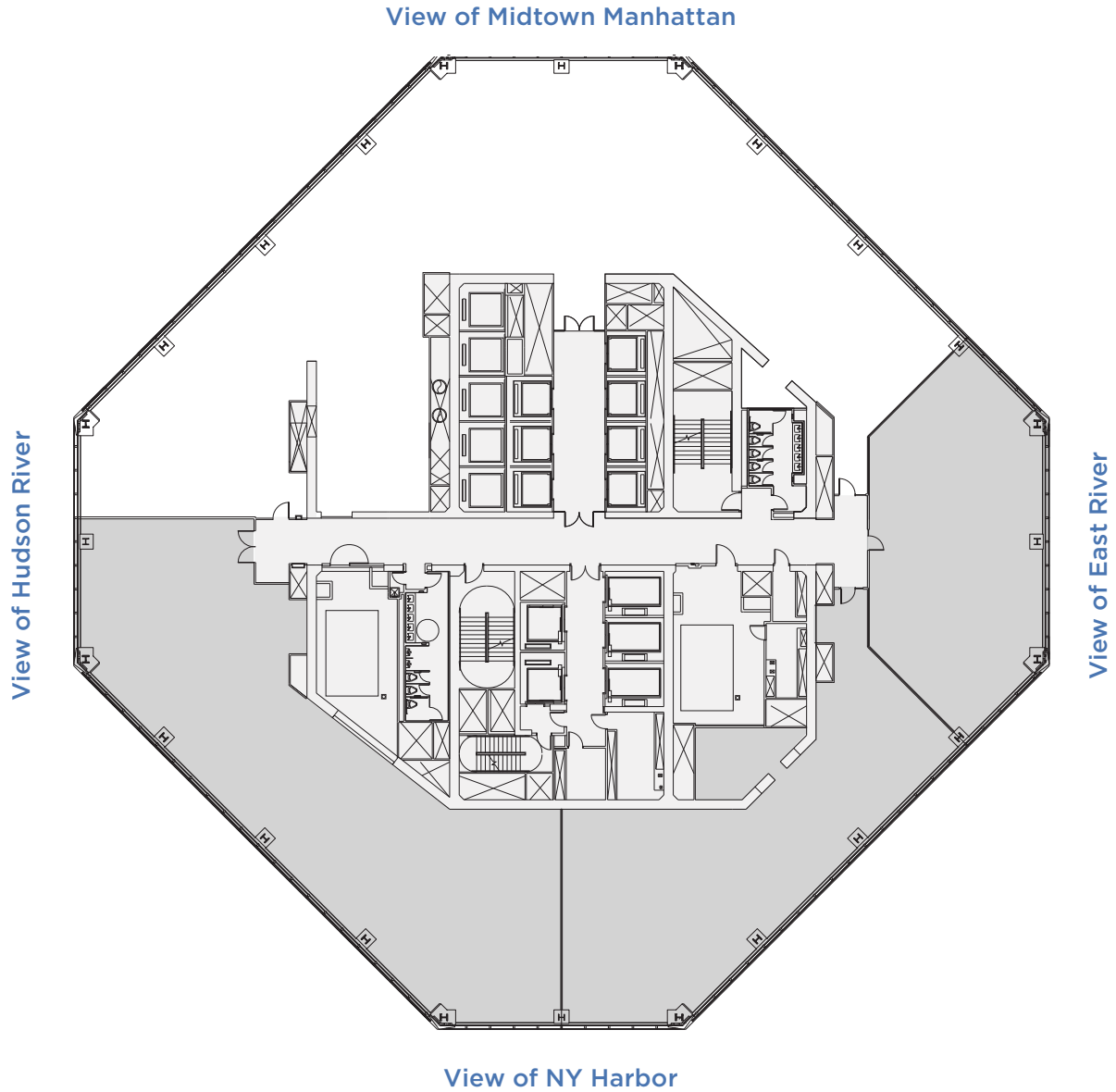
Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN PARTIAL FLOOR 86



16,065 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

RPEBUILT PLAN PARTIAL FLOOR 84, SUITE C

View of Midtown Manhattan



View of East River

2,747 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

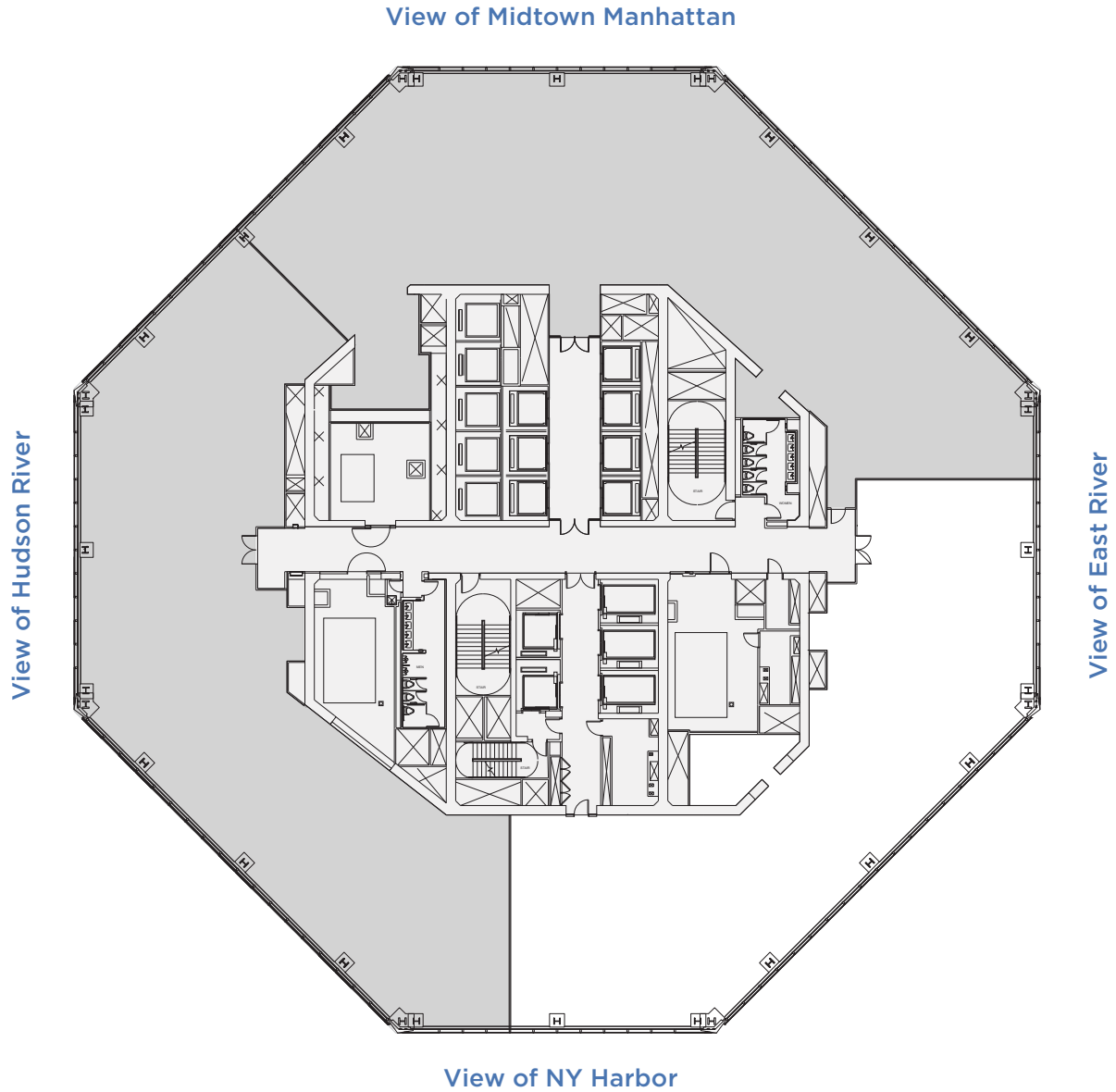
Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN PARTIAL FLOOR 79



11,033 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

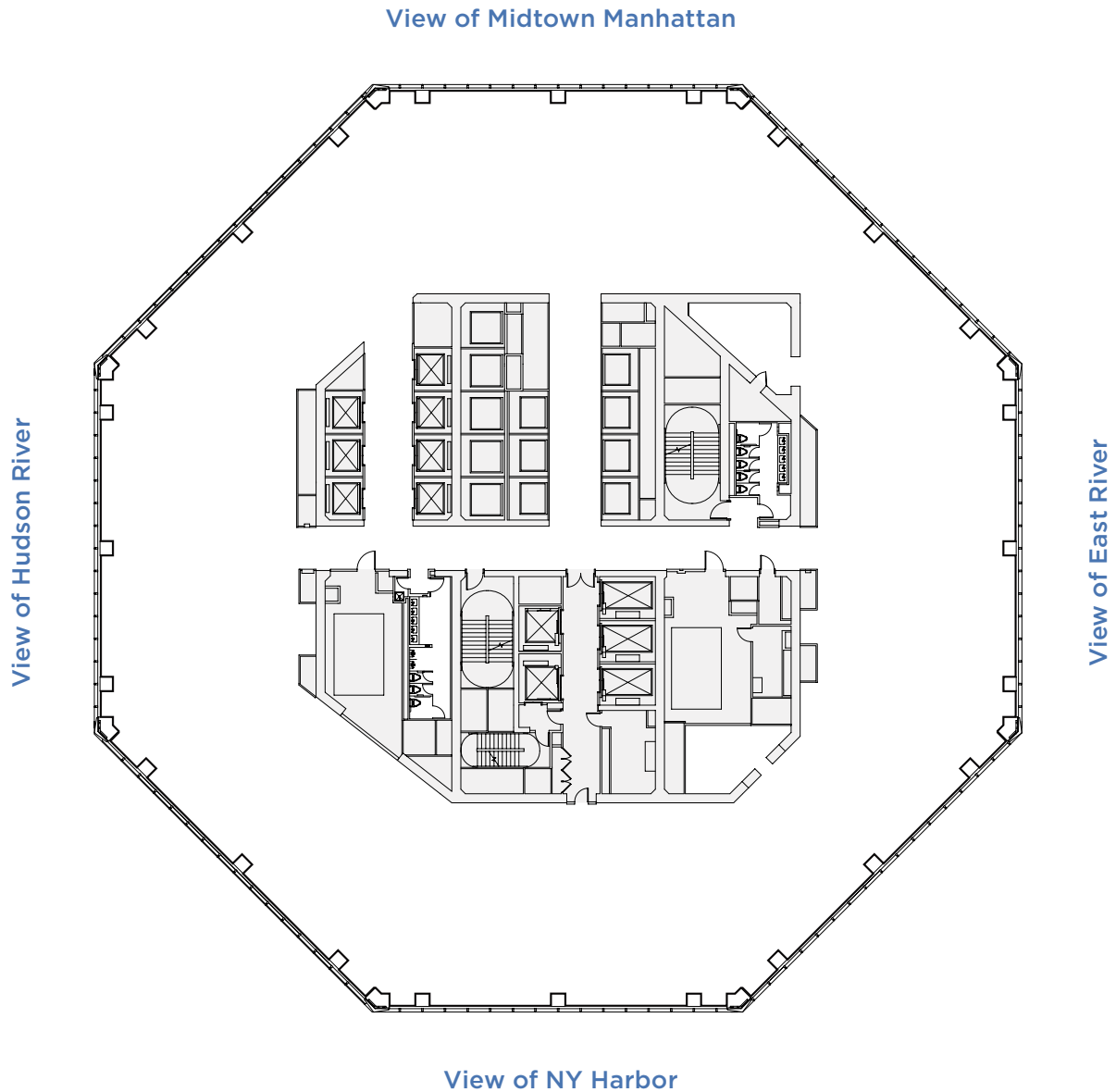
Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN ENTIRE FLOOR 73



40,144 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

ONE WORLD TRADE CENTER

PARTIAL 71ST FLOOR, SUITE 71J | 9,499 SF

PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY



WELL& BY DURST AMENITY SPACE

AVAILABILITY

- Available Q3 2020

FEATURES

- Premium Move-In Ready Office Space
- Elevator Lobby Presence
- Blended Open and Private Office Layout
- Fully Furnished with Knoll Furniture
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Private Offices	3
Workstations	56
Reception	1

TOTAL 60
SF 9,499

COLLABORATION SPACE

Conference Rooms	2
Huddle Space	1

PLANNED SUPPORT

Pantry	1
Wellness Rooms	3
IDF Room	1
Copy Room	1



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

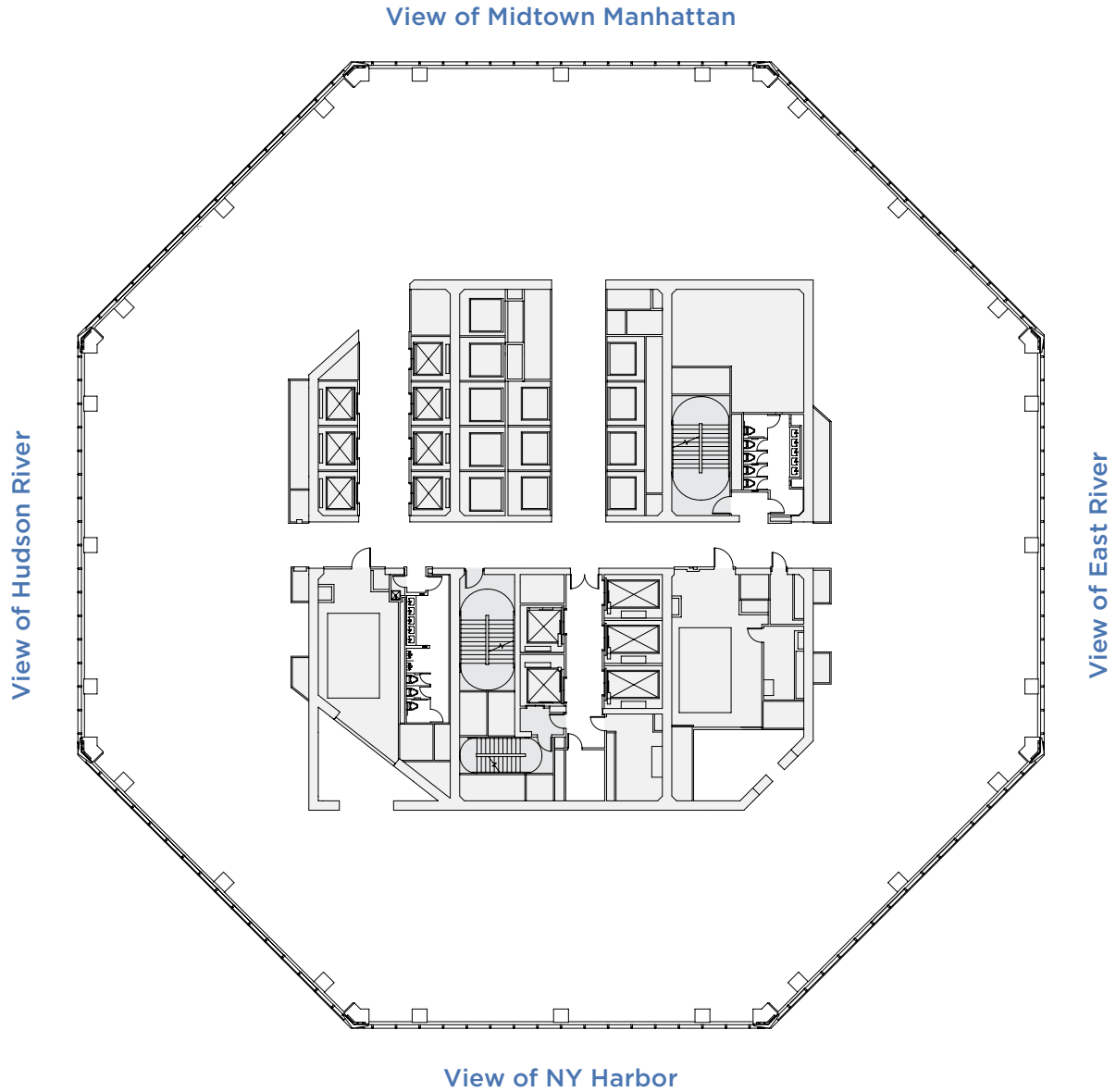
KAREN KUZNICK
212.667.8705
KKuznick@durst.org

DURSTREADY.COM

DurstReady

CORE & SHELL PLAN

ENTIRE FLOOR 70



40,763 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

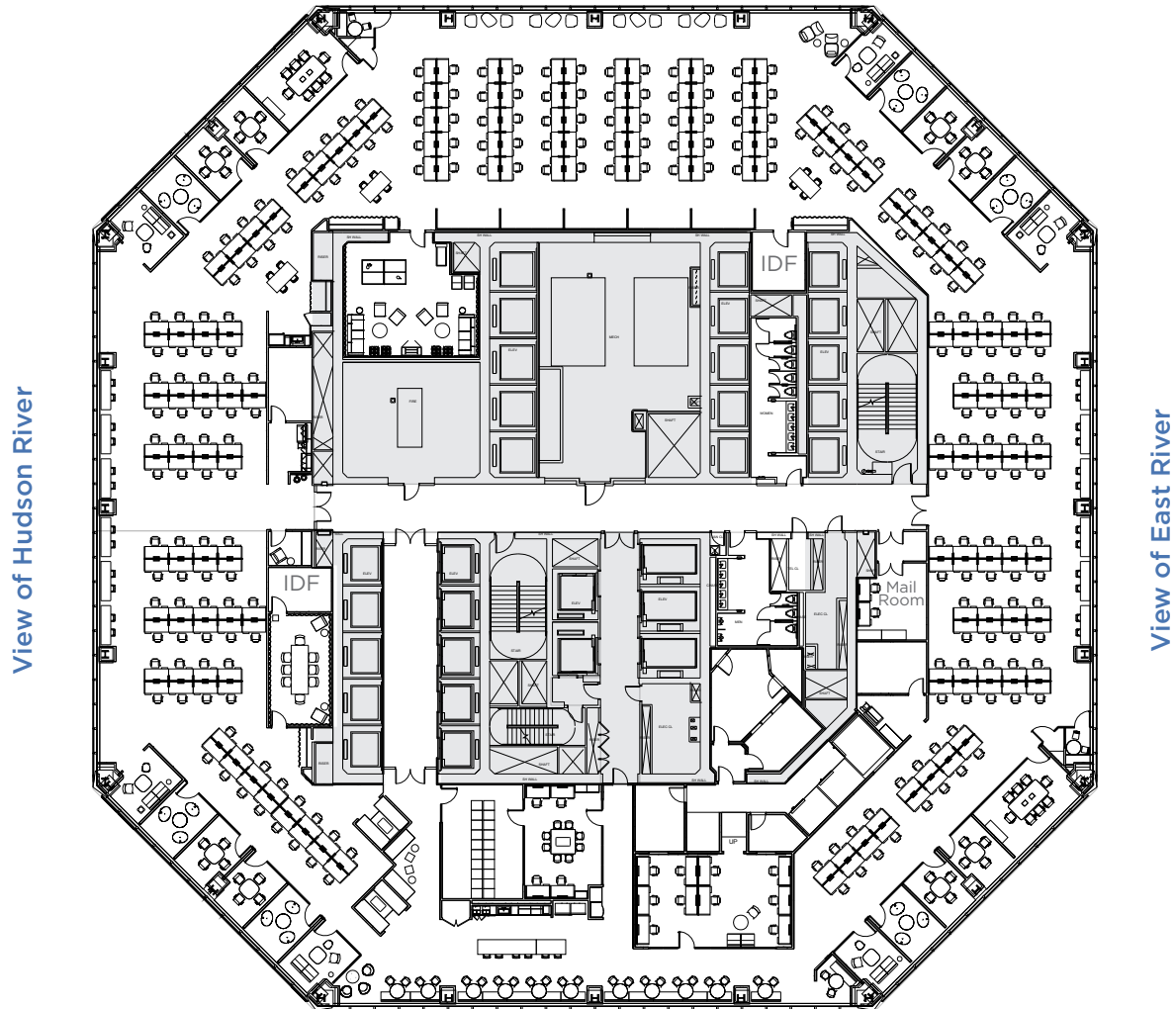
Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

HIGH-END, FULLY FURNISHED INSTALLATION ENTIRE FLOOR 59

View of Midtown Manhattan



View of NY Harbor

44,133 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

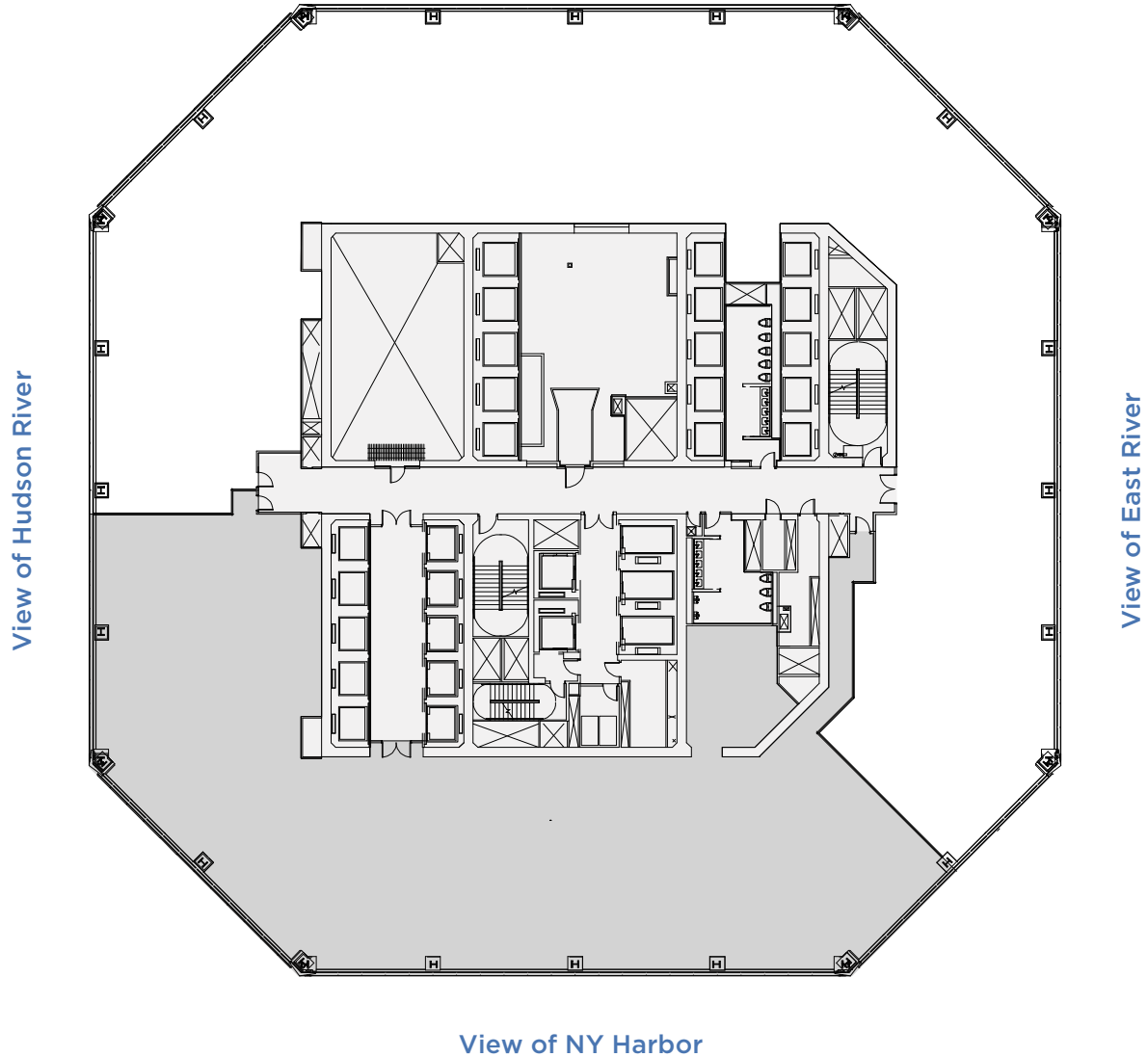
Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

CORE & SHELL PLAN PARTIAL FLOOR 58

View of Midtown Manhattan



26,292 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

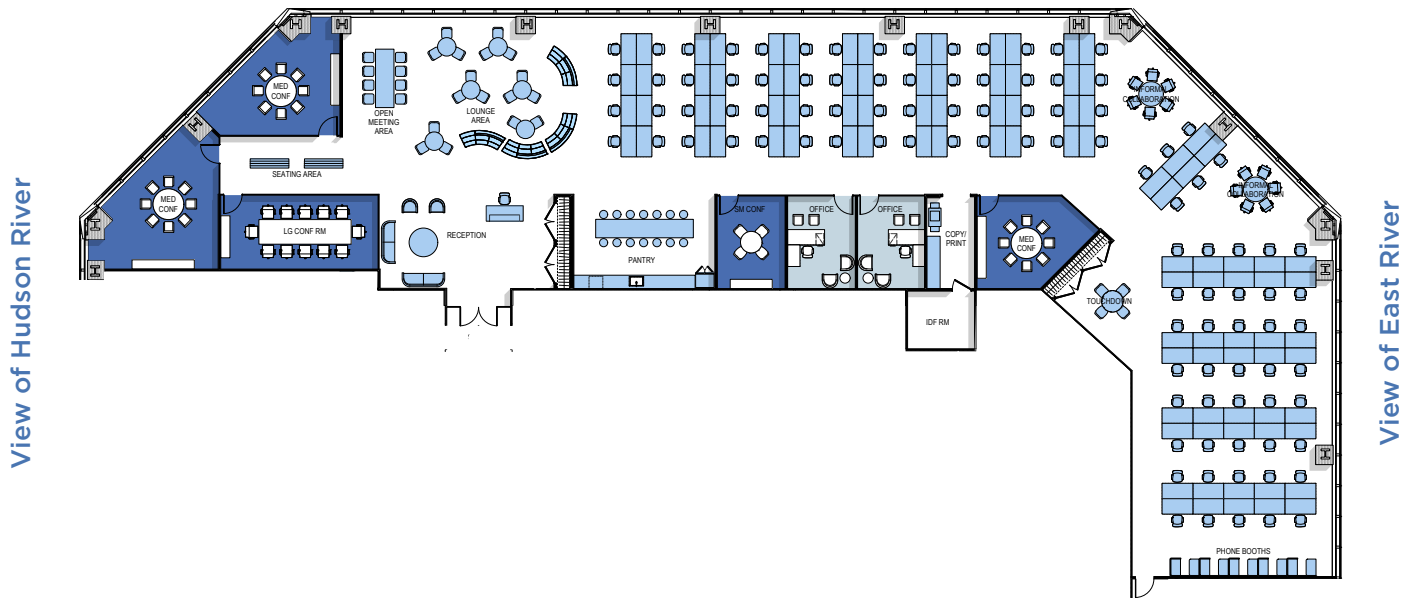
Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

PREBUILT PLAN PARTIAL FLOOR 49, SUITE A

View of Midtown Manhattan



16,962 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

ONE WORLD TRADE CENTER

PARTIAL 49TH FLOOR, SUITE 49D | 9,425 SF

PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY



WELL& BY DURST AMENITY SPACE

AVAILABILITY

- Available Q4 2020

FEATURES

- Premium Move-In Ready Office Space
- Elevator Lobby Presence
- Open Plan Layout
- Fully Furnished with Knoll Furniture
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Workstations	72
Reception	1

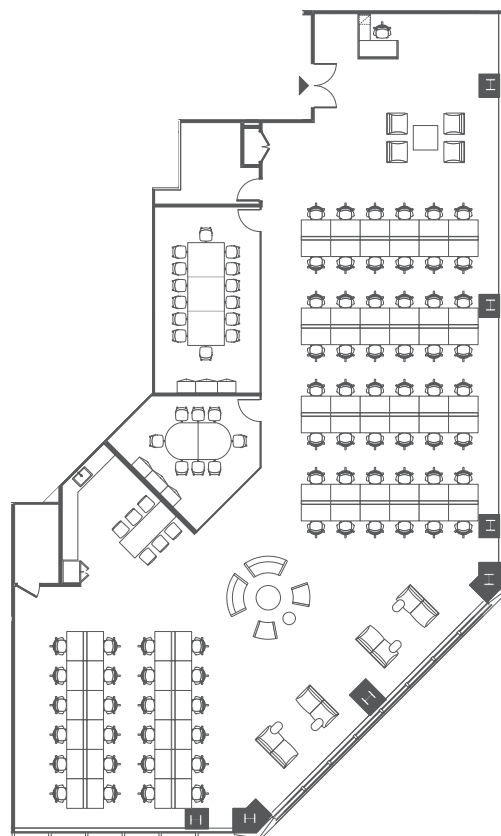
TOTAL	73
SF	9,425

COLLABORATION SPACE

Conference Rooms	2
Huddle Spaces	3

PLANNED SUPPORT

Pantry	1
Wellness Room	1
IDF Room	1



EAST RIVER AND BRIDGES

NEW YORK HARBOR



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

KAREN KUZNICK
212.667.8705
KKuznick@durst.org

DURSTREADY.COM

DurstReady

ONE WORLD TRADE CENTER

PARTIAL 48TH FLOOR, SUITE 48J | 13,286 SF

PROPERTY IMAGES



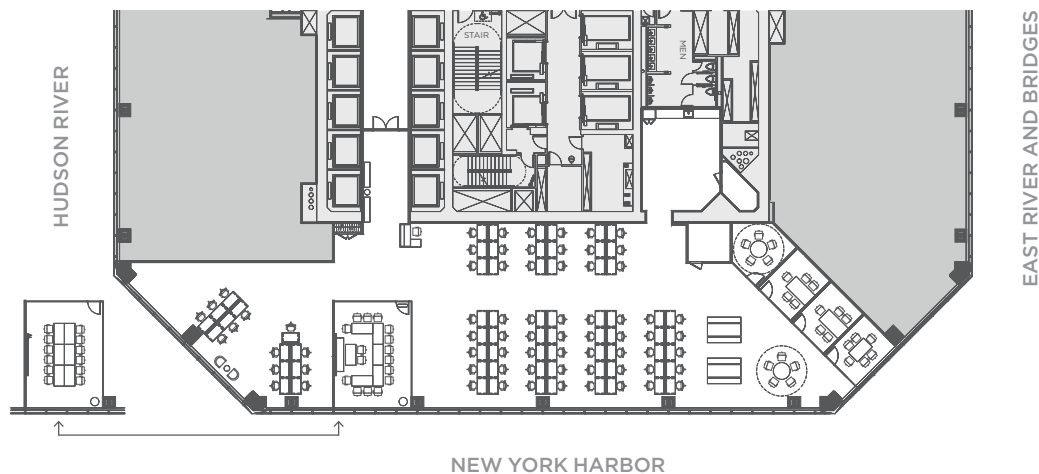
BUILDING EXTERIOR



LOBBY



WELL& BY DURST AMENITY SPACE



EAST RIVER AND BRIDGES



AVAILABILITY

- Available **Now**

FEATURES

- Premium Move-In Ready Office Space
- Elevator Lobby Presence
- Open Plan Layout
- Fully Furnished with Knoll Furniture
- LED Lighting

PLAN DETAILS

WORKSPACE

Workstations	71
Reception	1

TOTAL	72
SF	13,286

COLLABORATION SPACE

Conference Room	1
Team Rooms	4

PLANNED SUPPORT

IDF Room	1
----------	---



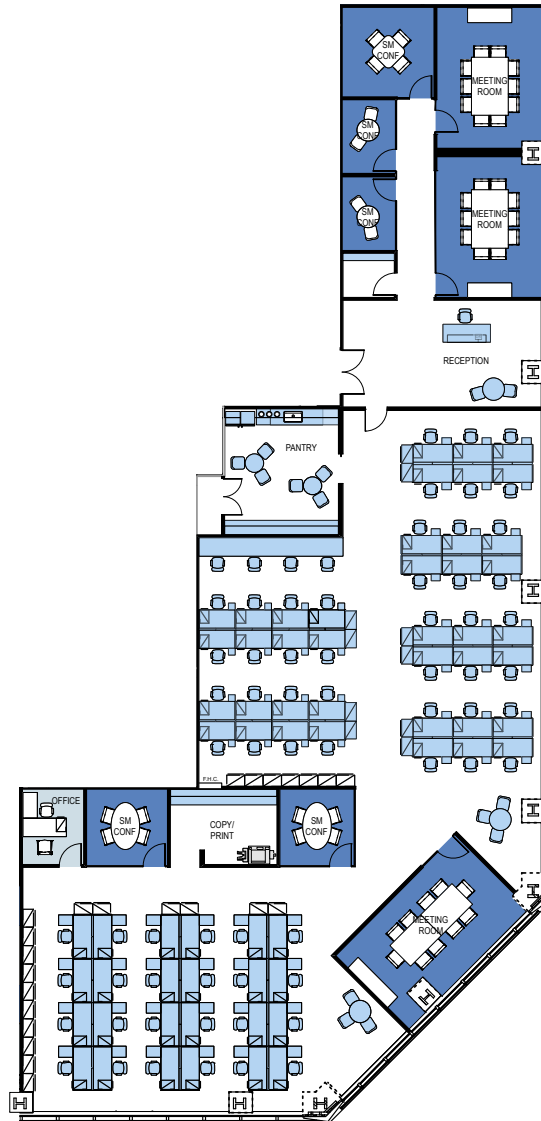
ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

KAREN KUZNICK
212.667.8705
KKuznick@durst.org

DURSTREADY.COM

DurstReady

PREBUILT PLAN PARTIAL FLOOR 46, SUITE E



View of East River

View of NY Harbor

12,456 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

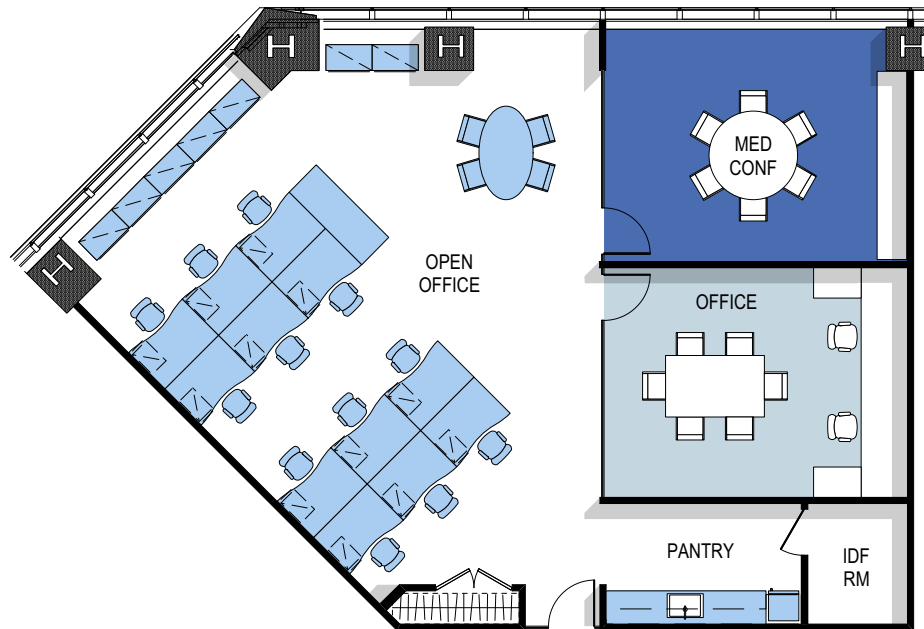
Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

PREBUILT PLAN PARTIAL FLOOR 46, SUITE A

View of Midtown Manhattan

View of Hudson River



3,446 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

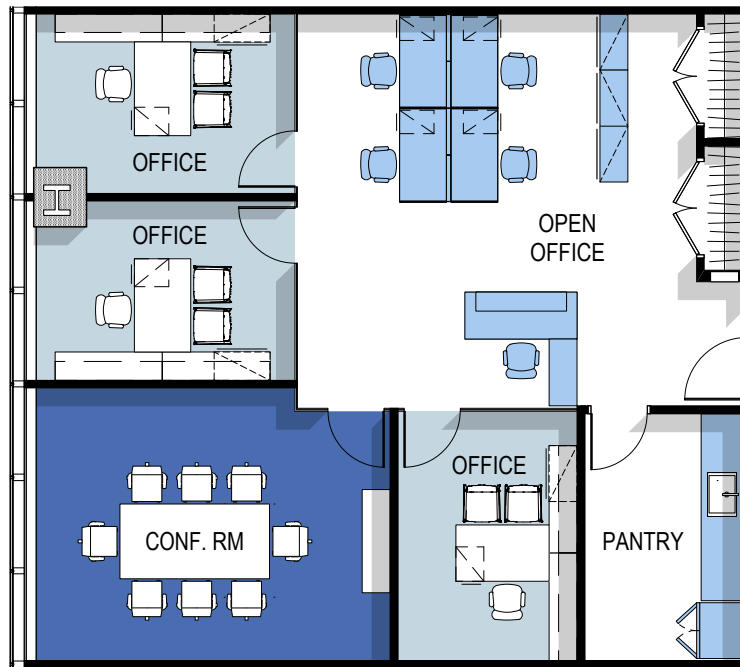
Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

PREBUILT PLAN PARTIAL FLOOR 46, SUITE M

View of Hudson River



2,488 SF



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

FLOOR VIEWS

FLOOR 70



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com

FLOOR VIEWS

FLOOR 80



Eric Engelhardt
212.667.8704
eenglehardt@durst.org

Karen Kuznick
212.667.8705
kkuznick@durst.org



David Falk
212.372.2271
dfalk@ngkf.com

Peter Shimkin
212.372.2150
pshimkin@ngkf.com

Hal Stein
212.233.8185
hstein@ngkf.com

Jason Greenstein
212.372.2349
jgreenstein@ngkf.com

Travis Wilson
212.233.8167
trwilson@ngkf.com