

# 120 WALL ST.

DOWNTOWN'S  
WATERFRONT ICON



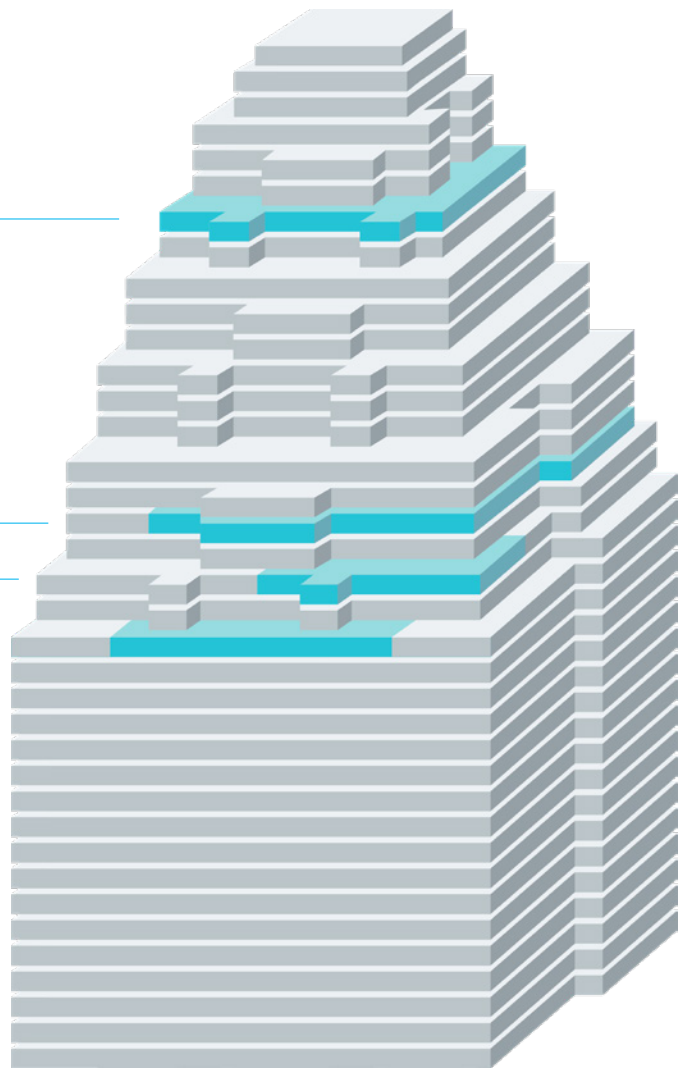
# Unmatched Availabilities, Unobstructed Views

**8,788 RSF**  
FLOOR 30 (E)  
[View Floor Plan](#)

**11,465 RSF**  
FLOOR 20 (P)  
[View Floor Plan](#)

**6,137 RSF**  
FLOOR 18 (P)  
*(Pre-Built)*  
[View Floor Plan](#)

**7,800 RSF**  
FLOOR 16 (P)  
*(Pre-Built)*  
[View Floor Plan](#)



# Tax Incentives

Any not-for-profit that signs a lease at 120 Wall Street will receive full exemption of real estate taxes for the entire term—an estimated annual savings of \$10 per square foot per year.

FOR EXAMPLE, A 10-YEAR LEASE FOR 10,000 SQUARE FEET WOULD RESULT IN SAVINGS OF \$1 MILLION.

## Example: Savings on 5, 10, and 15-Year Lease Terms For 10,000 SF

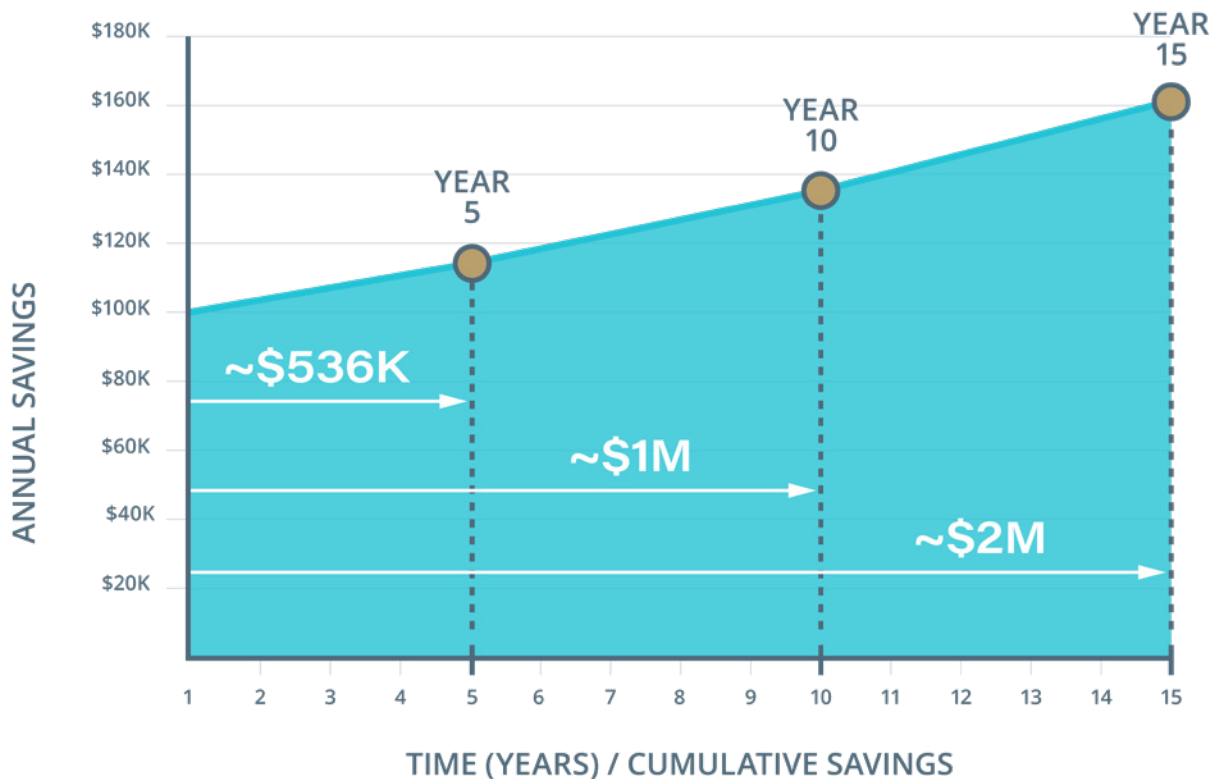


Chart assumes a 501(c)(3) organization leasing 10K RSF over 15 years, with \$10 per RSF per annum savings increasing at 3.5% each year.













501(c)3 organizations receive 100% of the above benefits and 501(c)6 organizations receive 50% of the above benefits. There are no requirements to qualify including lease term, square footage or capital investment thresholds.

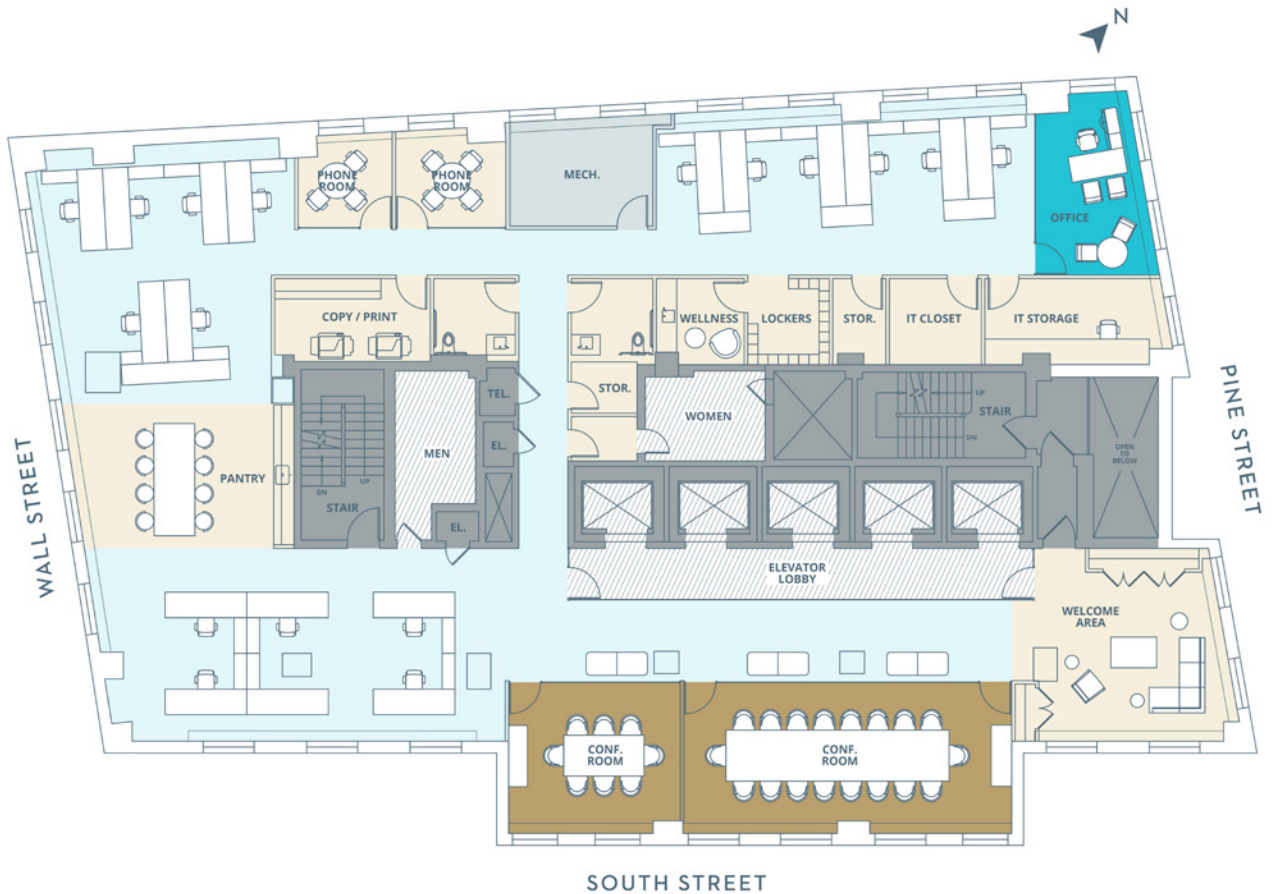
# Floor 30

8,788 RSF (E)

## PROPOSED LAYOUT

Immediate Availability

WORKSPACE		COUNT
	Private Office	1
	Workstation	17
<b>TOTAL COUNT</b>		<b>18</b>
SUPPORT		COUNT
	Conference Room	2
	Welcome Area	1
	Coat Closet	2
	Phone Room	2
	Pantry	1
	Wellness Room	1
	Storage	2
	IT	2
	Copy Room	1
	Locker / Closet	1













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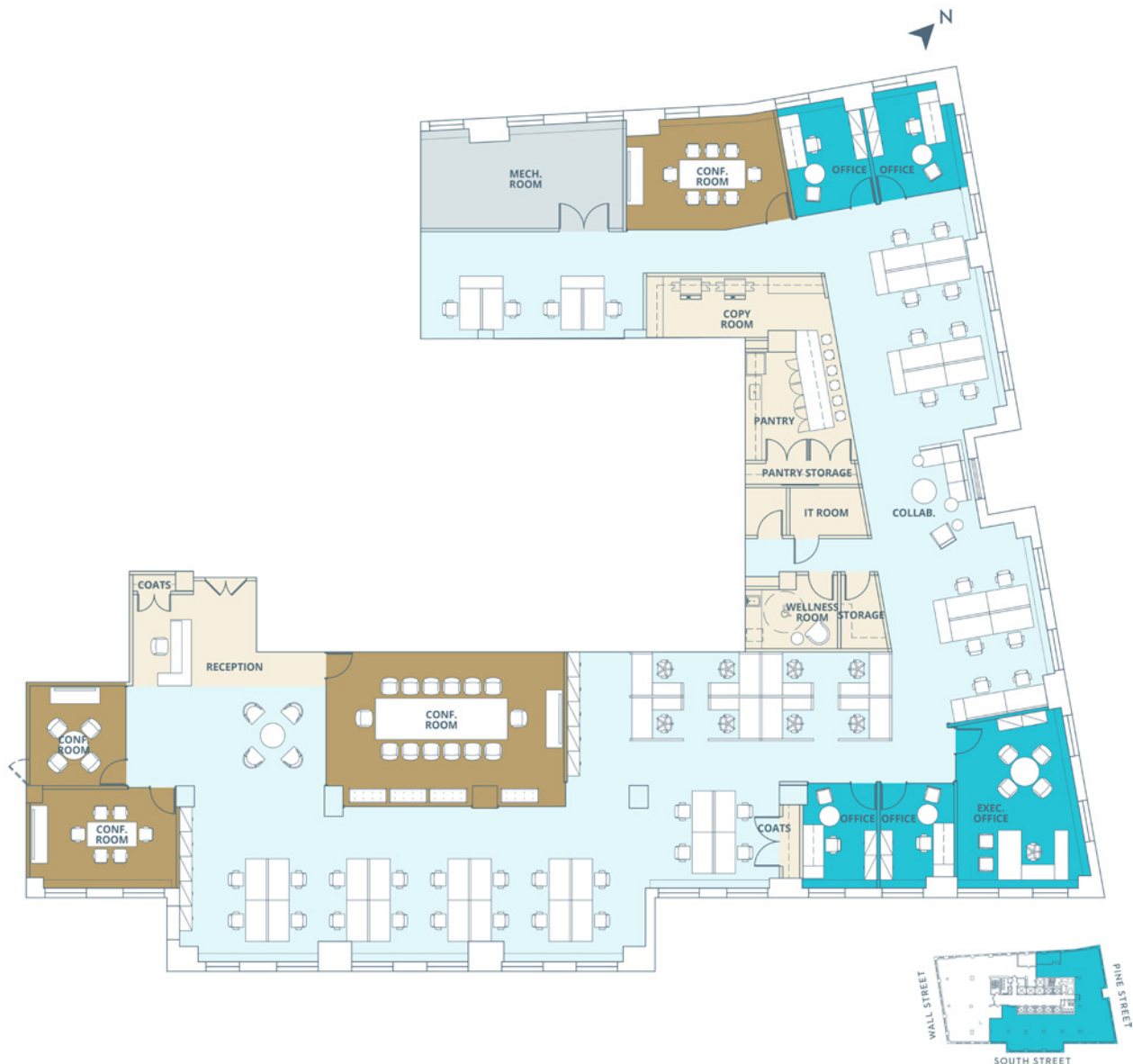
# Floor 20

11,465 RSF (P)

## PROPOSED LAYOUT

Immediate Availability

WORKSPACE		COUNT
	Private Office	5
	Workstation	46
	Reception	1
<b>TOTAL COUNT</b>		<b>52</b>
SUPPORT		COUNT
	Conference Room	4
	Open Lounge	2
	Pantry	1
	Copy Area	1
	Storage	4
	IT	1
	Wellness Room	1

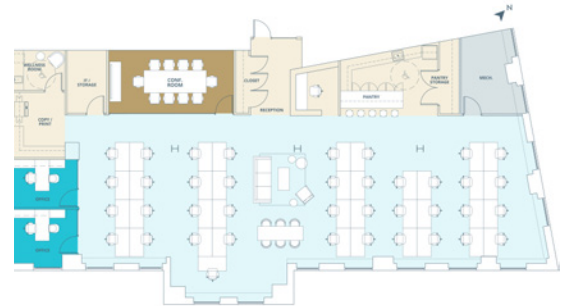


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# Pre-Builts Ready & Waiting For You

FLOOR 18 | 6,137 RSF (P)

Pre-Built Layout



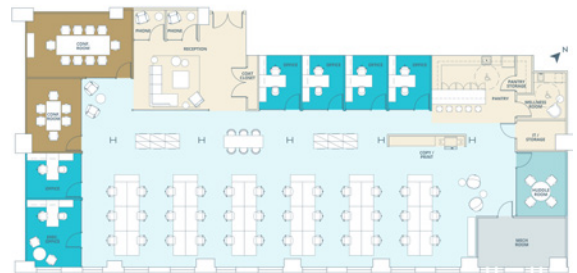
🔑 Possession: Q4 2023

📄 Term: Negotiable



FLOOR 16 | 7,800 RSF (P)

Pre-Built Layout



🔑 Possession: Q4 2023

📄 Term: Negotiable





# From Vintage To Advantaged



Completed in 1930 by the acclaimed architects Kahn & Jacobs, 120 Wall Street pairs its vintage Art Deco style with the contemporary comforts and eco-friendly design of an industry-leading work environment. In addition to achieving LEED Gold certification in 2020, the building offers an easily accessible outdoor area and pre-built spaces that are ready to go when you are.

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# Get Inspired

inspire

Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

Through the Inspire program, 120 Wall occupants enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.

[INSPIREYOURDAY.COM](https://www.inspireyourday.com)



**Flexible Work  
& Meeting  
Spaces**



**Open Work  
& Lounge  
Space**



**Wellness  
& Social  
Programming**



**In-Office  
Food  
Delivery**



**Concierge  
Services**



**Discounts**



**Inspire  
App**



**THE TERRACE**  
3 World Trade Center | New York, NY



**THE STUDIO**  
7 World Trade Center | New York, NY



**THE BANKERS CLUB**  
120 Broadway | New York, NY



**THE LANDMARK**  
120 Broadway | New York, NY



**SEVENTEEN**  
1177 Avenue of the Americas | New York, NY



**THE LOUNGE**  
1735 Market Street | Philadelphia, PA

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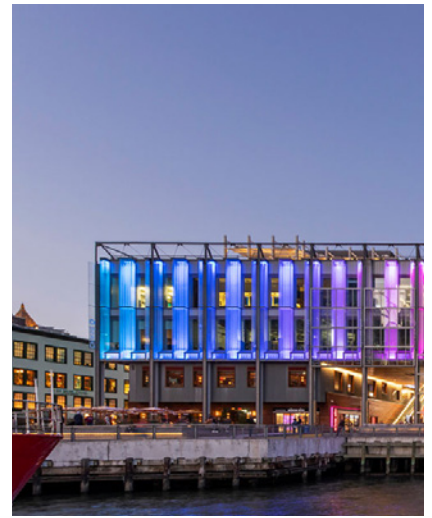


# From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.



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# An Energized Neighborhood

From the buzzworthy bars and restaurants in the Seaport District to the retail haven at Fulton Center, 120 Wall St. stands in a neighborhood that never sits still for long.

THE SEAPORT



PIER 17

THE FULTON

CARNE MARE

TIN BUILDING  
BY JEAN-GEORGES



INDUSTRY  
KITCHEN

The Greens

ssäm bar

120  
WALL  
ST.



# 120 WALL ST.

DOWNTOWN'S WATERFRONT ICON

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