



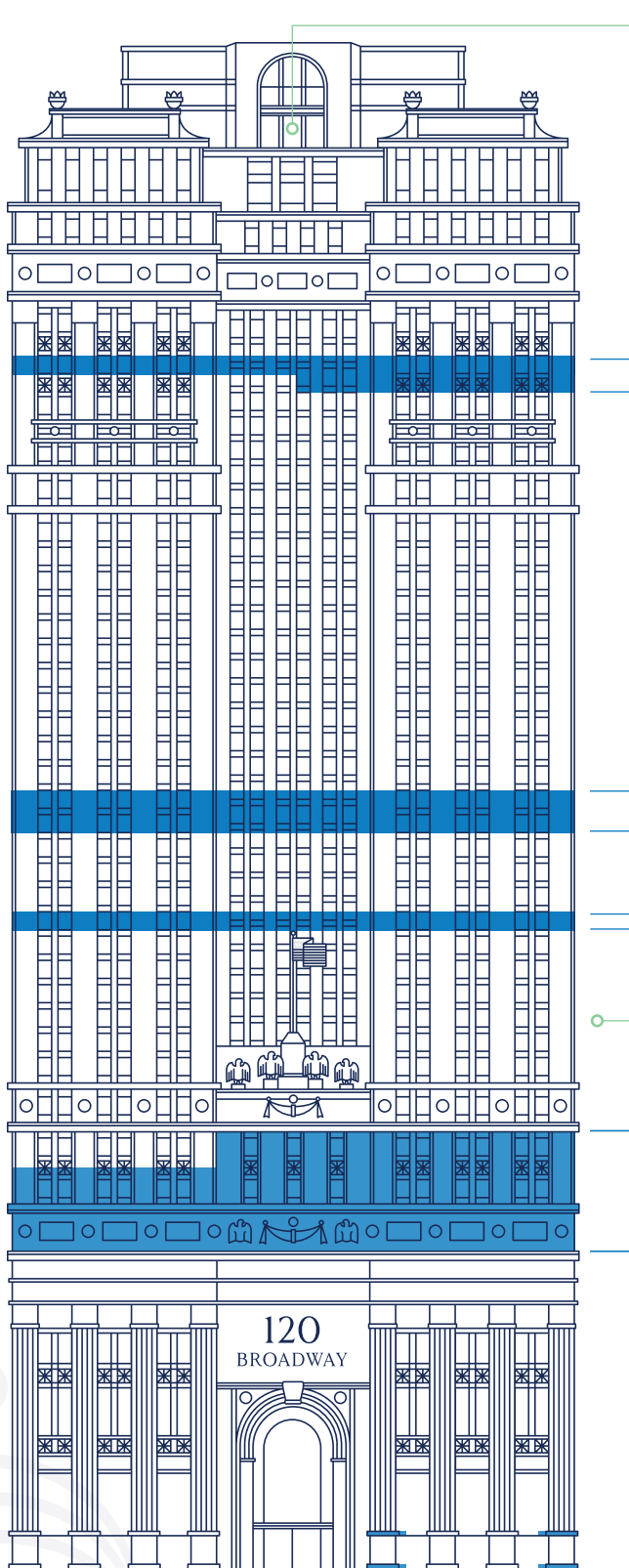
CHARACTER-RICH AVAILABILITIES

AT A PREMIER LOCATION

120
BROADWAY

AVAILABILITIES

FULL FLOOR & LARGE BLOCK



THE BANKERS CLUB

PENTHOUSE AMENITY
WITH OUTDOOR SPACE

Floor 35 | 51,536 RSF

[\(View Floor Plan\)](#)

(P) **Floor 34** | 25,490 RSF

[\(View Floor Plan\)](#)

77,026 RSF Total

Floor 19 | 52,124 RSF

[\(View Floor Plan\)](#)

Floor 18 | 52,124 RSF

[\(View Floor Plan\)](#)

104,248 RSF Total

Floor 14 | 51,220 RSF

[\(View Floor Plan\)](#)

THE LANDMARK

10TH FLOOR
AMENITY SPACE

(P) **Floor 6** | 31,782 RSF

Ceiling Height: Approx. 12' 5" [\(View Floor Plan\)](#)

Floor 5 | 57,398 RSF

Ceiling Height: Approx. 12' 6" [\(View Floor Plan\)](#)

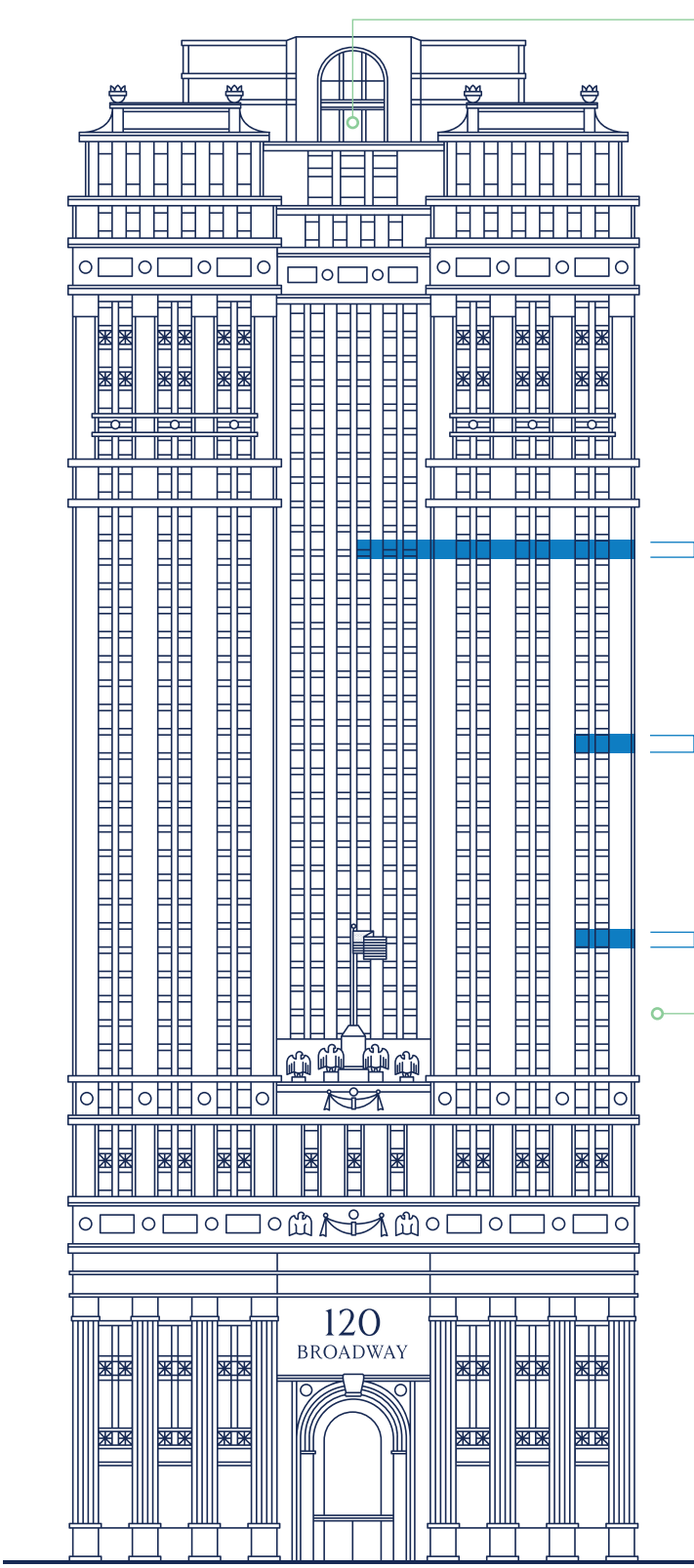
Floor 4 | 57,284 RSF

Ceiling Height: Approx. 9' 1" [\(View Floor Plan\)](#)

146,464 RSF Total

AVAILABILITIES

PARTIAL FLOORS



THE BANKERS CLUB

PENTHOUSE AMENITY
WITH OUTDOOR SPACE

(P) **Floor 29** | 28,022 RSF
[\(View Floor Plan\)](#)

(P) **Floor 21** | 6,993 RSF
[\(View Floor Plan\)](#)

(P) **Floor 21** | 3,379 RSF
[\(View Floor Plan\)](#)

(P) **Floor 21** | 2,194 RSF
[\(View Floor Plan\)](#)

(P) **Floor 13** | 5,620 RSF
[\(View Floor Plan\)](#)

THE LANDMARK

10TH FLOOR
AMENITY SPACE



BUILT TO SUSTAIN



LEED GOLD CERTIFIED

120 Broadway has been LEED certified for over a decade, after achieving certification in 2011 for its operations and maintenance. The building's ongoing sustainable activities are codified in operational policies which meet LEED's stringent standards.



WIREScore PLATINUM CERTIFIED

One of just 72 buildings in New York to achieve a WiredScore Platinum rating—a certification that recognizes best-in-class digitally connected buildings—120 Broadway supports its tenants with the most stringent technology requirements. The building's design offers state-of-the-art connectivity features that matter most: number and quality of internet service providers; diversity and resiliency of telecommunications and power infrastructure; wireless network infrastructure; ease of installation and capacity to readily support new telecommunications services.



PRESERVING WHAT MATTERS MOST

In partnership with Best Bees, a portion of 120 Broadway's rooftop is now home to worker bee hives that support the local ecosystem, promote pollination, and create a positive impact on the environment around us now and for years to come. We also include our tenants in this process by hosting events in collaboration with Best Bees to educate, inform, and try out the honey.

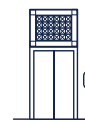
SUSTAINABILITY INITIATIVES

Always striving to go above and beyond greener building standards, 120 Broadway has worked to reduce its energy consumption through:



LIGHTING UPGRADES.

The building has retrofitted all back-of-house and stairwells to more energy efficient LED.



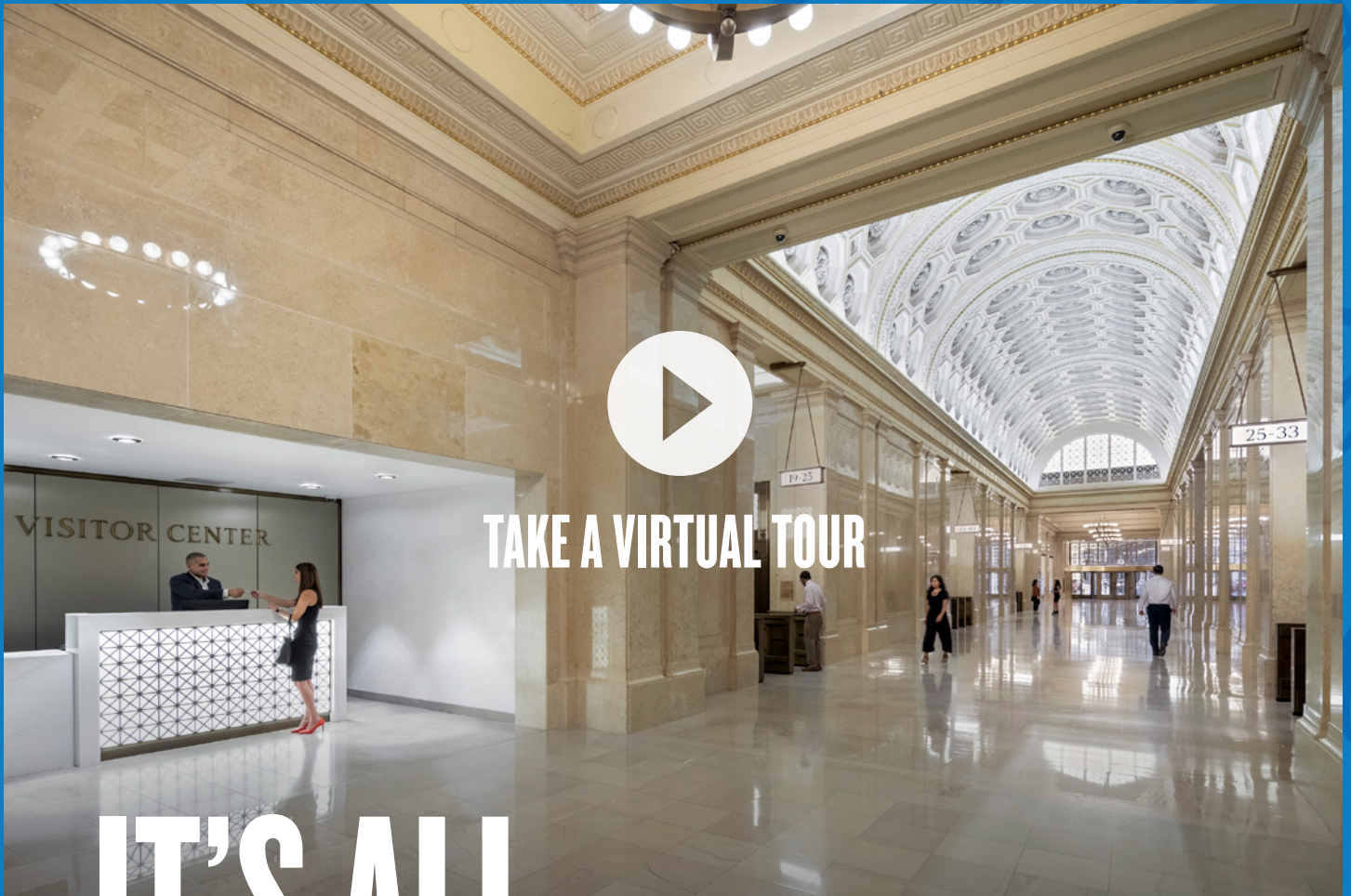
ELEVATOR UPGRADES.

All 40 passenger elevators in the building were converted from motor-generator sets to variable frequency drive systems. These upgrades reduced energy consumption for the elevators.



VARIABLE FREQUENCY DRIVES (VFDs) AND MOTORS.

The building has systematically installed new motors and VFDs on the supply, return and exhaust fans serving the common areas of the building.



IT'S ALL HAPPENING DOWNTOWN

An unmatched Downtown location and rare, character-rich availabilities effortlessly come together at 120 Broadway. Silverstein Properties has just completed a \$50M restoration of this downtown landmark, as well as the addition of two new amenity spaces: The Bankers Club offers a tenant-exclusive rooftop lounge and food hall, and the tenth-floor amenity space includes a game room, yoga studio, and even a speakeasy.



TAKE A VIRTUAL TOUR

THE BANKERS CLUB

WELCOME TO THE TOP





TAKE A VIRTUAL TOUR

PLUS A NEW AMENITY SPACE

IT'S A PERFECT 10!

Introducing 120 Broadway's second amenity space, The Landmark—a luxurious 10th floor getaway flexibly designed for anything and everything tenants need. From meeting spaces and breakout areas to a yoga studio and a speakeasy, this is an amenity space of endless possibilities.



WORK HOW YOU WANT,
WHERE YOU WANT.
DESK OPTIONAL.

SPEACE FEATURES INCLUDE:

-  GAME ROOM
-  SPEAKEASY
-  FOOD & BEVERAGE
-  2 WORK LOUNGES
-  3 PHONE BOOTHS
-  2 FIREPLACES
-  2 BREAKOUT ROOMS
-  FLEX CONFERENCE ROOM
-  MOTHERS ROOM
-  FLEX ROOM—YOGA/TRAINING ROOM
74 PERSON CAPACITY



SO MUCH TO INSPIRE YOU

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, occupants of 120 Broadway enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.



**FLEXIBLE WORK
AND MEETING
SPACES**



**AMENITY
SPACES**



**WELLNESS
& SOCIAL
PROGRAMMING**



**FOOD
DELIVERY**



**CONCIERGE
SERVICES**



DISCOUNTS



**INSPIRE
APP**

INSPIREYOURDAY.COM



THE TERRACE
3 World Trade Center | New York, NY



THE LOUNGE
1735 Market Street | Philadelphia, PA



SEVENTEEN
1177 Avenue of the Americas | New York, NY



THE STUDIO
7 World Trade Center | New York, NY



THE VISTA
U.S. Bank Tower | Los Angeles, CA

BIG NAMES RIGHT NEXT DOOR

By locating your business at 120 Broadway, you're automatically entered into an exclusive network of global HQs and game-changing companies that you call neighbor.





HOPE YOU'RE HUNGRY

THE NEIGHBORHOOD HAS 540 BARS & RESTAURANTS

KEEPIN' IT QUICK & CASUAL



KICKING BACK AFTER WORK



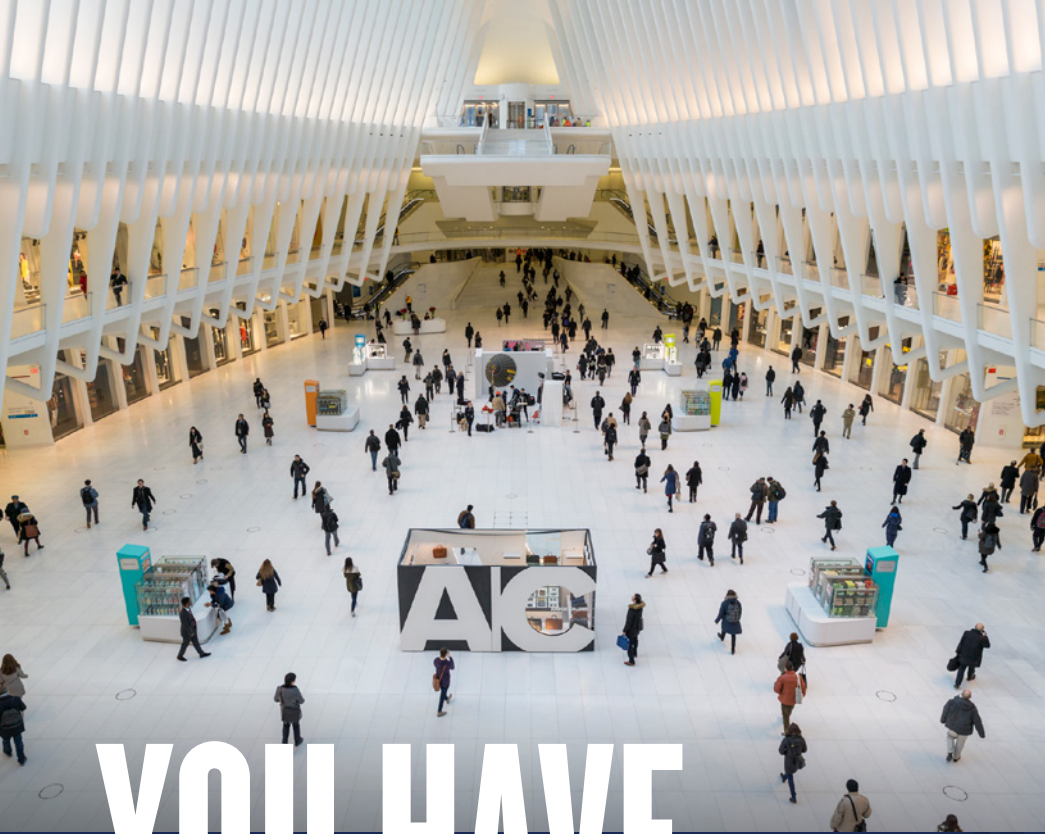
IMPRESSING THE CLIENTS



STEPS TO EVERYTHING



-  DINING
-  RETAIL
-  FITNESS
-  BANKING
-  ARTS & CULTURE



YOU HAVE ARRIVED

STEPS FROM MASS TRANSIT

DIRECT IN-BUILDING ACCESS TO:



NEARBY ACCESS TO:



COMMUTE TIMES TO MAJOR TRANSIT HUBS THROUGHOUT THE CITY

- 18 Min. | Penn Station
- 19 Min. | Port Authority Bus Terminal
- 16 Min. | Grand Central Terminal
- 12 Min. | Atlantic-Barclays Center (Brooklyn)
- 20 Min. | Hoboken PATH Station (New Jersey)
- 30 Min. | St. George Ferry (Staten Island)

120 BROADWAY

SILVERSTEIN
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