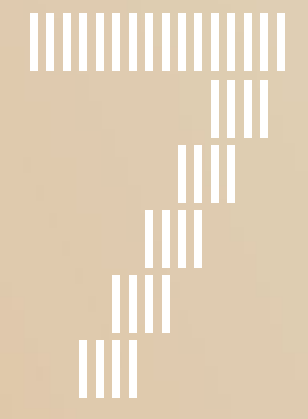


# PREBUILT AVAILABILITY

An 11K SF, New Construction Opportunity on the 34<sup>th</sup> Floor



WORLD  
TRADE  
CENTER





# EVERYTHING'S BUILT IN. EVEN THE VIEWS.

This 11K SF, new construction prebuilt delivers everything that makes 7 WTC Downtown's premier workplace — unsurpassed amenities, stellar views, an unbeatable location — all packaged in a convenient workplace that's ready the moment you step inside.

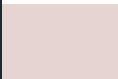
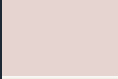
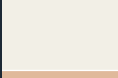

TAKE A VIRTUAL TOUR










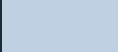
# 34<sup>TH</sup> FLOOR

11,167 RSF

**PREBUILT PLAN**

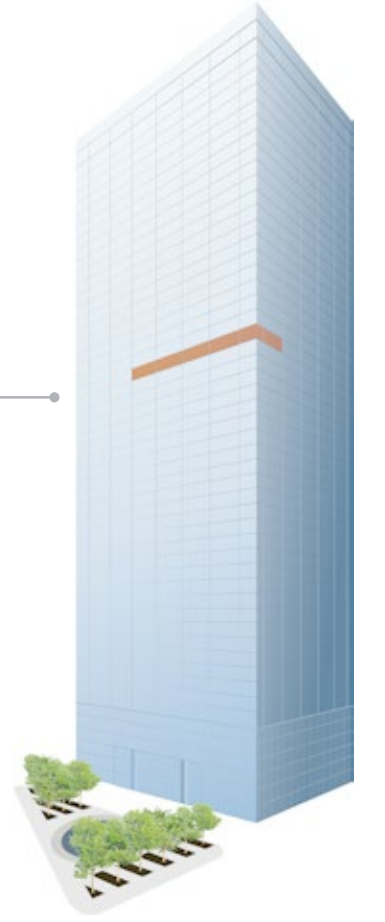
WORKSPACE		SEATS
	Executive Office	2
	Private Office	3
	Workstation	37
	Reception	1
<b>TOTAL HEADCOUNT</b>		<b>43</b>

COLLABORATIVE SPACE		SEATS
	Conference Room	30
	Media Scape	9
	Open Lounge	24

SUPPORT		SEATS
	Pantry	1
	Wellness Room	1
	Coat Closet	1
	Copy Area	1
	Storage / IT	1



**34<sup>TH</sup>  
FLOOR**



**7 WORLD TRADE CENTER**  
34<sup>TH</sup> FLOOR PREBUILT SPACE



**WORKPLACE**





# MEET YOUR NEW NETWORK

Neighbors ranging from industry-leading  
Fortune 500s to trailblazing tech startups



# BEST OF BOTH WORLDS

7 WTC uniquely straddles Tribeca and the connected-to-everything WTC campus. It's a best-of-both location that combines all the dining, retail, and entertainment of NYC's hottest neighborhood with WTC's professional business community, transit access, and communal outdoor spaces.





**7 WORLD TRADE CENTER**  
GREENSPACE



# GO GREEN

In addition to the lush Silverstein Family Park that greets visitors at the building's doorstep, 7 WTC is situated in the center of a neighborhood with more greenspace than any other business district.



**NYC'S FIRST**  
LEED GOLD CERTIFIED OFFICE BUILDING

# A PLACE FOR EVERY TASTE

A curated selection of local favorites by the team at 7 WTC

## LET'S GET IT TO GO

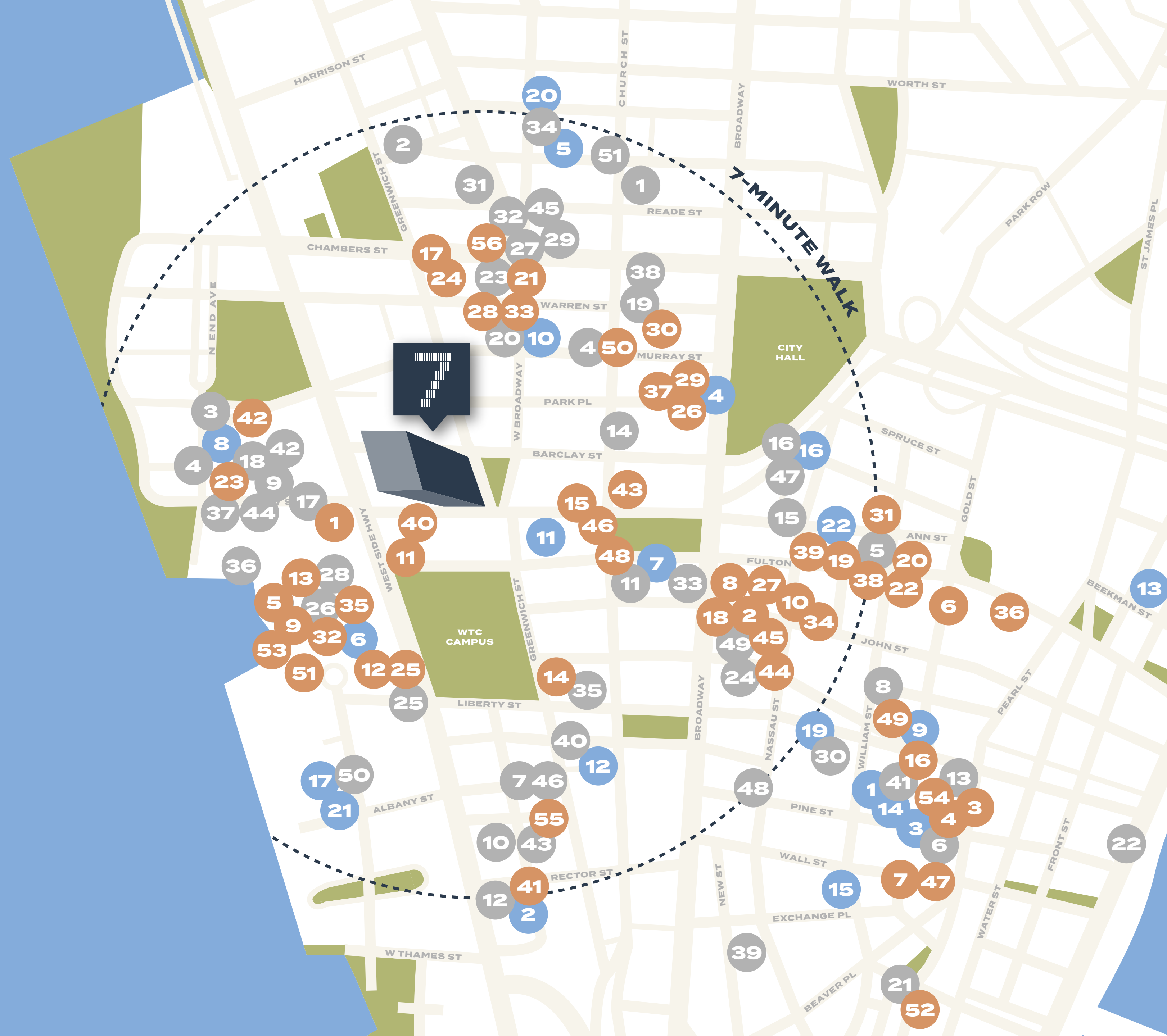
1. Amazon Go
2. Aroy Dee Thai
3. Artichoke Basille's Pizza
4. Blue Park Kitchen
5. Blue Ribbon Sushi Bar
6. Casa Taqueria
7. Cava
8. Chick-fil-A
9. Chop't
10. d Elici
11. Devon & Blakely
12. Dig Inn
13. Dos Toros
14. Eatly Downtown
15. Epicerie Boulud
16. Five Guys
17. Gee Whiz Diner
18. Go! Go! Curry!
19. GRK Fresh Greek
20. Hale and Hearty Soup
21. Homemade by Miriam
22. Hudson Eats
23. Jackass Burrito
24. Joe & the Juice
25. Juice Press
26. Just Salad
27. Kuu Ramen
28. Lekka Burger
29. Lenwich
30. Los Tacos No.1
31. Melt Shop
32. Mighty Quinn's Barbeque
33. Mulberry & Vine
34. Nish Nush
35. Num Pang
36. Peaches Low Country Kitchen
37. Poke Bar
38. Poke Bowl
39. Potbelly Sandwich Shop
40. Pret A Manager
41. Sauce & Barrel
42. Shake Shack
43. Stage Door Deli
44. Sticky's Finger Joint
45. Sushi & Co
46. Sweetcatch Poke
47. Sweetgreen
48. Sweetgreen (at 3WTC)
49. Taim
50. Takahachi Bakery
51. Tartinery
52. Urbanspace
53. Umami Burger
54. Vanessa's Dumpling House
55. ZaZa Diner
56. Zucker's Bagels & Smoked Fish

## LET'S SIT AND ENJOY

1. 1803 Nyc
2. Ajsai on Duane
3. Anassa Taverna
4. ATRIO Wine Bar & Restaurant
5. Bareburger
6. Benares
7. Bill's Bar & Burger
8. Blue Ribbon Sushi
9. Blue Smoke BPC
10. Chikarashi
11. Church & Dey
12. Clinton Hall
13. Crown Shy
14. CUT by Wolfgang Puck
15. Da Claudio
16. Daniel Boulud
17. Del Frisco's Grille
18. El Vez
19. Gran Morsi
20. Gunbae TriBeCa
21. Harry's
22. Industry Kitchen
23. JR Sushi
24. La Parisienne Cafe
25. L'Appart
26. Le District
27. Le Pain Quotidien
28. Liberty Bistro
29. Little Park
30. Manhatta
31. Marc Forgione
32. Mudville 9
33. Nobu

## LET'S GRAB A DRINK

1. Cedar Local
2. Clinton Hall
3. Crown Shy
4. Five & Dime
5. Holywater
6. Le Bar
7. Liquid Assets
8. Loopy Doopy Rooftop Bar
9. Mezcali
10. Monk McGinn's
11. Oculus Beer Garden
12. O'Hara's
13. Osteria del Porto
14. Overstory
15. Split Eights
16. The Bar Room at Temple Court
17. The Black Hound Bar
18. The Hideaway Seaport
19. The Press Room
20. Tiny's & The Bar Upstairs
21. Treadwell Park
22. WXYZ Bar and Lounge at Aloft Manhattan Downtown
34. Odeon
35. Osteria della Pace at Eatly Downtown
36. P.J. Clarke's
37. Parm Battery Park
38. Racines NY
39. Reserve Cut
40. Ruchi
41. Sant Ambroeus
42. SAGA
43. Schilling
44. Seamore's
45. Serafine Tribeca
46. Skinos
47. Temple Court
48. The Capital Grille
49. The Malt House
50. Treadwell Park
51. Tribeca's Kitchen



# WE'VE GOT A LOT ON OUR PLATES



LIBERTY BISTRO



MANHATTA



LOOPY DOOPY ROOFTOP BAR



CUT BY WOLFGANG PUCK



**17**  
MICHELIN-STAR RESTAURANTS  
IN LOWER MANHATTAN



**600+**  
BARS AND RESTAURANTS  
NEARBY



# COMMERCE MEETS CULTURE

With countless retail options and a thriving art scene, 7 WTC stands in a trendsetting cultural hub. Stroll past the vibrant murals dotting the neighborhood, catch a show at the Performing Arts Center, and explore the bustling storefronts in the Oculus and beyond.

# THE NEXUS OF NEW YORK TRANSIT

Just minutes from the Oculus, 7 WTC adds more flexibility to your commute — whether you travel by bike, bus, train, or all of the above.



**2**  
PATH LINES TO NJ



**12**  
SUBWAY LINES



**30**  
MTA BUS ROUTES



**28**  
CITI BIKE STATIONS



**2.3**  
MILES OF BIKE LANES



**17**  
FERRY ROUTES





THE OCULUS

# WHERE **INSPIRATION** STRIKES

Take workdays to the next level by visiting 7 WTC's tenth-floor amenity space, The Studio. Delivering unmatched comfort and convenience, it's just one of the luxurious amenity spaces available to 7 WTC occupants through Silverstein Properties' Inspire program.



**T H E  
S T U  
D I O**

**TOUR OUR  
AMENITY SPACE**







**THE TERRACE**  
3 WORLD TRADE CENTER  
NEW YORK, NY



**THE BANKERS CLUB**  
120 BROADWAY  
NEW YORK, NY



**THE LOUNGE**  
1735 MARKET STREET  
PHILADELPHIA, PA



## GET INSPIRED

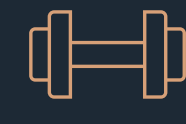
Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs. Through Inspire, 7 WTC occupants enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.



FLEXIBLE WORK  
& MEETING  
SPACES



OPEN WORK  
& LOUNGE  
SPACE



WELLNESS  
& SOCIAL  
PROGRAMMING



IN-OFFICE  
FOOD  
DELIVERY



CONCIERGE  
SERVICES



DISCOUNTS

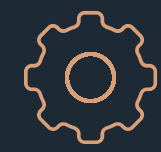


INSPIRE  
APP

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

# EVERYTHING ON TAP

World Trade Center tenants enjoy convenient, contactless access to the buildings' main entrances, amenities, and other tenant-exclusive spaces via their iPhone or Apple Watch, simply by adding their access badge to Apple Wallet.



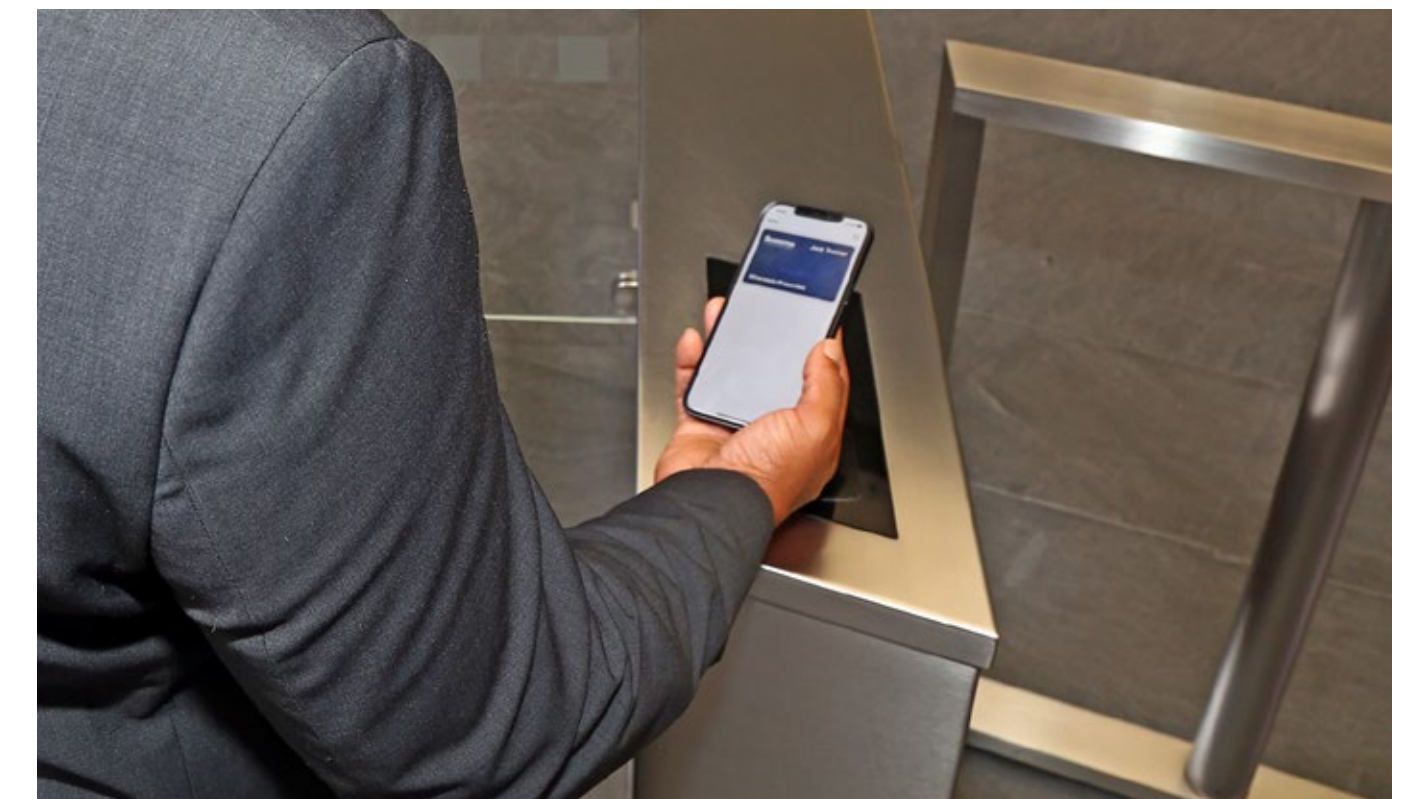
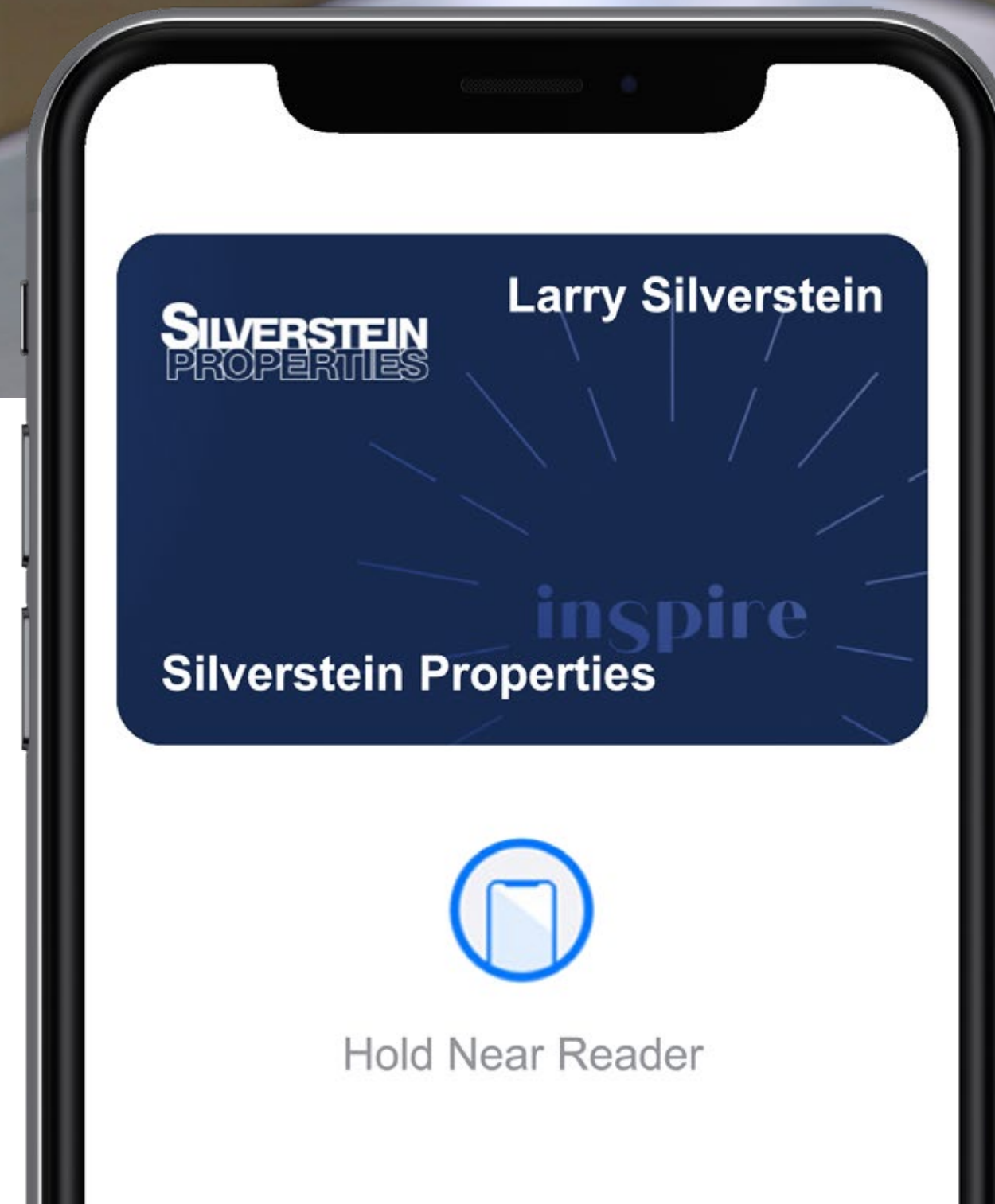
**SEAMLESS SET-UP**



**EXPRESS MODE ACCESSIBILITY**



**SECURE & PRIVATE**





# WTC TAX & ENERGY INCENTIVES

As-of-right incentives are available only to World Trade Center tenants.

**COMMERCIAL RENT  
TAX ABATEMENT**

**\$3.50**

**SALES TAX EXEMPTION**

**\$1.50**

**NYPA POWER**

**\$1.00**

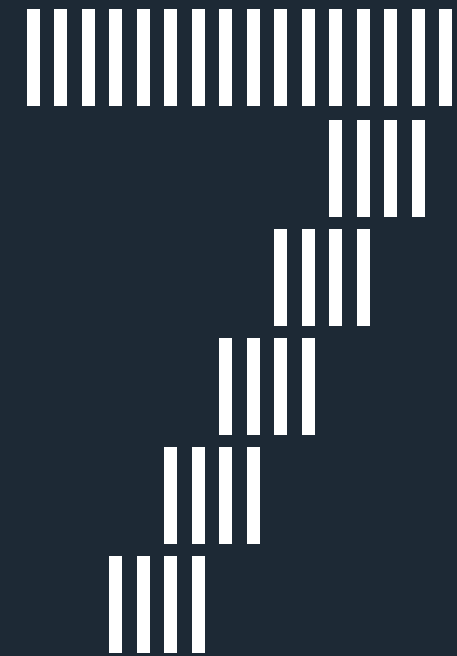
**RE TAXES & PILOT**

**\$3.00**

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**TOTAL SAVINGS / RSF / YEAR**

**\$9.00**



W O R L D  
T R A D E  
C E N T E R



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