



SPACE - DIRECT LEASE

## Worldwide Plaza

Worldwide Plaza 825 Eighth Avenue  
New York, NY | Midtown West

### DETAIL

<b>Floor/Suite</b>	37 / Suite 3700
<b>Total SF</b>	34,284
<b>Rent</b>	Upon Request
<b>Available</b>	01 Dec 2017
<b>Use</b>	Office
<b>Suite Notes</b>	Landlord to deliver the space raw with base building work complete including new bathrooms and new HVAC. On top of base building work, Landlord will provide market concessions.

### CONTACT

**Matthew J. Coudert** - Executive Vice President  
Phone 212-542-2121



### BUILDING DESCRIPTION

Worldwide Plaza is comprised of 1.8 million square feet of Class A Trophy office product plus 120,000 square feet of retail located in the heart of Midtown. Worldwide Plaza has both Energy Star and LEED EB Gold Certifications.

Designed by David Childs of Skidmore, Owings & Merrill, the complex was developed by William Zeckendorf, Jr. and completed in 1989. Located on the full Eighth Avenue block front between 49th and 50th Streets, the property bolsters three separate lobbies and a center core design allowing large corporate tenants the opportunity for private entrances leading to large blocks of space.

On-Site management. A 27,000 square foot public plaza featuring trees, seasonal plantings, movable seating, water fountain, and restaurants. Direct access to C & E; easily accessible to the 1,2,N,R,W Subway lines. Full service health club. Messenger center.

### MAJOR TENANTS

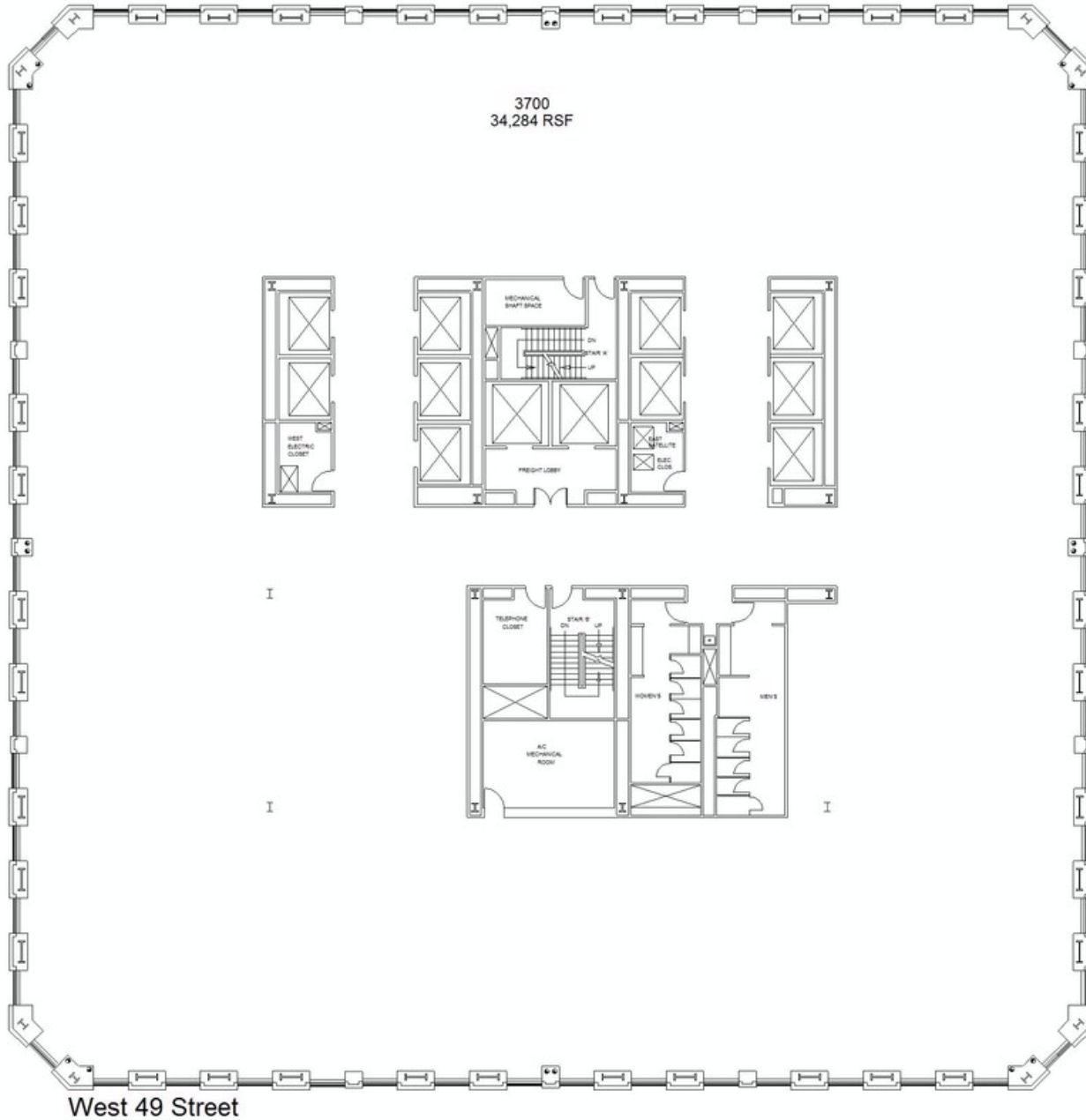
Cravath, Swaine & Moore LLP; Nomura Holdings America; WNet; Retail Tenants include Stage Entertainment; TMPL Gym; Starbucks

### OTHER BUILDING INFO

**PARKING: TOTAL SPACES:** 475 space underground public parking garage. Attendant service; 24 hour operation. **Telecom:** WiredNYC Platinum: Abovenet, Covad, Time Warner Cable, AT&T, Lightpath, TW Telecom, Broadview, Rainbow Broadband, Cogent, Sidera, Verizon & Verizon FIOS **HVAC:** A centralized Johnson Control metasys Building Management system controls the base building systems. Each floor consists of self-contained, condenser water-cooled HVAC units. **Electric:** 6 Watts per rsf demand load exclusive of base building air conditioning, heating, core loads and domestic water loads. **Sprinkler:** Yes **Security / Lobby:** The concierge desk is attended by security personnel 24 hours per day, 7 days per week. Tended Lobby **Building Area:** 2,080,000 sf **Number of Floors:** 49 **Floor Sizes:** 19,500 rsf to 72,500 rsf **Ceiling Height:** 4th flr 16ft; 5-6th flrs 14ft; 7-49th flrs 13ft **Owner:** WWP Office, LLC **Manager:** George Comfort & Sons Inc. **Year Built/Renovated:** Built: 1989 **Building Class:** Trophy **Primary Type:** Office **Property Status:** Existing



West 50 Street



**825 8th Avenue**

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



**Floor 37**

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