

# 44 wall





## Inspired Workspace for a Visionary Workforce

44 Wall offers a best-in-class work environment in an exceptionally convenient and dynamic neighborhood. From the revitalized lobby to the boutique floor plates, 44 Wall blends timeless design with contemporary office space to enhance your workday from doorstep to desktop.



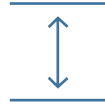
# High-end, Double-height Attended Lobby



# Built for Your Business



24/7 Building Access



12' 5" Average Ceiling  
Heights Slab-to-slab



12 Passenger Elevators  
Updated in 2017



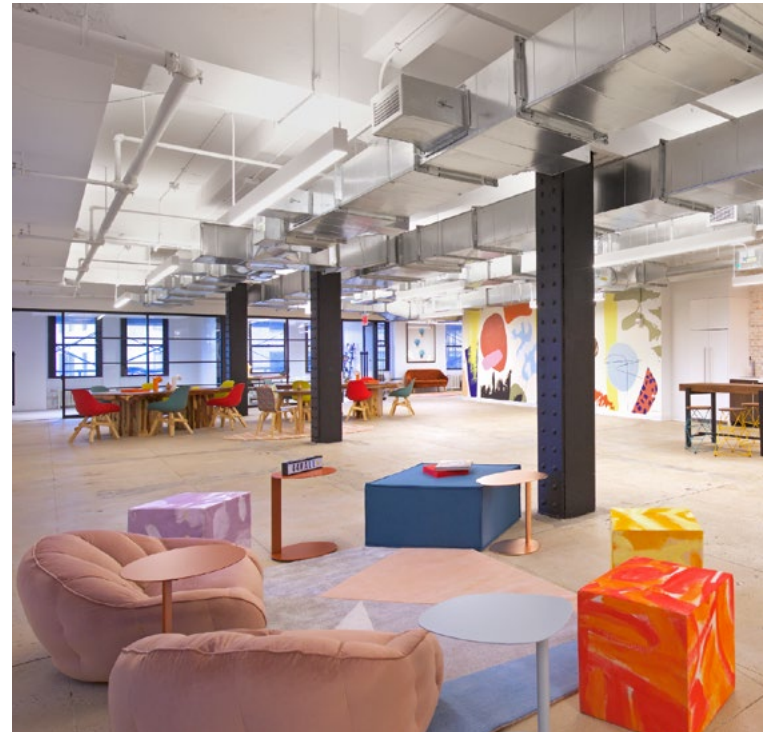
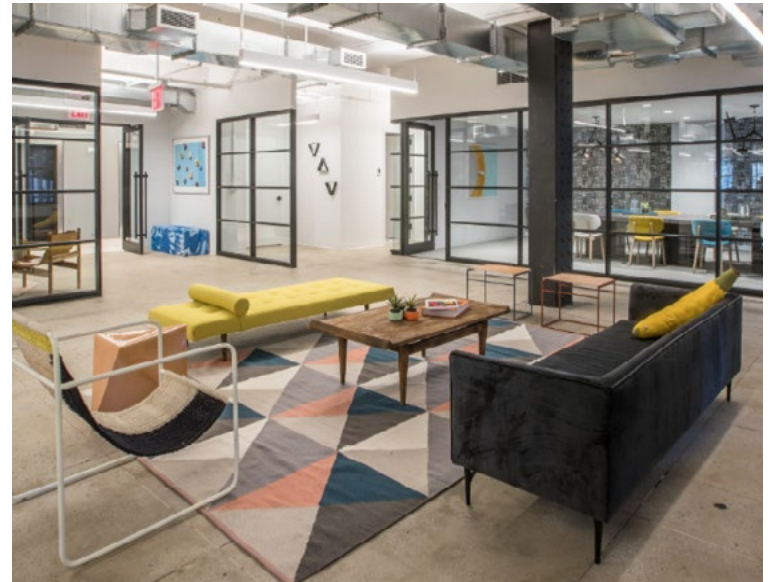
Dedicated Dispatch for  
High & Low-rise Floors



Bike Storage Room



Dog-friendly Building



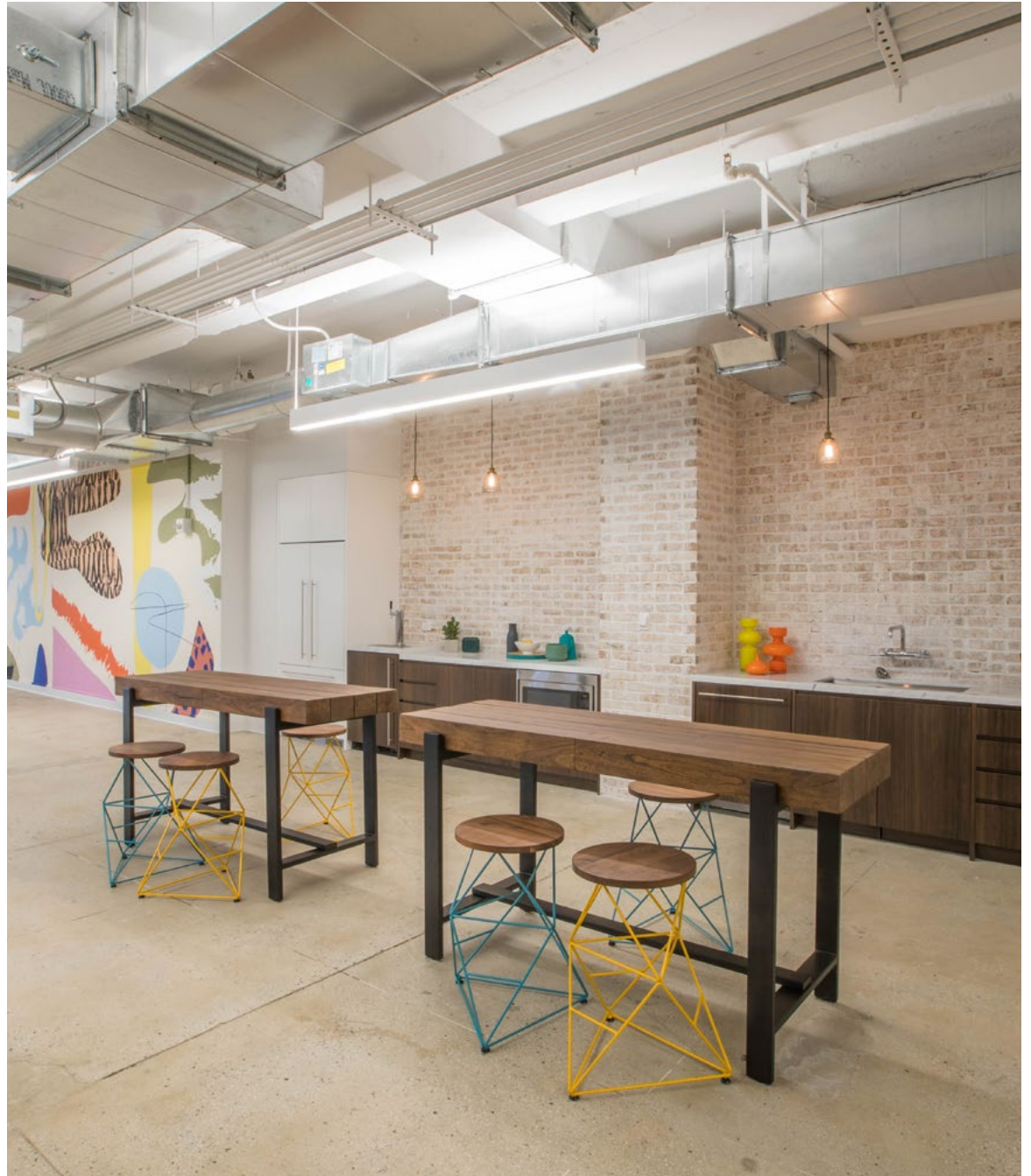




Partial & Full-floor Suites  
Available Now

8,800 RSF - 17,000 RSF  
Floor Plates

Prebuilt Spaces Balance  
Efficiency & Design



# Response to COVID-19

## Electrostatic Spraying

The building has implemented an electrostatic spraying of all common areas to ensure the highest level of cleanliness.

## Extra Cleaning Staff

During business hours, extra cleaning staff are on site to continuously sanitize lobbies, elevators and high touch points.

## Additional Filtration After Hours

During non-business hours, building HVAC units are run to replace interior air with fresh outside air for the next day.

## Updated Air Purification Filters

In consultation with our building mechanical engineer, Robert Director and Associates, all air purification filters have been upgraded to MERV 13 to meet all CDC recommendations.

## Implementing Air Purifications and Elevator Sterilization

Building common areas including elevators have been equipped with UV sterilization devices and UV purification fans within elevators.

## Elevators Equipped With Caspr 200E Units

Originally designed for NASA, CASPR units uses a special UV light and photocatalyst target to kill up to 99.96% of bacteria, viruses, and molds.







**Well-connected, Talent-packed,  
Highly-active Neighborhood**



## Amenities at Your Doorstep



5-min walk  
to Seaport District

50+ Restaurants & Bars

30+ Retailer Options

15+ Hotels



# Get Here From Anywhere

2 3

**Wall Street**  
On-Site Access

J Z

**Broad Street**  
1 Minute Away; Broad & Wall Streets

4 5

**Wall Street**  
1 Minute Away; Broadway & Wall Street

R W 1

**Rector Street**  
3 Minutes Away; Rector Street & Trinity Place

A C

**Fulton Street**  
4 Minutes Away; Nassau & John Streets

E

**World Trade Center**  
10 Minutes Away; Church & Barclay Streets

East River Bikeway  
Easy Commute to BK  
& the Rest of the City



5 Minute Walk to  
Wall St. Ferry Terminal



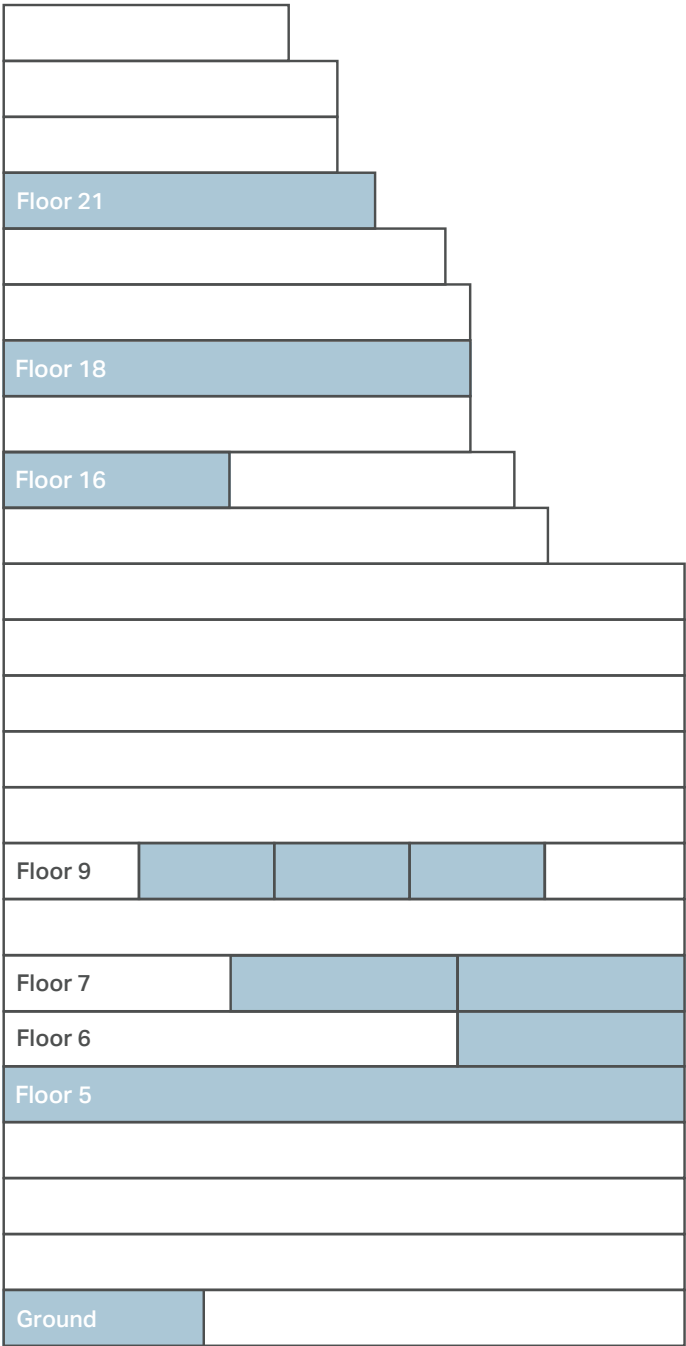
**Full-floor and Boutique-style,  
Multi-tenant Floor Plates Available**





# Take Control of Your Space

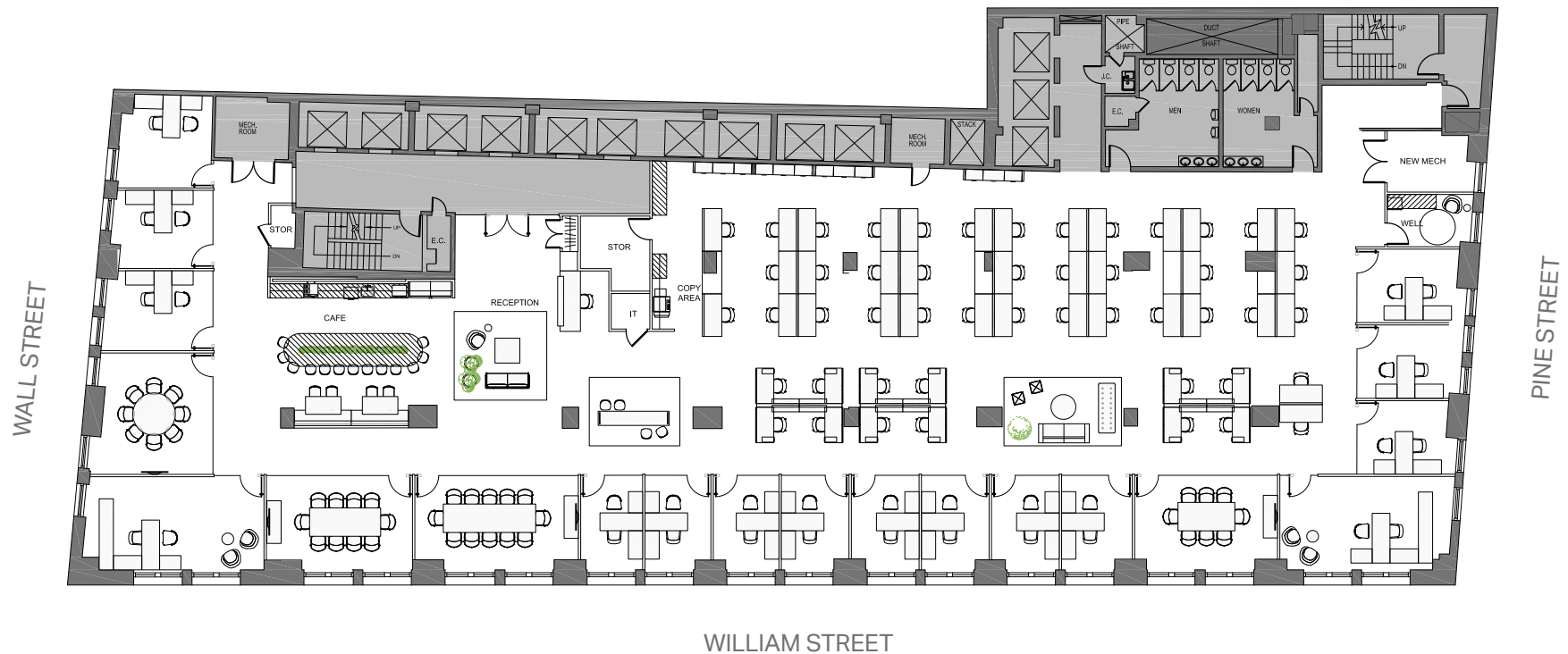
|          | SUITE      | RSF AVAILABLE | AVAILABLE |
|----------|------------|---------------|-----------|
| Floor 21 | Full Floor | 8,871 RSF     | Avail Now |
| Floor 18 | Full Floor | 12,544 RSF    | Avail Now |
| Floor 16 | Suite 1601 | 4,995 RSF     | Avail Now |
| Floor 9  | Suite 904  | 3,302 RSF     | Avail Now |
|          | Suite 903  | 2,323 RSF     | Avail Now |
|          | Suite 902  | 2,691 RSF     | Avail Now |
| Floor 7  | Suite 705  | 3,332 RSF     | Avail Now |
|          | Suite 703  | 3,299 RSF     | Avail Now |
| Floor 6  | Suite 605  | 4,199 RSF     | Avail Now |
| Floor 5  | Full Floor | 17,076 RSF    | Avail Now |
| Ground   |            | 3,963 SF      | Avail Now |



# 5th Floor – 17,076 RSF

Available Now

HIGH DENSITY



|                  |    |                 |   |               |   |
|------------------|----|-----------------|---|---------------|---|
| Executive Office | 2  | Conference Room | 4 | Copy Area     | 1 |
| Private Office   | 14 | Meeting Room    | 1 | Storage Room  | 2 |
| Workstation      | 12 | Open Lounge     | 2 | IT Room       | 1 |
| Benching         | 37 | Cafe            | 1 | Wellness Room | 1 |
| Reception        | 1  | Coat Closet     | 1 |               |   |

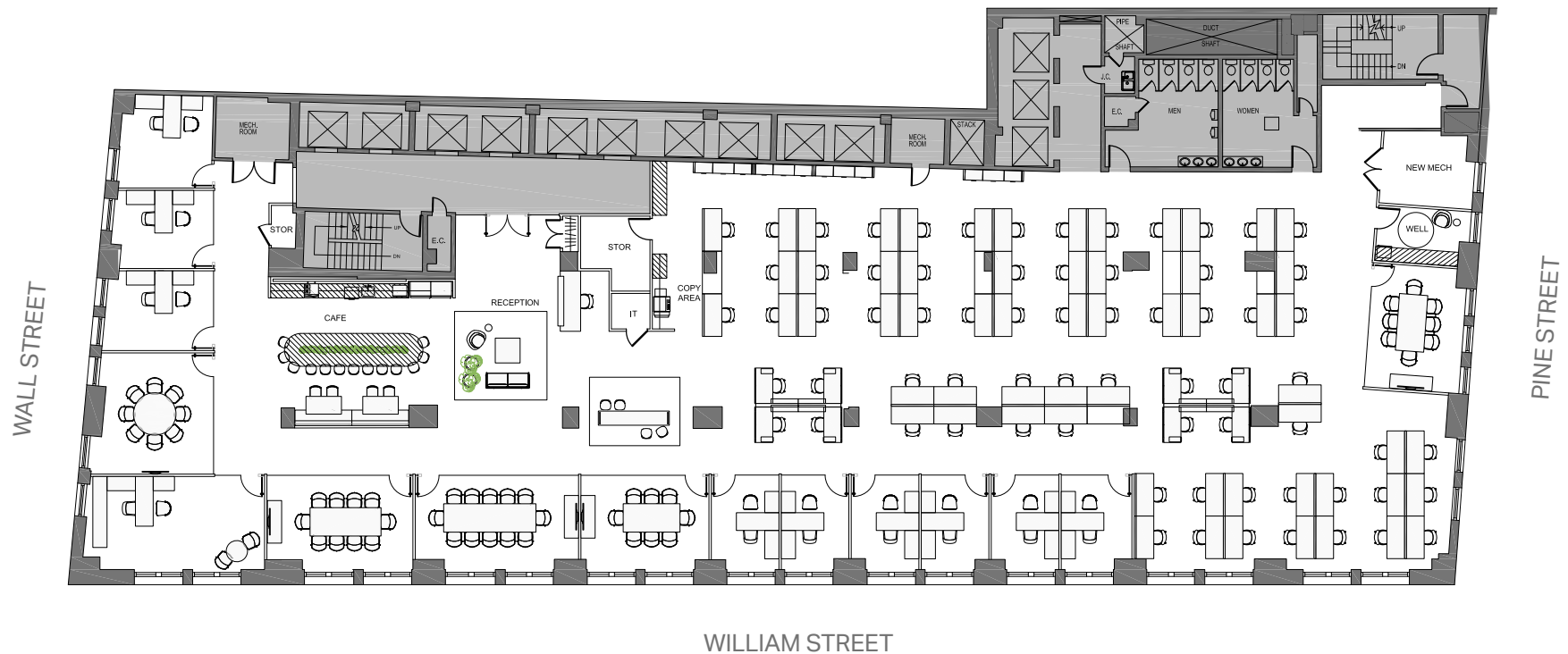




# 5th Floor – 17,076 RSF

Available Now

MIXED



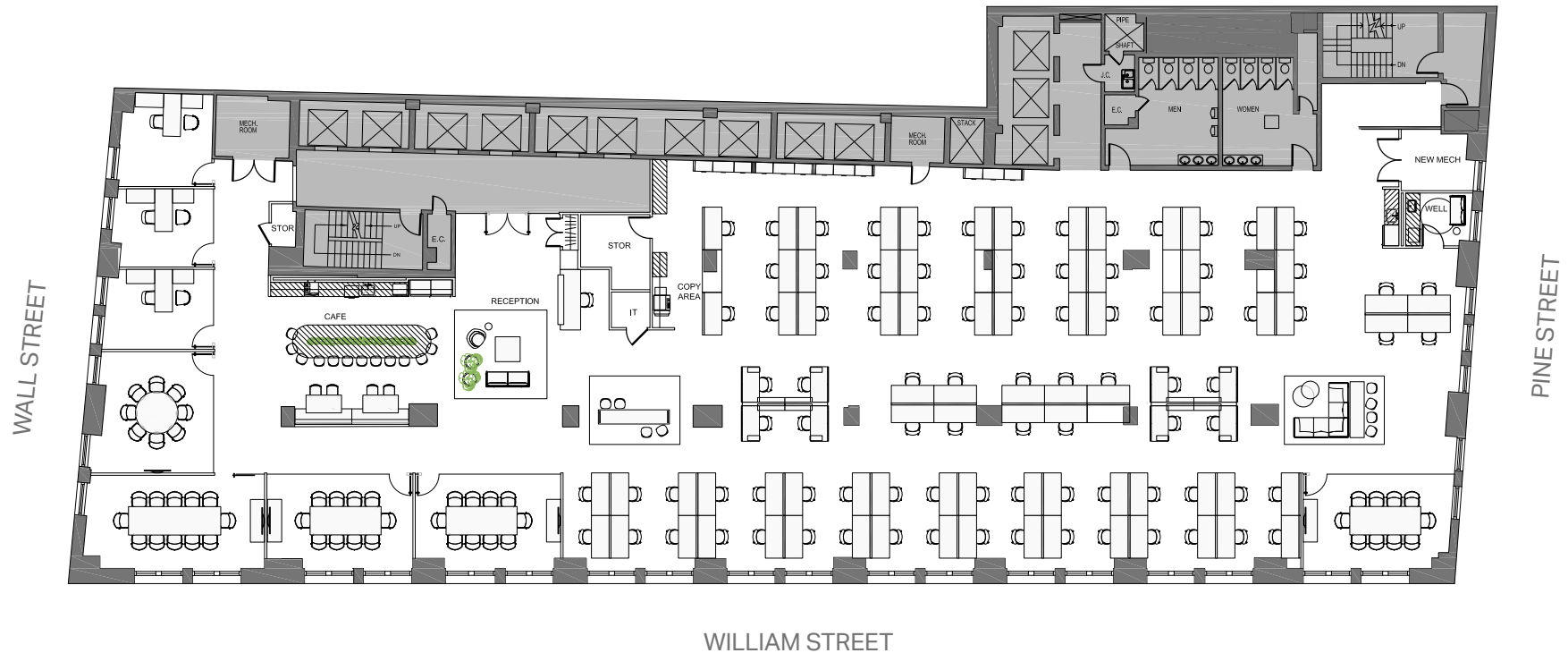
|                  |    |                 |   |               |   |
|------------------|----|-----------------|---|---------------|---|
| Executive Office | 1  | Conference Room | 5 | Copy Area     | 1 |
| Private Office   | 9  | Open Lounge     | 1 | Storage Room  | 2 |
| Benching         | 62 | Cafe            | 1 | IT Room       | 1 |
| Reception        | 1  | Coat Closet     | 1 | Wellness Room | 1 |



# 5th Floor – 17,076 RSF

Available Now

OPEN



|                 |    |              |   |               |   |
|-----------------|----|--------------|---|---------------|---|
| Private Office  | 3  | Meeting Room | 1 | Storage Room  | 2 |
| Workstation     | 8  | Open Lounge  | 2 | IT Room       | 1 |
| Benching        | 82 | Cafe         | 2 | Wellness Room | 1 |
| Reception       | 1  | Coat Closet  | 1 |               |   |
| Conference Room | 5  | Copy Area    | 1 |               |   |



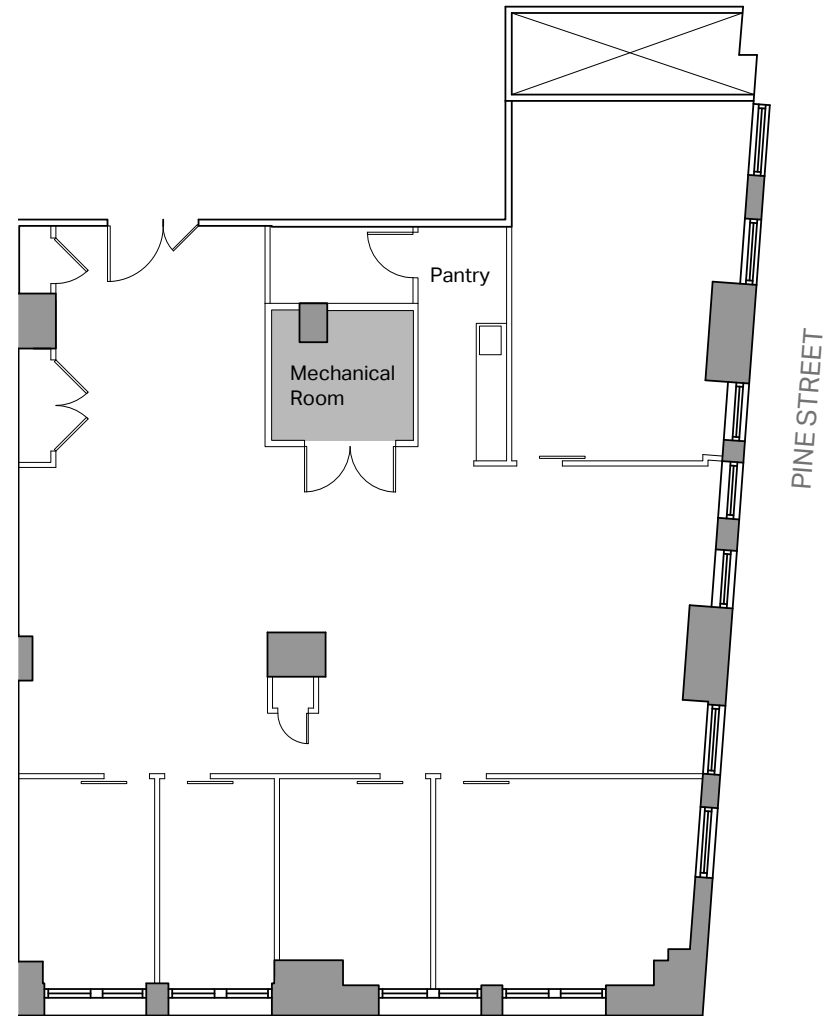


# 6th Floor – Suite 605

## 4,199 RSF

### FLOOR PLAN

Available Now



|                 |   |
|-----------------|---|
| Private Office  | 3 |
| Conference Room | 2 |
| Pantry          | 1 |

WILLIAM STREET

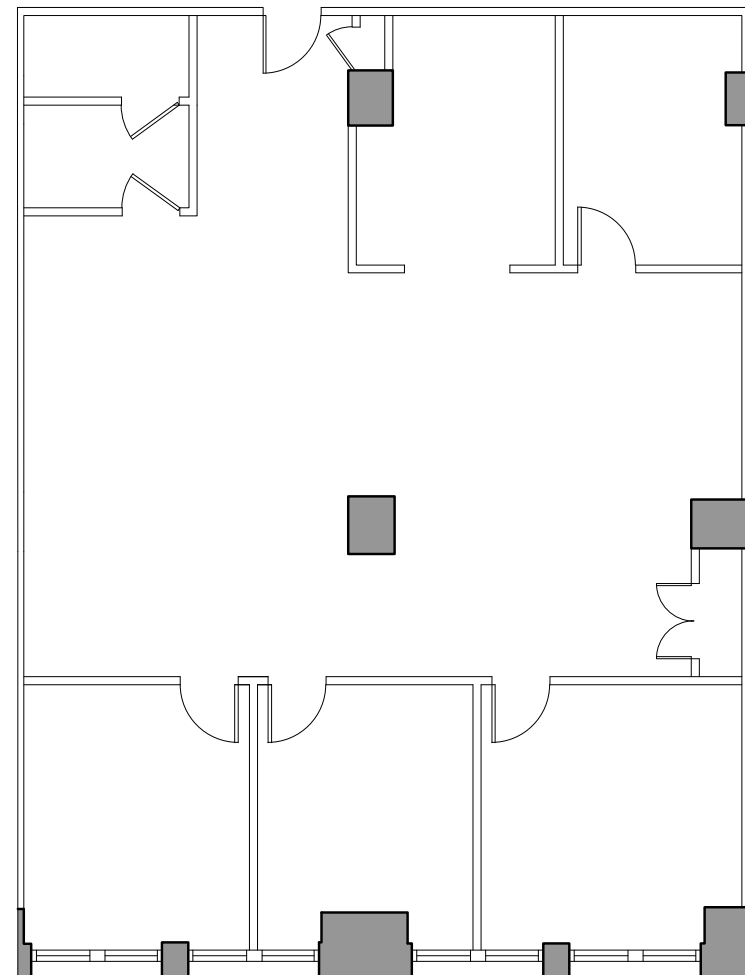


# 7th Floor – Suite 703

## 3,299 RSF

### FLOOR PLAN

Available Now



|                 |   |
|-----------------|---|
| Private Office  | 2 |
| Conference Room | 1 |

|               |   |
|---------------|---|
| Breakout Room | 1 |
| Pantry        | 1 |

WILLIAM STREET





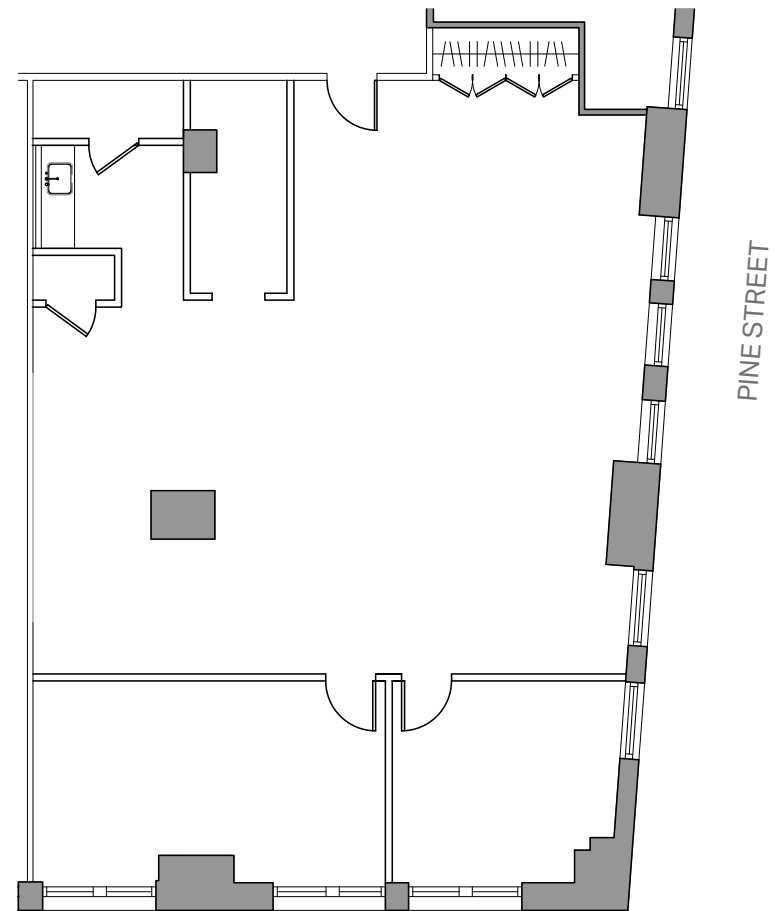
# 7th Floor – Suite 705

## 3,332 RSF

### FLOOR PLAN

Available Now

|                 |   |                |   |
|-----------------|---|----------------|---|
| Private Office  | 1 | IT Closet      | 1 |
| Conference Room | 1 | Storage Closet | 1 |
| Pantry          | 1 | Coat Closet    | 1 |
| Copy Area       | 1 |                |   |



WILLIAM STREET

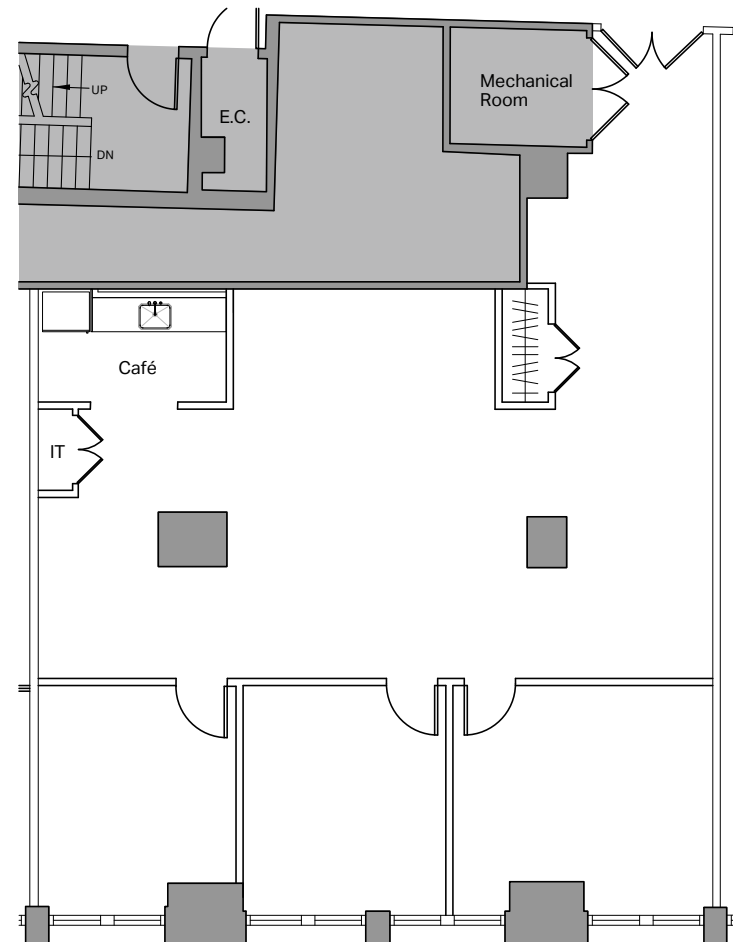


# 9th Floor – Suite 902

## 2,691 RSF

### FLOOR PLAN

Available Now



|                 |   |                |   |
|-----------------|---|----------------|---|
| Private Office  | 2 | IT Room        | 1 |
| Conference Room | 1 | Copy / Storage | 1 |
| Café            | 1 | Coat Closet    | 1 |

WILLIAM STREET



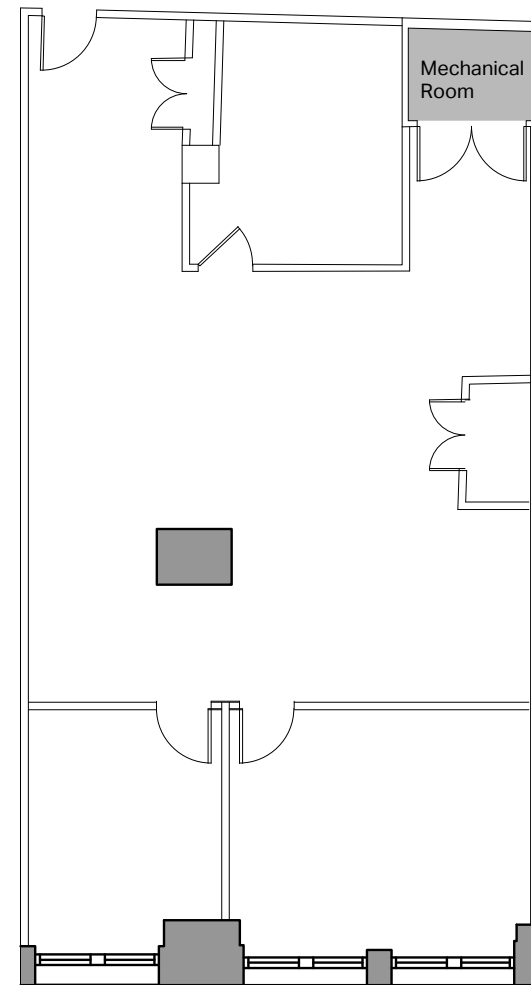


# 9th Floor – Suite 903

## 2,323 RSF

### FLOOR PLAN

Available Now



|                 |   |
|-----------------|---|
| Private Office  | 1 |
| Conference Room | 1 |

WILLIAM STREET



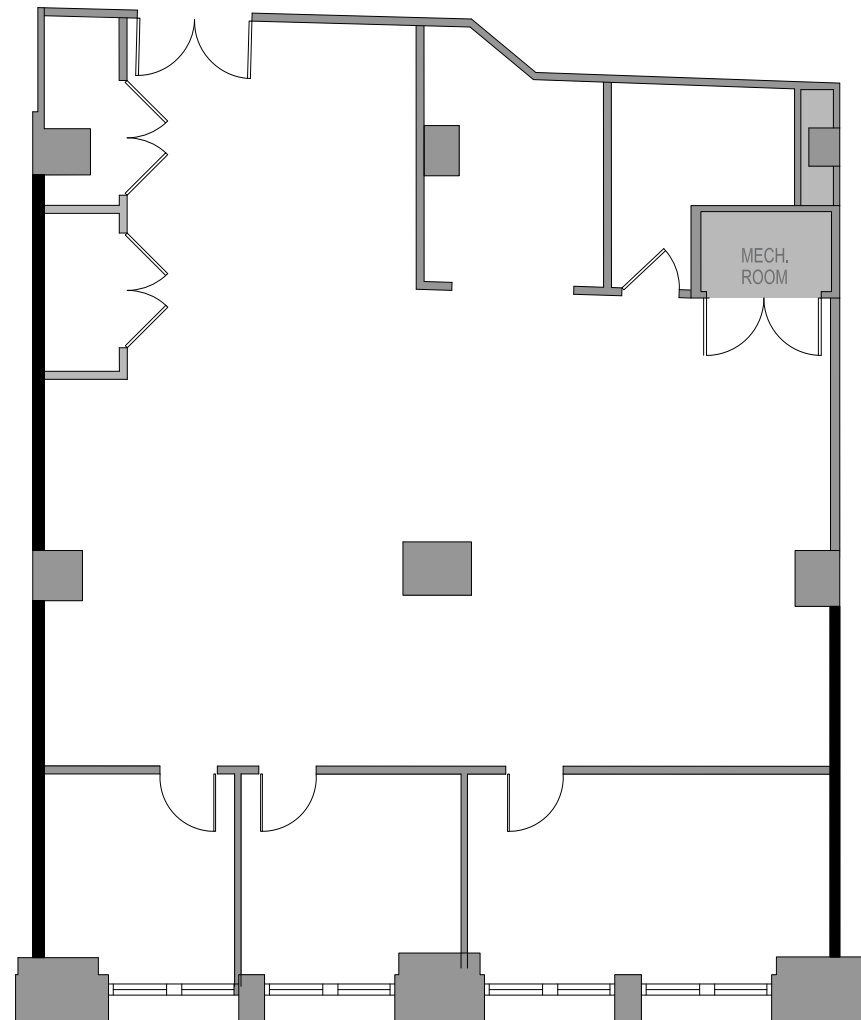
# 9th Floor – Suite 904

## 3,302 RSF

### FLOOR PLAN

Available Aug 1, 2021

|                 |   |
|-----------------|---|
| Private Office  | 2 |
| Conference Room | 1 |



WILLIAM STREET

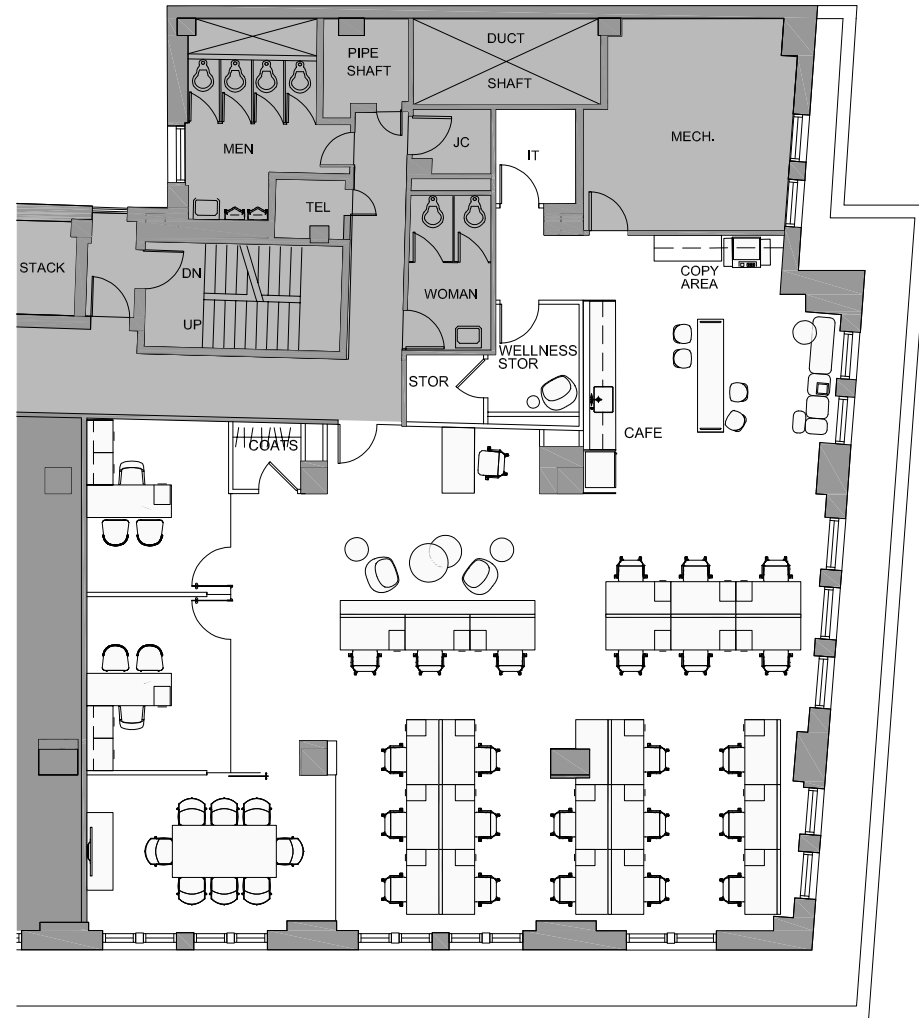




# Suite 1601 – 4,995 RSF

Available Aug 1, 2021

## FLOOR PLAN



|                  |    |                |   |
|------------------|----|----------------|---|
| Private Office   | 2  | Café           | 1 |
| Benching         | 23 | Coat / Storage | 2 |
| Reception        | 1  | Copy           | 1 |
| Conference Rooms | 1  | IT Room        | 1 |

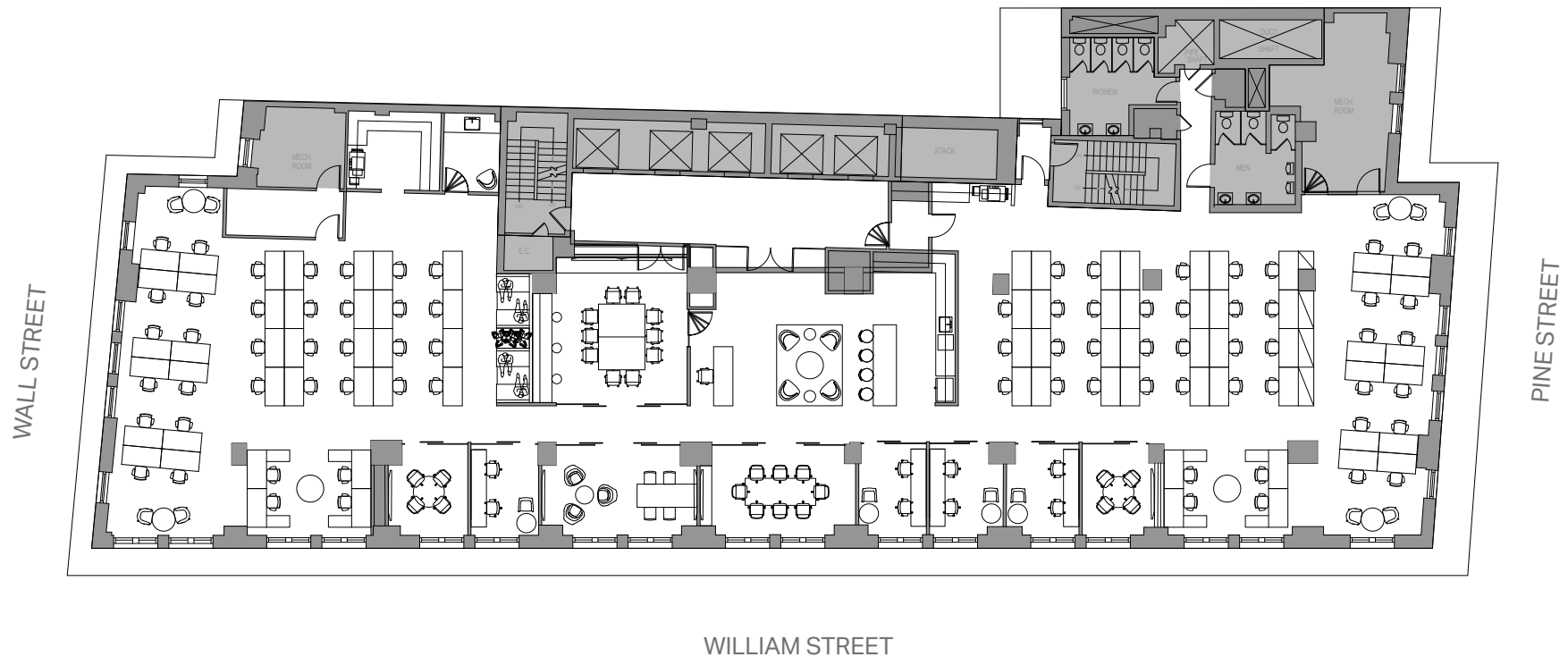
WILLIAM STREET



# 18th Floor – 12,554 RSF

Available Aug 1, 2021

## OPT 1 – HIGH DENSITY



|                 |    |                |   |               |   |
|-----------------|----|----------------|---|---------------|---|
| Benching        | 78 | IT Room        | 1 | Phone Room    | 2 |
| Conference Room | 2  | Copy Area      | 1 | Wellness Room | 1 |
| Meeting Room    | 8  | Coat Closet    | 1 |               |   |
| Café            | 1  | Storage Closet | 3 |               |   |

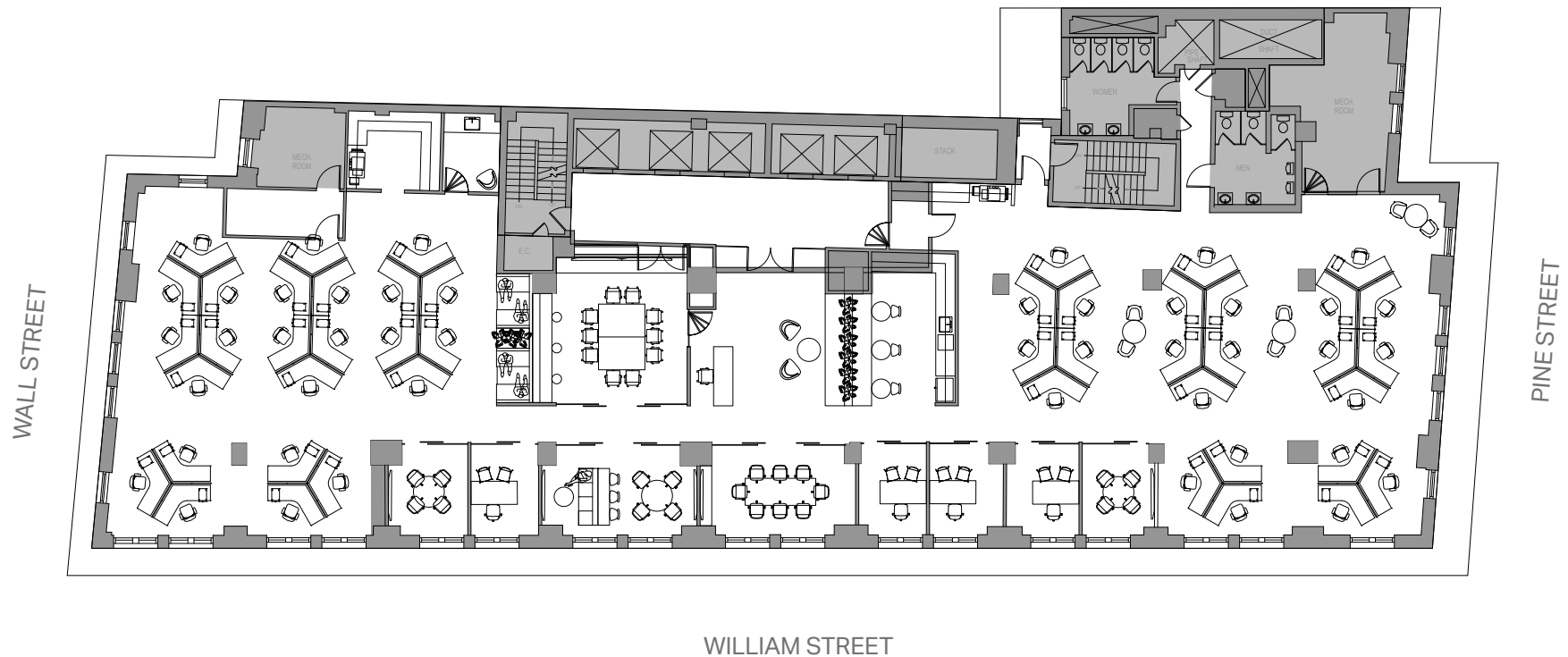




# 18th Floor – 12,554 RSF

Available Aug 1, 2021

## OPT 1 – LOW DENSITY



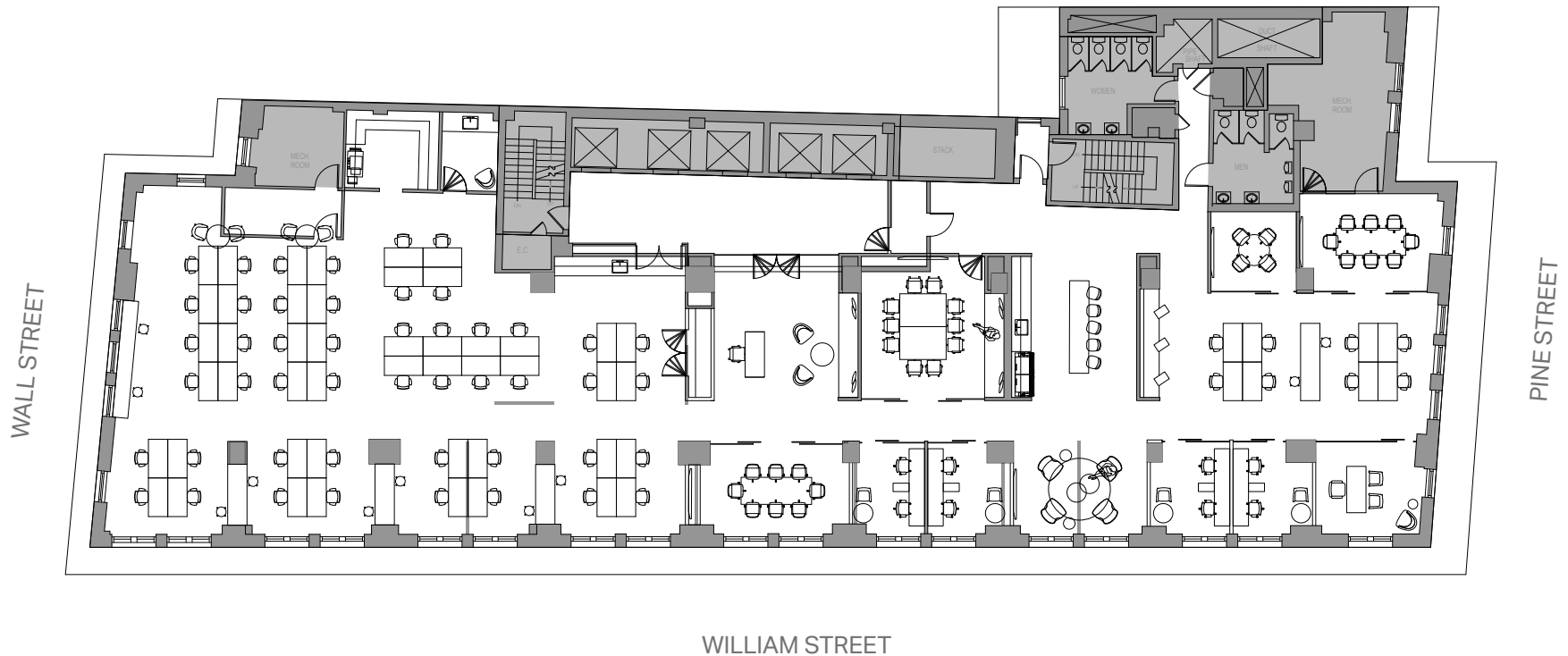
|                 |    |             |   |                |   |
|-----------------|----|-------------|---|----------------|---|
| Private Office  | 4  | Café        | 1 | Storage Closet | 3 |
| Benching        | 48 | IT Room     | 1 | Wellness Room  | 1 |
| Conference Room | 2  | Copy Area   | 1 |                |   |
| Meeting Room    | 3  | Coat Closet | 1 |                |   |



# 18th Floor – 12,554 RSF

Available Aug 1, 2021

## OPT 2 – HIGH DENSITY



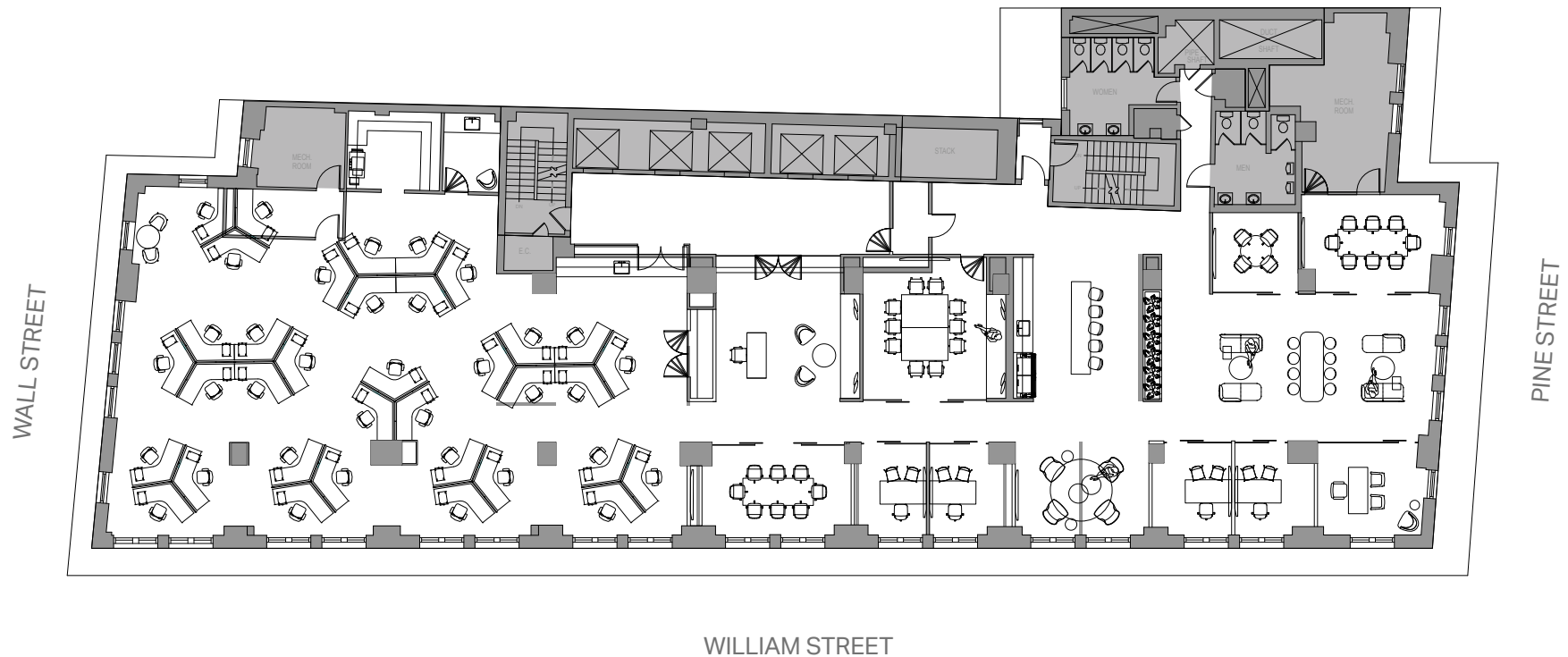
|                 |    |             |   |               |   |
|-----------------|----|-------------|---|---------------|---|
| Private Office  | 1  | Café        | 1 | Phone Room    | 2 |
| Shared Office   | 4  | IT Room     | 1 | Wellness Room | 1 |
| Benching        | 56 | Copy Area   | 1 |               |   |
| Conference Room | 3  | Coat Closet | 1 |               |   |



# 18th Floor – 12,554 RSF

Available Aug 1, 2021

## OPT 2 – LOW DENSITY



|                 |    |             |   |
|-----------------|----|-------------|---|
| Private Office  | 5  | IT Room     | 1 |
| Benching        | 36 | Copy Area   | 1 |
| Conference Room | 4  | Coat Closet | 1 |
| Café            | 1  | Phone Room  | 2 |

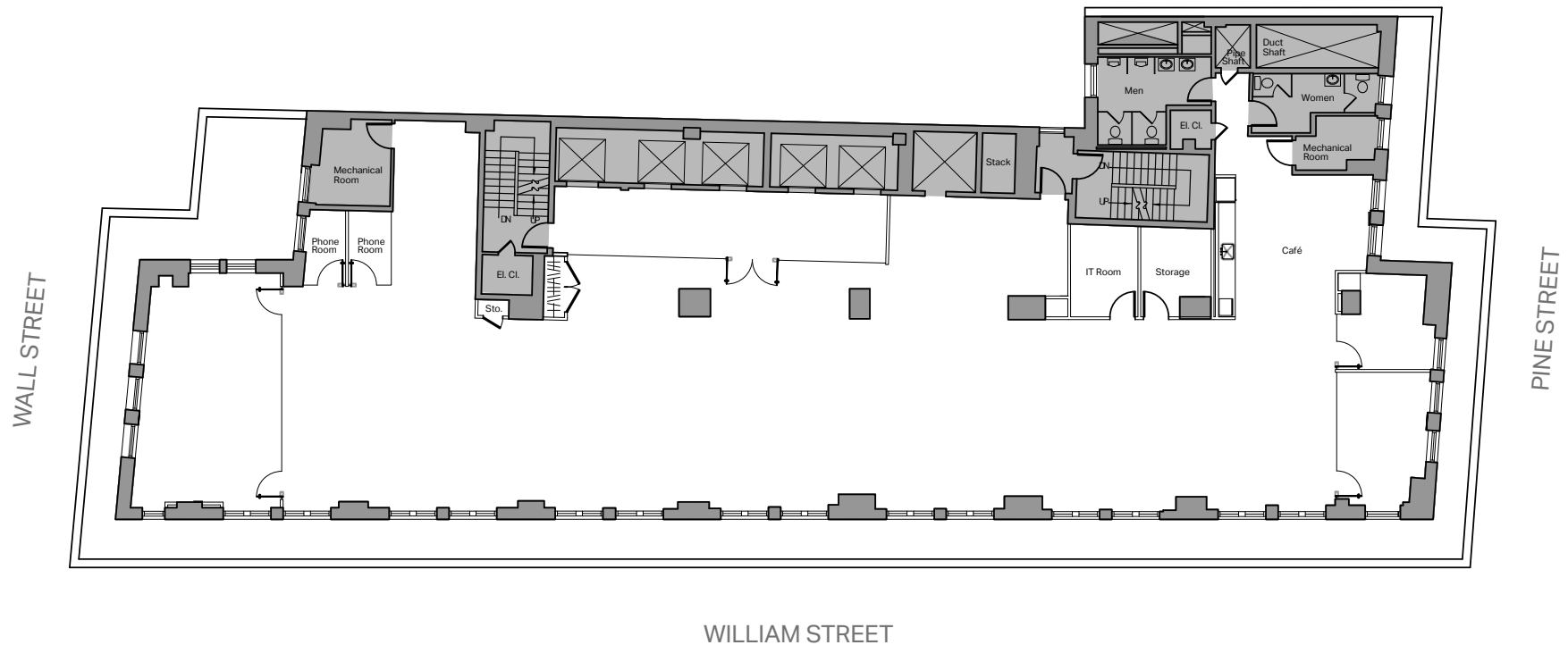




# 21st Floor

## 8,871 RSF

### OPEN OFFICE PLAN



|                       |    |
|-----------------------|----|
| Executive Office      | 1  |
| Private Office        | 1  |
| Benching (2'-6" x 5') | 48 |
| Reception             | 1  |

**TOTAL HEADCOUNT 51**

|                 |   |
|-----------------|---|
| Conference Room | 1 |
| Phone Room      | 2 |
| IT Room         | 1 |
| Storage Room    | 1 |

|             |   |
|-------------|---|
| Café        | 1 |
| Copy Area   | 1 |
| Coat Closet | 1 |



# Specs & Features

## LOCATION

Located on the corner of Wall Street and William Street, block-through to Pine Street on the North boundary.

## ASSET DETAILS

Floors: 24

Windows: Aluminum double-pane operable windows

Typical Slab Height: Average of 12' throughout the building

Column Spacing: Floors 1-15 ranges from 16' - 18' on North-South axis and 20' along the East-West axis

## AIR CONDITIONING

Standard Hours of HVAC Operation: 8 AM - 6 PM, Mon - Fri

ConEd steam distribution via radiators on two timed zones. All radiators have Danfoss valves. Plate exchanger on C-level for condenser system.

## ELECTRICITY

ConEd Provides 4 Services: 4,000 Amp, 3600 Amp, 2000 Amp, 1800 Amps 208 volts, 3-phase, 4-wire service. Point of entries are on A level. The main electrical switchgear room is located on E level.

## MESSENGER CENTER

Hours: 8 AM - 6 PM

## LIFE SAFETY

Fire Panel: The Class "E" system was last modified in 2005

Emergency Power: Battery Back-ups for life safety systems

## BUILDING SECURITY

24/7 guard at security desk

Electronic access card system is in use

## TELECOMMUNICATIONS

Telecom and data services provided by: Broadview Networks, Time Warner, Cablevision Ring Central, Citrix, Verizon/Copath, ShoreTel, WinSystems, Windstream, TrueMobility, Cogent, Paetec, Nextiva, Toshiba, Telex

WiredScore Certified Platinum

Lighttower

## ELEVATOR

Full modernization completed of all passenger and freight elevators

12 passenger cars

Low rise cars #1-5 serve lobby and floors 3-13

High Rise cars #7-10 serve lobby and floors 14-22

One freight elevator

thenew44wall.com



## Your Partners in Progress

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