



32 A OF A

SIZE, CEILING HEIGHTS, VIEWS AND VIBE.

32 Avenue of the Americas. The Perfect Tribeca Headquarters Opportunity.

OVERVIEW



ICONIC & EXPANSIVE

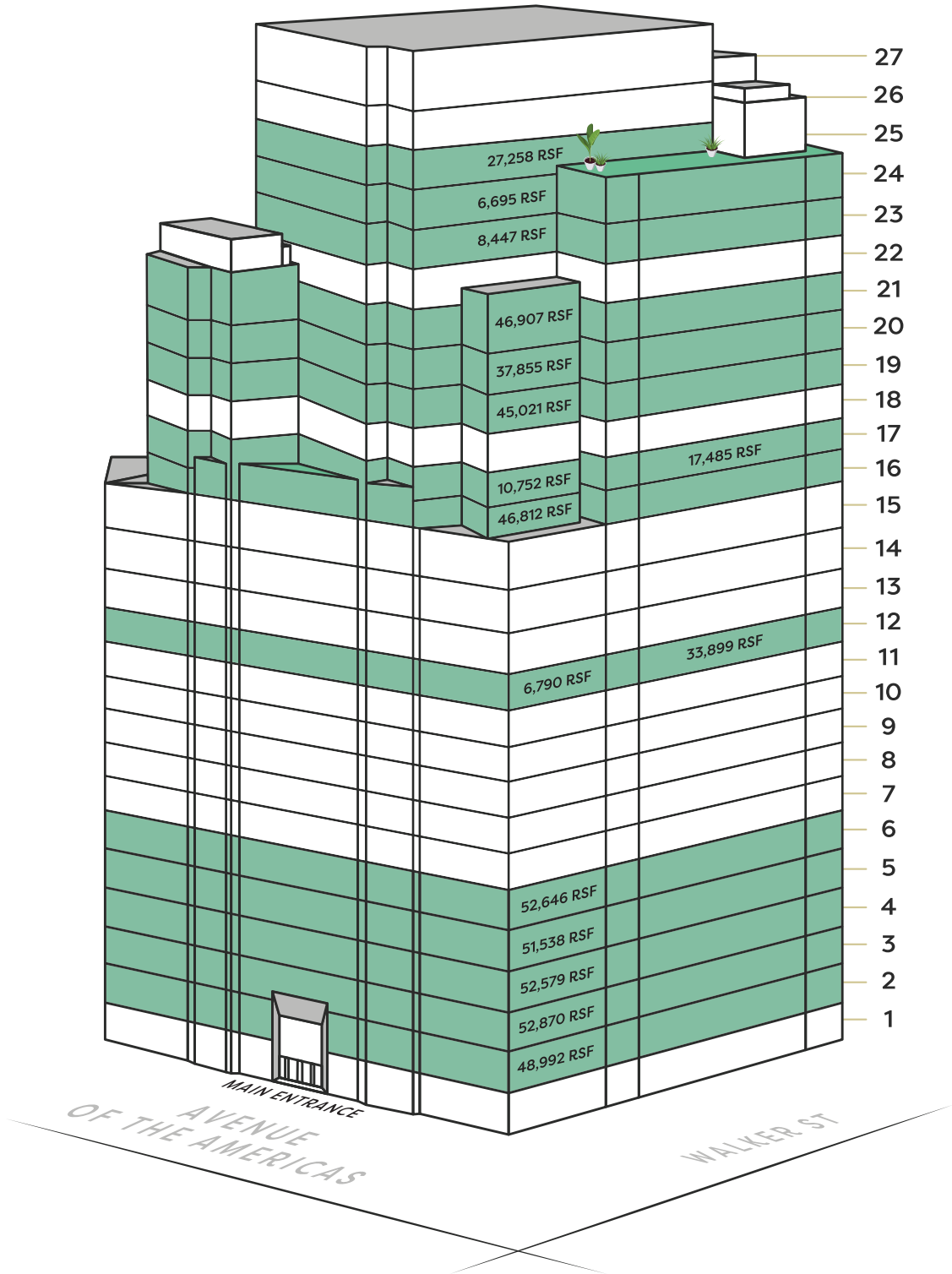
Towering up from the cobblestone streets of Tribeca and SoHo, 32 Avenue of the Americas is an icon and staple of the neighborhood.

**50,000 RSF Floor Plates with 15' to 19'+
Ceiling Heights**

**Oversized Windows and Private Terraces
with Spectacular Views**

**Tribeca Cool Neighborhood Surrounded
by Talent and Transportation**

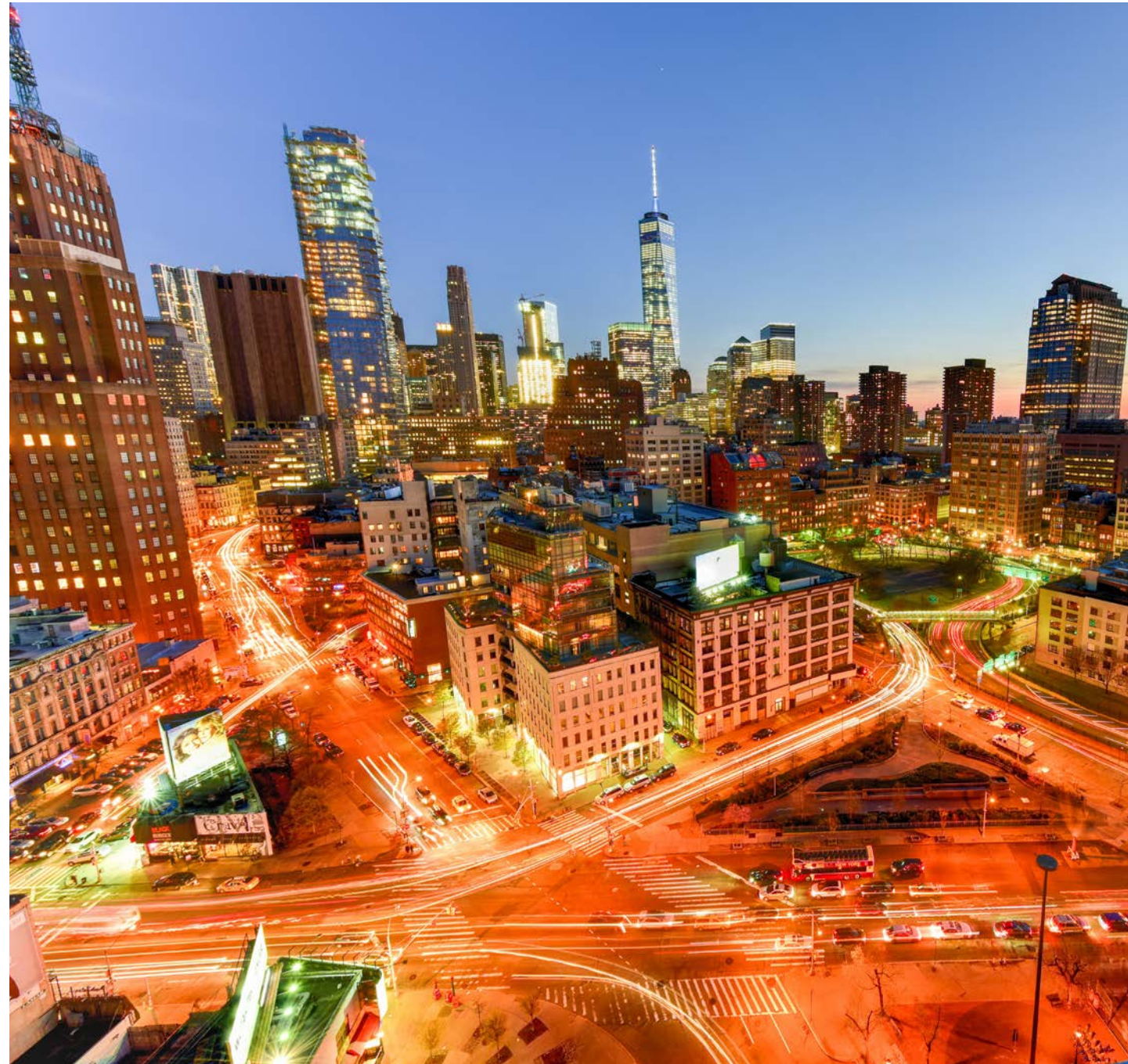




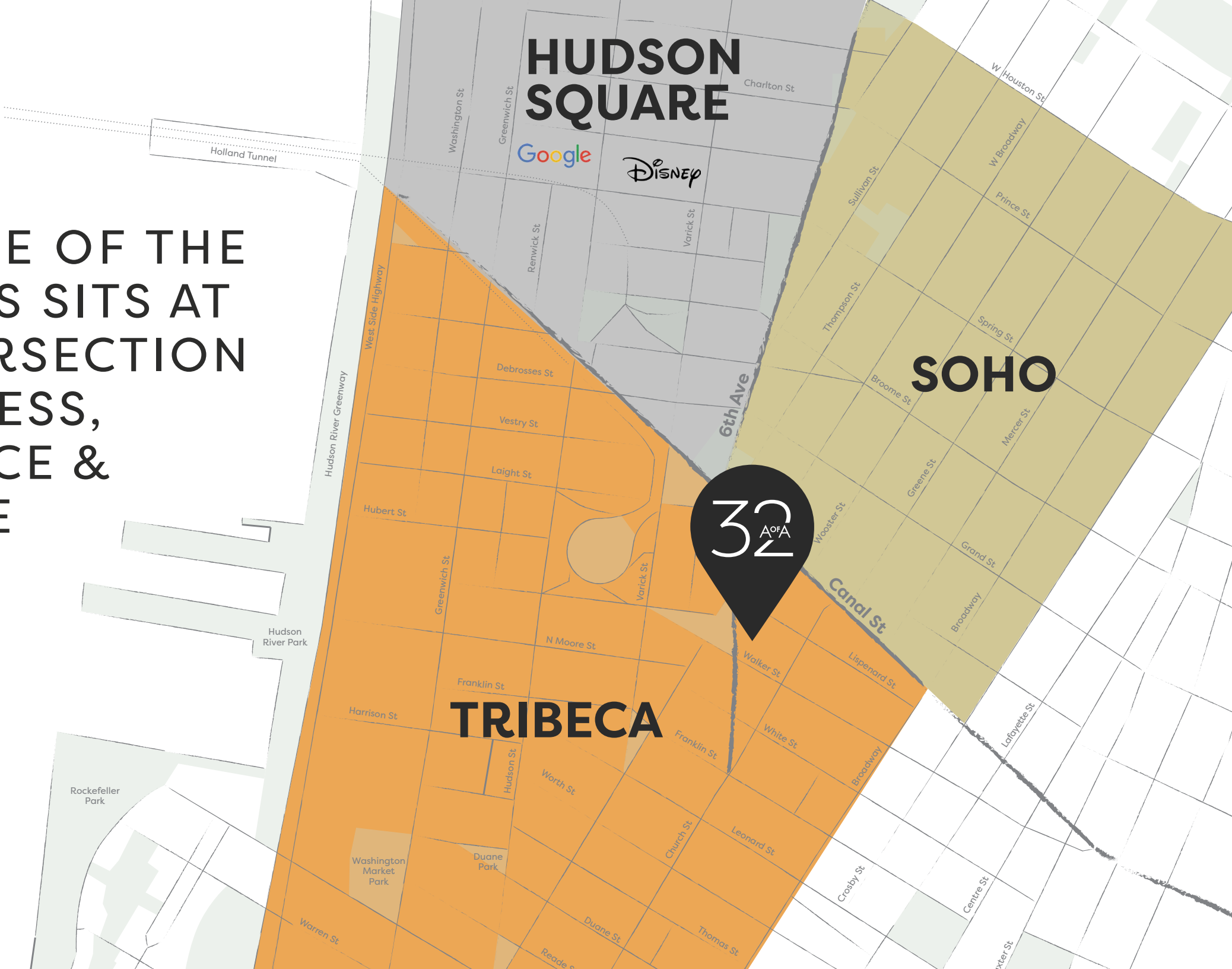
SPACE
FOR YOUR
COMPANY'S
NEEDS

THE TRIANGLE BELOW CANAL STREET

Located where Tribeca garnered its neighborhood name, 32 Avenue of the Americas is literally surrounded by the best of New York. From coffee shops and trendy boutiques, to endless restaurants and swanky hotels, there is a special energy about this neighborhood that people gravitate to.



32 AVENUE OF THE
AMERICAS SITS AT
THE INTERSECTION
OF BUSINESS,
COMMERCE &
LIFESTYLE



UNIQUELY TRIBECA

● Restaurants

1803 NYC
American Cut Tribeca
American Whiskey Tribeca
Añejo Tribeca
Anotherroom
AOA Bar
Atrio Wine Bar & Restaurant
Baked
Black Burger
Black Tap
Blue Ribbon Brasserie
Bubby's
Brandy Library
Cipriani
City Winery
CUT by Wolfgang Puck
Del Frisco's Grille
Dish & Saucery
Edward's
Felix
Frenchette

Gigino Trattoria
Gotan
Grandaisy Bakery
Gran Morsi
Ladurée
L'appart
L'angolo
Le District
Liberty Bistro
Locanda Verde
Loppy Doopy Rooftop Bar
Marathi
Mariebelles
Marc Forgione
Max
Mr. Chow
Nancy Whiskey Pub
Peppolino
Raoul's
Saluggi's
Sarabeth's

Scalini Fedeli
Serafina Tribeca
Shuka
Sushi Azabu
Sushi of Gari
Tamarind
Takahachi
Tavern On Reade
Terra
The Hideaway Tribeca
The Odeon
The Palm Tribeca
Tiny's & The Bar Upstairs
Tribeca Bagels
Two Hands
Walker's
Westville Hudson
Wolfgang's Steakhouse

● Corporate

Bobbi Brown Cosmetics
Citi Bank
David Yurman
Disney
Edelman
Flatiron Health
Gap, Inc.
Genome
Google
Havas Worldwide
Horizon Media
Mac Cosmetics
Momentum Worldwide
Spring Studios
Square, Inc.
TED Conferences
Tribeca Film Institute
Two Sigma
Warby Parker
Wieden + Kennedy
WNYC/WQXR

● Retail

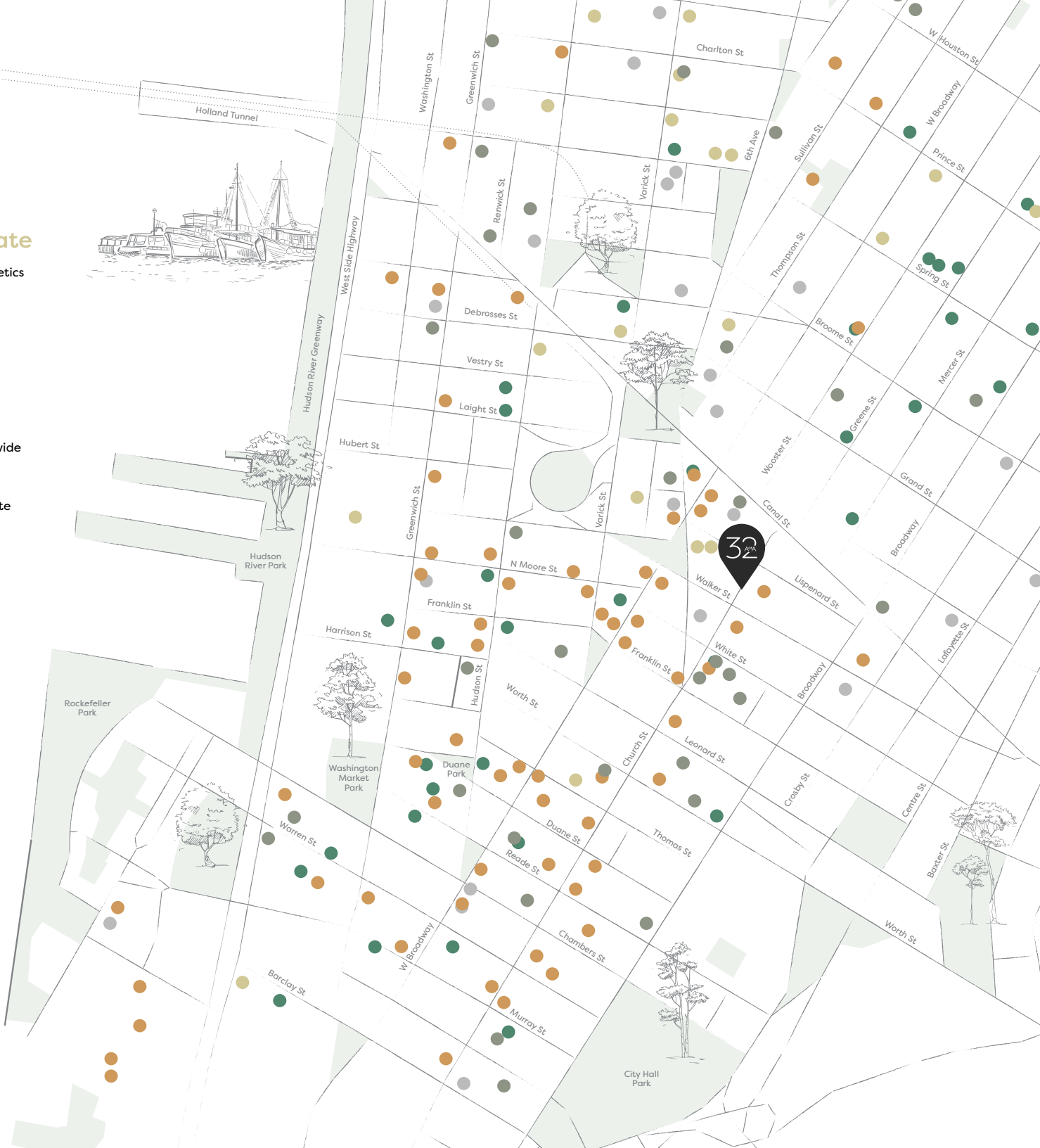
180 The Store
Acne Studios
Alexander Wang
Bed Bath & Beyond
Burberry
Celine
Chanel
Hudson Wine
J. Crew
Marshall's
Naturino Tribeca
Nike Lab 21
Norah Walker
Rag & Bone
Rapha NY
Saint Lawrence
Schoolhouse Electric
Shinola Store
Stella
Suitsupply
Target
The Armoury
Thom Browne
Tiffany
Trader Joe's
Whole Food Market
Zara

● Fitness

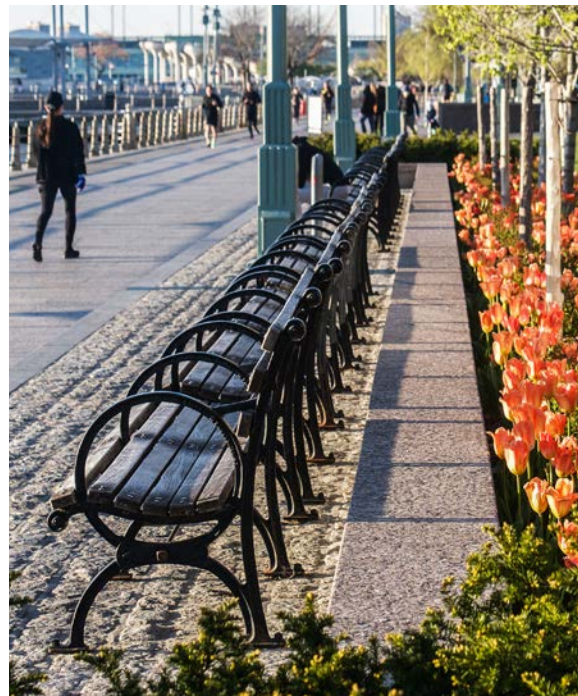
Aqua Studio
Barry's Tribeca
Church Street Boxing Gym
CorePower Yoga
Crunch Fitness Tribeca
DanceBody
Equinox SoHo
Gympass US
Hudson Boxing Gym
J Train
NYLO Fitness
Oishi Judo Club
Orangetheory Fitness
Oscar Smith
Planet Fitness
Pure Barre
SLT Tribeca
SoHo Strength Lab
SoulCycle Tribeca
The Class
The Lodge
The Wat
UFC Gym NYC SoHo

● Hotels

Arlo Hotel
Artezen Hotel
citizenM New York Bowery Hotel
Conrad New York Downtown
Crosby Street Hotel
Four Seasons New York Downtown
Greenwich Hotel
Hilton Garden Inn New York Tribeca
Hotel 50 Bowery
Hôtel Barrière Fouquet New York
Hotel Hugo
ModernHaus SoHo
NobelDen Hotel
Nomo SoHo
Roxy Hotel
Sheraton Tribeca New York Hotel
Smyth Tribeca
SoHo 54
SoHo Grand
SoHo Nomo
The Beekman, a Thompson Hotel
The Bowery Hotel
The Broome Hotel New York
The Dominick
The Frederick Hotel
The Greenwich Hotel
The Roxy Hotel New York
Walker Hotel Tribeca



Restaurants, retail, fitness, parks and hidden gems of the neighborhood frame the building in all directions.



TALENT TRANSIT ACCESS

217,513
OFFICE EMPLOYEES

PRIVATE SECTOR
EMPLOYMENT Q2 2021

49%
OF RELOCATIONS HAVE
BEEN TAMI TENANTS
TO DOWNTOWN SINCE 2018

93%
OF RESIDENTS HAVE
BACHELOR'S DEGREE
OR HIGHER

**DIRECT LOBBY
ACCESS TO A,C,E
SUBWAY LINES**

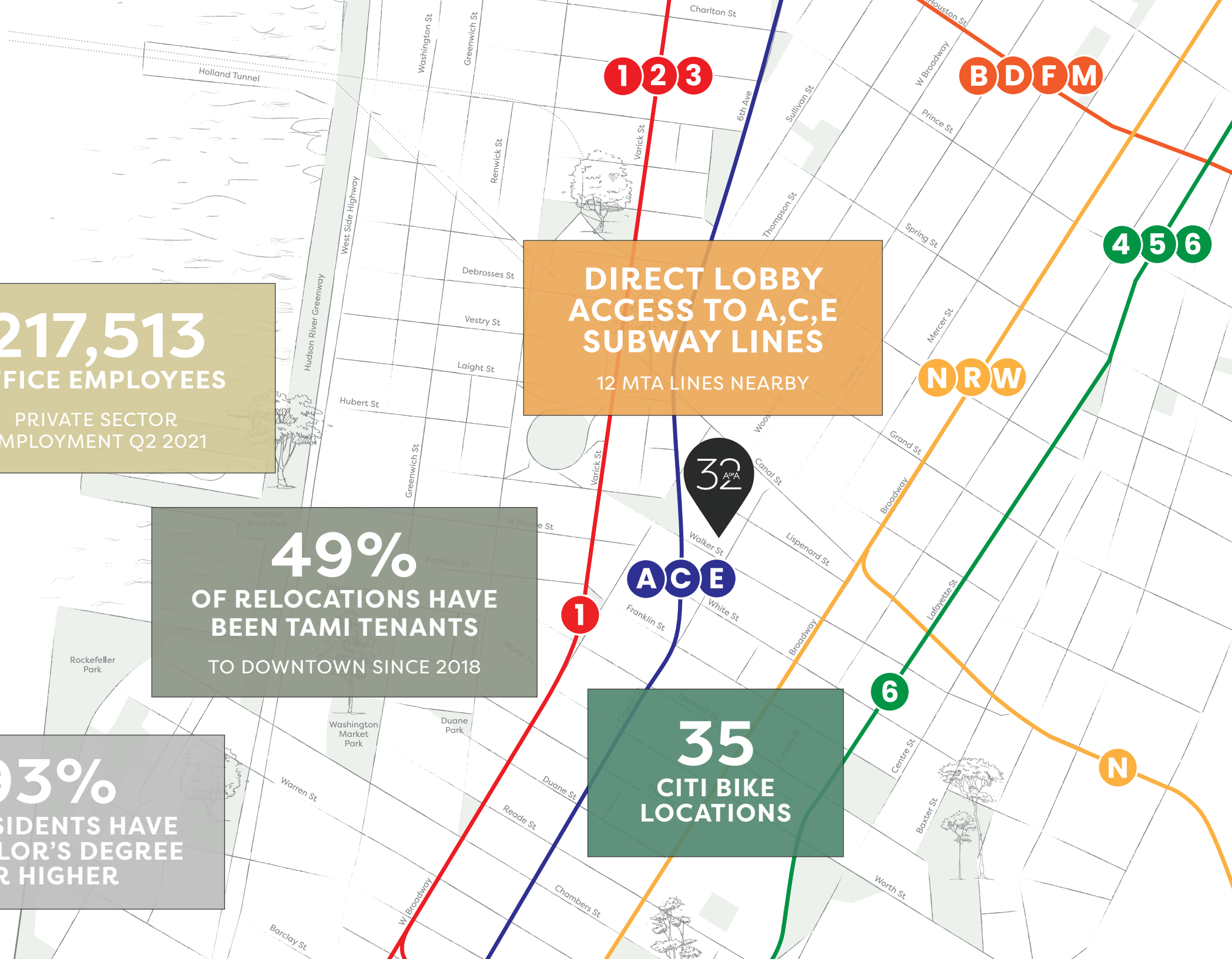
12 MTA LINES NEARBY

32^{Ac/A}

A C E

35
CITI BIKE
LOCATIONS

NEIGHBORHOOD



ILLUMINATED & MODERNIZED

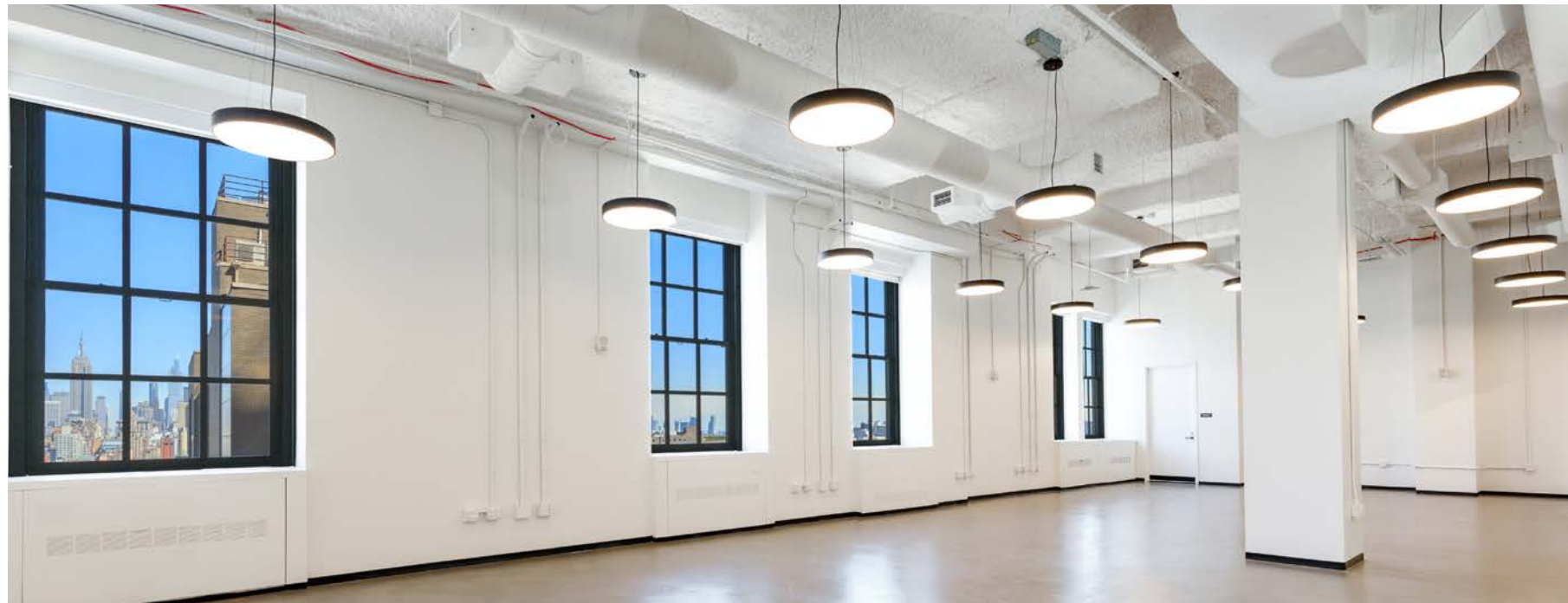
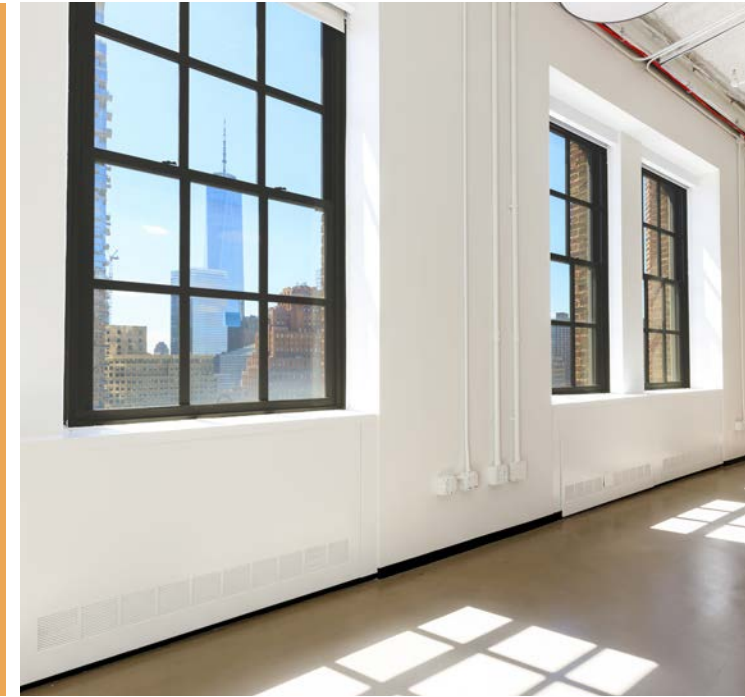
Redesigned building entrances and new lighting retrofitted throughout the lobby are underway including new glass and revolving doors, uplighting, wall sconces and chandelier fixtures.

ILLUMINATED





15' - 19'+ ceiling heights, oversized windows and expansive open floor plates all await you. Move-in ready spaces make this unique Tribeca opportunity an easy decision.



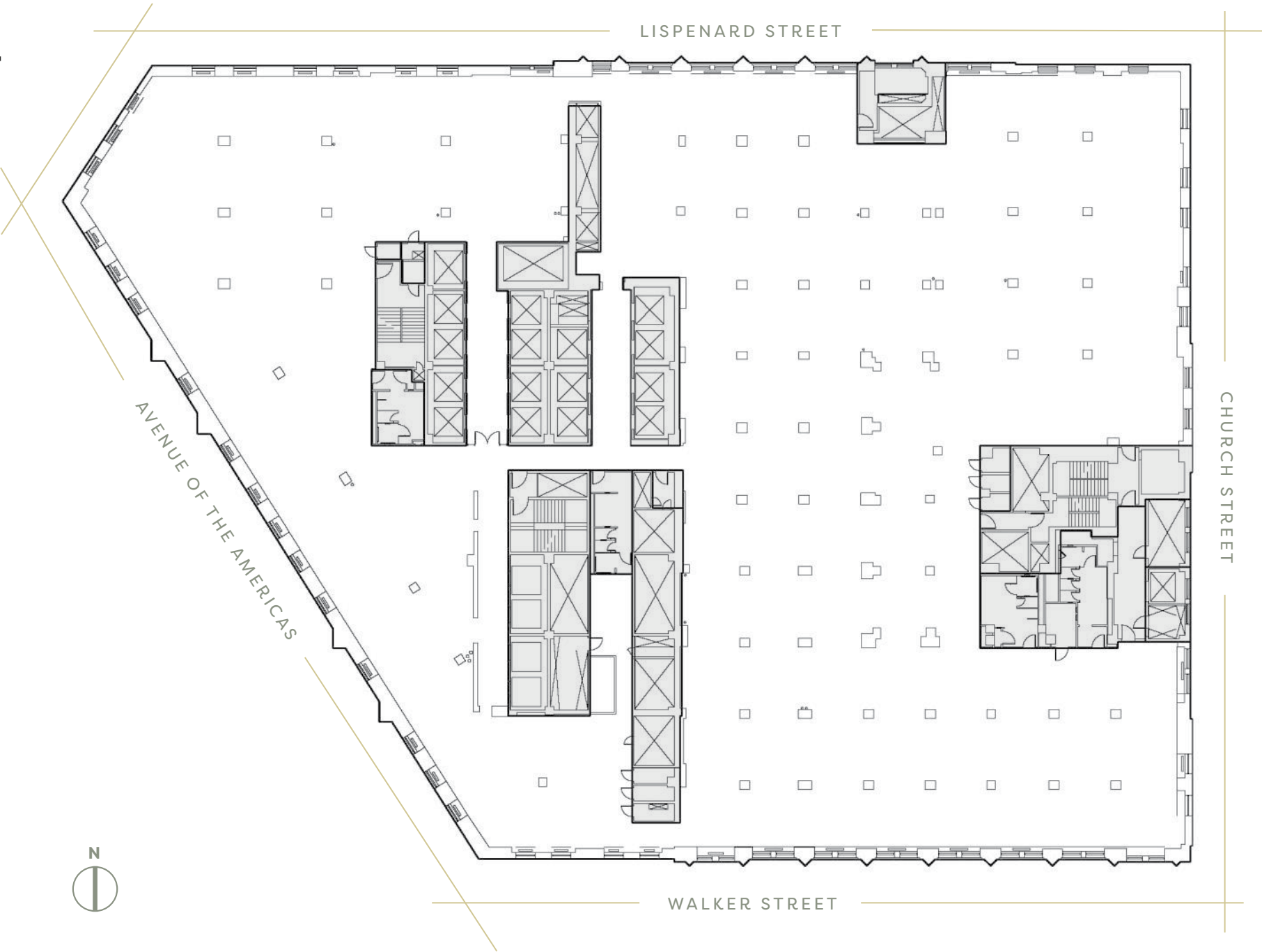


Terraces feature the most
incredible 360° views of
the city.



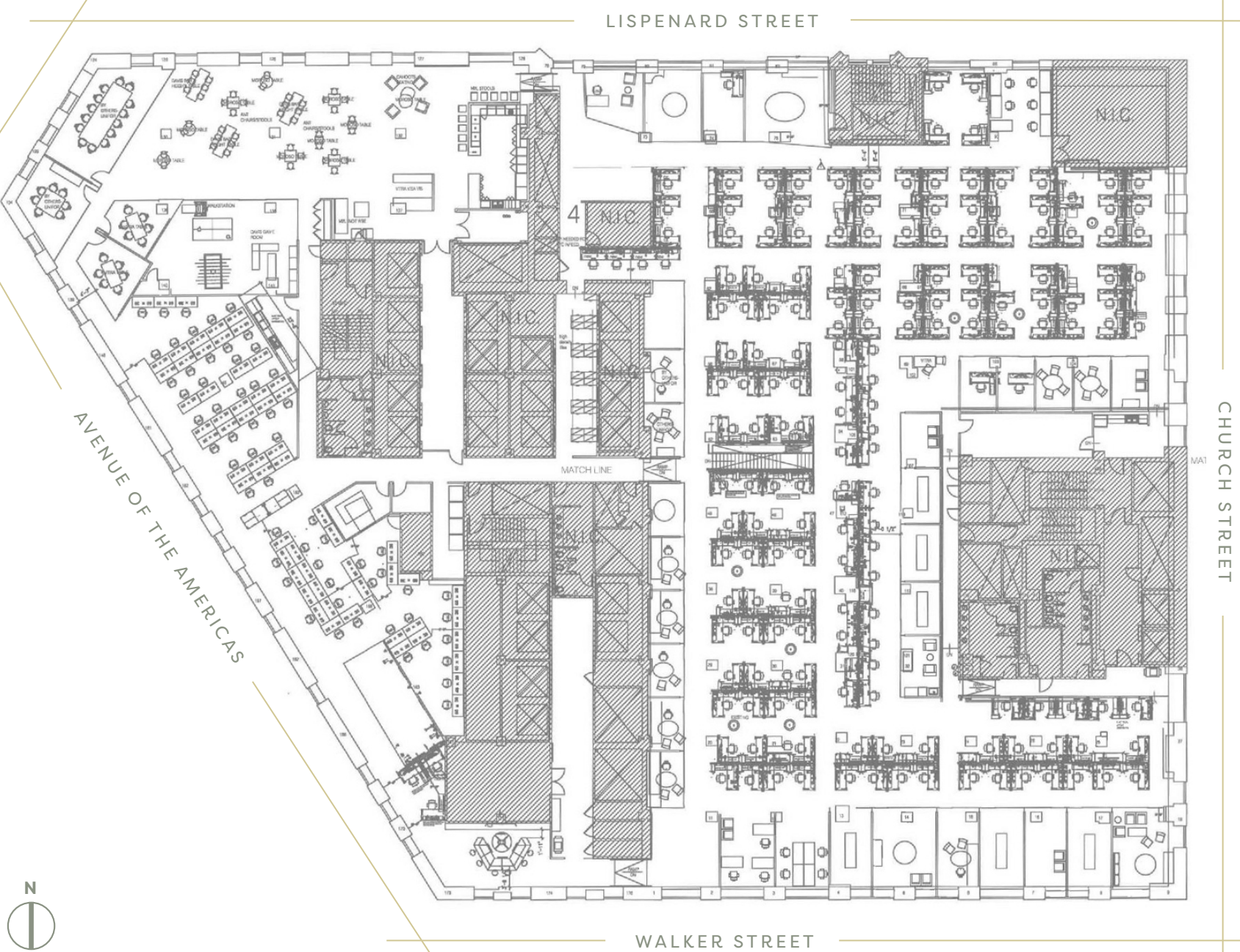
CORE & SHELL FLOOR PLAN

FLOOR PLAN



6TH FLOOR AS-BUILT PLAN

52,646 RSF



BUILDING SPECS



SPECIFICATIONS

SQUARE FEET	1,170,000 SF
FLOORS	27
FLOOR LOADS	150 LBS LIVE LOAD PER SQUARE FOOT
ELEVATORS	15 PASSENGER ELEVATORS: - 8 SERVICE THE LOBBY THROUGH 16TH FLOOR - 7 SERVICE THE LOBBY AND FLOORS 17 THROUGH 26
FREIGHT ELEVATORS	1 SMALL FREIGHT: - 6’ DEEP X 5’ WIDE X 7’3” HEIGHT, 4,500 LBS WEIGHT LIMIT 1 LARGE FREIGHT: - 8’ DEEP X 13’2” WIDE X 10’5” HEIGHT, 12,500 LBS WEIGHT LIMIT
TECHNOLOGY	- WIREScore CERTIFIED PLATINUM - NANTUM OPERATING SYSTEM - ABUNDANT POWER, COOLING, & GENERATOR CAPACITY - CARD KEY TURNSTILE ACCESS - 24/7 ACCESS
GENERATORS	- BUILDING LIFE SAFETY SYSTEMS SERVED BY 3 CATERPILLAR 1.5MW GENERATORS - SLOTS IN THE GENERATOR PENTHOUSE AVAILABLE FOR TENANTS TO HOUSE THEIR OWN GENERATORS AS WELL
CONNECTIVITY	- OVER 30 TELECOM PROVIDERS AVAILABLE IN DEDICATED BUILDING MEET-ME-ROOM - UNPARALLELED LEVELS OF CONNECTIVITY AND RESILIENCY - TWO 150’ TOWERS WITH RINGED SUPPORT STRUCTURES ARE DESIGNED TO ACCOMMODATE A WIDE VARIETY OF ANTENNAS/ FIXED WIRELESS APPLICATIONS
MASS TRANSIT	- DIRECT ACCESS: CANAL STREET STATION FOR THE A, C, E HAS AN ENTRANCE IN THE BUILDING - SUBWAYS: STATIONS FOR THE 1,6, J, N, Q, R, W, Z ARE WITHIN THREE BLOCKS OF THE BUILDING

32^{A OF A}

RUDIN

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