

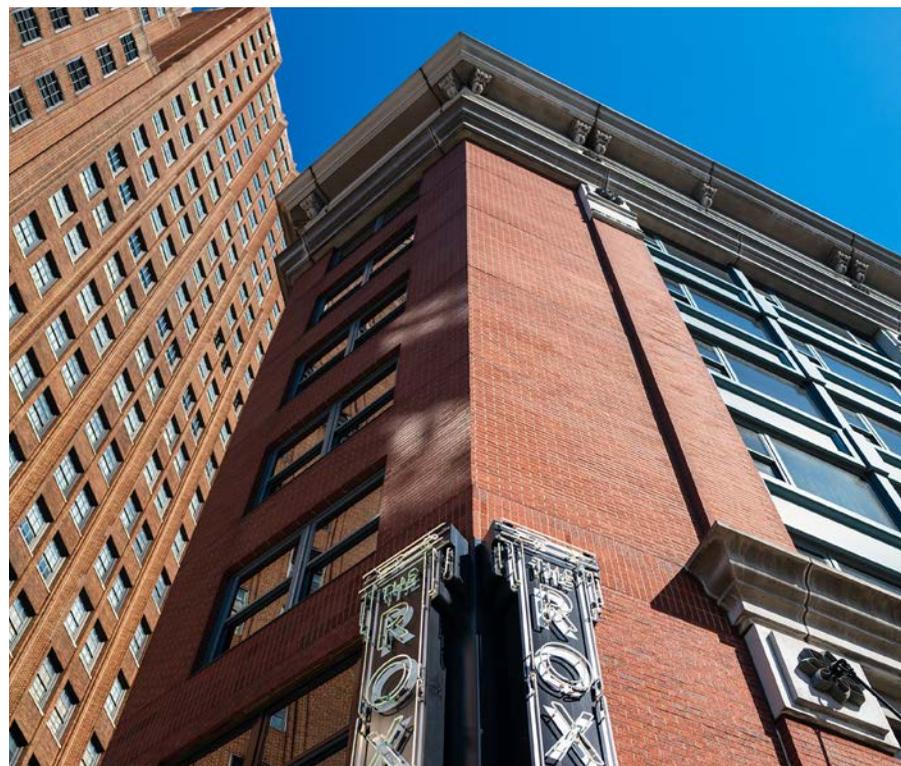


32
A OF A

SIZE, CEILING HEIGHTS, VIEWS AND VIBE.

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

OVERVIEW



ICONIC & EXPANSIVE

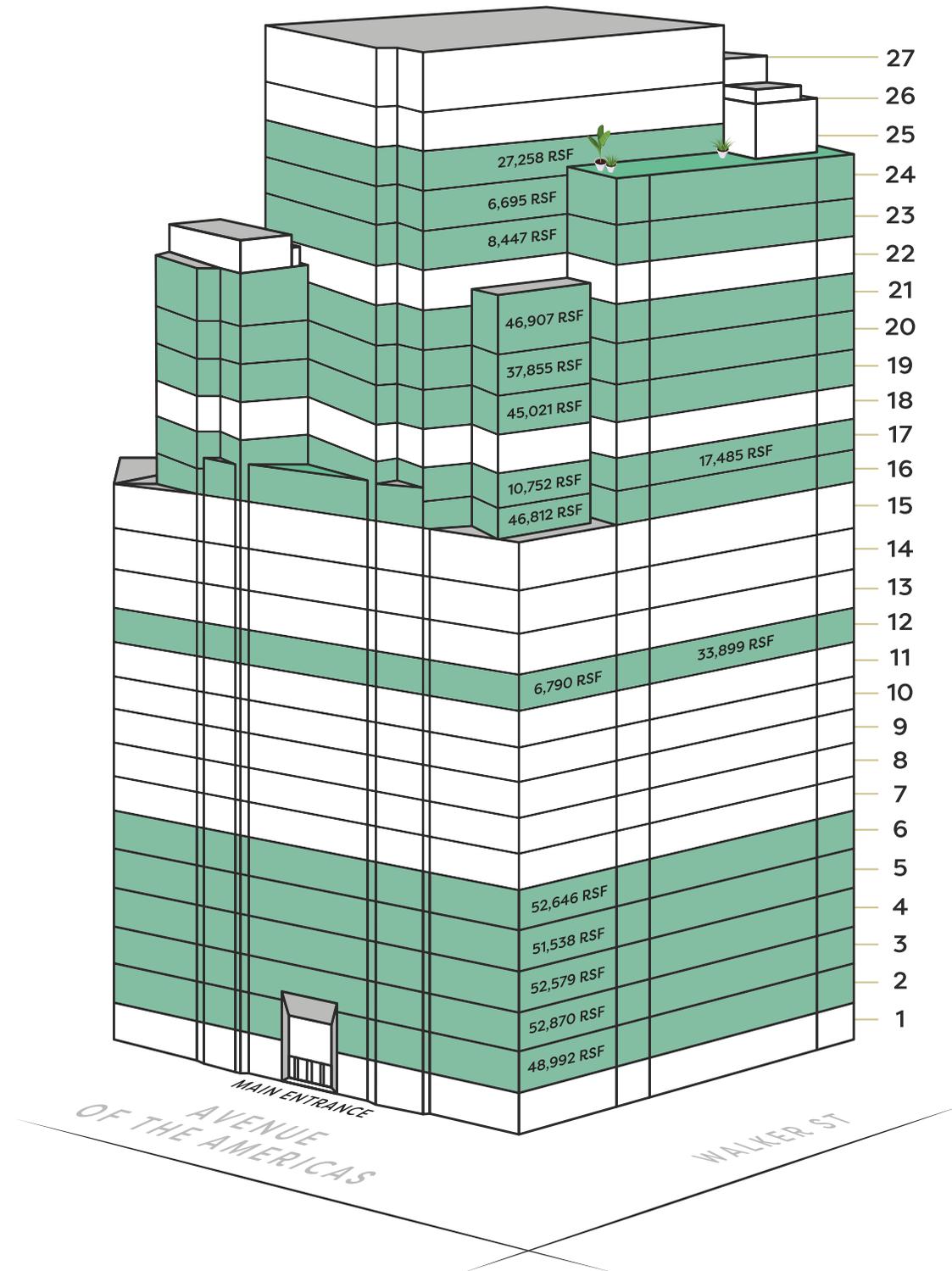
Towering up from the cobblestone streets of Tribeca and SoHo, 32 Avenue of the Americas is an icon and staple of the neighborhood.

**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

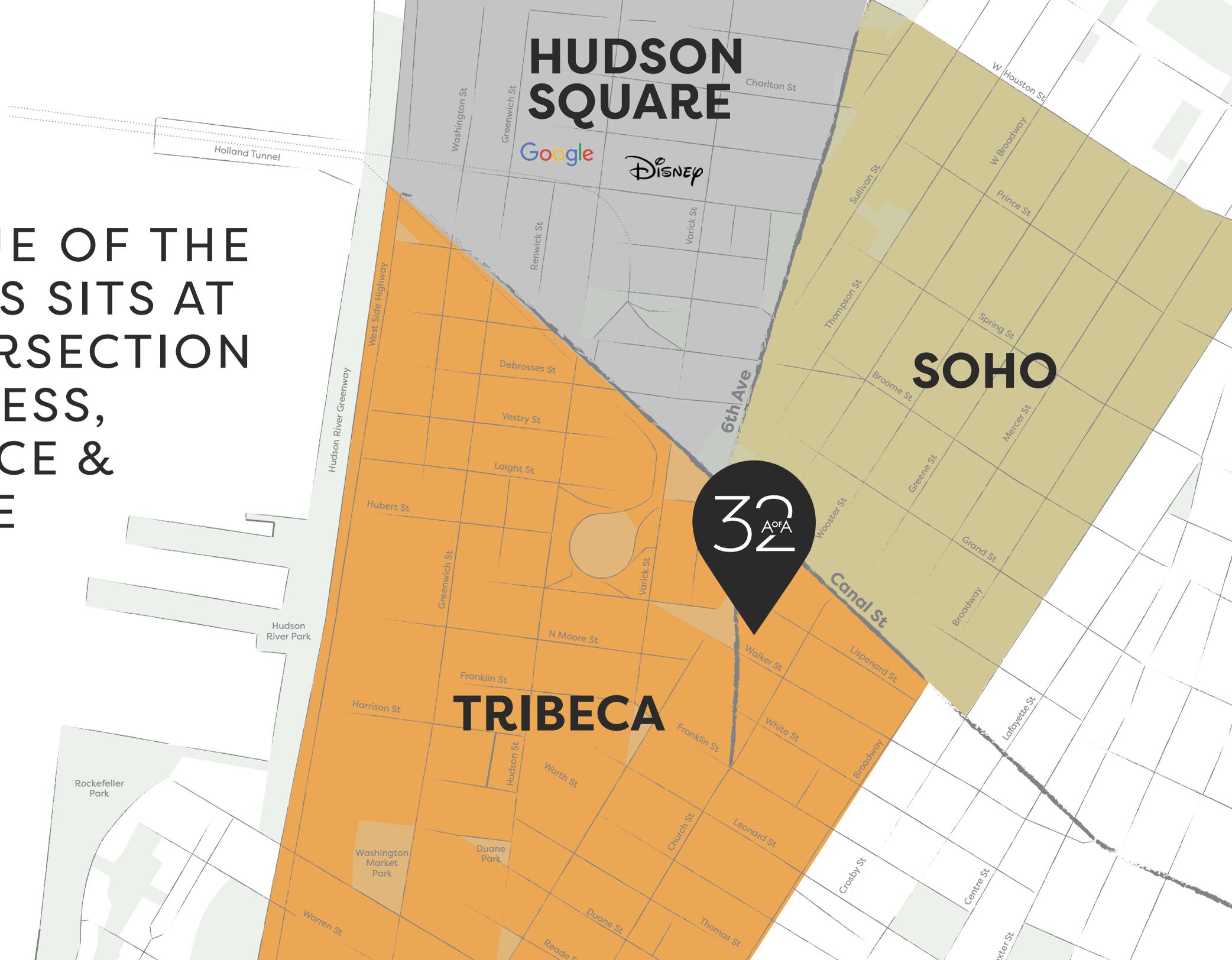
THE TRIANGLE BELOW CANAL STREET

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

NEIGHBORHOOD



HUDSON SQUARE

SOHO

TRIBECA

32
Ave of A

UNIQUELY TRIBECA

● Restaurants

1803 NYC
 American Cut Tribeca
 American Whiskey Tribeca
 Añejo Tribeca
 Anotheroom
 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
 Lopy Doopy Rooftop Bar
 Marathi
 Mariebelle
 Marc Forgione
 Max
 Mr. Chow
 Nancy Whiskey Pub
 Peppolino
 Raoul's
 Saluggi's
 Sarabeth's

● 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

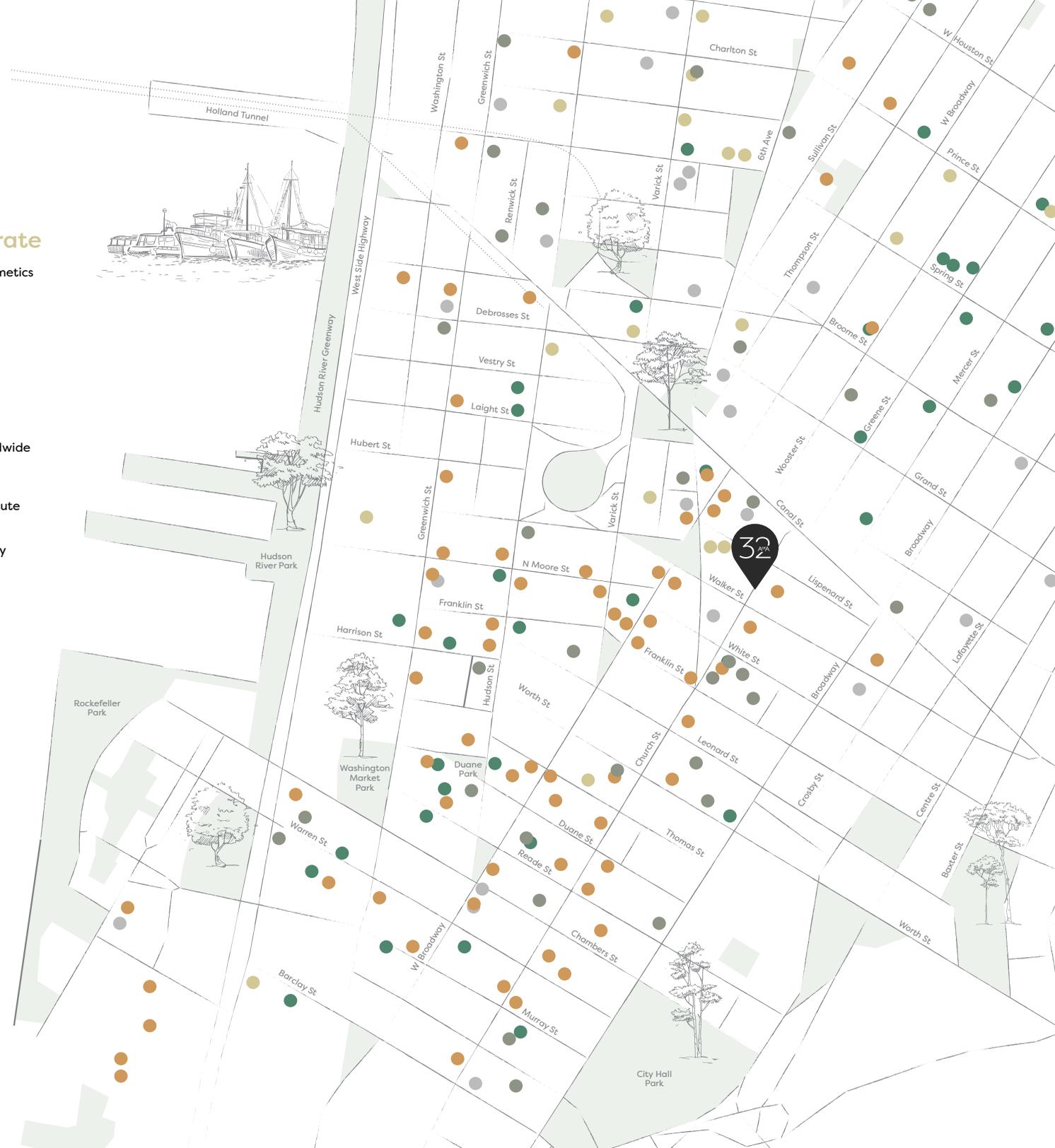
180 The Store
 Acne Studios
 Alexander Wang
 Bed Bath & Beyond
 Burberry
 Celine
 Chanel
 Hudson Wine
 J. Crew
 Marshalls
 Naturino Tribeca
 Nike Lab 21
 Norah Walker
 Rag & Bone
 Rapha NY
 Saint Lawrence
 Schoolhouse Electric
 Shinola Store
 Stella
 Suitssupply
 Target
 The Armoury
 Thom Browne
 Tiffany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

● Fitness

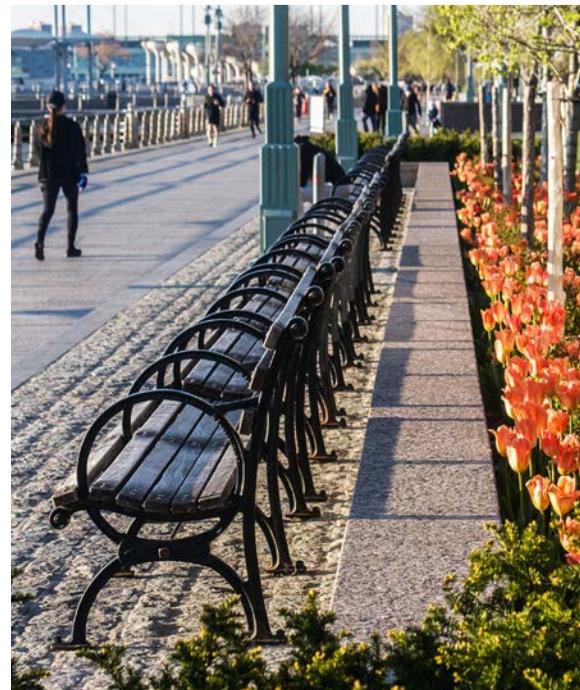
Aqua Studio
 Barry's Tribeca
 Church Street Boxing Gym
 CorePower Yoga
 Crunch Fitness Tribeca
 DanceBody
 Equinox SoHo
 Gympass US
 Hudson Boxing Gym
 J Train
 NYLO Fitness
 Oishi Judo Club
 Orangetheory Fitness
 Oscar Smith
 Planet Fitness
 Pure Barre
 SLT Tribeca
 SoHo Strength Lab
 SoulCycle Tribeca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

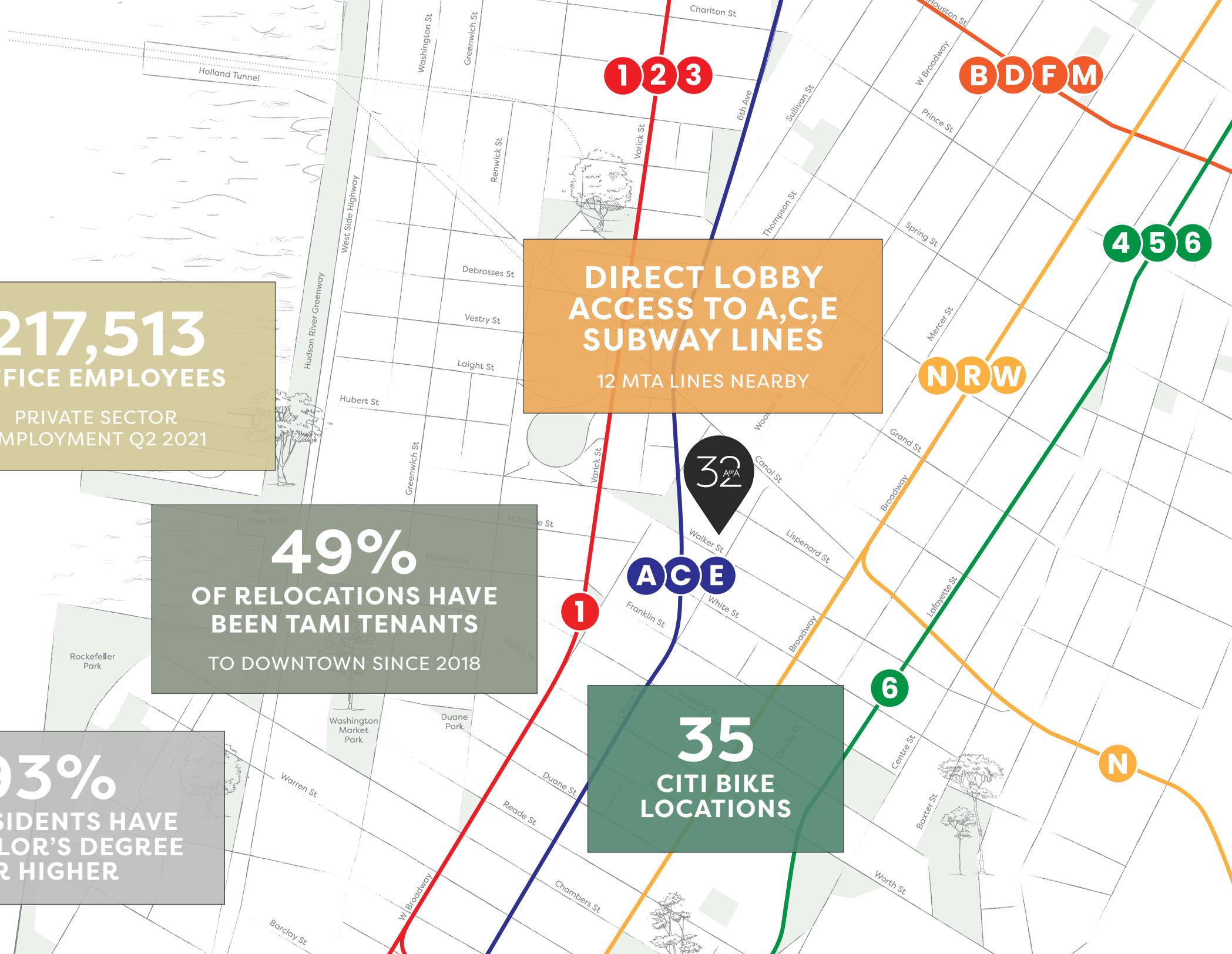
**DIRECT LOBBY
ACCESS TO A,C,E
SUBWAY LINES**

12 MTA LINES NEARBY

32
Ac/A

A C E

35
CITI BIKE
LOCATIONS



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.

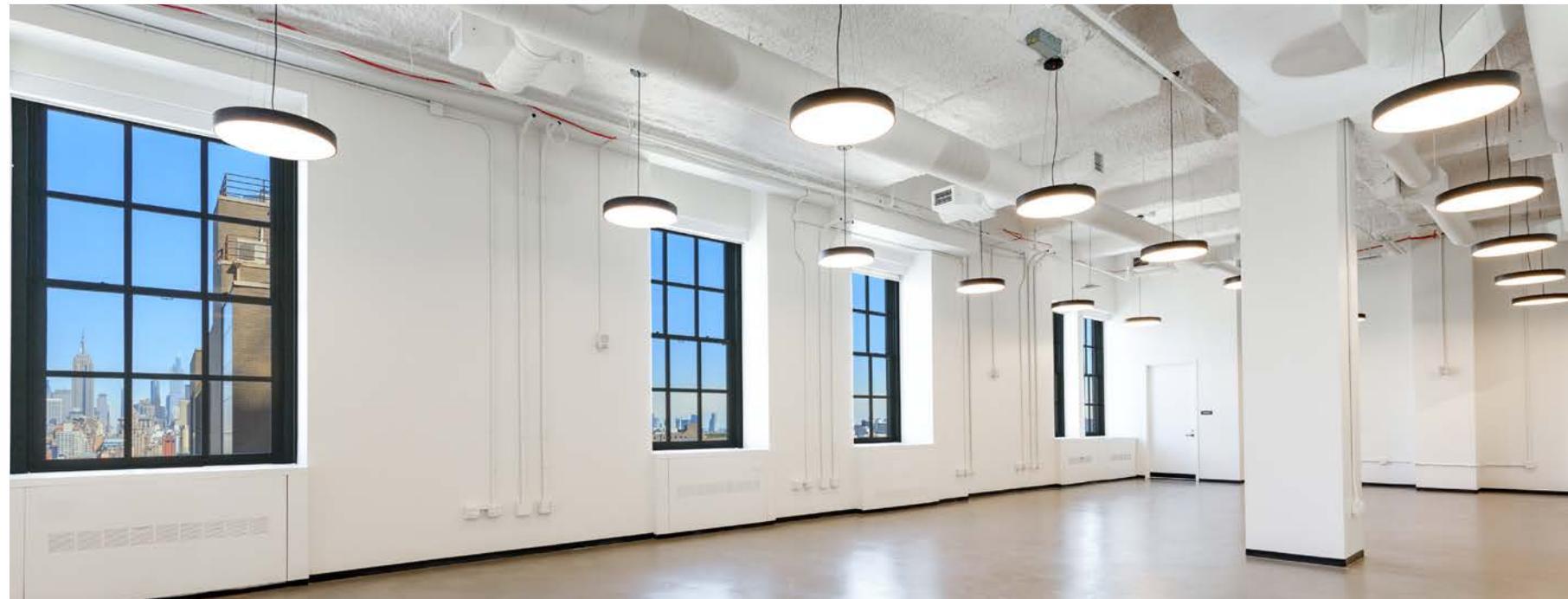
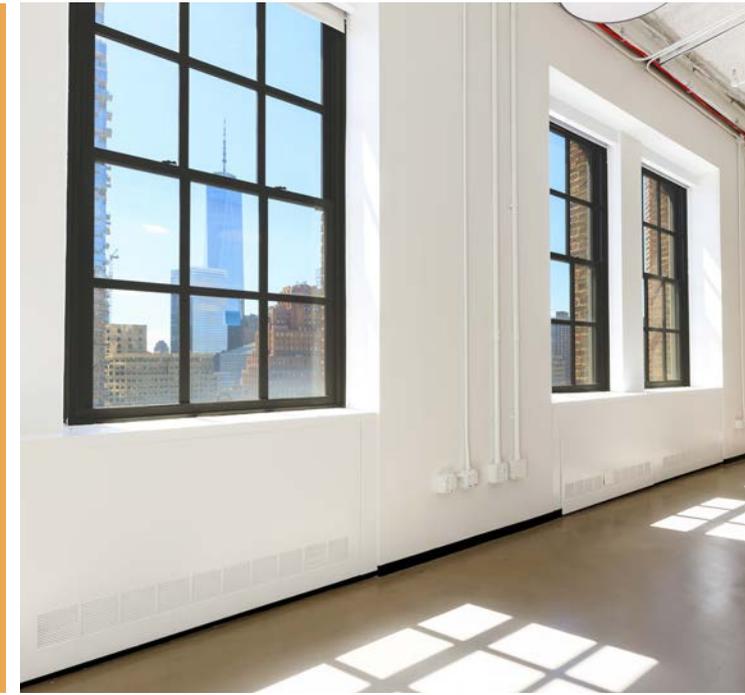
ILLUMINATED





MOVE-IN READY

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.

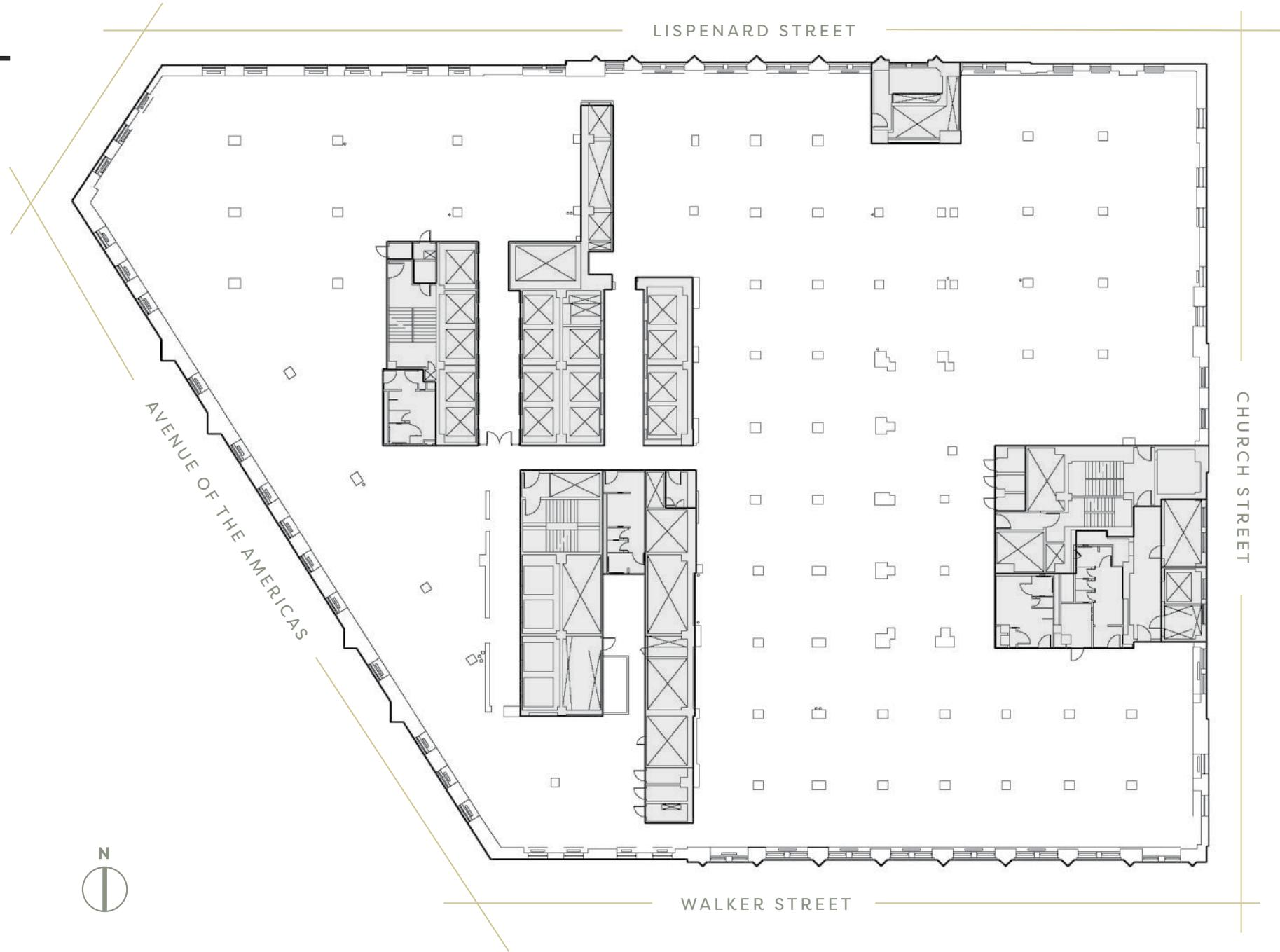




Terraces feature the most incredible 360° views of the city.



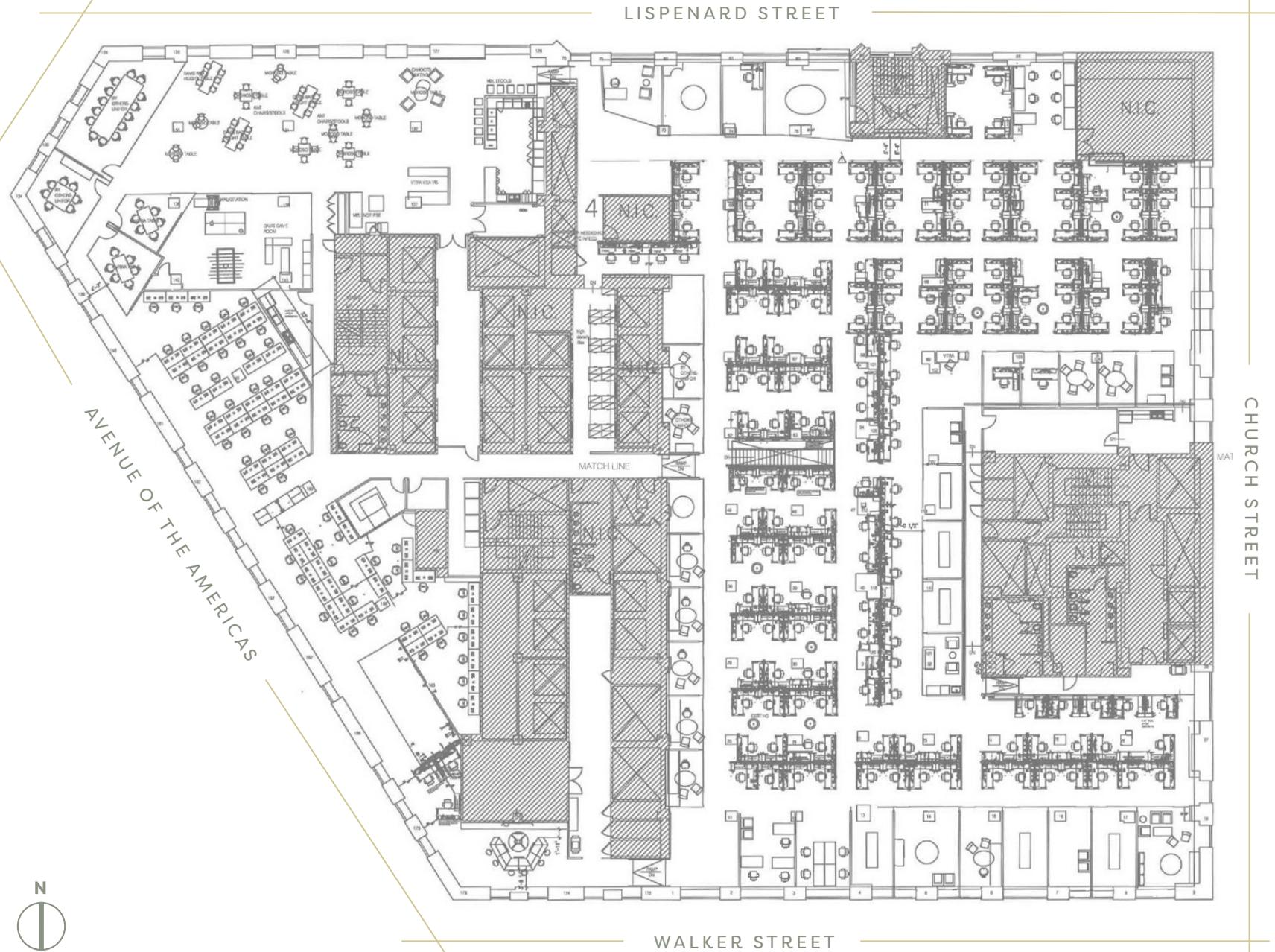
CORE & SHELL FLOOR PLAN



6TH FLOOR AS-BUILT PLAN

52,646 RSF

FLOOR PLAN



BUILDING SPECS



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
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RUDIN

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