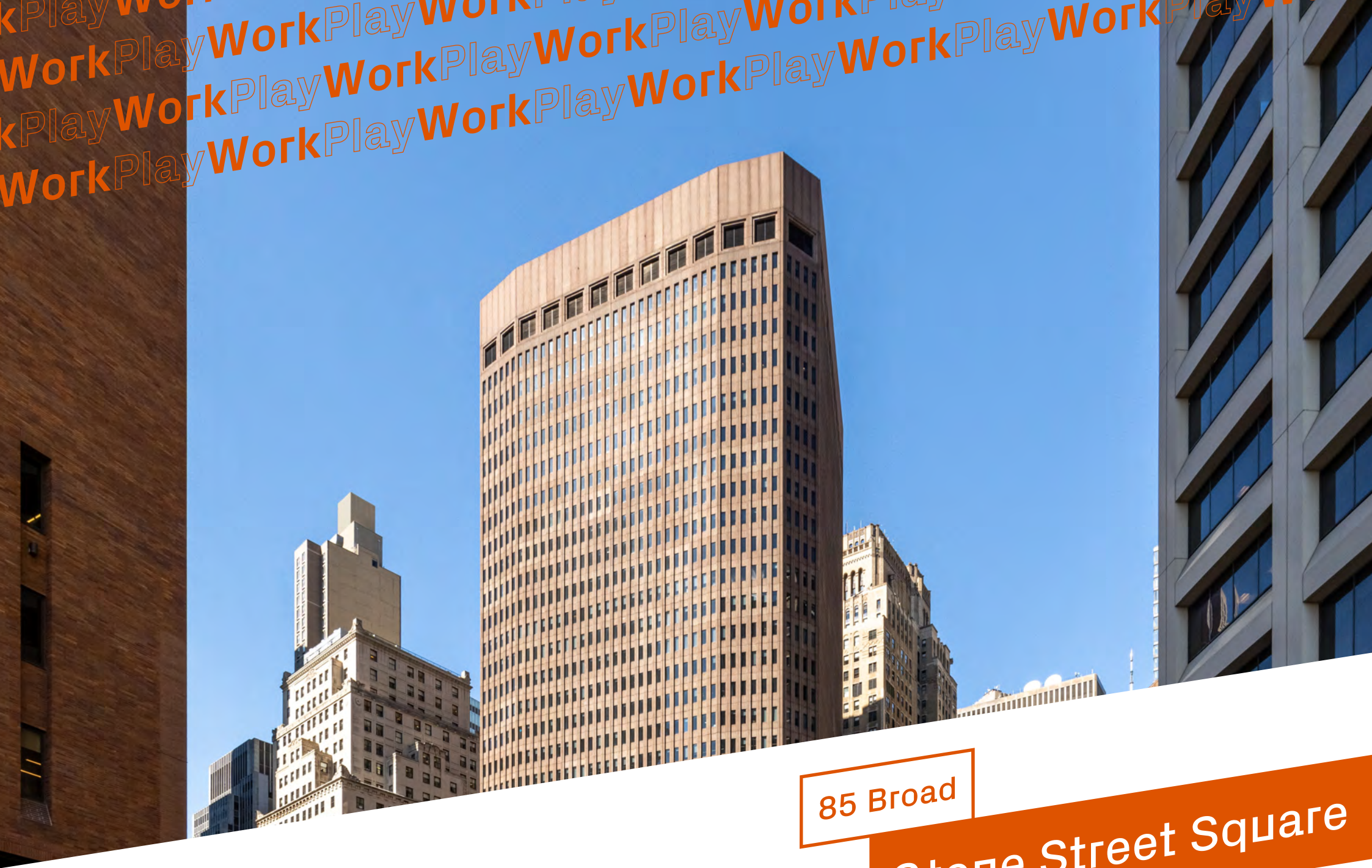


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85 Broad

Stone Street Square

NEWMARK



Design & History

Take a walk through our entrance and you'll see that Stone Street Square welcomes the past into the present in interesting ways.

The path of historic Stone Street cuts seamlessly through the building's lobby, creating a synergy with the surrounding neighborhood that continues outward via a spacious plaza.

Stepping further back in time, and at Pearl Street and Coenties Alley you'll glimpse a peek into colonial New York, with three archaeological displays dating back four centuries.



Work and Play without boundaries

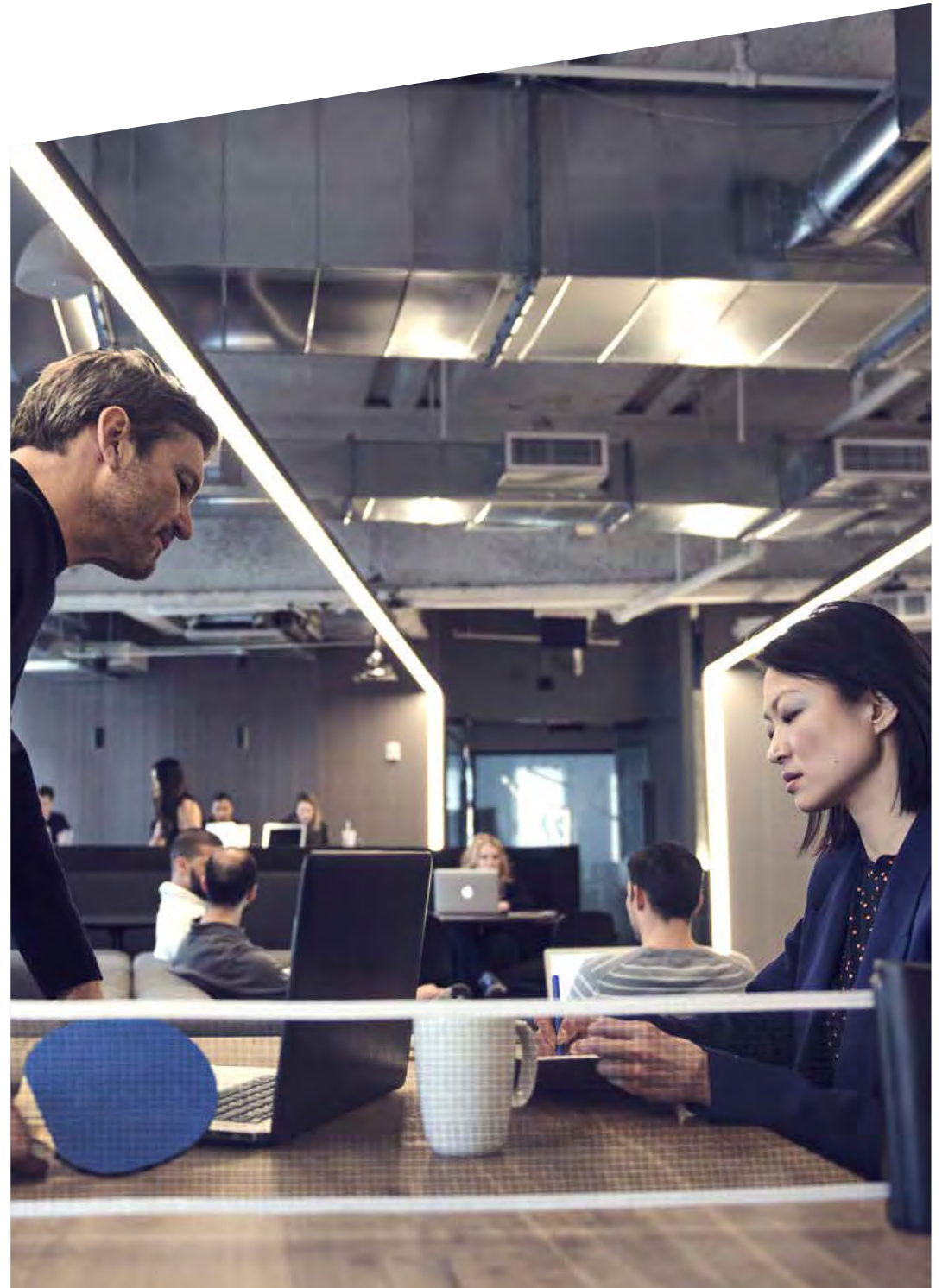
Located in the heart of Downtown, Stone Street Square's adaptable workspaces and connectivity meet the needs of today's preeminent businesses, and is a stone's throw away from Lower Manhattan's most exciting places to wind down.

Office space

Stone Street Square at 85 Broad Street's highly adaptable floors can deliver for today's innovative, open-plan workspaces; no columns and a central core mean endless possibilities for desk and collaborative space arrangements.

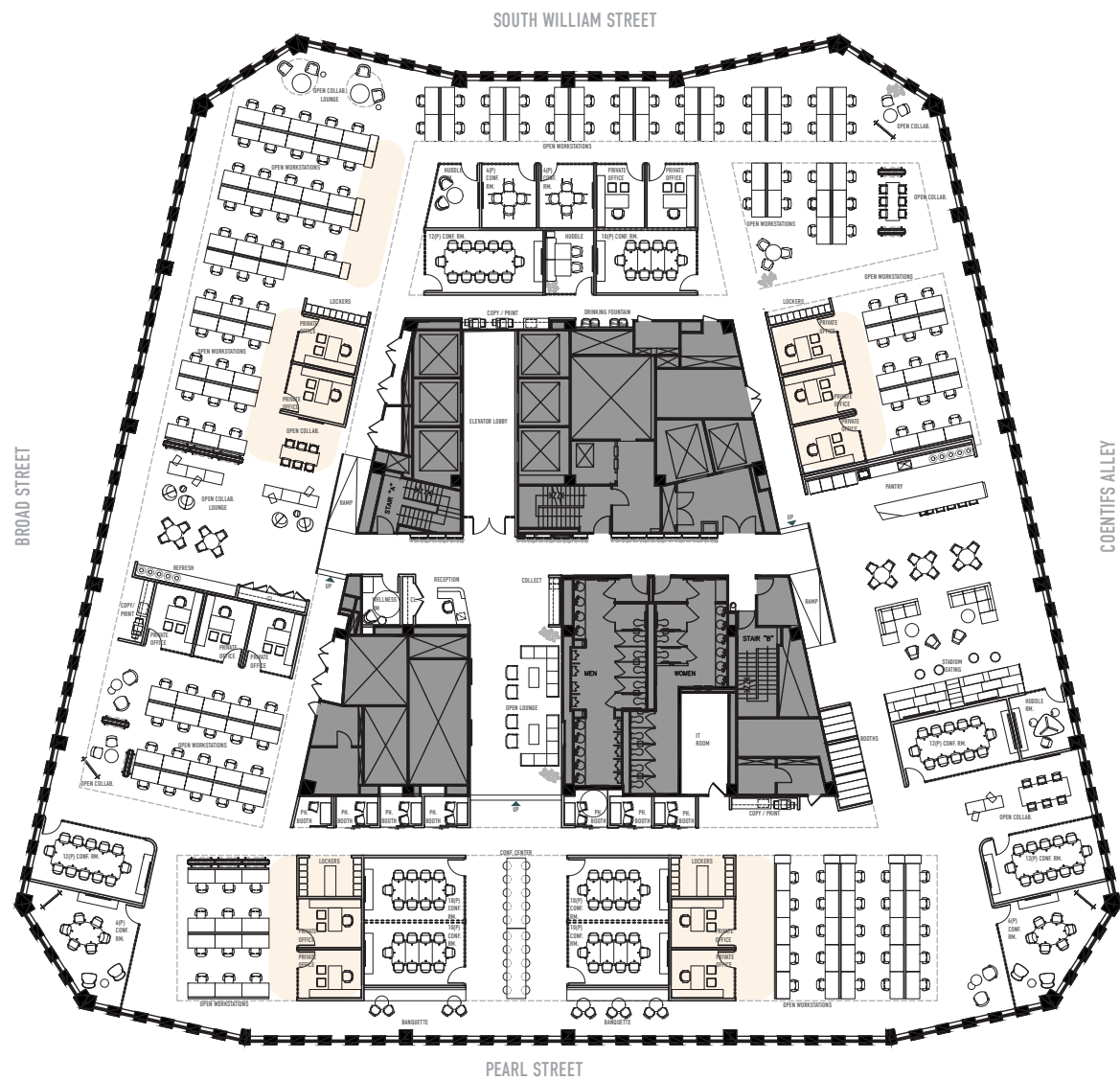
You're guaranteed the best in fiber connectivity thanks to our Platinum Wired Certification, and a robust distributed antenna system (DAS) throughout the building extends mobile phone service to wherever you happen to be.

And with a LEED Platinum rating, know that you're in a building awarded a market leader in energy efficiency, making every effort to reduce its environmental impact; a robust building-wide recycling system take that mission even further.



27TH – 30TH FLOOR
TEST FIT

Floor Plans



TEST FIT

OFFICES	5 - 14
WORKSTATIONS	153 - 202
TOTAL SEAT COUNT PRESENT	167*
CONFERENCE ROOM SEATS	118
HUDDLE	03
PHONE BOOTH	07
LOCKERS	44
COPY/ PRINT	03
PANTRY	01
WELLNESS	01
IT	01

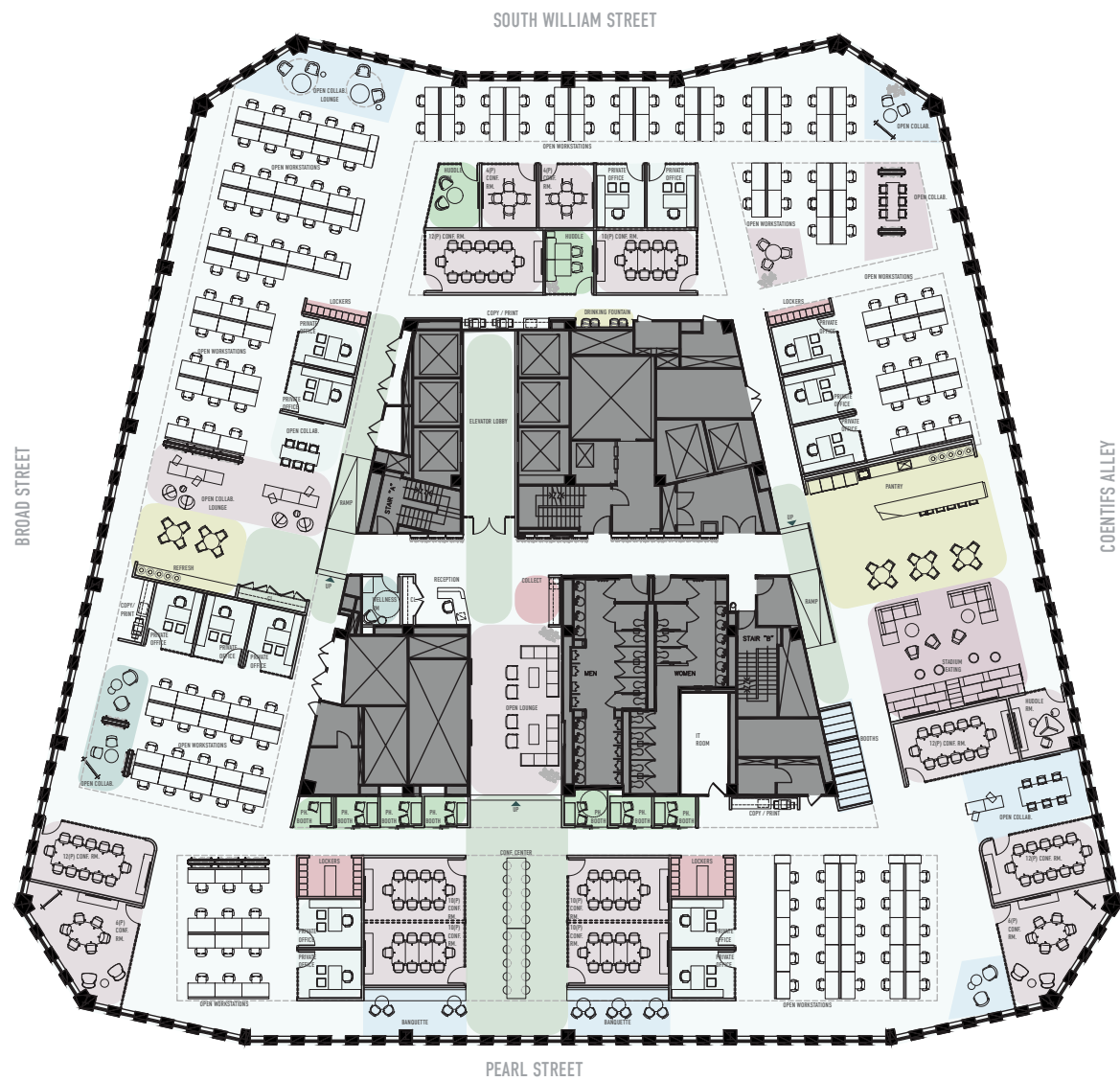
RSF	31,178
RSF PER PERSON	187

* UP TO 207 TOTAL SEAT COUNT WITHOUT REDUCING CONFERENCEING
** TOTAL OCCUPANCY ALLOWABLE FOR 29TH FLOOR: 240

POTENTIAL TO INCREASE DENSITY

27TH – 30TH FLOOR
TEST FIT | NEW WORKSPACE

Floor Plans

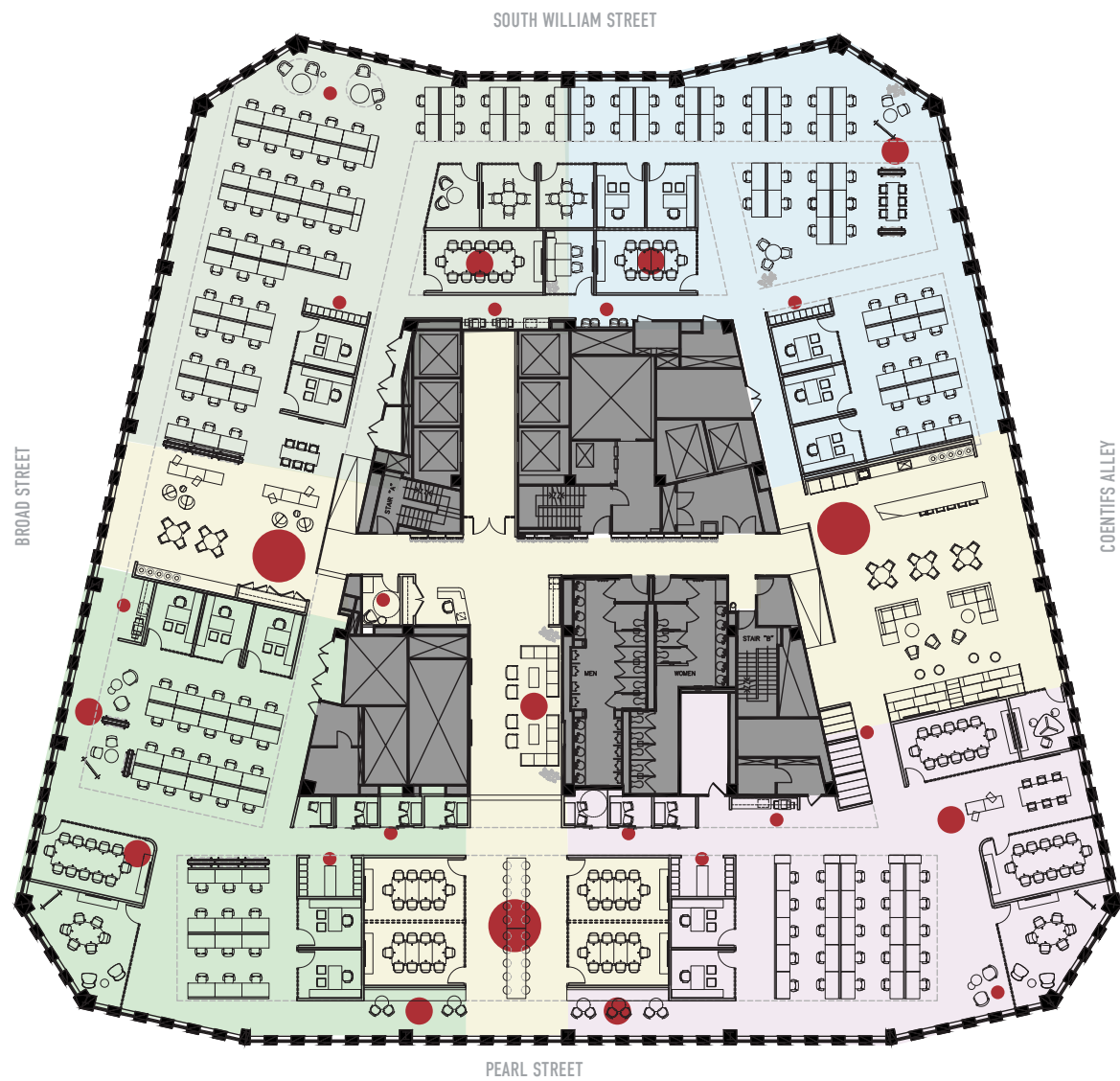


NEW WORKSPACE

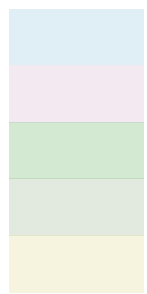
- LANDINGS
- GATHER
- ZOOM ROOM
- COLLECT
- REFRESH
- BREATHE
- FOCUS

27TH – 30TH FLOOR
TEST FIT | NEIGHBORHOODS

Floor Plans



NEIGHBORHOODS



- NORTHEAST
- SOUTHEAST
- SOUTHWEST
- NORTHWEST
- COMMON GROUND
- ANCHORS
- 'US' DESTINATIONS
- 'I' DESTINATIONS



In-Building Services

At street level and below, Stone Street Square offers a suite of fantastic services that cater to today's office worker.

In addition to a first-of-its-kind gym experience, you're set with an 84-spot bike room (including a repair and air compressor system), a tenant-only cafe by Le Pain Quotidien, an in-building convenience store, and of course a full staff of front desk and security personnel.



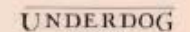
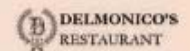
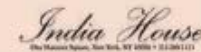
Mocha Espresso
Martini Morning Mocha Espresso
Martini Morning Mocha Espresso
Martini Morning Mocha Espresso





Stone Street

A center of activity for hundreds of years, Stone Street and the surrounding neighborhood feature an exciting mix of bars and restaurants like nowhere else in Manhattan. Grab a cocktail at The Dead Rabbit (ranked the world's best bar in 2016 by Drinks International), a pint at Porterhouse Brewing Company, or oysters at Blue Bar at India House, among dozens of options just steps away.



[illegible]

Location Map

FOOD AND DRINKS

- 1 - The Dead Rabbit Grocery and Grog
- 2 - Harry's NYC
- 3 - Toro Loco
- 4 - Fraunces Tavern
- 5 - Ground Central Coffee Company
- 6 - Delmonico's
- 7 - Adrienne's Pizzabar
- 8 - Financier Patisserie
- 9 - Vintry Wine & Whiskey
- 10 - Underdog
- 11 - Bluestone Lane
- 12 - Milk Bar Fidi
- 13 - Bobby Van's
- 14 - Oaxaca Taqueria
- 15 - Sweetgreen
- 16 - Dig Inn
- 17 - Latte Art
- 18 - Luke's Lobster FIDI
- 19 - Haru Sushi
- 20 - Joe & The Juice
- 21 - Cafe Grumpy - Financial District
- 22 - Potbelly Sandwich
- 23 - BlackTail
- 24 - The Capital Grille
- 25 - Reserve Cut
- 26 - Clinton Hall
- 27 - Schilling

- 28 - Table Green & Table Green Café
- 29 - Filicori Zecchini Coffee
- 30 - Thunder Bun

OTHER DESTINATIONS

- 31 - Castle Clinton National Monument
- 32 - The Battery Urban Farm
- 33 - National Museum of the American Indian
- 34 - Alexander Hamilton U.S. Custom House
- 35 - Charging Bull
- 36 - Trinity Church
- 37 - Equinox Wall Street
- 38 - Elevated Acre
- 39 - Remnant Of Lovelace Tavern, Old Dutch Tavern
- 40 - CrossFit Wall Street
- 41 - Flywheel

TRANSPORT



TRAINS

- Wall St (4/5/J/Z)
- Broad St (J/Z)
- Wall St (2/3)
- Bowling Green (4/5)
- Whitehall St(R/W)
- South Ferry (1)



FERRY

- NYC Ferry
- Staten Island Ferry



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NEWMARK

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Hines

85 Broad

Stone Street Square

[VISIT WEBSITE](#) ►

