

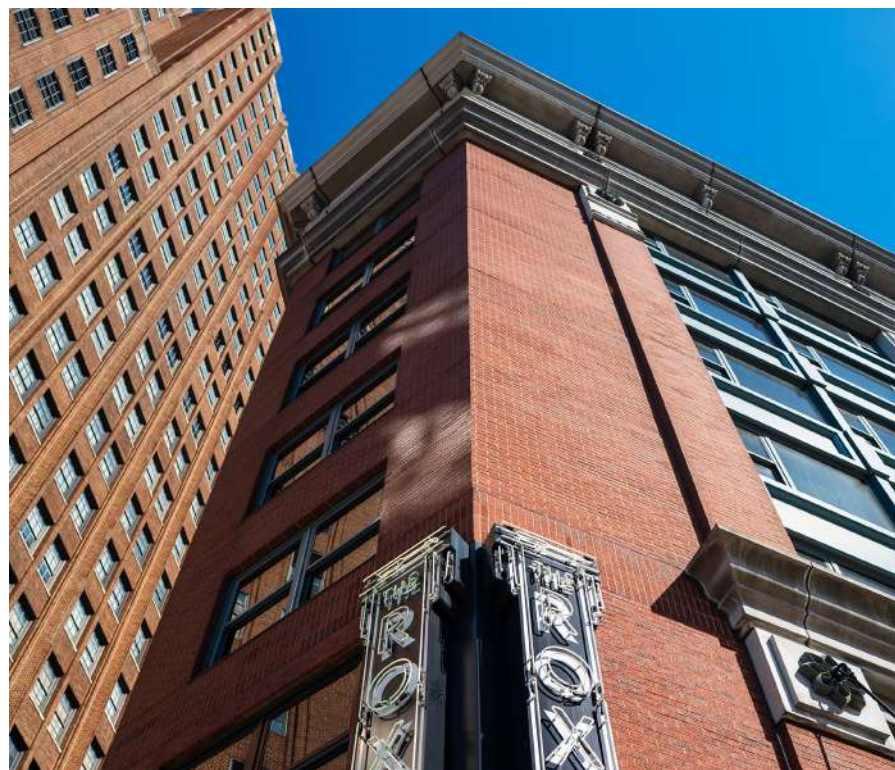


32  
A OF A

# 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.

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**Contiguous 250,000 RSF Large Block Building-Within-a-Building Opportunity with Private Entrance and Auditorium**

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**Up to 500,000 RSF Total Available**

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

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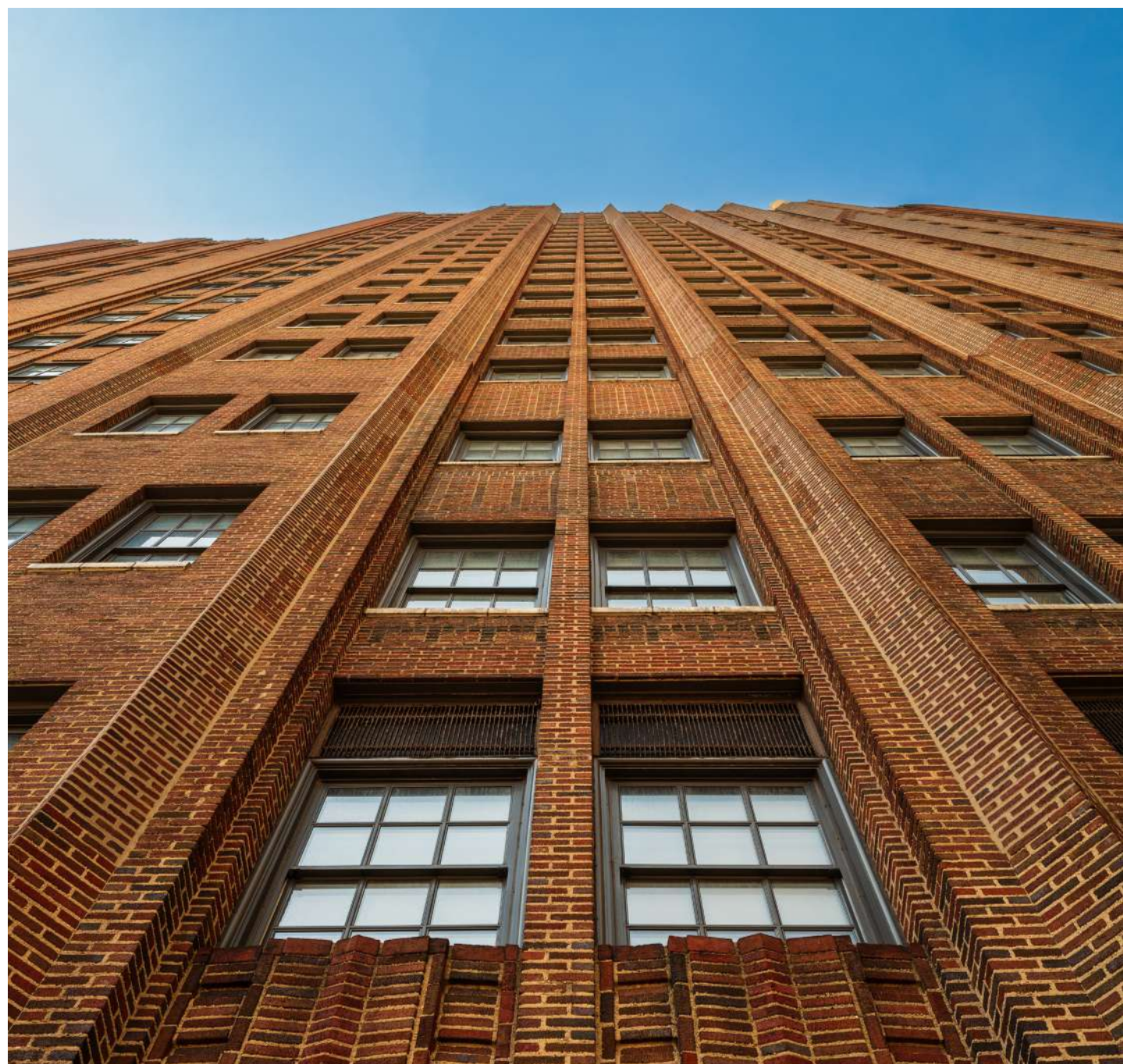
**10,000 SF New Amenity Space with Bar, Collaboration Areas and Meeting Rooms**

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

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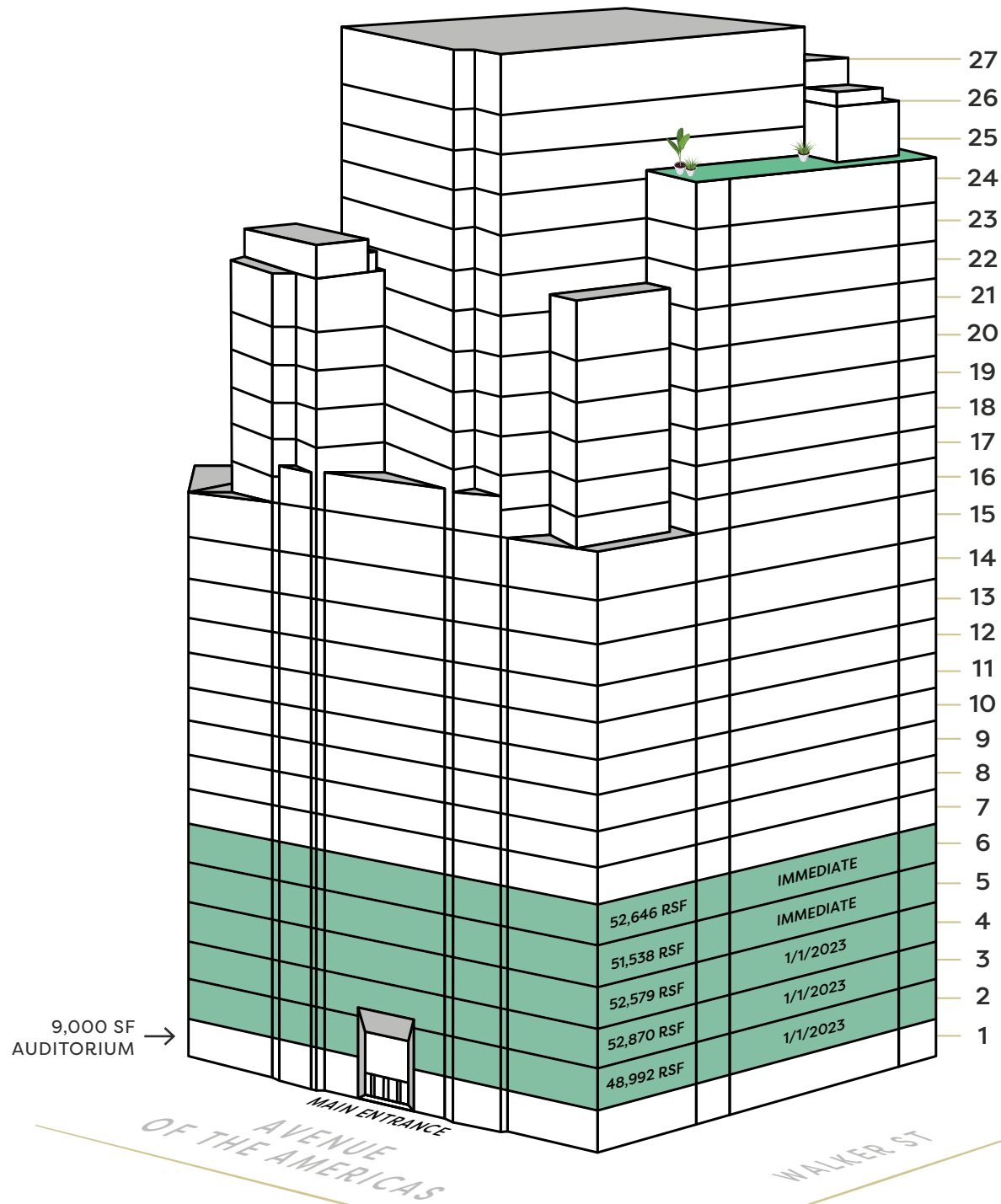
**Tribeca Cool Neighborhood Surrounded by Talent and Transportation**

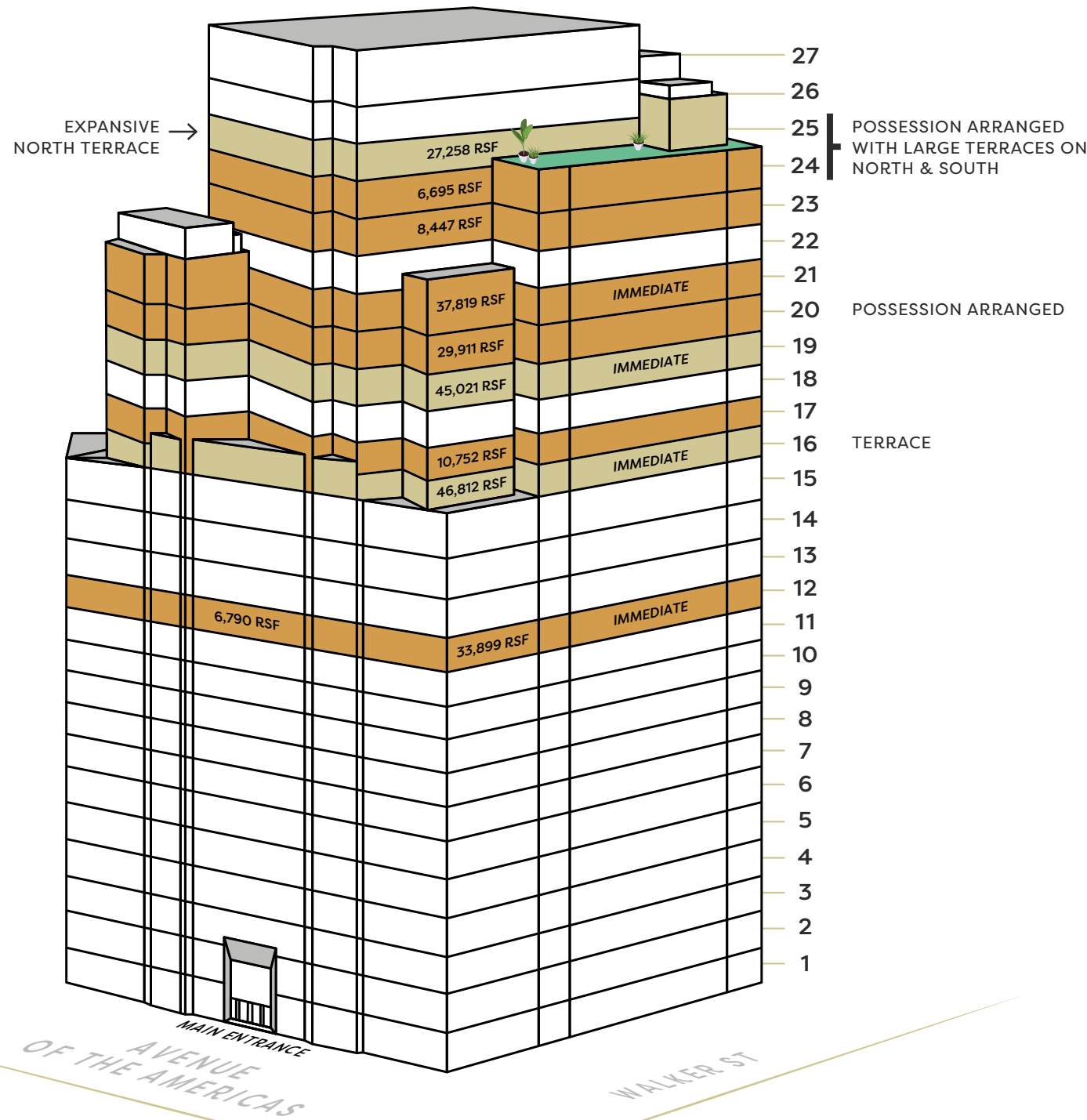


# 250,000 RSF CONTIGUOUS LARGE BLOCK OPPORTUNITY

A building-within-a-building headquarters space featuring a dedicated auditorium and private entrance is a rare and sought-after opportunity in Tribeca.

 LARGE BLOCK





# 6,700 RSF TO FULL FLOORS AVAILABLE

Your business will thrive at 32 Avenue of the Americas with something for everyone including ready built spaces, expansive floorplates and oversized windows in all directions. Floors 16 and 25 have private terraces with unmatched and unobstructed views.

- PARTIAL FLOOR
- FULL FLOOR

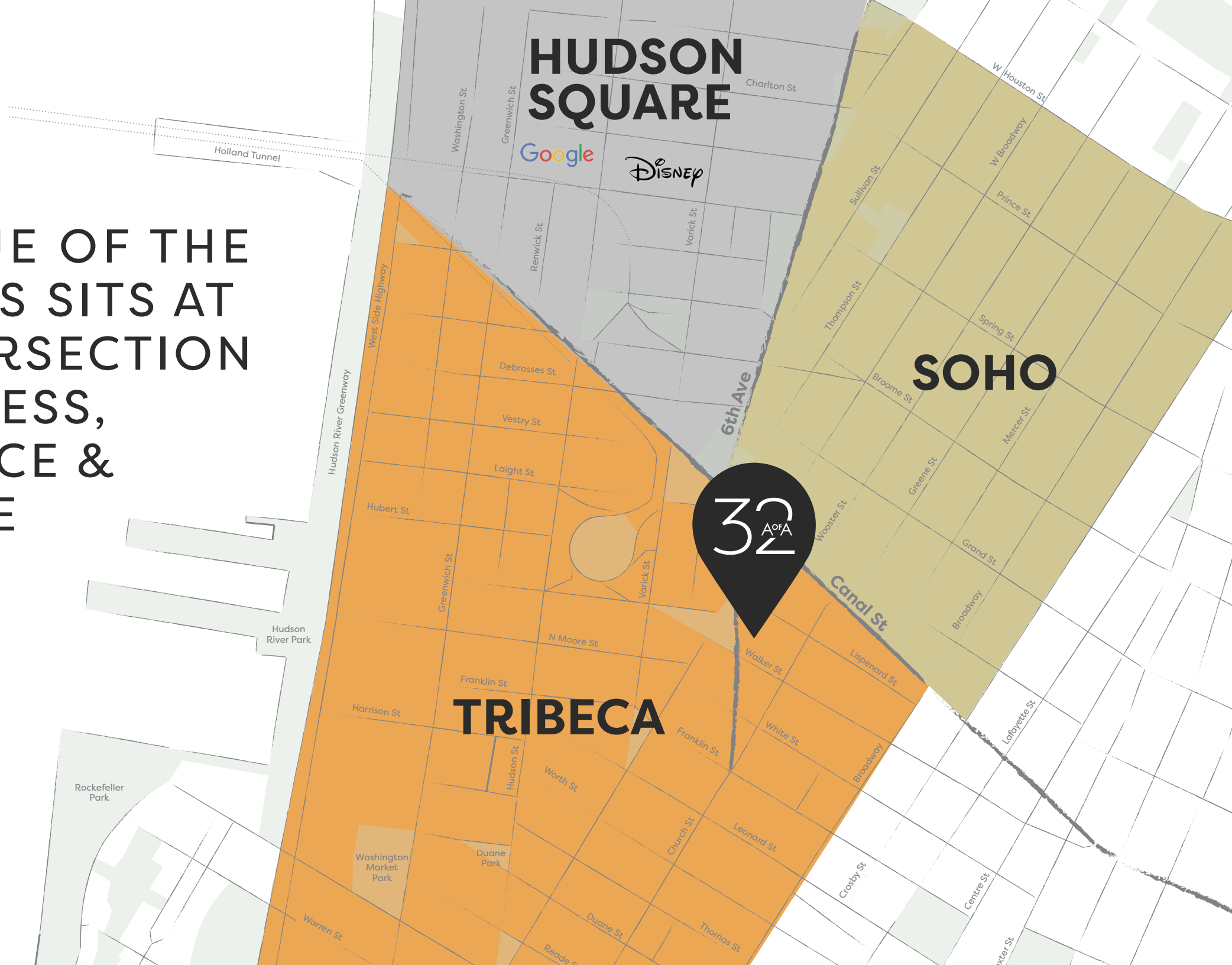
# THE TRIANGLE BELOW CANAL STREET

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

Google

Disney

SOHO

32  
Ave

TRIBECA

# 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  
 Lopyy 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

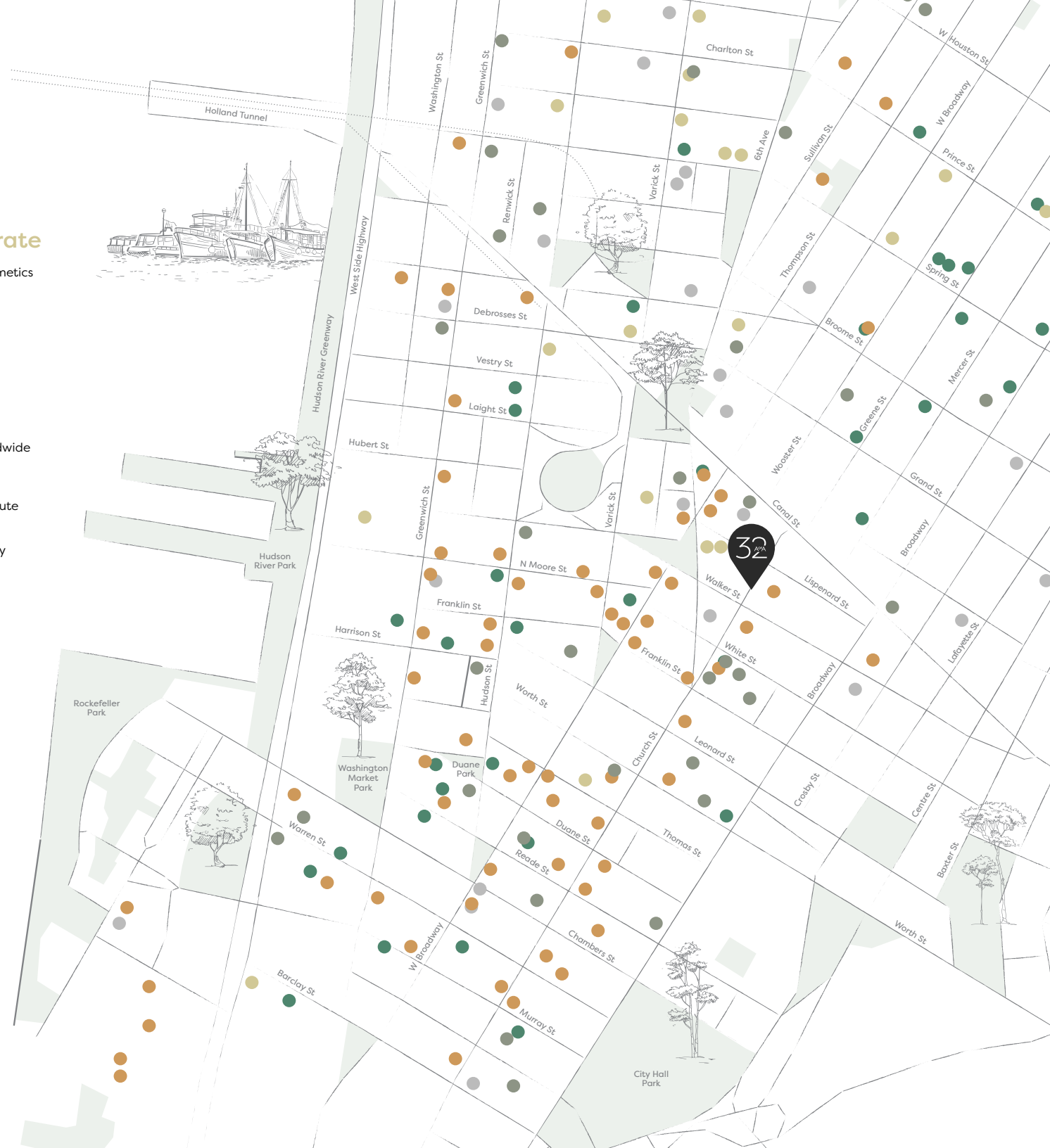
180 The Store  
 Acne Studios  
 Alexander Wang  
 Bed Bath & Beyond  
 Burberry  
 Celine  
 Chanel  
 Hudson Wine  
 J. Crew  
 Marshalls  
 Naturino Tribeca  
 Nike Lab 21  
 Norah Walker  
 Rag & Bone  
 Rapha NY  
 Saint Lawrence  
 Schoolhouse Electric  
 Shinola Store  
 Stella  
 Suitssupply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

## ● Fitness

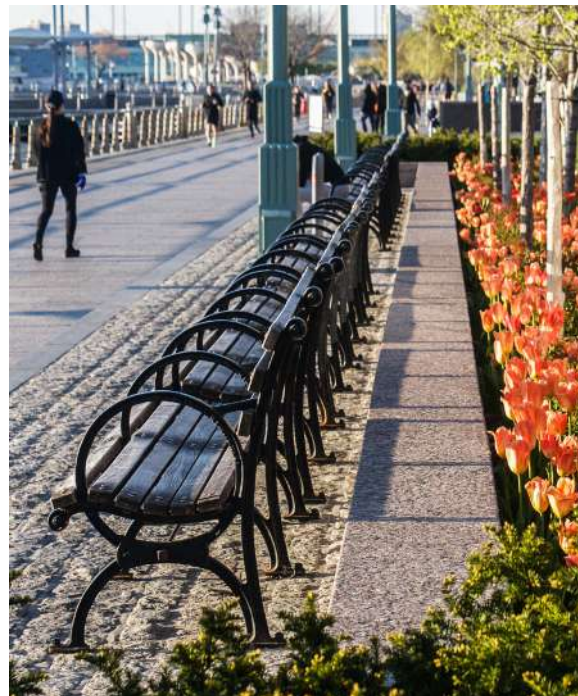
Aqua Studio  
 Barry's Tribeca  
 Church Street Boxing Gym  
 CorePower Yoga  
 Crunch Fitness Tribeca  
 DanceBody  
 Equinox SoHo  
 Gympass US  
 Hudson Boxing Gym  
 J Train  
 NYLO Fitness  
 Oishi Judo Club  
 Orangetheory Fitness  
 Oscar Smith  
 Planet Fitness  
 Pure Barre  
 SLT Tribeca  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

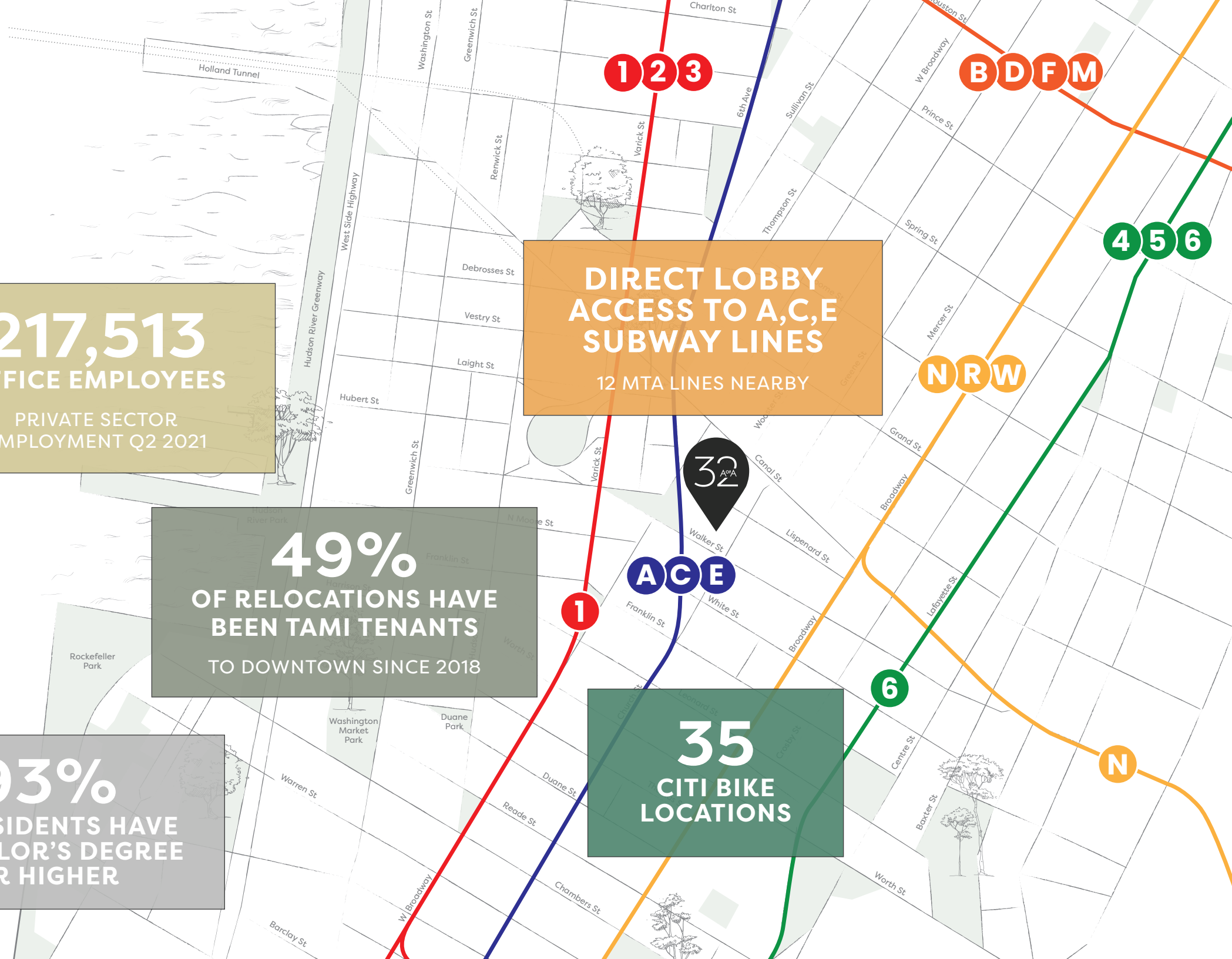
**DIRECT LOBBY  
ACCESS TO A,C,E  
SUBWAY LINES**

12 MTA LINES NEARBY

32  
A/C/E

**A C E**

**35**  
CITI BIKE  
LOCATIONS



# ENERGETIC & INSPIRING

A brand new 10,000 SF tenant-only ground level amenity space will be the central meeting place for 32 Avenue of the Americas.

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**Multiple Collaboration Areas**

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**Bar and Lounge with Pool Table**

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**Conference, Meeting and  
Private Phone Rooms**

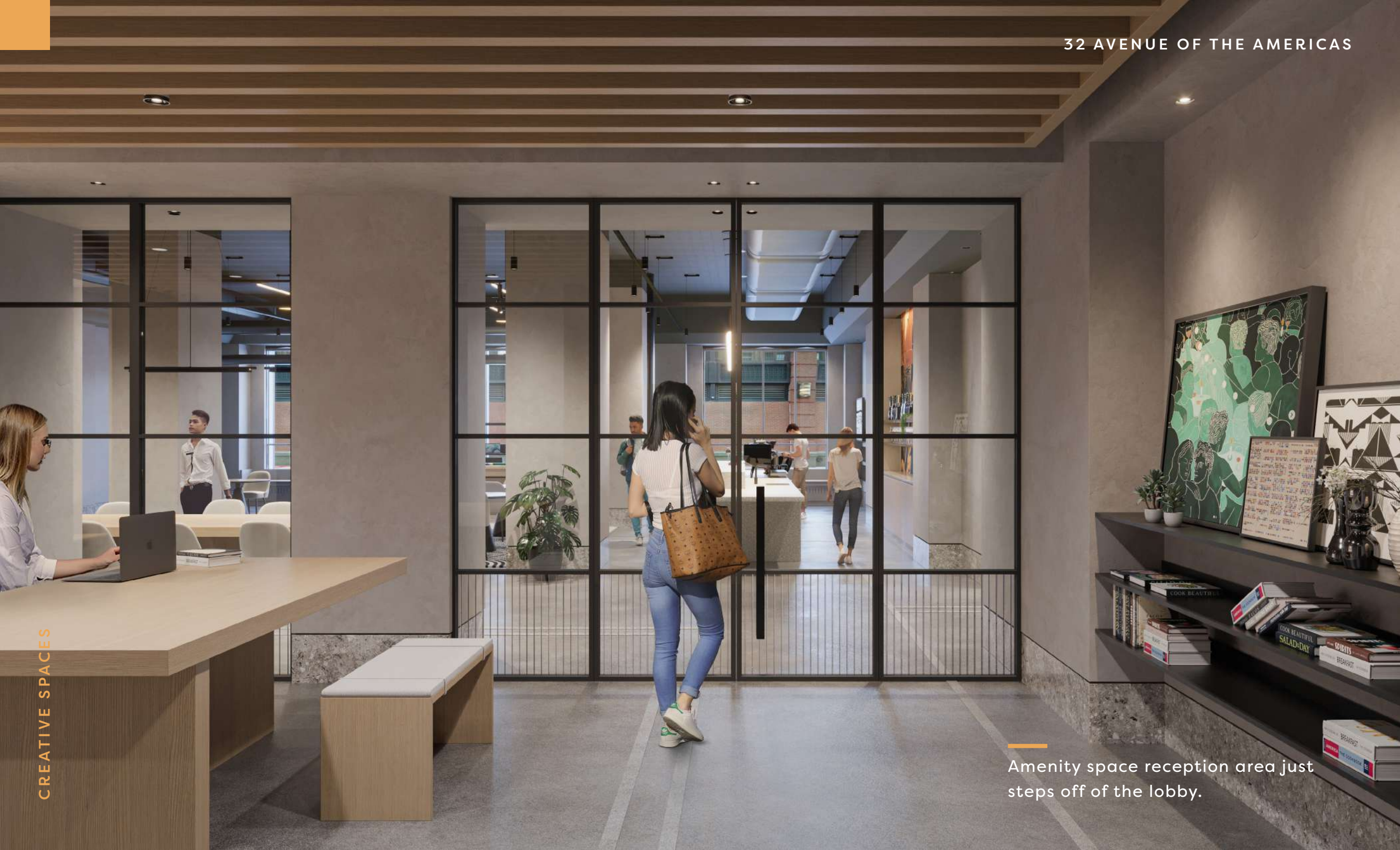
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**Multipurpose Flex Rooms**

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**Servery and Kitchen Prep Area**





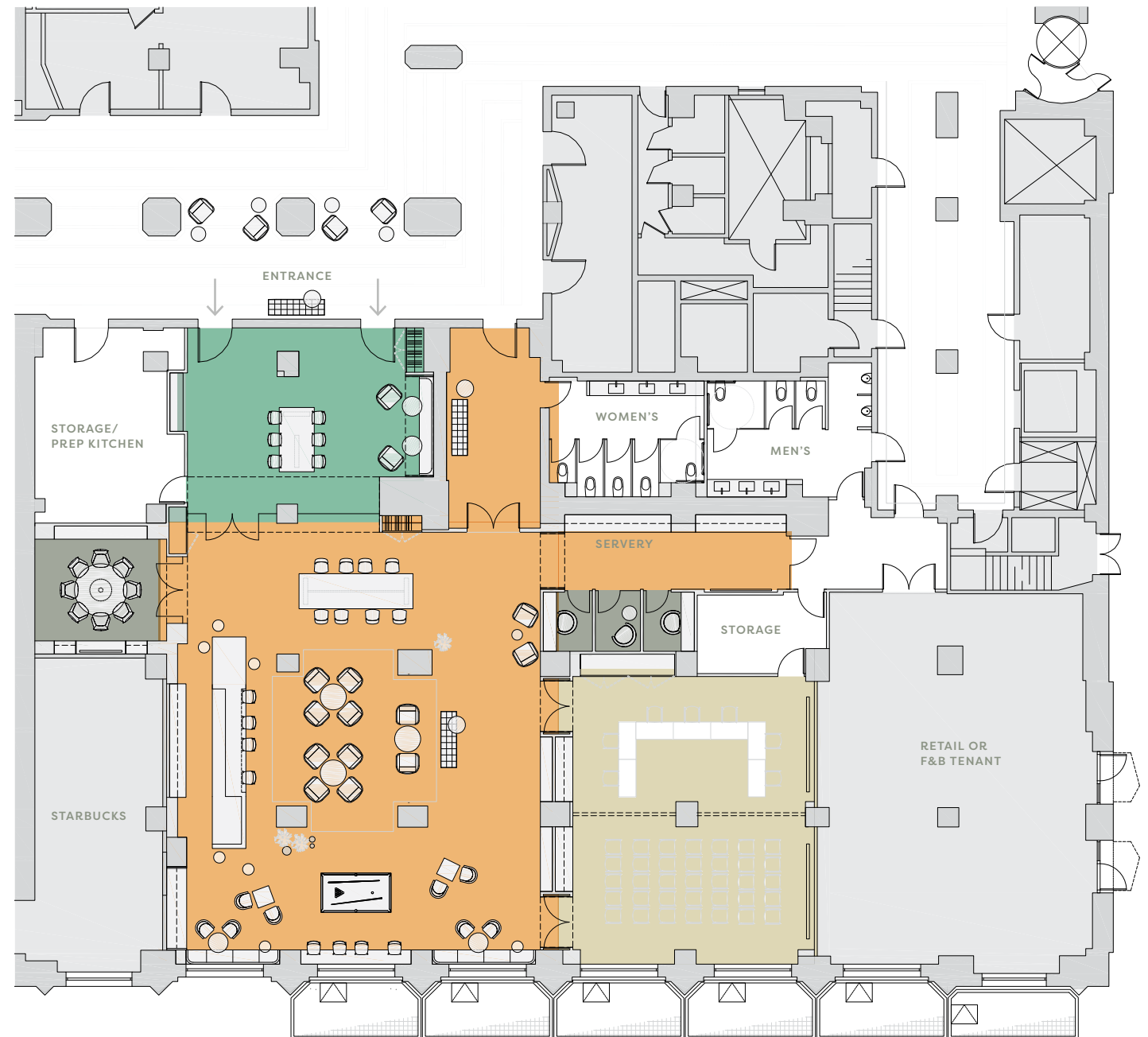
Amenity space reception area just steps off of the lobby.



The perfect space to meetup—morning, noon and night.

# AMENITY SPACE FLOOR PLAN

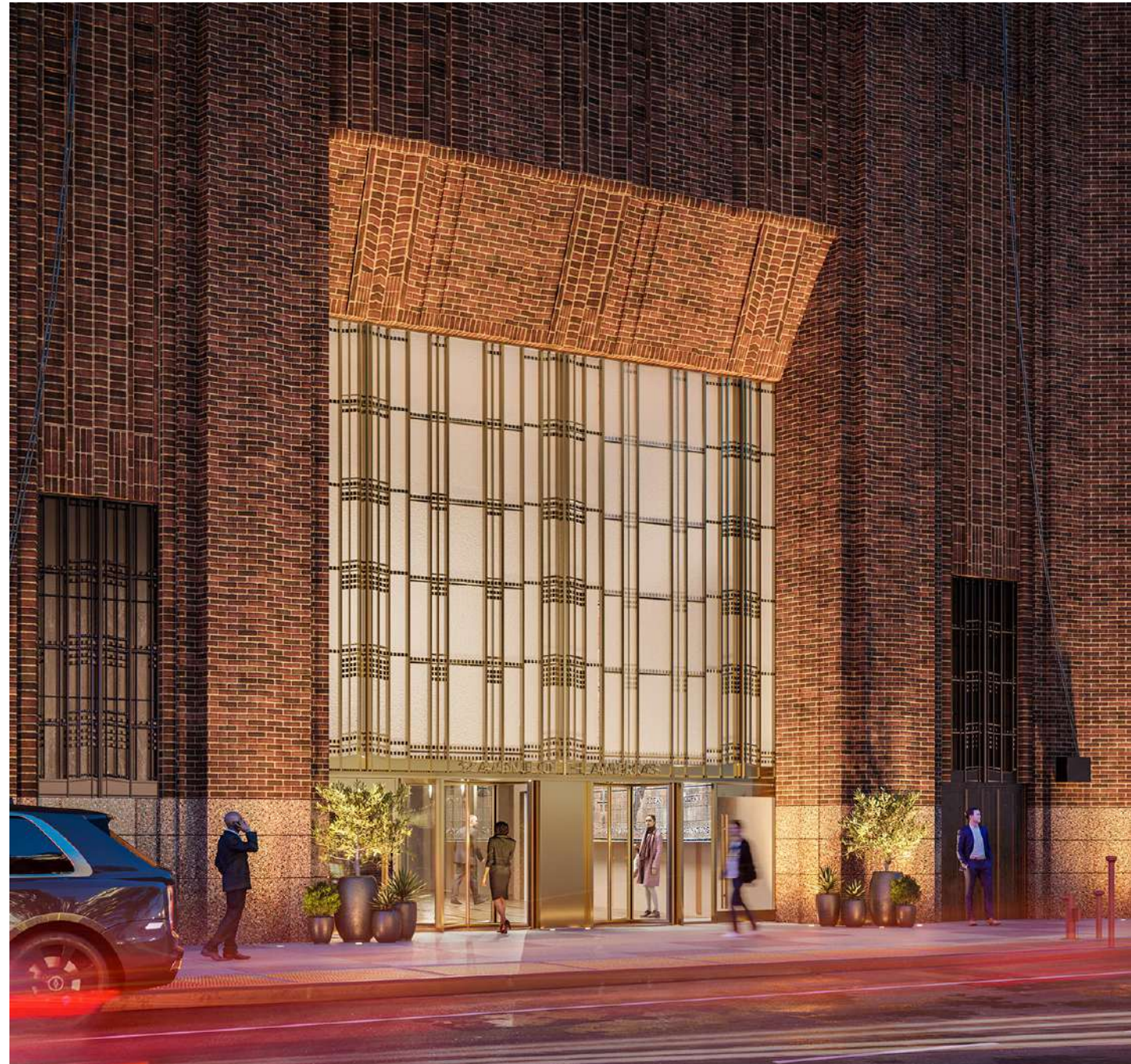
- RECEPTION
- MEETING / PHONE
- BAR / LOUNGE / COLLABORATION
- FLEX ROOMS



# ILLUMINATED & MODERNIZED

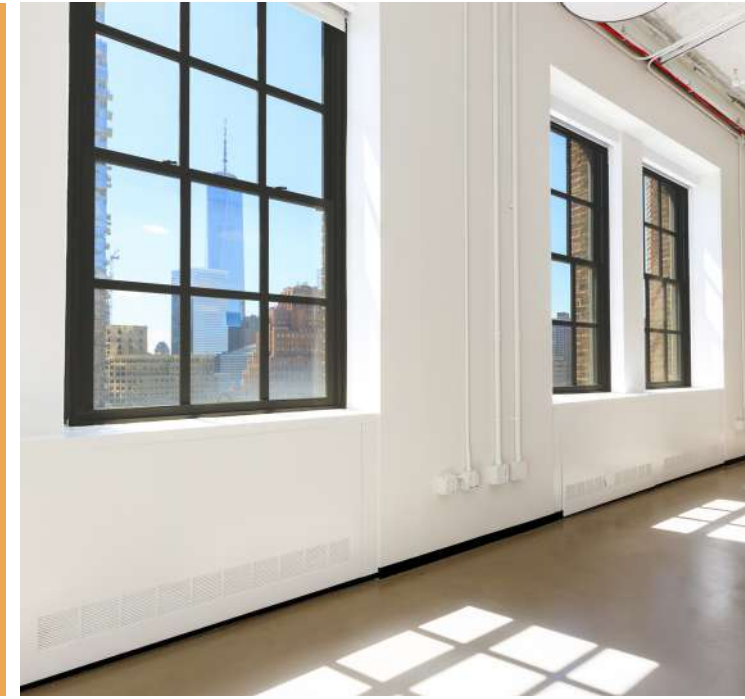
Redesigned building entrances and new lighting retrofitted throughout the lobby are underway including new glass and revolving doors, uplighting, wall sconces and chandelier fixtures.

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.

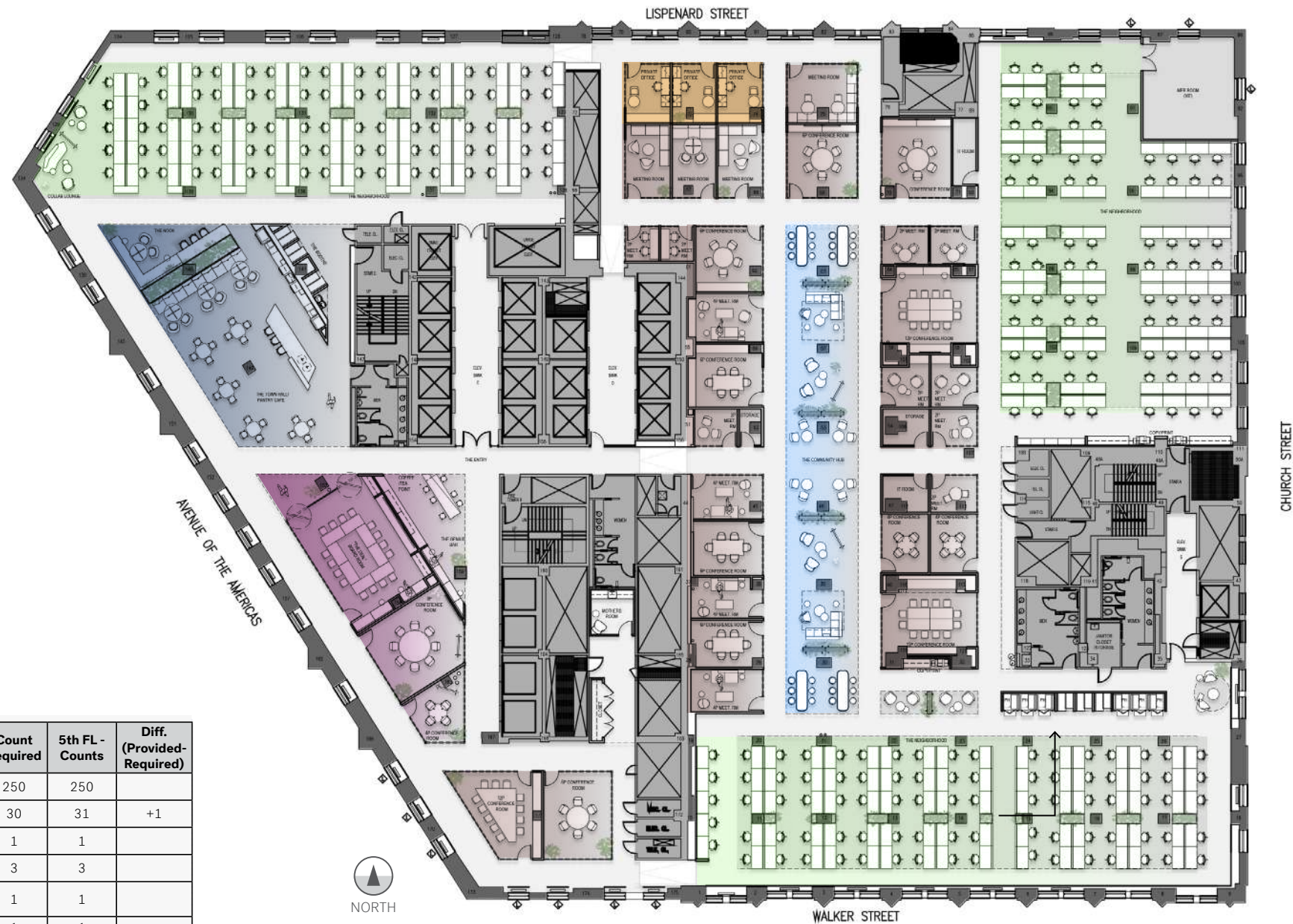


# 5TH FLOOR TEST FIT ZONES

51,538 RSF



	Items/spaces tbd	Count Required	5th FL - Counts	Diff. (Provided-Required)
PROGRAM	Desks	250	250	
	Conference/Meeting	30	31	+1
	Board Room	1	1	
	Private Office	3	3	
	Large Town Hall (60x60)	1	1	
	Pantry	1	1	



# 5TH FLOOR TEST FIT PLANNING

51,538 RSF



	Items/spaces tbd	Count Required	5th FL - Counts	Diff. (Provided-Required)
<b>PROGRAM</b>	Desks	250	250	
	Conference/Meeting	30	31	+1
	Board Room	1	1	
	Private Office	3	3	
	Large Town Hall (60x60)	1	1	
	Pantry	1	1	

# BUILDING SPECS



<b>SQUARE FEET</b>	1,170,000 SF
<b>FLOORS</b>	27
<b>FLOOR LOADS</b>	150 LBS LIVE LOAD PER SQUARE FOOT
<b>ELEVATORS</b>	15 PASSENGER ELEVATORS: - 8 SERVICE THE LOBBY THROUGH 16TH FLOOR - 7 SERVICE THE LOBBY AND FLOORS 17 THROUGH 26
<b>FREIGHT ELEVATORS</b>	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
<b>TECHNOLOGY</b>	- WIREScore CERTIFIED PLATINUM - NANTUM OPERATING SYSTEM - ABUNDANT POWER, COOLING, & GENERATOR CAPACITY - CARD KEY TURNSTILE ACCESS - 24/7 ACCESS
<b>GENERATORS</b>	- 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
<b>CONNECTIVITY</b>	- 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
<b>MASS TRANSIT</b>	- 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

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