

3WTC



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Empower Your Future

A modern workforce demands a business environment that is inspiring, flexible and unique. 3WTC offers unbridled potential in a vibrant, connected neighborhood filled with bold and imaginative people.

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47
TO
59

1- The Building

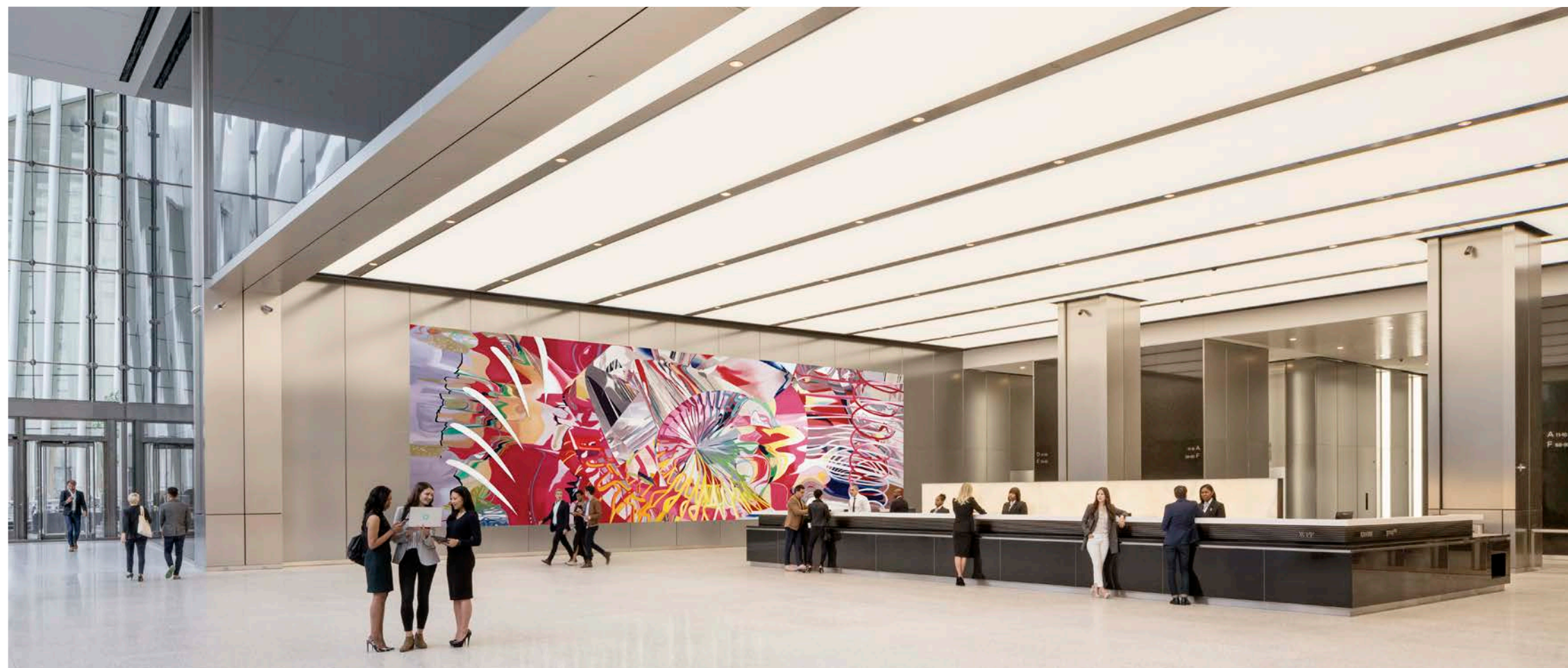
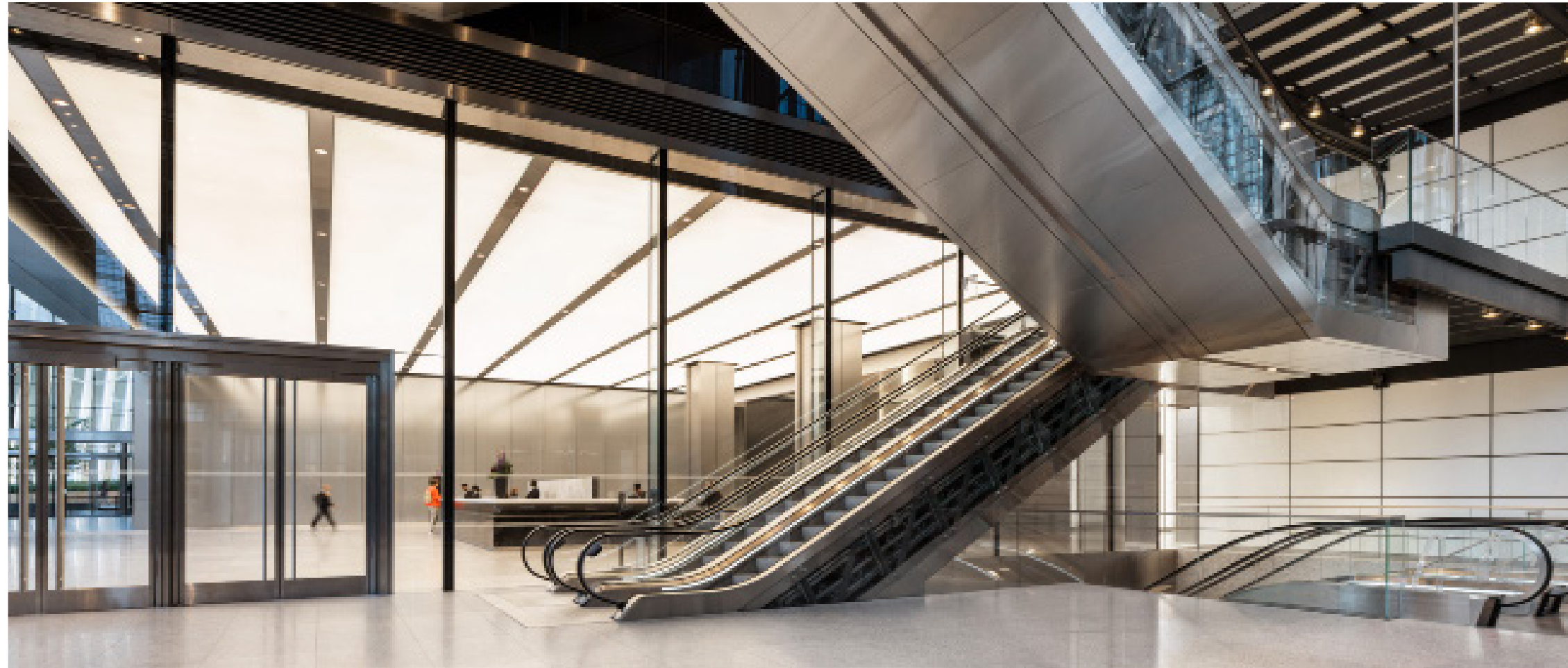
More Than a Building

▶ 3WTC will power your company to the next level.

The Elevator Lobby at 3WTC

Convenience on a Grand Scale

The soaring lobby provides direct in-building access to 12 subways and adjacent retail.



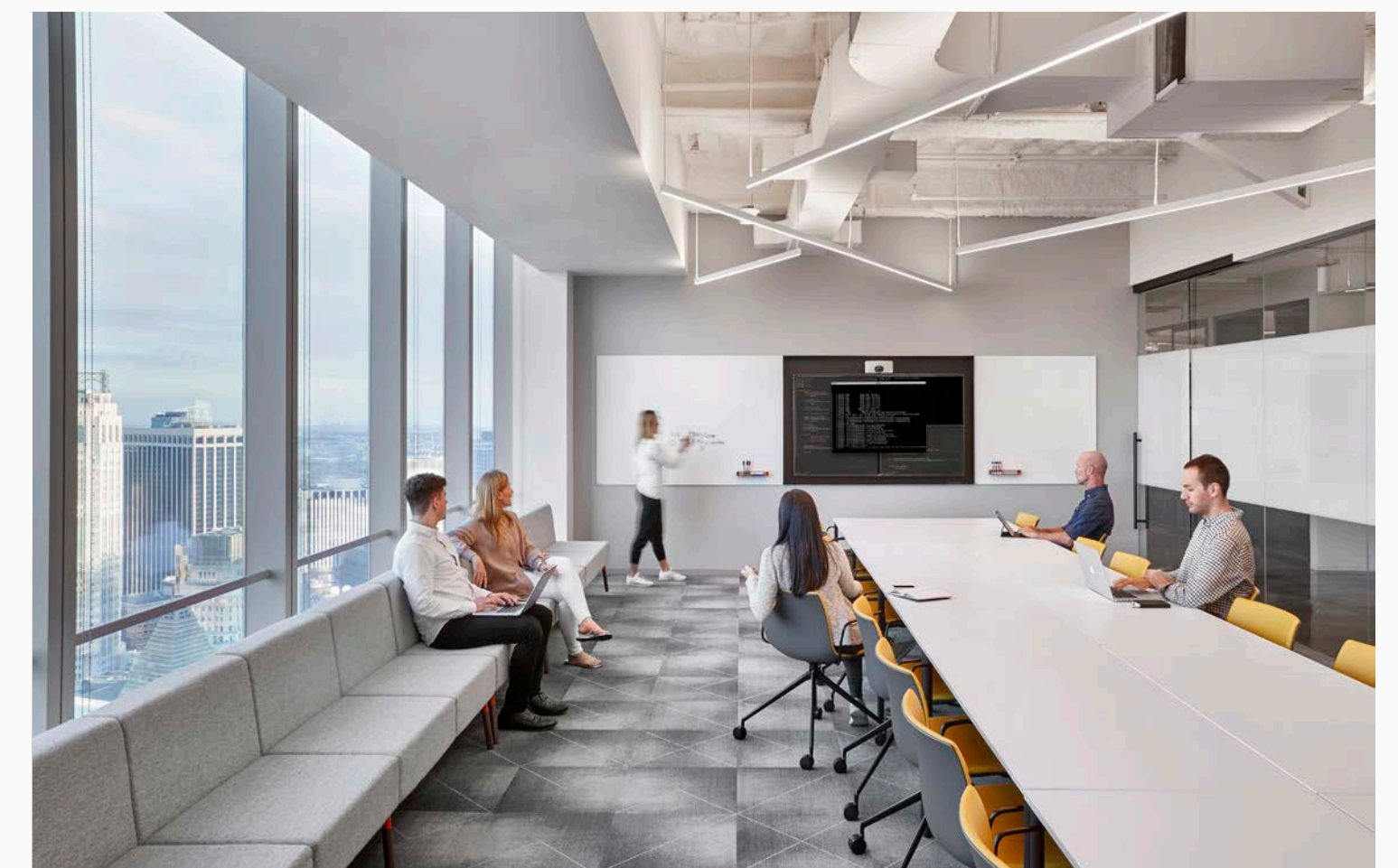
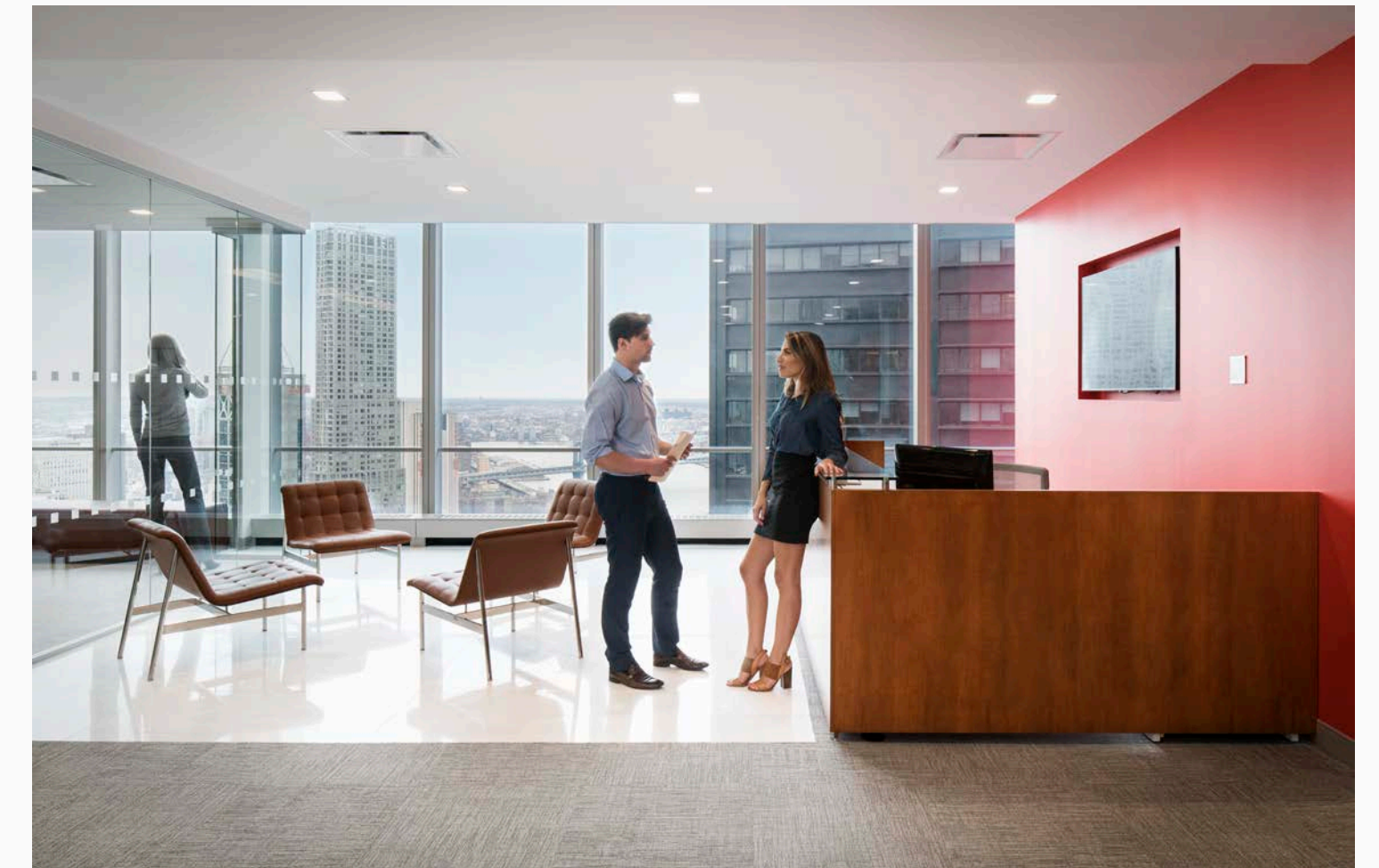
Greater Outdoors

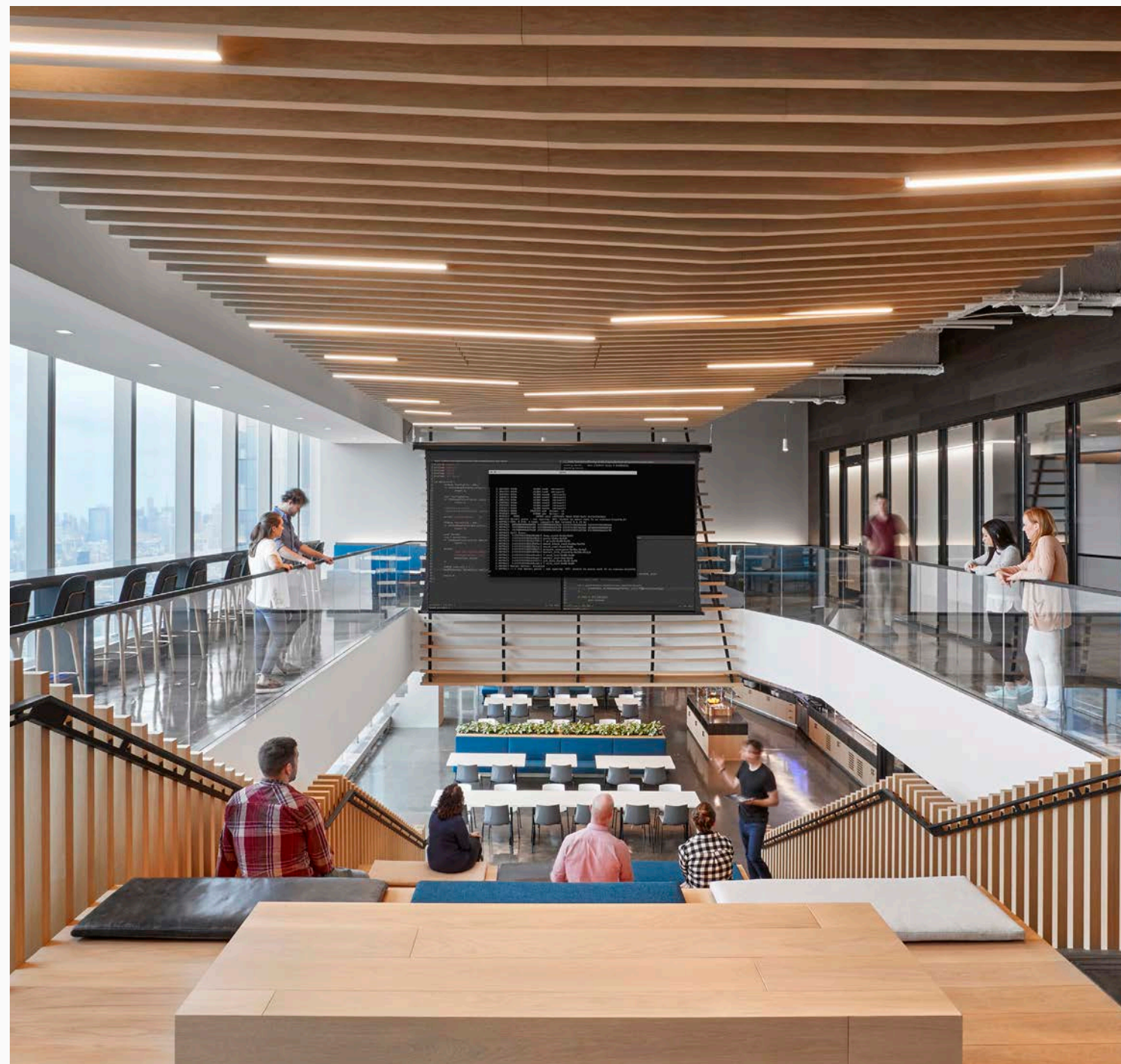
The expansive, 5,000-square-foot terrace on the 17th floor is one of the largest terraces in NYC. While enjoying the fresh air, tenants can take a quick break, catch up on some work, or connect over a latté at the wifi-enabled Terrace Café.



Open, Light-Filled Spaces

The column-free structure allows for infinitely customizable layouts and inspiring work spaces, while the floor-to-ceiling windows saturate every corner of the floor with natural light.





Views That Never Get Old



2- The Neighborhood

It's All Right Here

- ▶ **A place of constant reinvention, Downtown has been raising the bar for NYC neighborhoods for, you know, the last 400 years.**

The Bar Room at The Beekman Hotel

Thriving. Diverse. Creative. Energetic.

These are some of the words that define the spirit of the people that work and live in and around the WTC.

Average age of residents
that live in Lower Manhattan

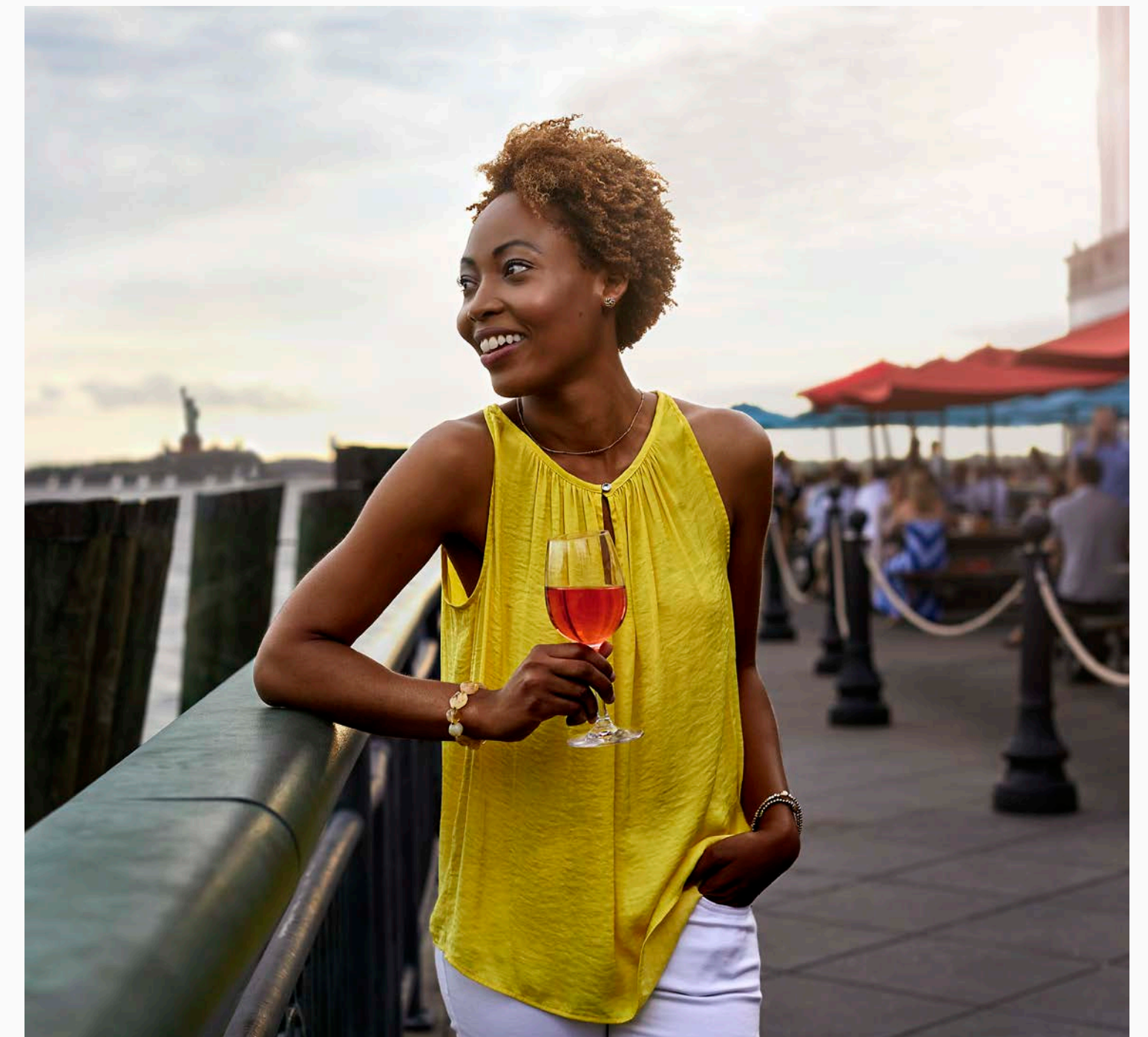
33 Y/O

Residents in Downtown
in 2019

75,000

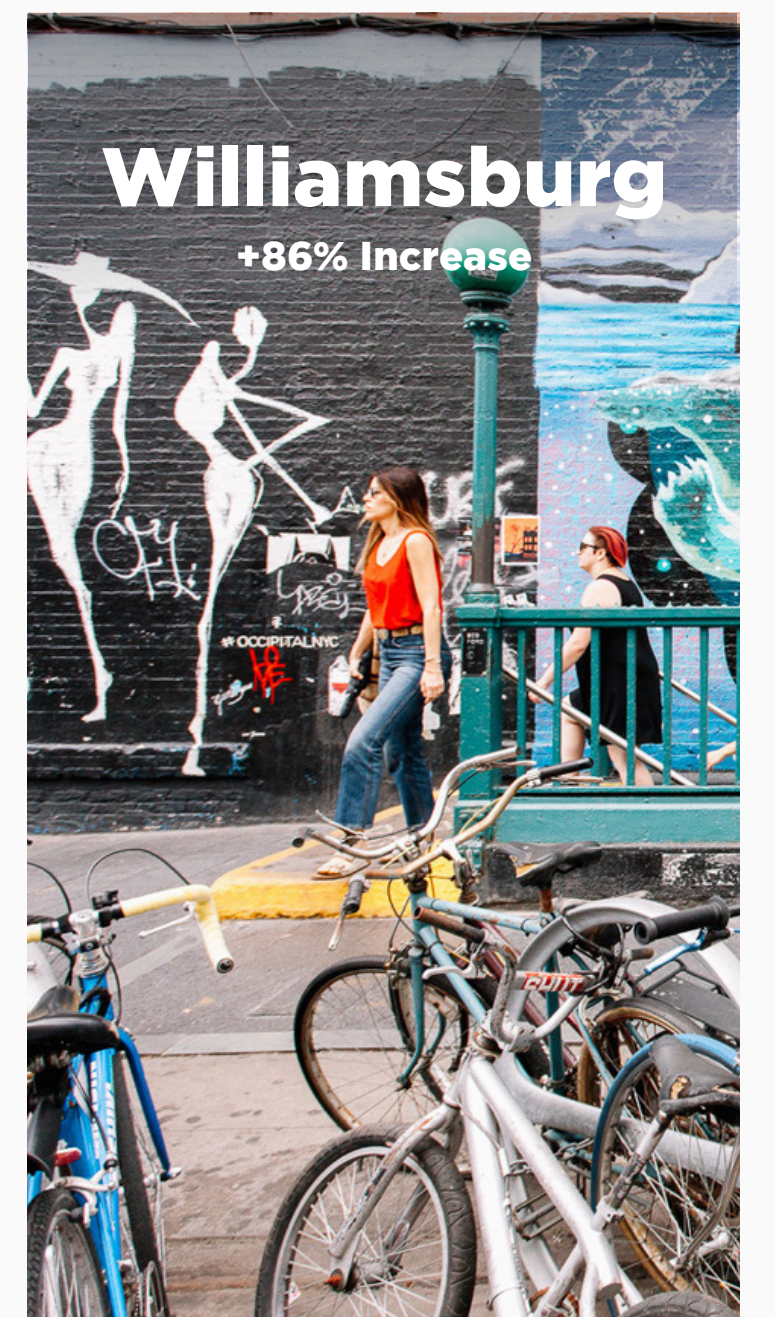
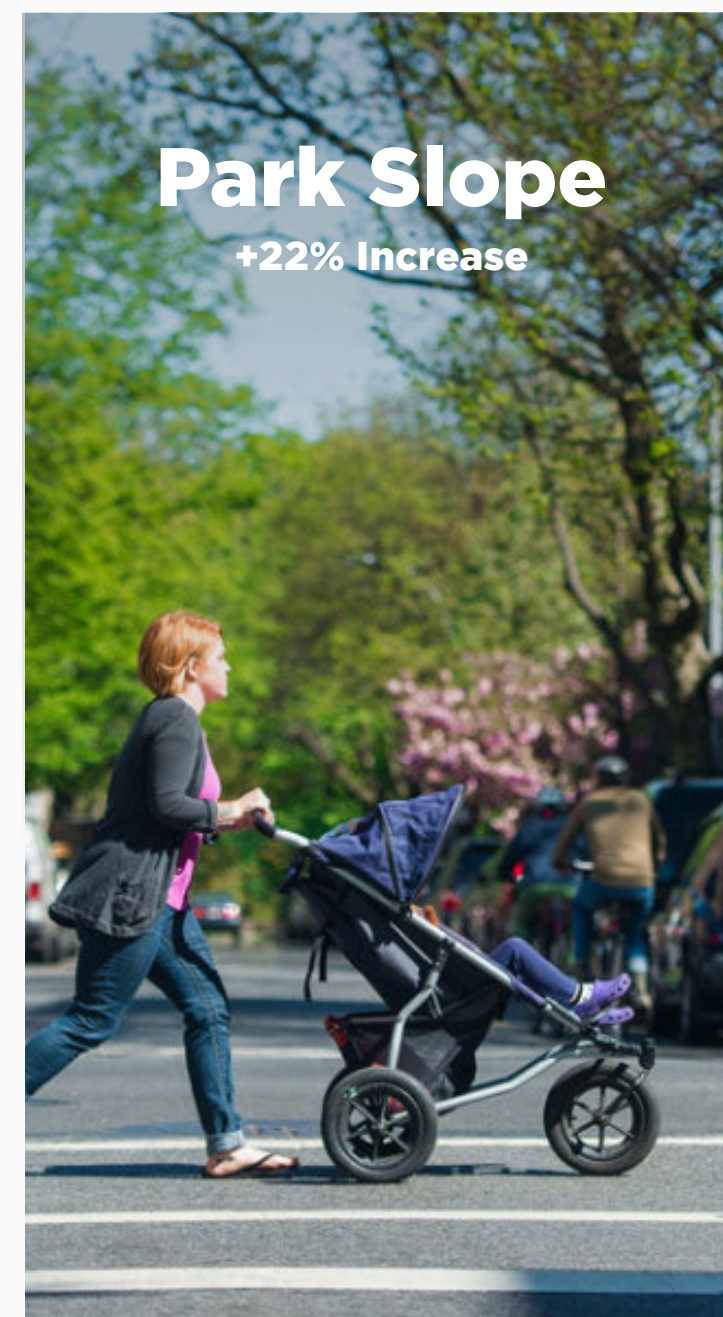
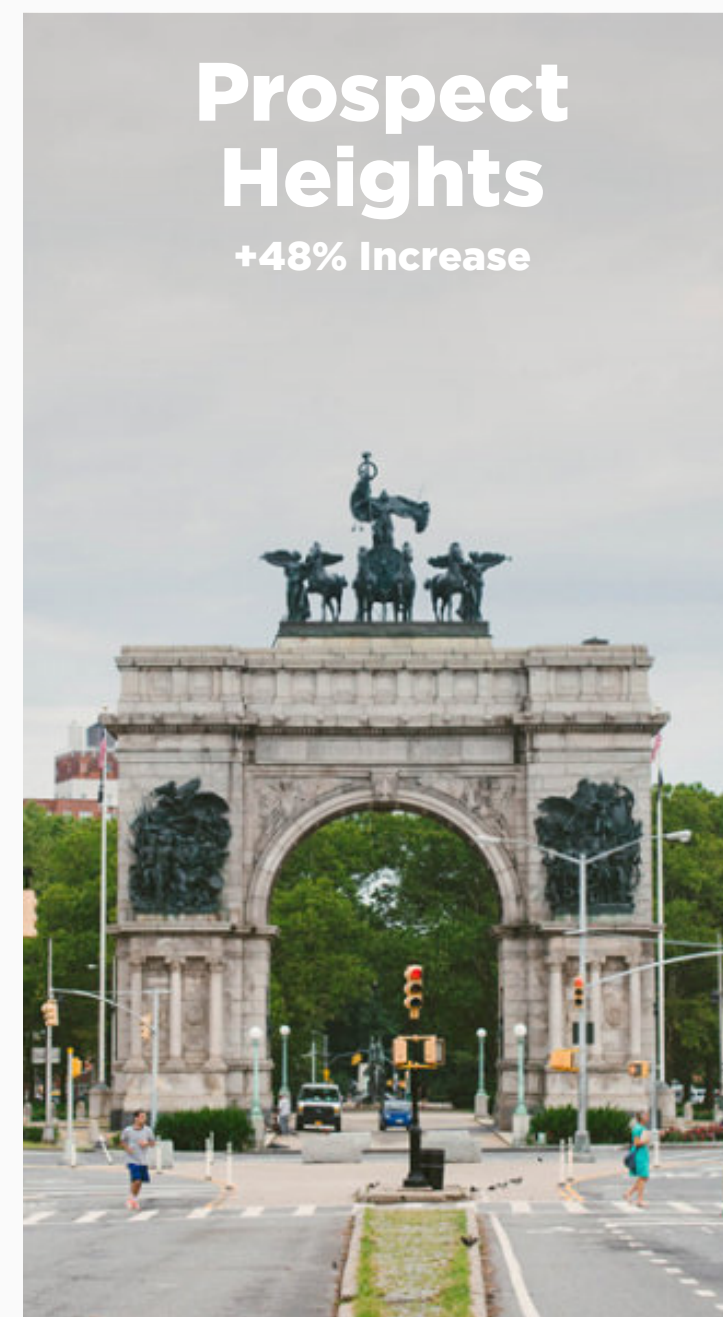
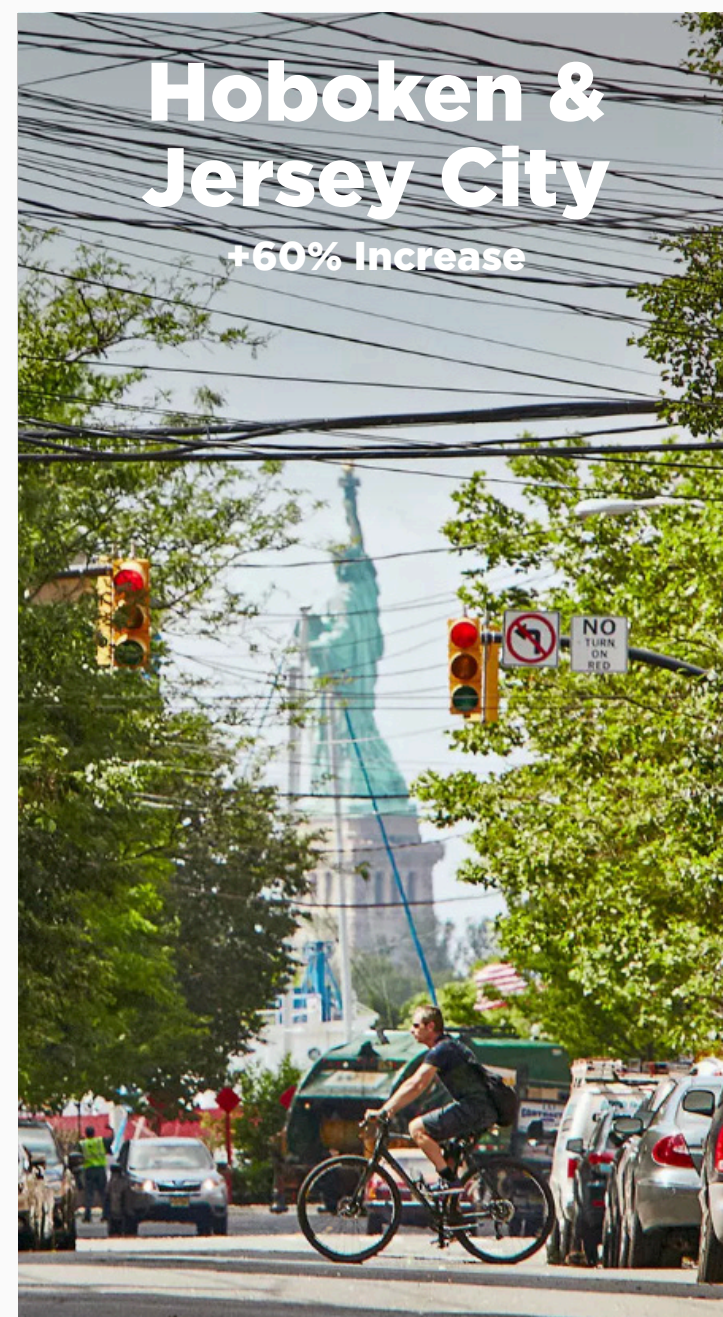
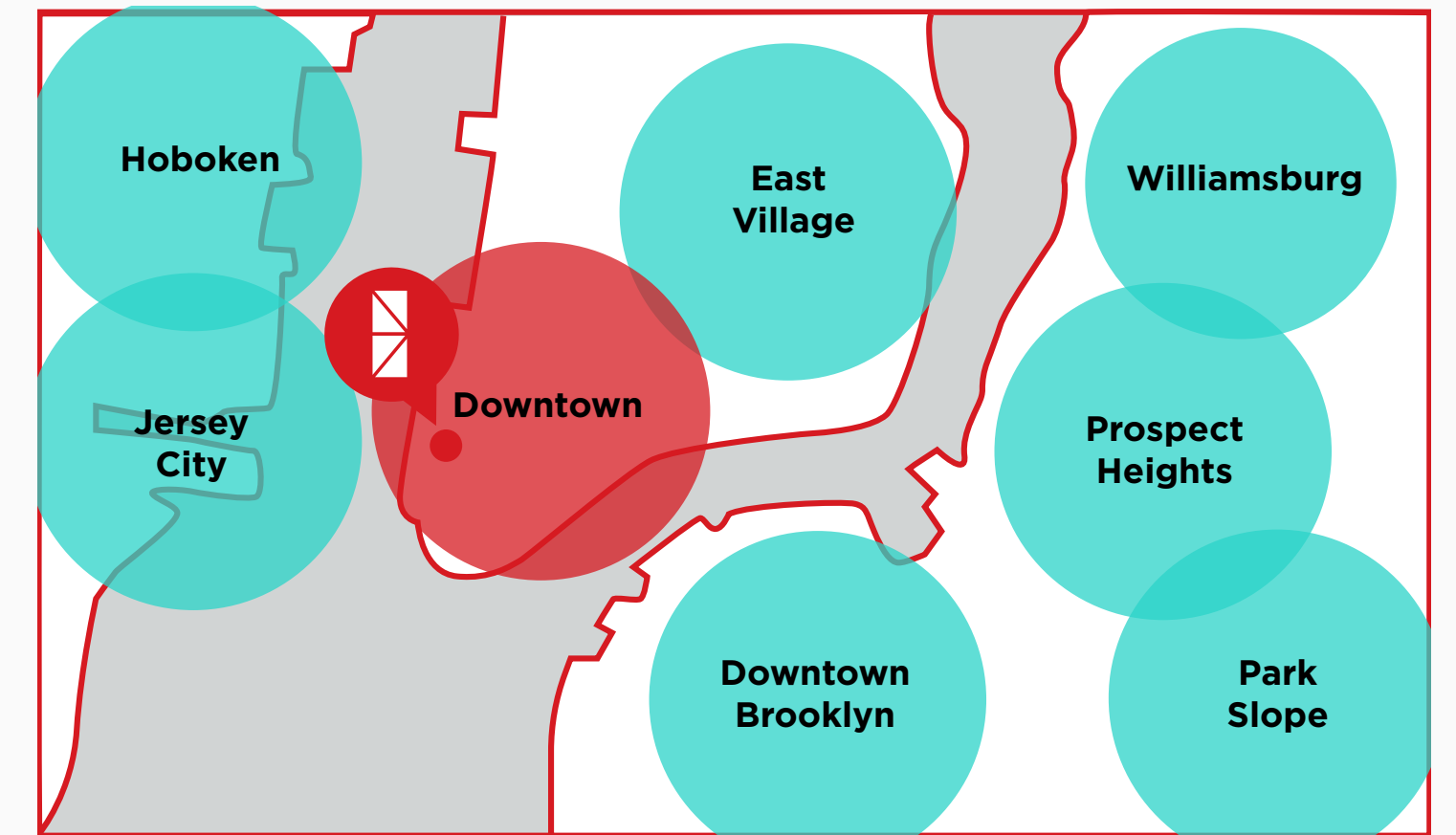
Third-largest % increase in
millennial population in the U.S.

55%



Nexus of Talent Growth

Surrounded by six of New York's fastest-growing neighborhoods for creative workers and young professionals - just minutes away.



NYC's Most Connected Site

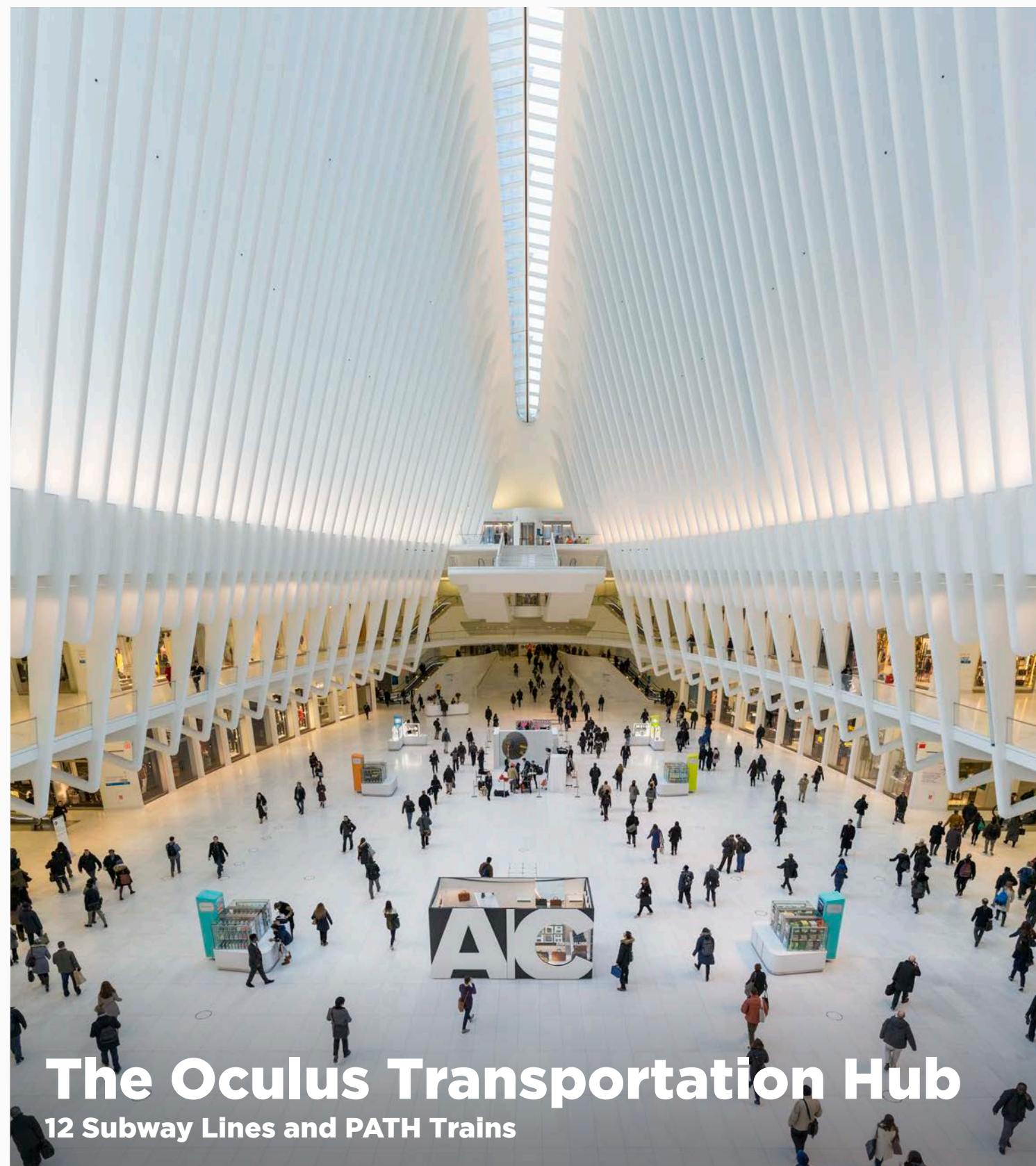
Quickly get to anywhere in the city via Downtown's brand new transit hubs—The Oculus and Fulton Center—without ever stepping outside.

12 subway lines are less than 2 minutes away

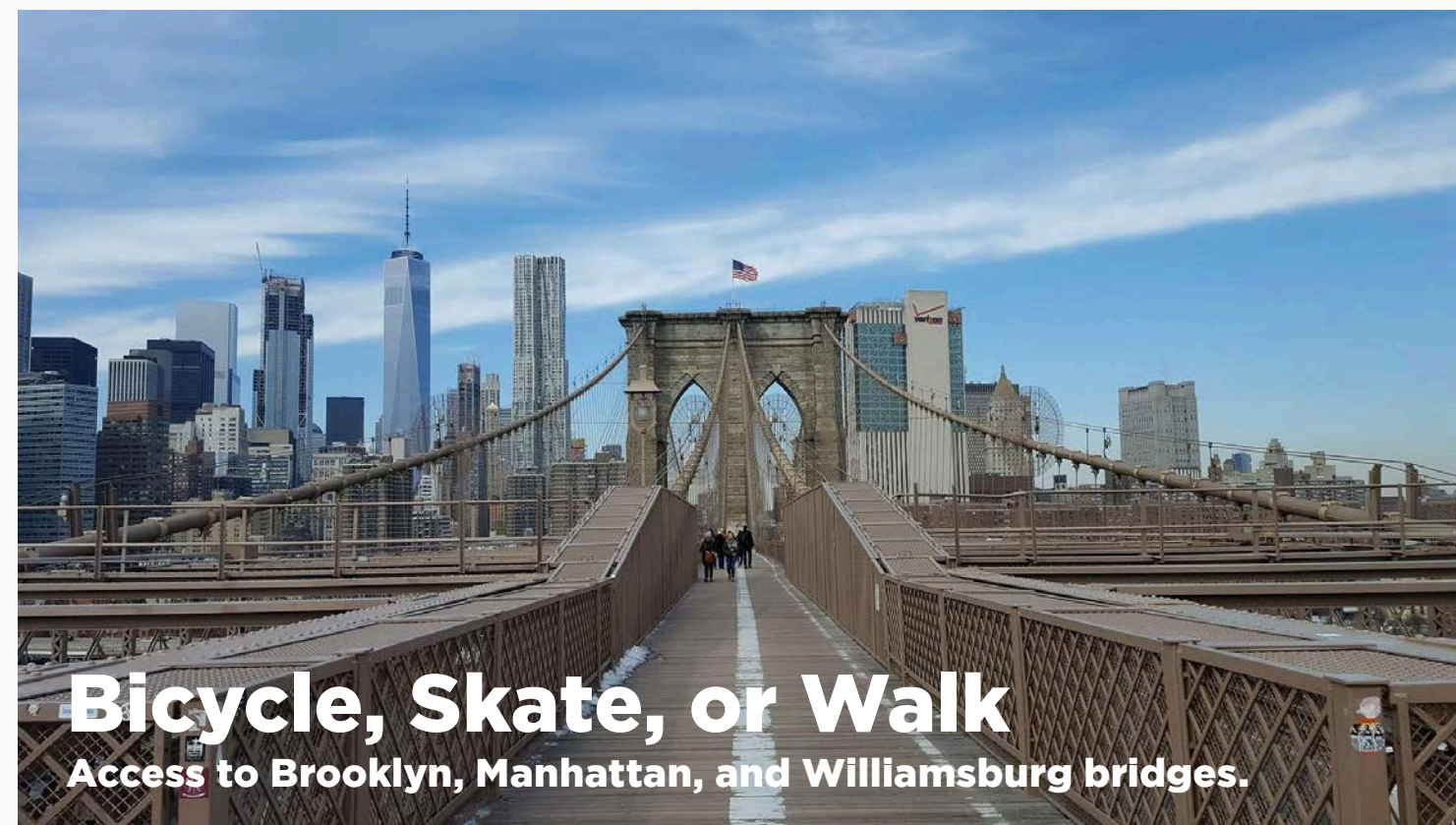
Over 800,000 regional creative and professional workers



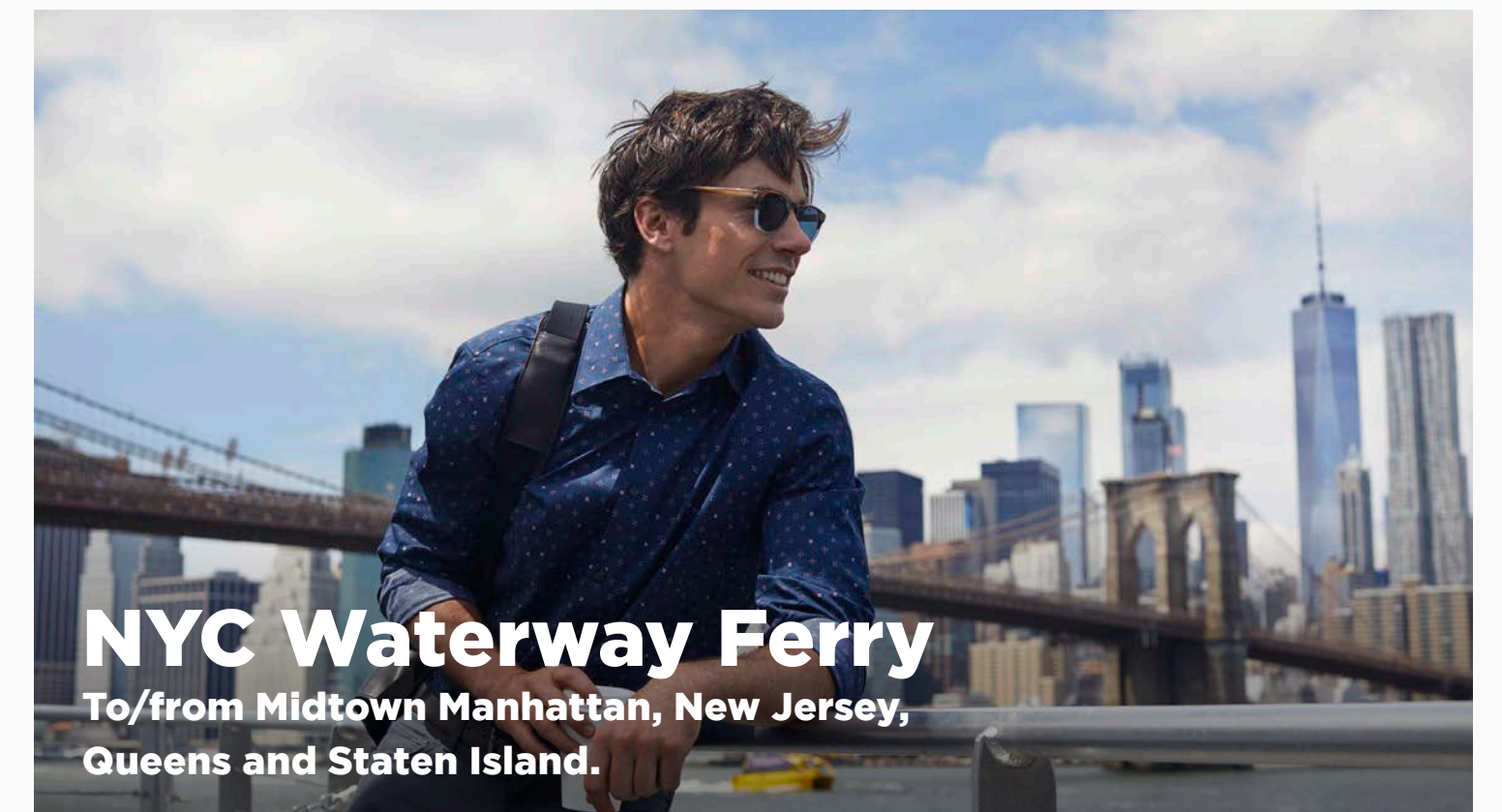
1-Seat Ride to Downtown



The Oculus Transportation Hub
12 Subway Lines and PATH Trains



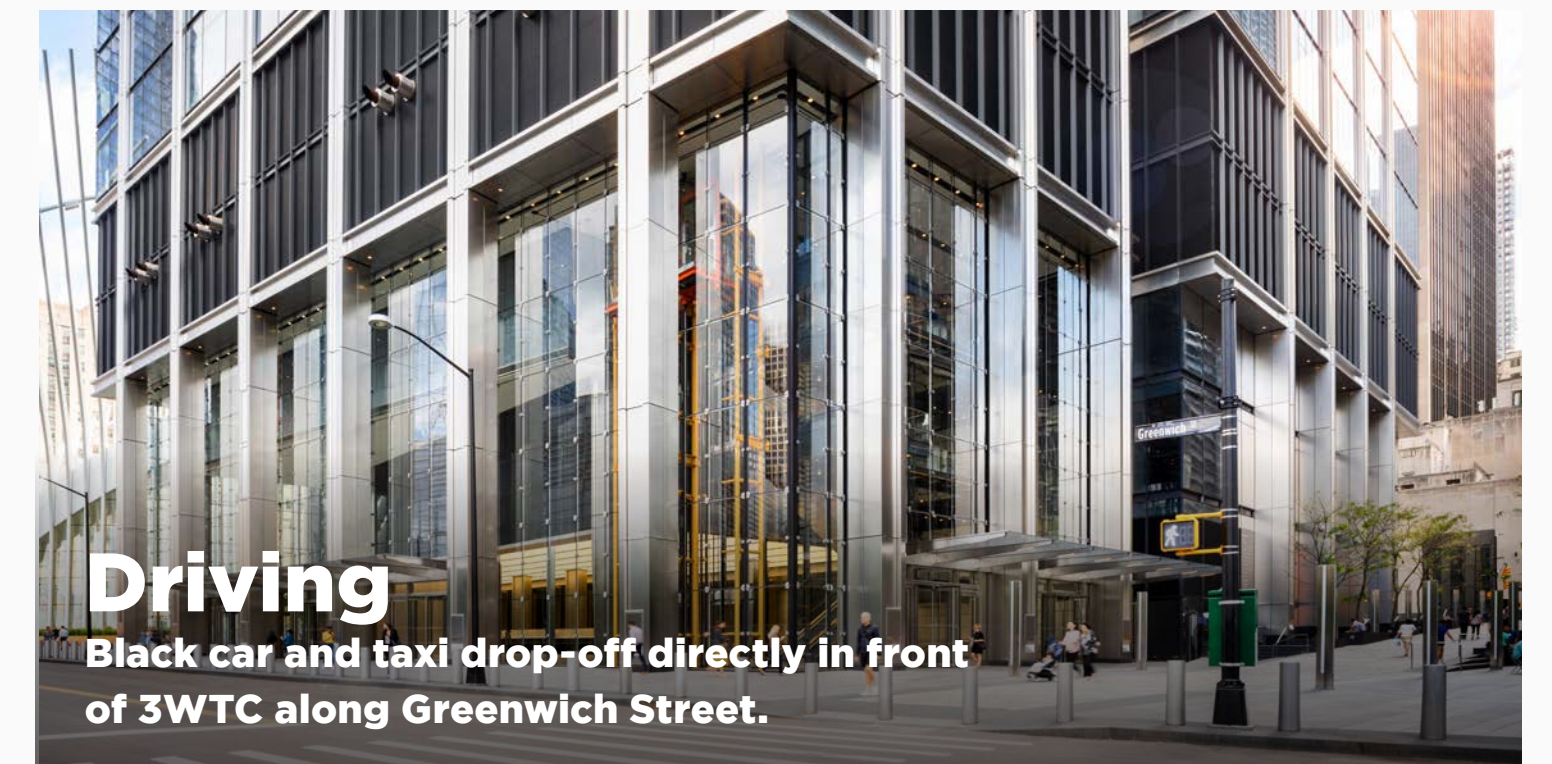
Bicycle, Skate, or Walk
Access to Brooklyn, Manhattan, and Williamsburg bridges.



NYC Waterway Ferry
To/from Midtown Manhattan, New Jersey, Queens and Staten Island.

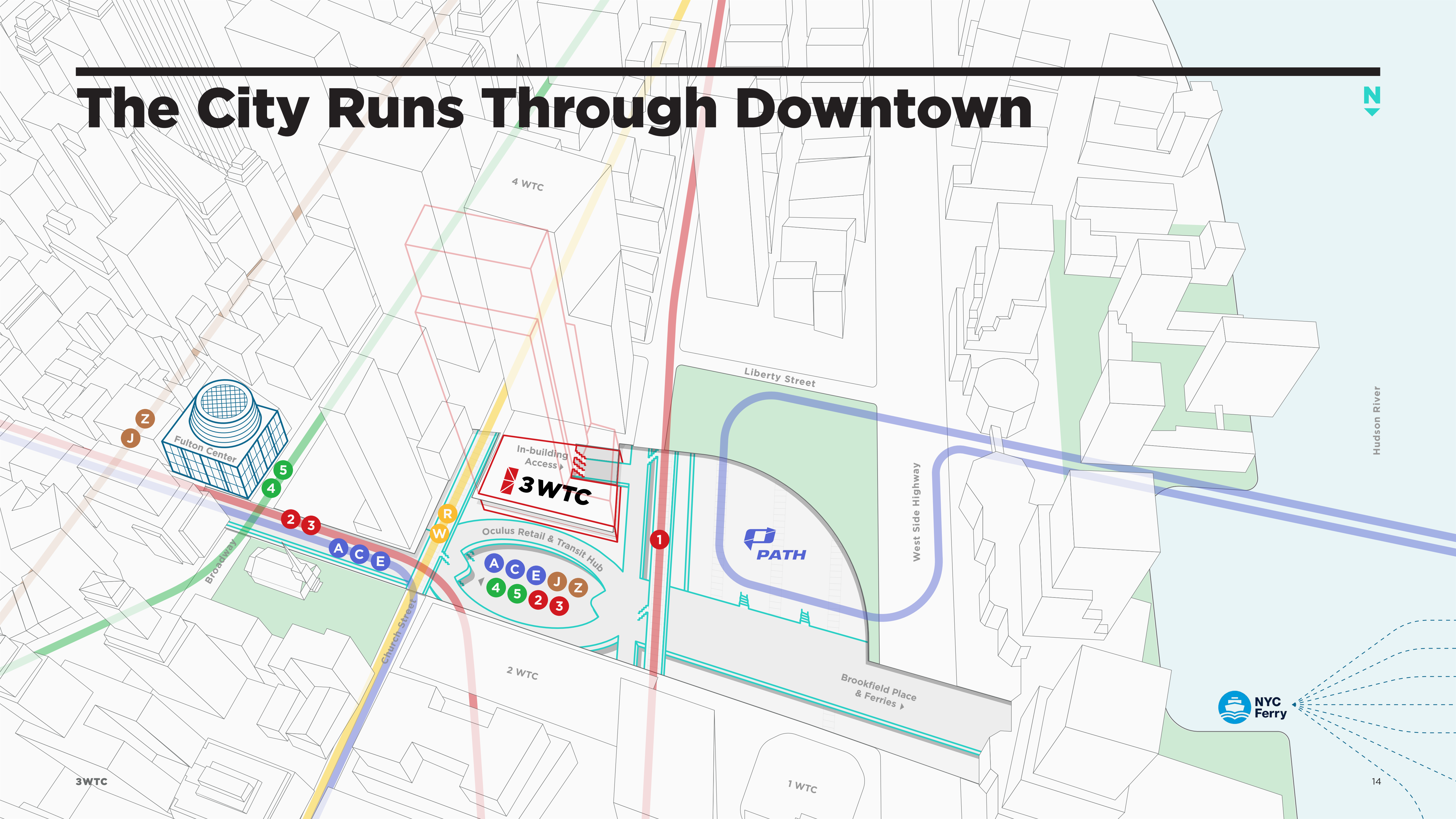


Fulton Center
12 Subway Lines

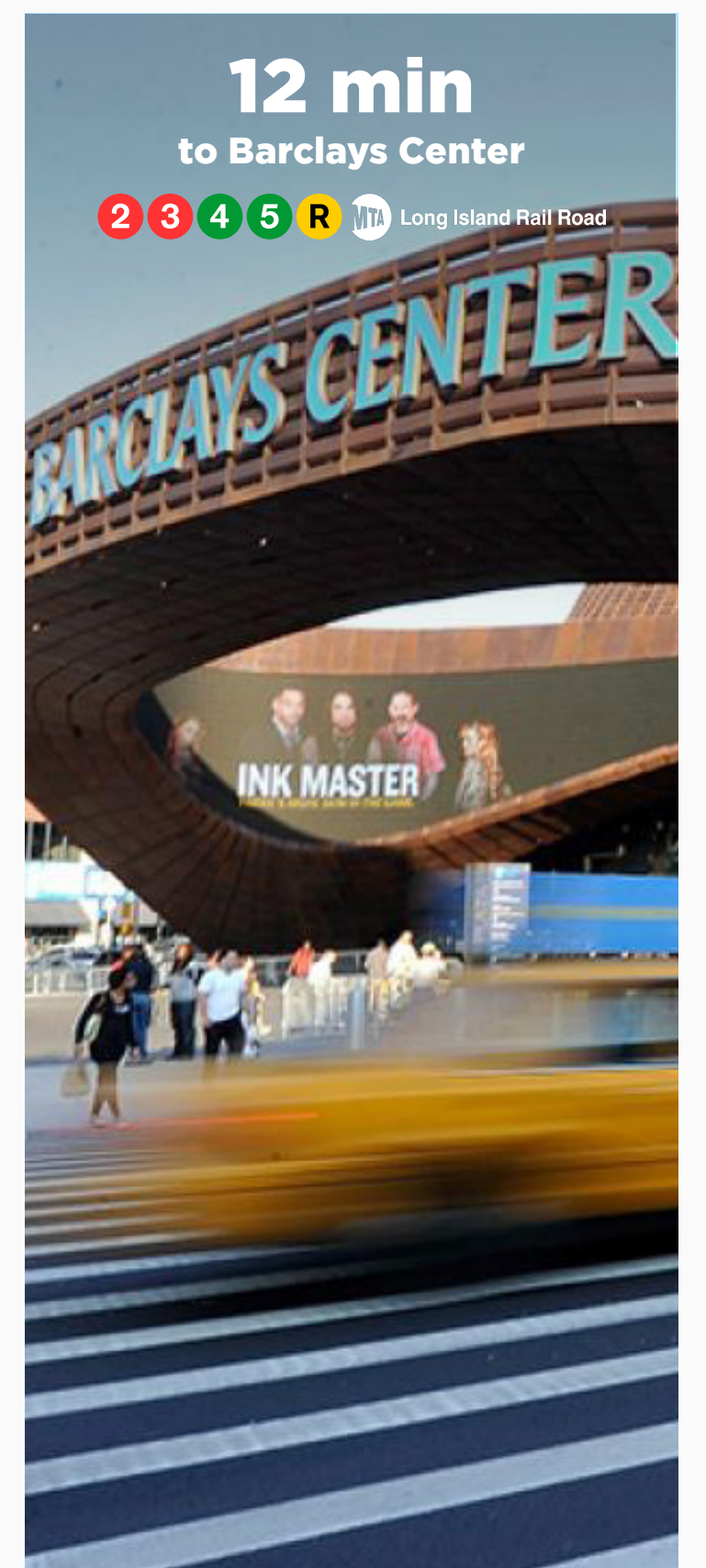
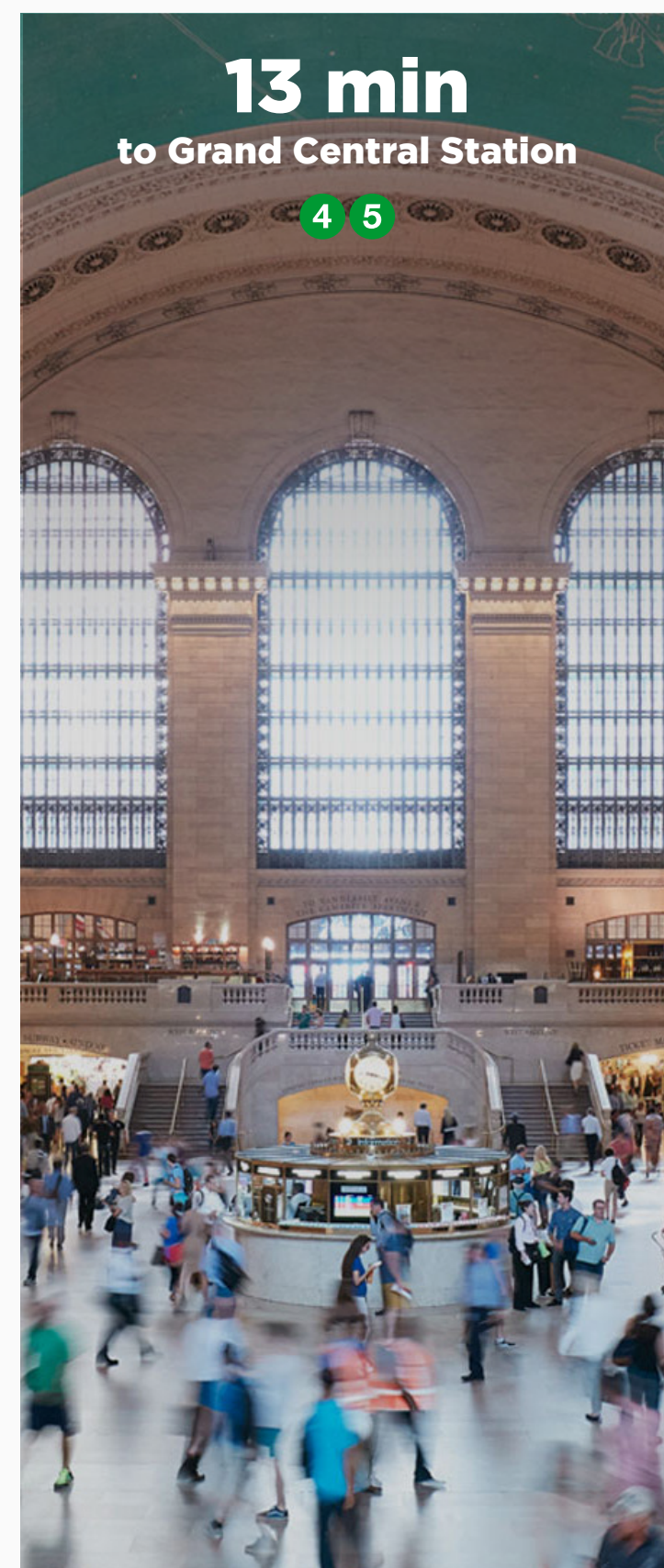


Driving
Black car and taxi drop-off directly in front of 3WTC along Greenwich Street.

The City Runs Through Downtown



Minutes to Everywhere



Home to Global HQs

citi

verizon

Goldman Sachs

CONDÉ NAST

MOODY'S

AMERICAN EXPRESS

meredith

WPP group^m

Spotify

BROWN BROTHERS HARRIMAN

nielsen

S&P Global

FRIED FRANK

Morgan Stanley

REVLON

SULLIVAN & CROMWELL LLP

AIG

CLEARY GOTTLIB

CADWALADER

EmblemHealth

RBC

HarperCollins

OmnicomGroup

AVON

OPPENHEIMER

JONES DAY

BNY MELLON




J. CREW

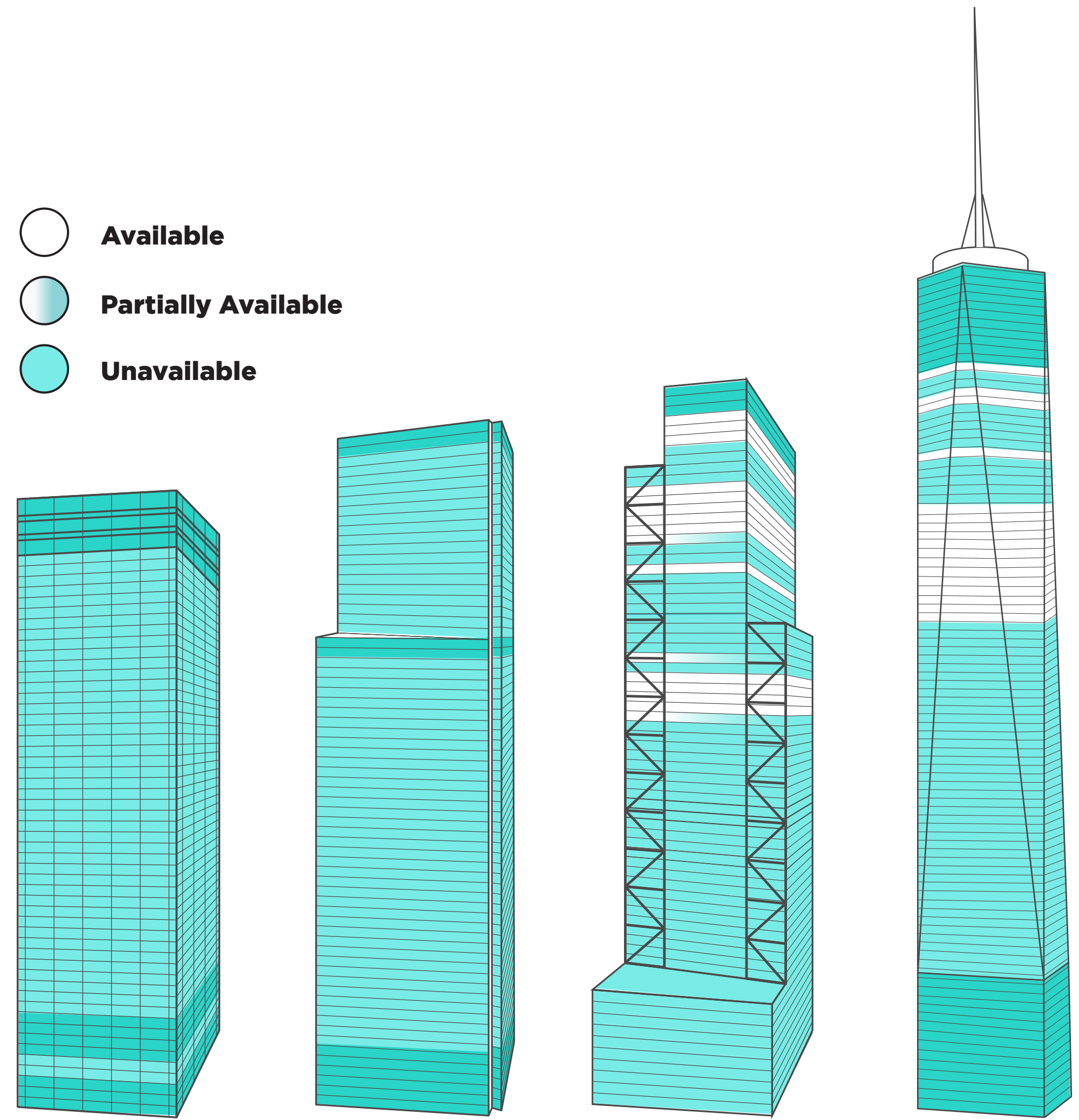
HUDSON'S BAY

Your Rolodex Is About to Get Flippin' Busy

By locating your business at 3WTC, you're automatically entered into an exclusive network of game-changing companies that you call neighbor.



-  Available
-  Partially Available
-  Unavailable











Options Galore

Bars and Restaurants

525+

Nearby Retail Stores

640+

-  Fitness
-  Hotels
-  Museums
-  Casual Eats
-  Dinner Spots
-  Bars
-  Cafés
-  Greenspaces

3WTC

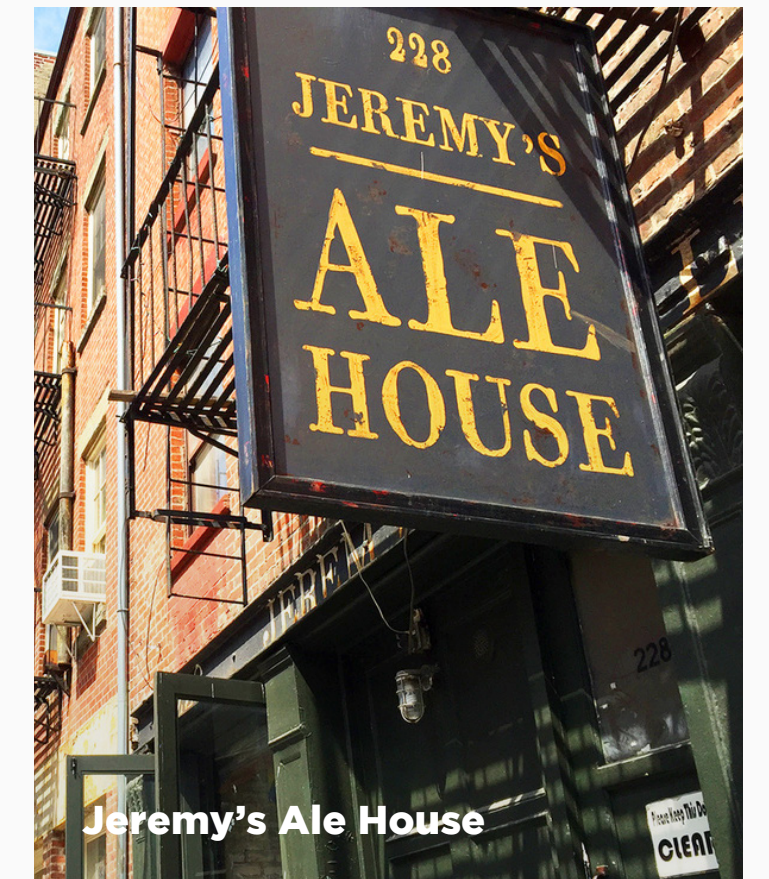
Dive Bar, 5-Star, or Anything in Between

New restaurants opened
Downtown in 2018 and to date 2019

59

Michelin-starred restaurants
in Lower Manhattan

17



3 - The Specifics

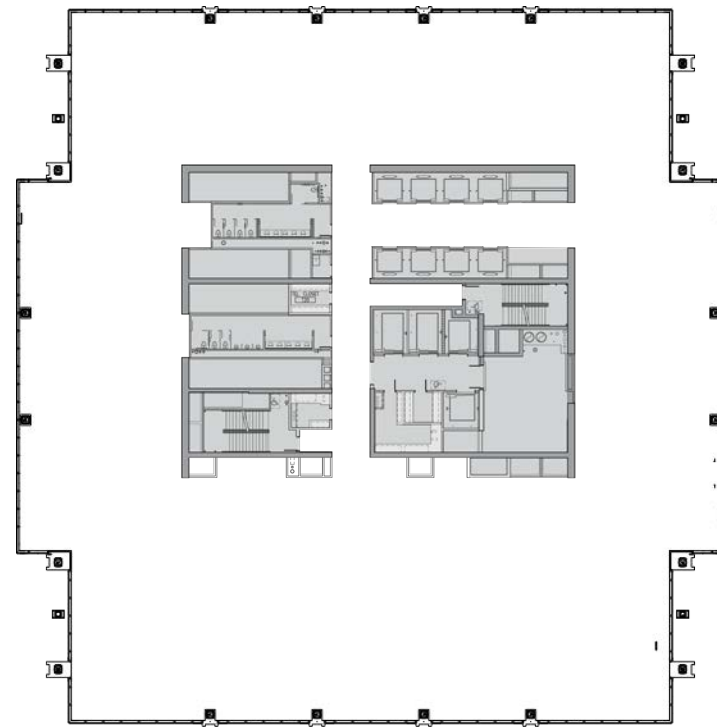
Leasing Opportunity

▶ There's so much to love about this building... so keep reading!

Available Space



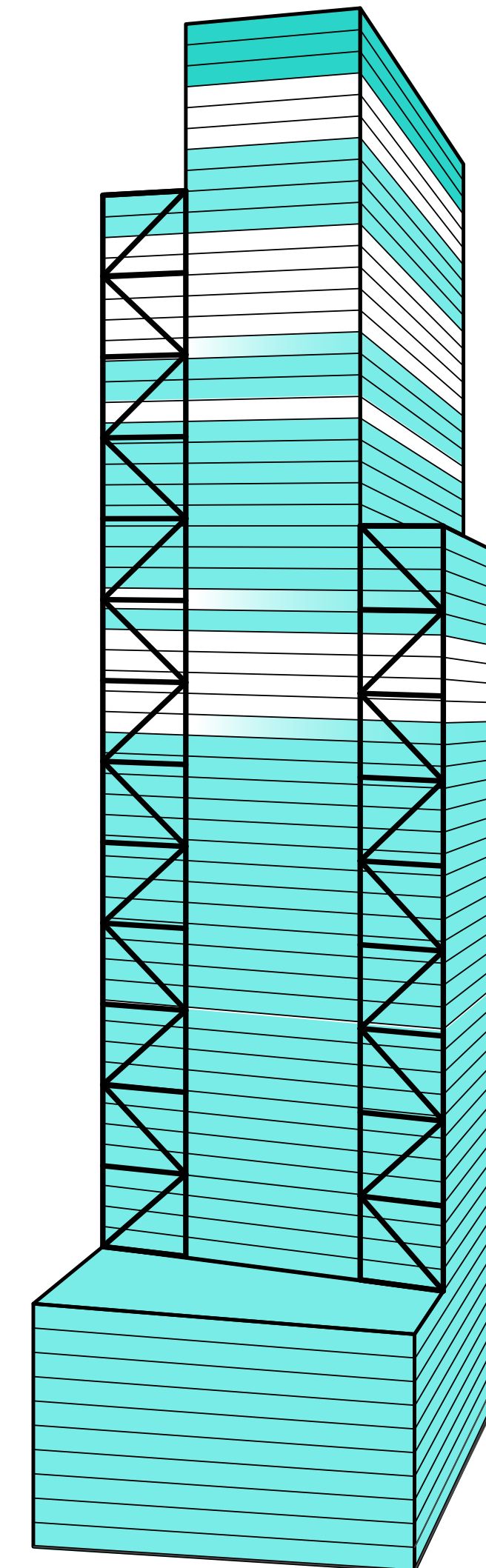
Floors 51-59
~45,000 RSF



Floor 60-75
~37,500 RSF



Floors 76-80
~30,000 RSF



Floors 69-73
--- **188,000 RSF**

Floors 51-54
--- **180,000 RSF**

- Available
- Partially Available
- Unavailable

WTC Tax and Energy Incentives

As-of-right incentives are available only to World Trade Center tenants.

Program	Per Rsf Per Annum	Other Savings:
Commercial Rent Tax Abatement	\$3.75	<p>Efficiency The efficiency of the floor plates at the World Trade Center buildings allows tenants to fit their office space program into 5% to 10% less space than would be required in other buildings. This reduction in square footage translates directly into a significant savings of 5% to 10% in both rent cost and fit-out cost.</p>
Sales Tax Exemption	\$1.50	Description Of As-Of-Right Incentives:
NYPA Power	\$1.00	<p>Commercial Rent Tax Abatement Tenants are exempt from Commercial Rent Tax for the entire term of the lease. Commercial office tenants in NYC pay a Commercial Rent Tax equal to 3.9% of gross rent. The benefit has no term limits, and is expected to save tenants \$3.00 to \$3.50 per RSF per annum.</p> <p>NYPA Power The building receives electricity from the New York Power Authority at discounted rates. This benefit has no term limit. Based on current utility rates, tenants at 3WTC today would enjoy a savings of approximately 30% off of standard Con Edison rates (an annual benefit of \$1.00 to \$1.50 per RSF versus other buildings).</p>
RE Taxes & PILOT	\$3.00	<p>Sales Tax Rebate Tenants are exempt from sales tax on materials purchased in connection with their initial fit-out, including any fixtures, furniture and equipment. The sales tax savings is estimated to be \$10.00 to \$15.00 per RSF, which corresponds to a rental savings of approximately \$1.00 to \$1.50 per RSF per annum.</p> <p>RE Taxes & PILOT Manufacturing, industrial, and not-for-profit companies may receive property tax incentives through agreements with government agencies. The two agencies that issue these agreements are NYC Industrial Development Agency (IDA) and NYC Economic Development Corporation (EDC). Through these agreements, properties are exempt from property taxes and instead make a Payment in Lieu of Taxes (PILOT).</p>
Total Savings/RSF/Year	\$9.25	

Building Specifications

Architect

Rogers Stirk Harbour + Partners (UK)

Height

80 Floors / 1,079 ft

Size

2.8 Million RSF
(2.5 RSF office)

Floor sizes

Floors 11-16 ~68,000 SF
Floors 28-59 ~44,000 SF
Floors 60-75 ~37,000 SF
Floors 76-80 ~31,000 SF

Slab Height

Office floors: 13'6"

Main Lobby

Ceiling heights reaching 64'.
6 Entrances (5 from street level, 1 from transit hub)

Office Windows

Floor-to-ceiling glass

HVAC

Floor-by-floor DX units with high-performance air filtration.

Elevators

High-speed destination dispatch system.

Electrical

6 Watts/USF.

Sustainability

LEED Gold certified.

Life Safety

Design significantly exceeds NYC building code.

Retail

In-building access to 1,000,000 SF of destination and amenity retail.

Tenants

WPP, GroupM (Mindshare, Essence, Mediacom, MetaVision, Wavemaker [M] Platform, Kantar, Xaxis), IEX



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