

# BUILT LONG-TERM SUBLEASE

WITH OUTSTANDING VIEWS • FINANCIAL DISTRICT, NEW YORK



## 199 Water Street

20,995 RSF

FLOOR 17

AVAILABLE IMMEDIATELY

TERM THROUGH 12-30-26



NEW AGGRESSIVE PRICING



ABOVE MARKET CONCESSIONS



NATURAL LIGHT WITH WATER VIEWS



LONG-TERM SUBLEASE SPACE



TRADING / FINANCIAL SERVICES LAYOUT



BENCHSTYLE WORKSTATIONS



GLASS-FRONT OFFICES



FURNITURE AVAILABLE



DATACENTER IN PLACE



AMPLE SUPPLEMENTAL COOLING IN PLACE

For more information, please contact:

**SCOTT PANZER**

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#### DISCLAIMER

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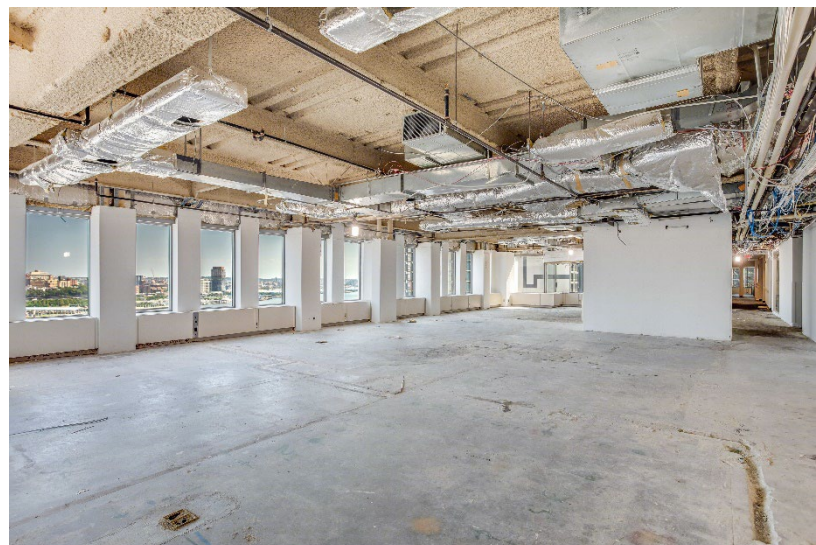


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**LOWER MANHATTAN MASS TRANSIT**

- 13 MTA Subway Lines
- PATH Train to New Jersey
- 17 Commuter Ferry Routes
- 30 MTA Bus Routes
- 27 CitiBike Stations

**RESTAURANTS**

- 1 Pier 17
  - Acqua
  - Mr. C Seaport
  - Jeremy's Ale House
  - 10 Corso Como
  - Dorlan's
- 2 Fulton Stall Market
- 3 Chiptole
- 4 Starbucks
- 5 Just salad
- 6 Chop't
- 7 Sweet Green
- 8 Andaz
- 9 Gregory's Coffee
- 10 Starbucks
- 11 Haru
- 12 Bobby Van's
- 13 Reserve Cut
- 14 Delmonico's
- 15 Ulysees
- 16 The Dubliner
- 17 Luke's
- 18 Route 66
- 19 Broadstone
- 20 Cipriani
- 21 Clinton Hall
- 22 The Capital Grille
- 23 Eatly
- 24 Nobu
- 25 Augustine
- 26 Rosa Mexicano

**HOTELS**

- 1 Hampton Inn
- 2 Fairfield Inn
- 3 Holiday Inn Express
- 4 Radisson
- 5 Double Tree by Hilton
- 6 Hampton Inn
- 7 Moxy
- 8 The Beekman
- 9 Aloft Hotels
- 10 Four Seasons Hotel & Resort
- 11 W Hotels
- 12 Marriott
- 13 Holiday Inn
- 14 Club Quarters Hotels

**FITNESS**

- 1 SoulCycle
- 2 Equinox
- 3 New York Health & Raquet Club
- 4 Equinox

**MISCELLANEOUS**

- 1 ESPN
- 2 Seaport
- 3 IPIC
- 4 Westfield
- 5 Brookfield Place

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