

116 NASSAU STREET | NORTHEAST
CORNER AT
ANN STREET

Entire Third Floor

11,365 SF

39 Windows

Divisions of 5,231 SF and 6,134 SF Considered

—
**AVAILABLE
FOR LEASE**

Financial District
New York City



TWO BLOCKS TO
FULTON STREET
TRANSIT HUB



ATTENDED LOBBY
24/7 ACCESS



WINDOWS ON
THREE SIDES



TENANT-CONTROLLED
HVAC



DIRECT
ELECTRIC

CONTACT

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ENDURANCE.
REAL ESTATE ADVISORS

SPACE / BUILDING HIGHLIGHTS

FLOOR

Entire 3rd Floor

POSSESSION

Immediate

SIZE

11,365 SF

RENT

Upon Request

DIVISION OPTIONS

Space A – 5,231 SF

Space B – 6,134 SF

ELECTRIC

Direct Meter

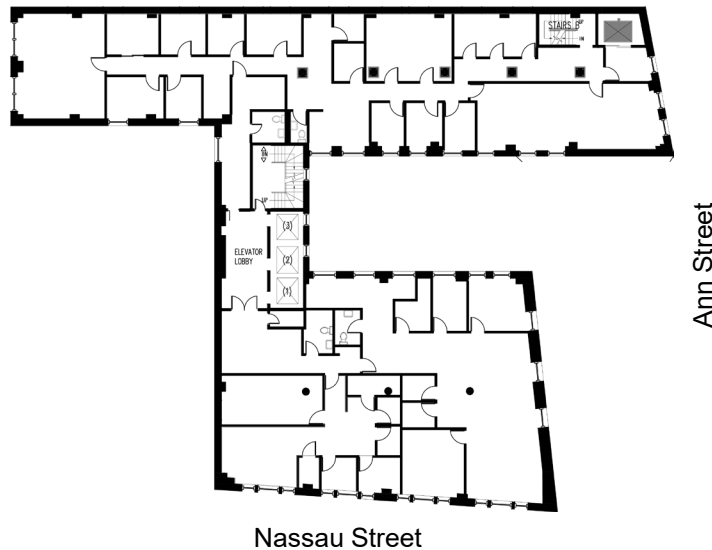
CONDITION

Move-In Condition

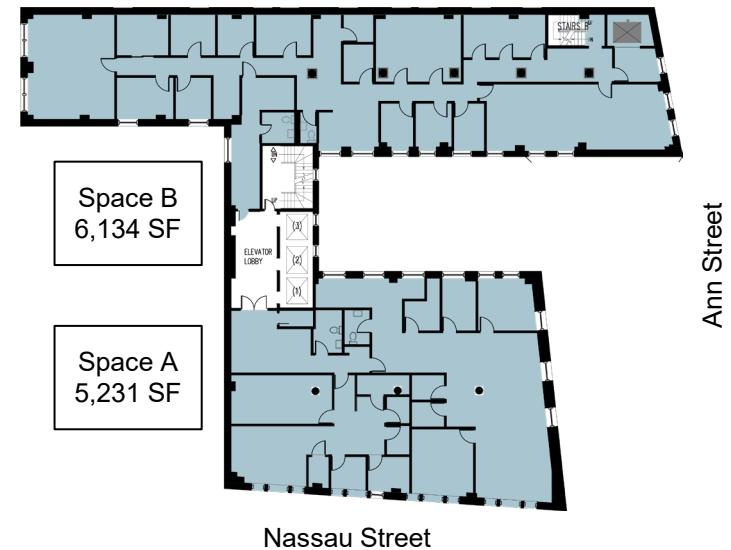
TERM

1 – 5 Years

- Direct lease with institutional ownership
- Attended lobby | 24/7 access
- Windows on three sides
- Private bathrooms within the space
- Qualifies for Lower Manhattan Tax Abatement
- Two blocks from Fulton Street Transit Hub
- Tenant-controlled HVAC



FULL FLOOR - 11,365 SF

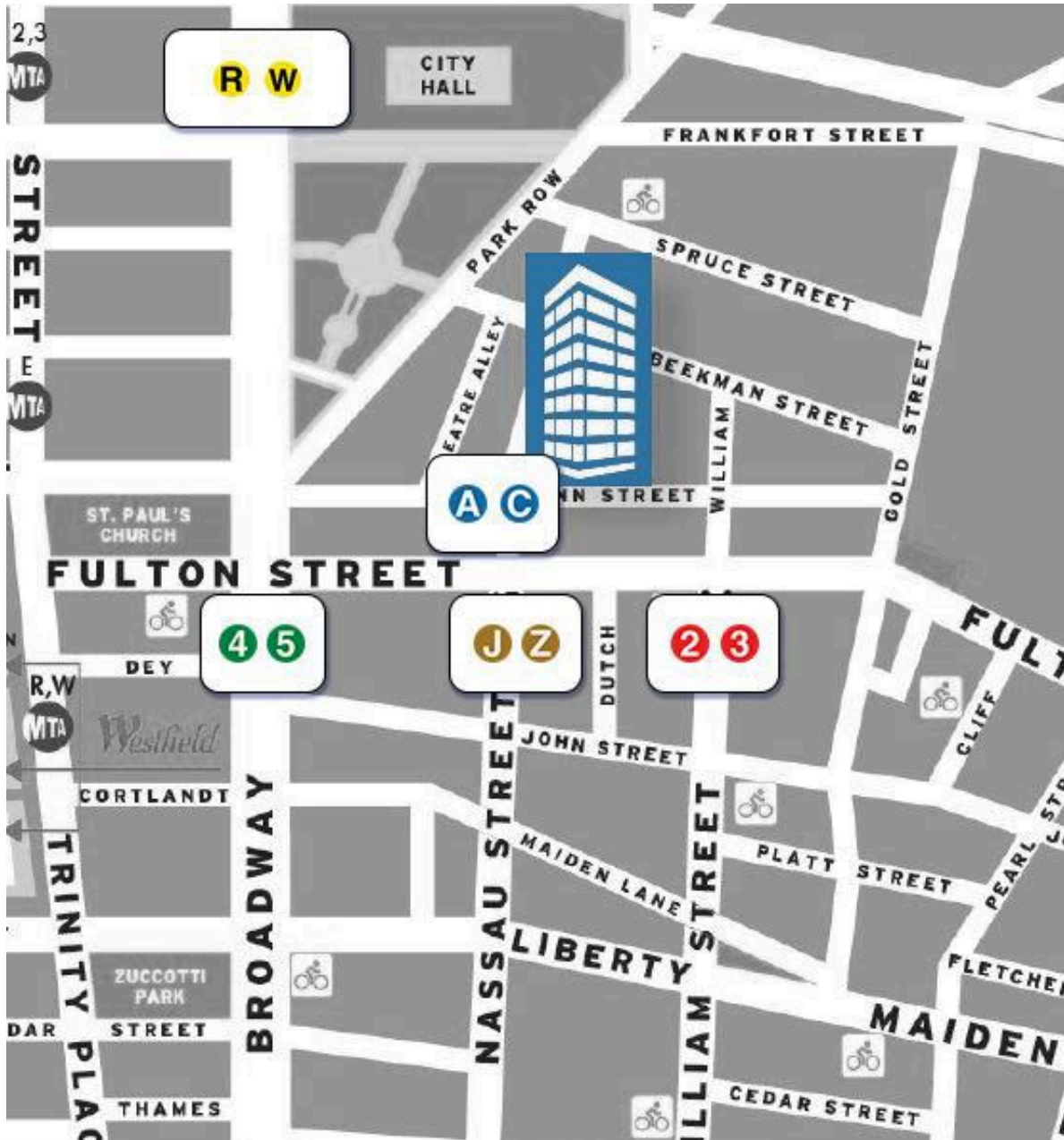


DIVISION OPTION - SPACE A / SPACE B

116 NASSAU STREET THIRD FLOOR INTERIOR PHOTOS



116 NASSAU STREET LOCATION & TRANSIT



GETTING HERE AND THERE

Everything essential including transit, corporate centers, green space, and waterfront nightlife is within a 10-minute walk of your front door.

- Fulton Street Transit Hub – 2 min walk (major subway lines)
- World Trade Center – 5 min walk
- City Hall Park – 3 min walk
- South Street Seaport – 6 min walk

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