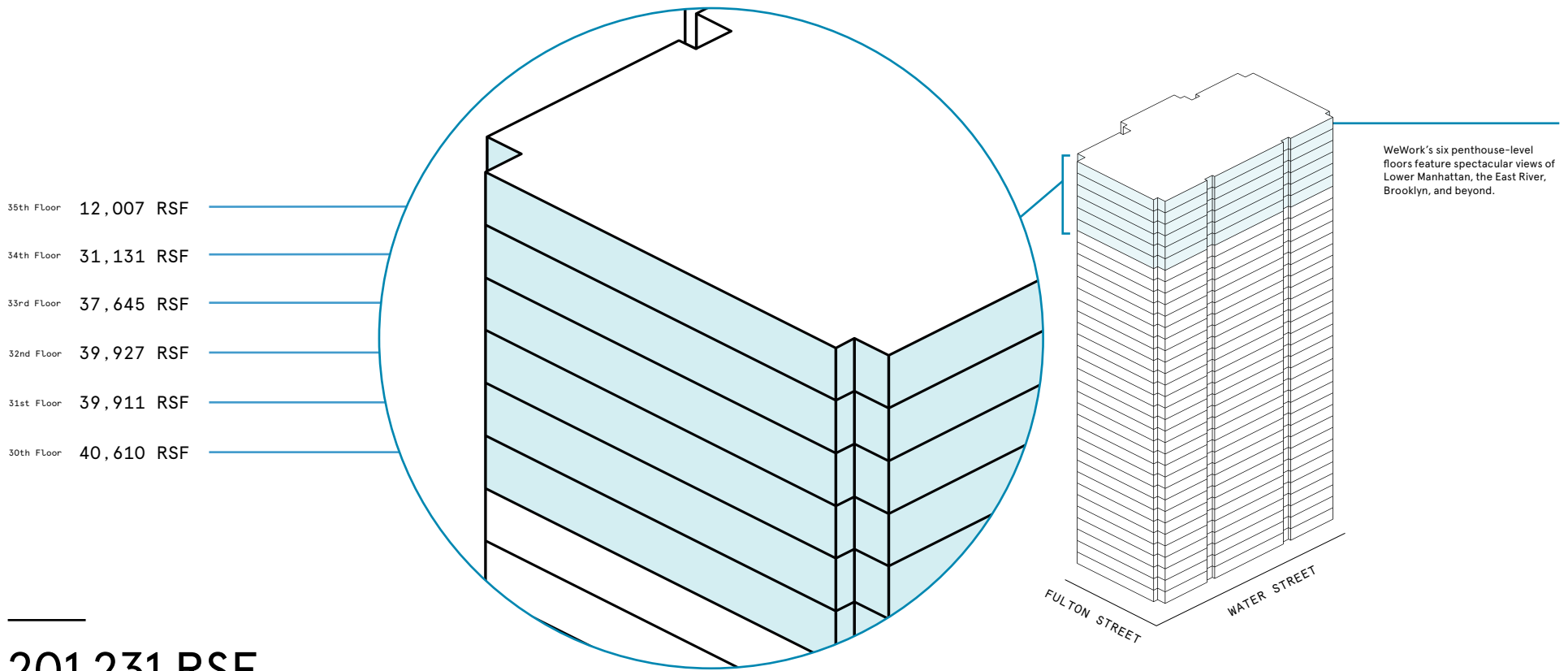


199 Water Street

Space availability summary

WeWork @ 199 Water Street
New York, NY

wework



201,231 RSF

TOTAL WEWORK RSF

199 Water Street

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Dedicated, private offices available from 65 to 40,610 RSF

Move-in ready offices furnished & wired

35

TOTAL BUILDING FLOORS

1,160,067

TOTAL BUILDING SQ FT



Dubbed the 'Director's Chair,' this lightweight and foldable design adds variety and comfort in our spaces.



Incorporating a balance of vintage furniture provides an original and timeless look.

Spacious, sunlit, and scenic

199 Water Street, also known as One Seaport Plaza, was built in 1984 by local firm Jack Resnick & Sons, and features large, glazing panels on its façade, maximizing panoramic views over the East River and to Brooklyn. Thanks to its expansive floor plates defined by the usage of a minimal number of columns, the interiors flow without any interruption while letting the natural sunlight in throughout the day.



Open lounge areas with high ceilings and spacious seating arrangements promote a relaxing atmosphere.

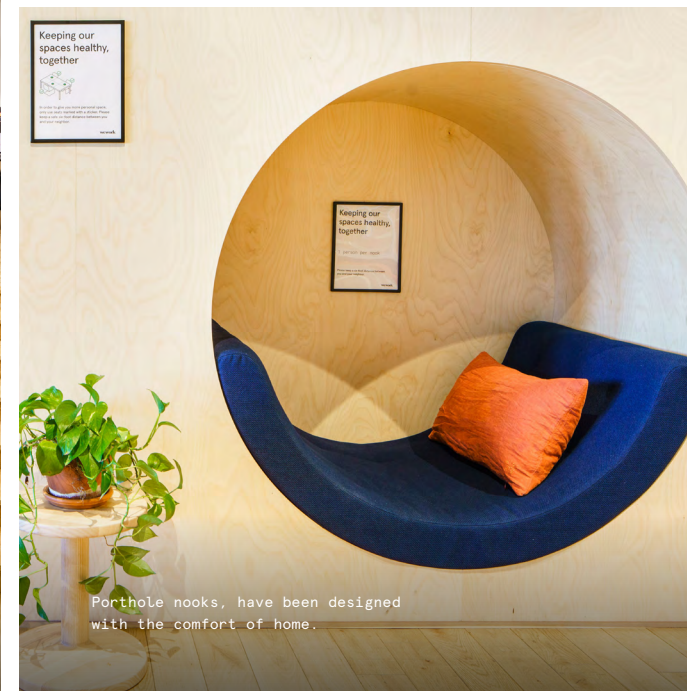
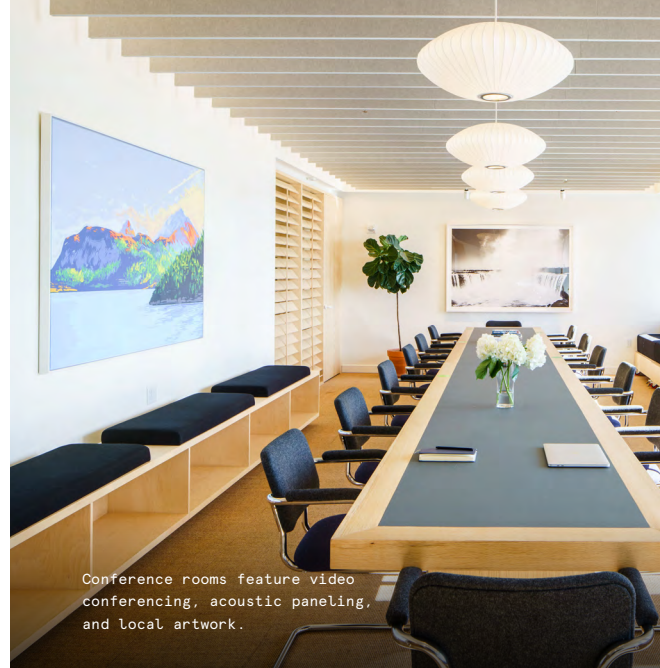


With a nod to its waterfront location, nautical artwork and murals are punctuated throughout.

Designed with a port culture in mind

With 199 Water Street's proximity to the Seaport, WeWork's design principles embrace the local neighborhood, creating one-of-a-kind moments throughout its interiors.

- Natural materials such as marble and wood are juxtaposed with a color palette of vibrant, navy hues, energizing the interiors while each floor is constantly drenched by natural sunlight
- Promoting connectivity and interactivity, cutout porthole cubbies come forward as playful alternatives to seating arrangements
- The whole space is decorated with local artwork throughout, featured in elevators, lounges, and conference rooms





At every location, WeWork's community team greets members and is always on hand.



Expansive windows incorporate daylight and magnificent views into offices and conference rooms.

On-site amenities

- High speed Wi-Fi
- 24/7 security
- Electronic access
- Web-based visitor access
- Stocked pantry and coffee bar
- Messenger center
- Sundry shop
- US mail drop
- Emergency back-up power
- Supplemental HVAC and electric
- TKTS theater ticket booth
- Professional and social events
- Private conference rooms
- Access to inspiring, spacious common areas
- Member dedicated bicycle room with locker rooms and showers
- Full-service garage in the building with direct lobby access

Building specifications



Building history

Built in 1984

Developed by Jack Resnick & Sons



Security

24/7 attended lobby

24/7 CCTV monitoring

Web-based visitor pass system



Certifications

LEED EB: O&M-Certified

WiredScore Platinum Certified



Ceiling heights

Floors 3-34: 11'16" feet slab-to-slab

Floors 35: 22'6" feet slab-to-slab



Electrical capacity

10 watts per SF



HVAC

Central shaft VAV system w/ AHUs

Chilled + hot water provided to perimeter fan coils



Building size

35 stories

1.16 million RSF



Elevators

6 passenger elevators
with a capacity of 4,000 lbs

2 freight elevators
with a capacity of 4,000 lbs



Fire strategy










Fully-sprinklered building

A historic seaport district, revitalized

As one of Manhattan's most unique and energetic districts, the South Street Seaport has been recently revitalized to include high-end eateries and bars, luxury properties, and diverse shopping options along its cobblestone streets. The "mini-city" harbors its own community with a sense of belonging and remains seamlessly connected to its heritage within its urban retreats.

199 Water Street is perfectly located at the most central conjunction in the neighborhood, and is nearby all public transportation—including subway, ferry, bus, and CitiBike.

Distance to WeWork

Penn Station		 Subway	19 min
34th Street	 Ferry		24 min
Grand Central		 Subway	20 min
Hoboken Terminal	 Ferry	 Path Train	20 min
Jersey City	 Ferry	 Path Train	17 min
Brooklyn	 Ferry	 Subway	12 min



30th Floor

40,610 RSF

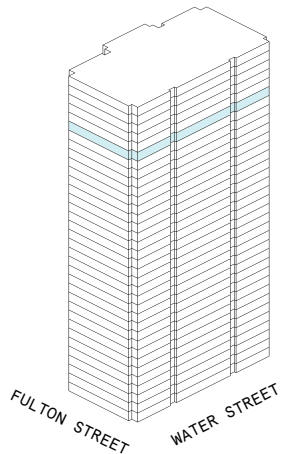
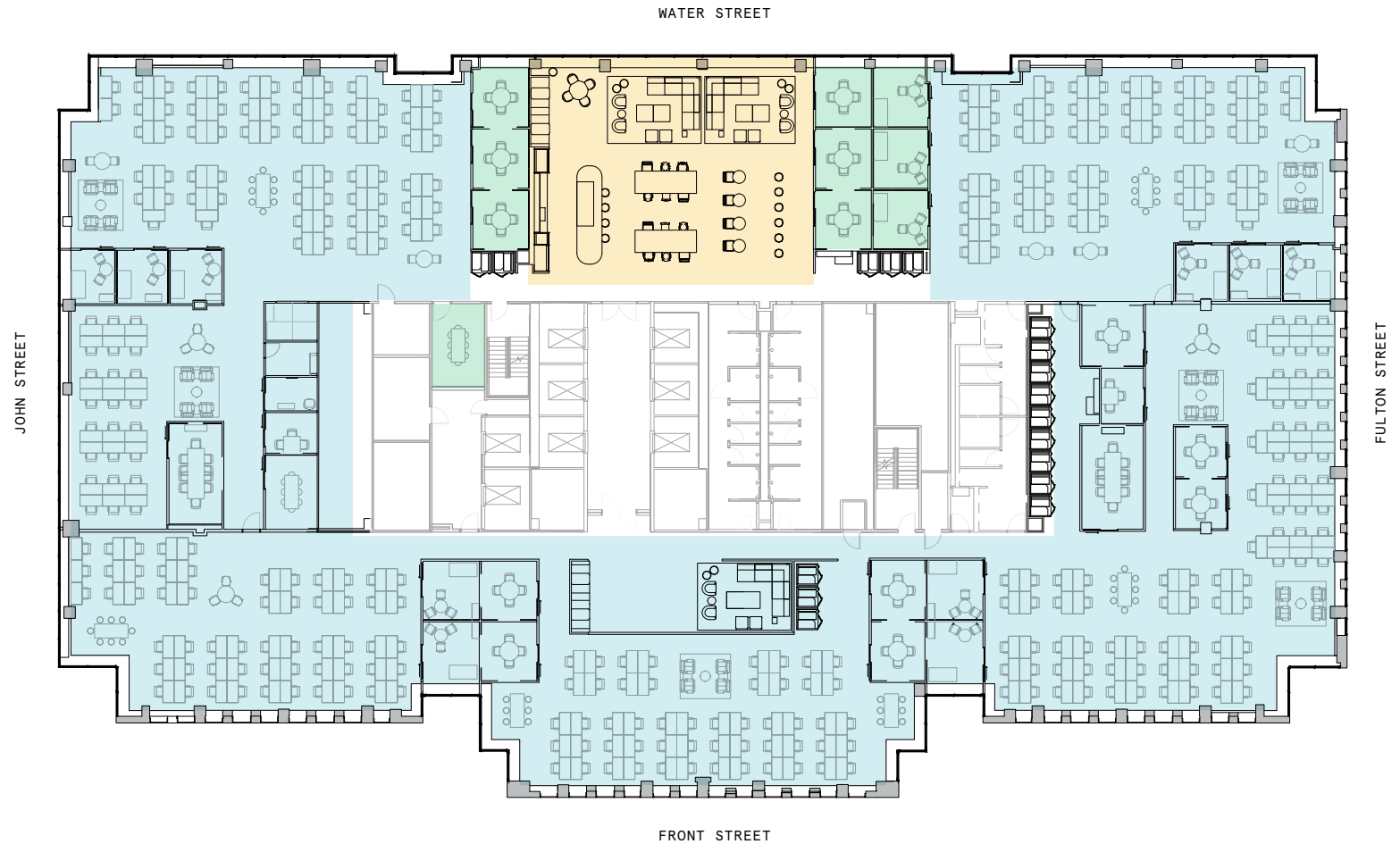


10
MEETING ROOM(S)

1
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



Suite 30-101

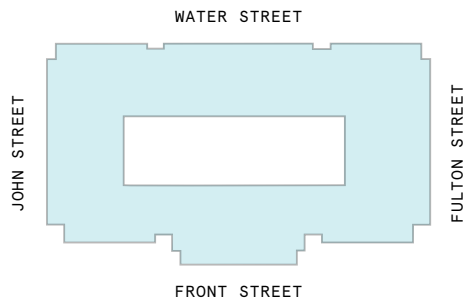
30th Floor



29
PRIVATE OFFICE(S)



40,610 RSF
RENTABLE AREA



31st Floor

39,911 RSF

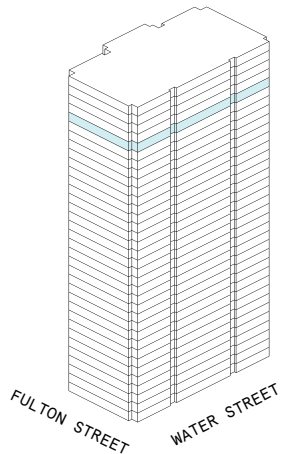


11
MEETING ROOM(S)

1
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



Suite 31-102

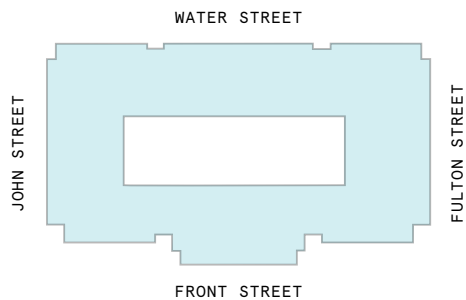


31st Floor

31
PRIVATE OFFICE(S)



39,911 RSF
RENTABLE AREA



32nd Floor

39,927 RSF

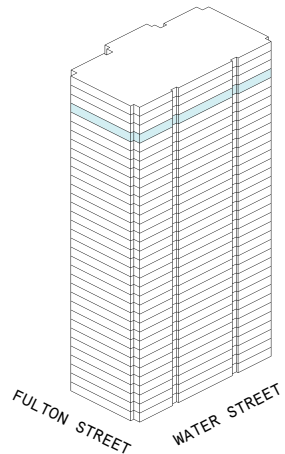
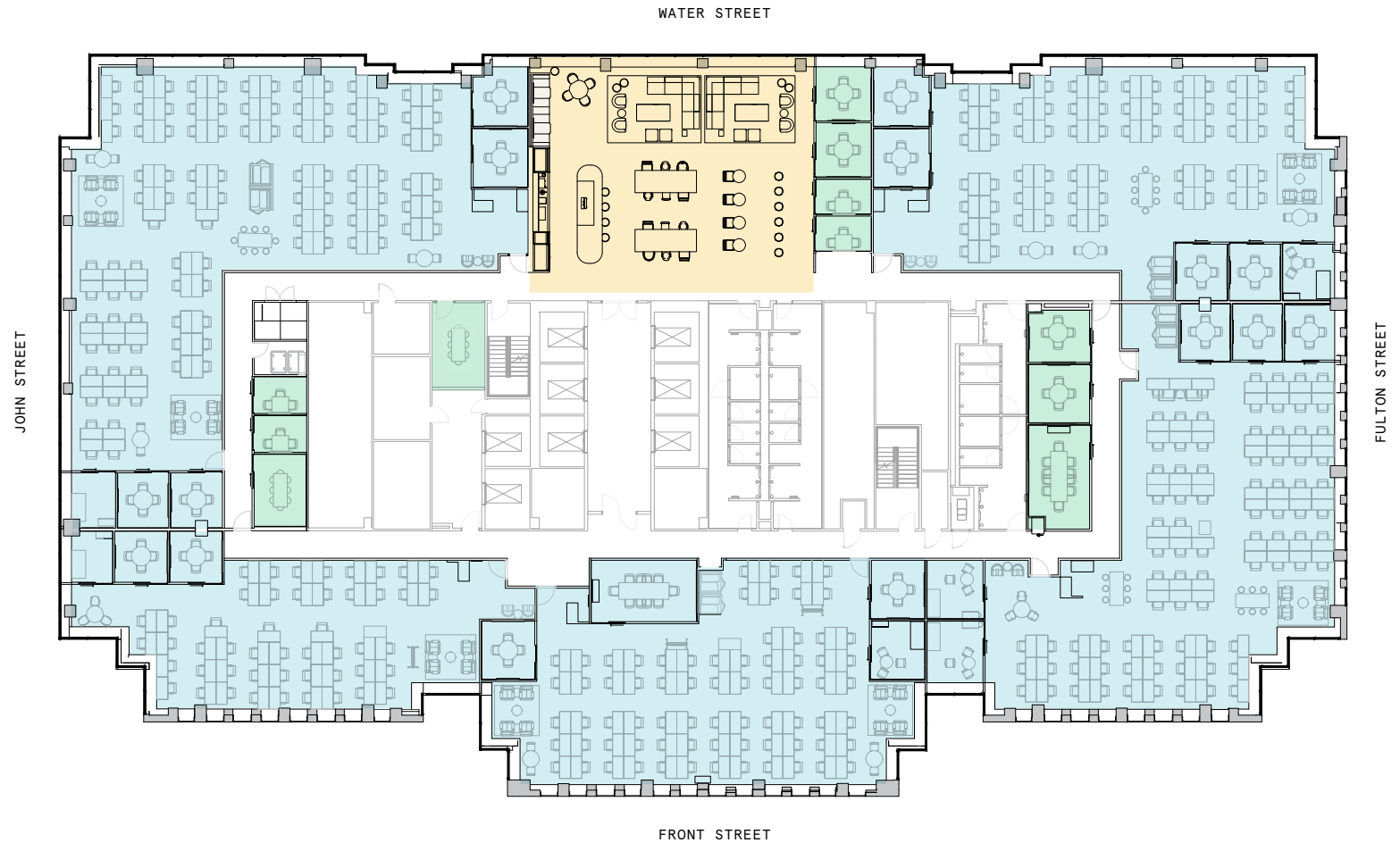


11
MEETING ROOM(S)

1
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



Suite 32-105

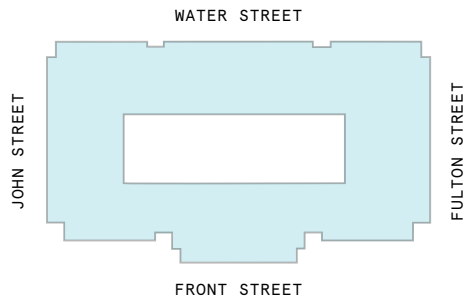
32nd Floor



27
PRIVATE OFFICE(S)



39,927 RSF
RENTABLE AREA



33rd Floor



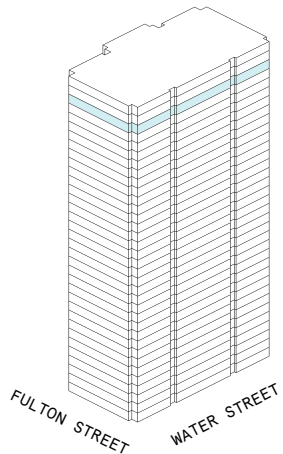
37,645 RSF

10
MEETING ROOM(S)

1
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE

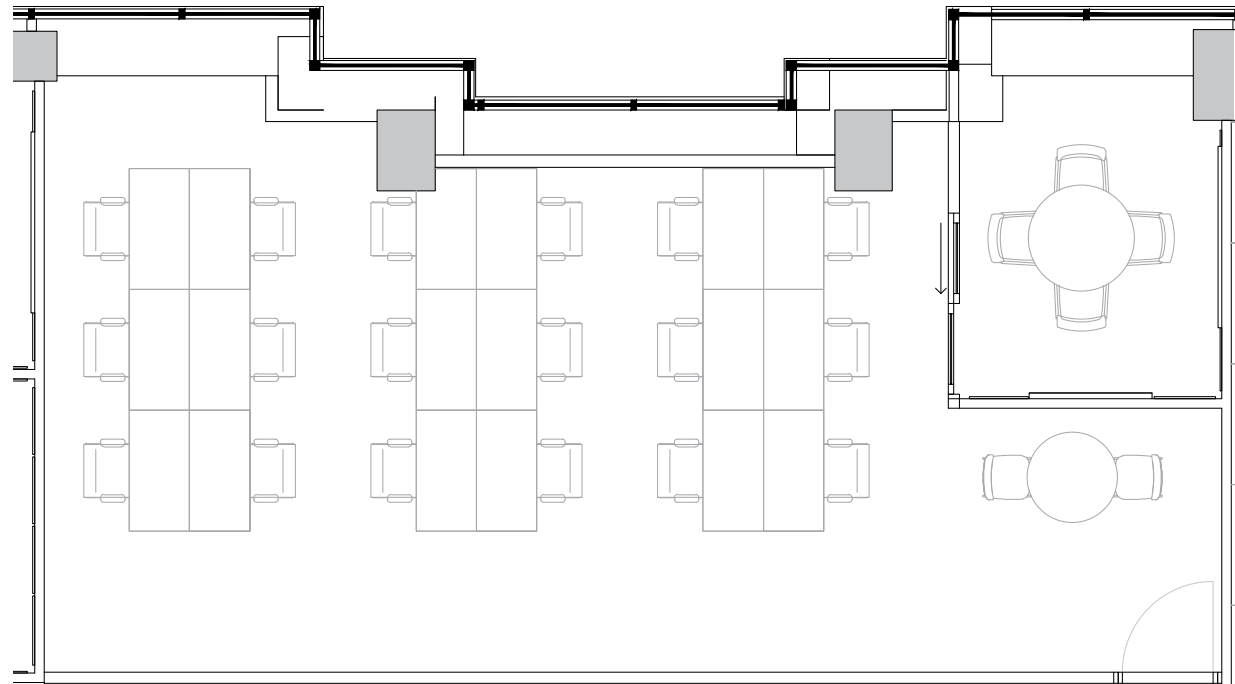


Suite 33-101

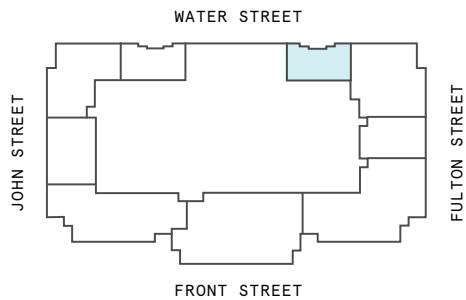


33rd Floor

1
PRIVATE OFFICE(S)



1,853 RSF
RENTABLE AREA



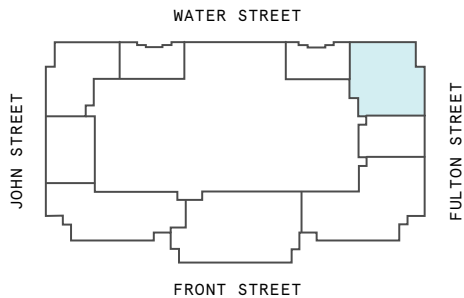
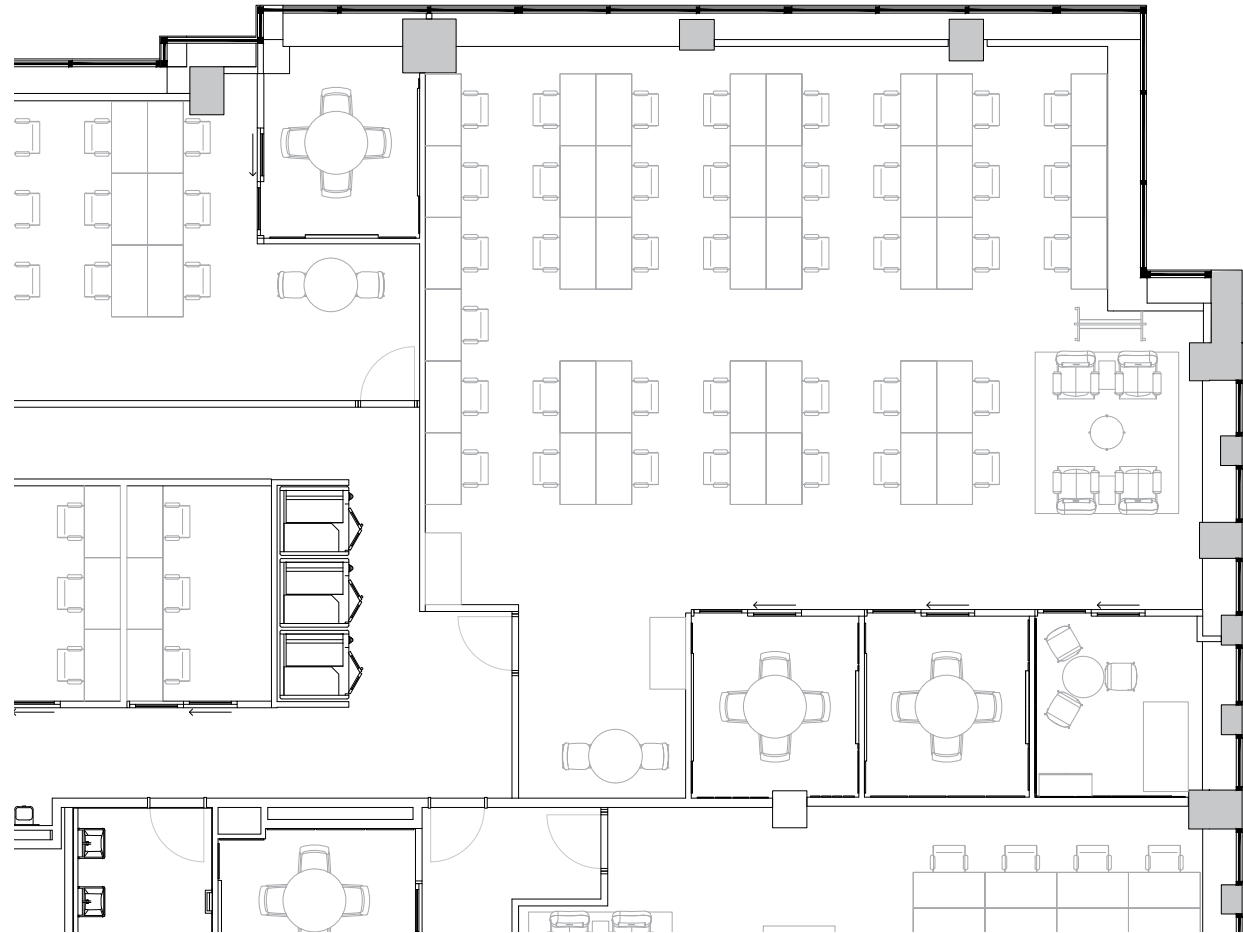
Suite 33-102

33rd Floor



3
PRIVATE OFFICE(S)

4,388 RSF
RENTABLE AREA



Suite 33-103

33rd Floor

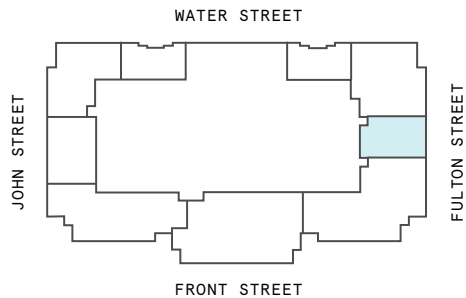
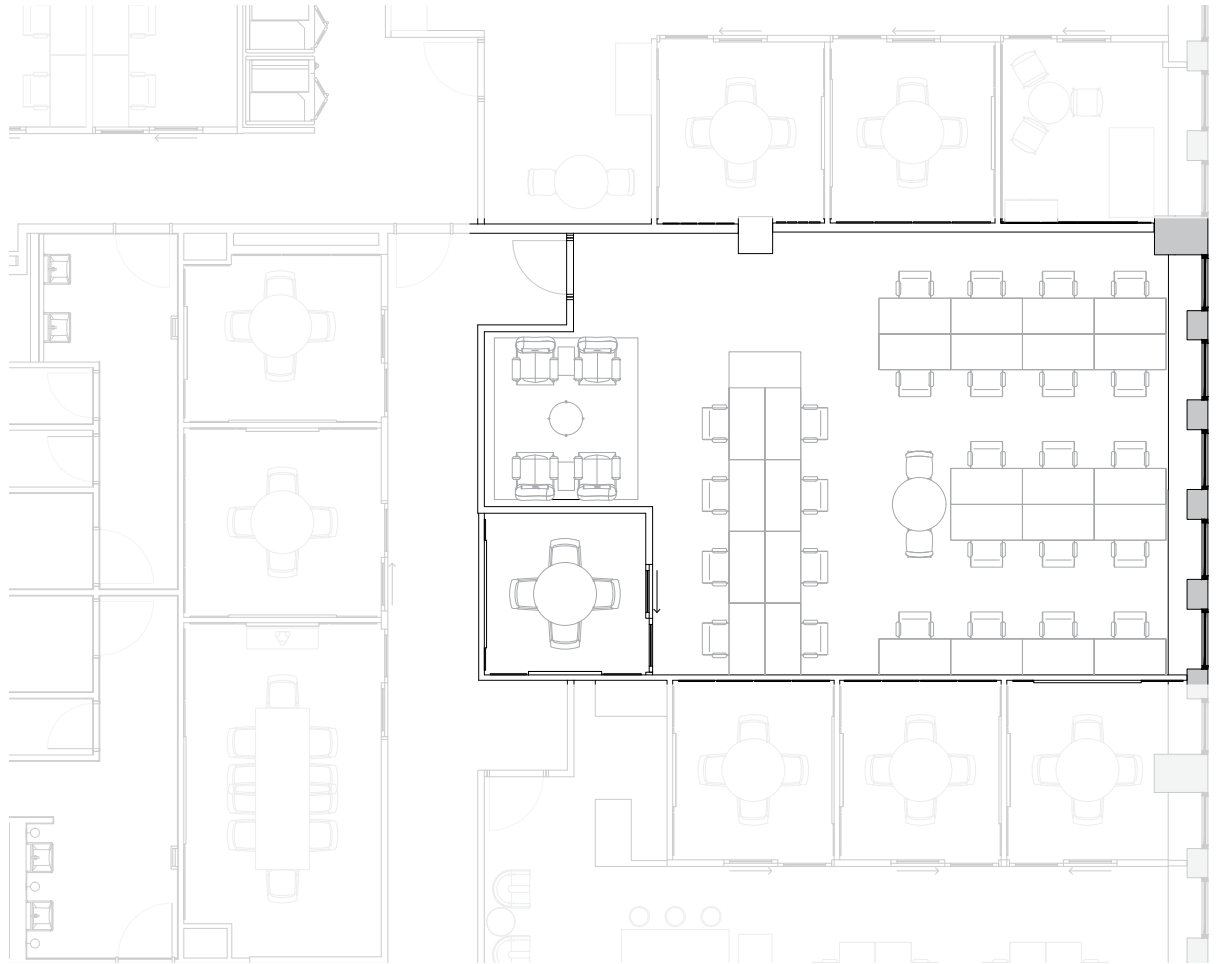


1

PRIVATE OFFICE(S)

2,390 RSF

RENTABLE AREA



Suite 33-104

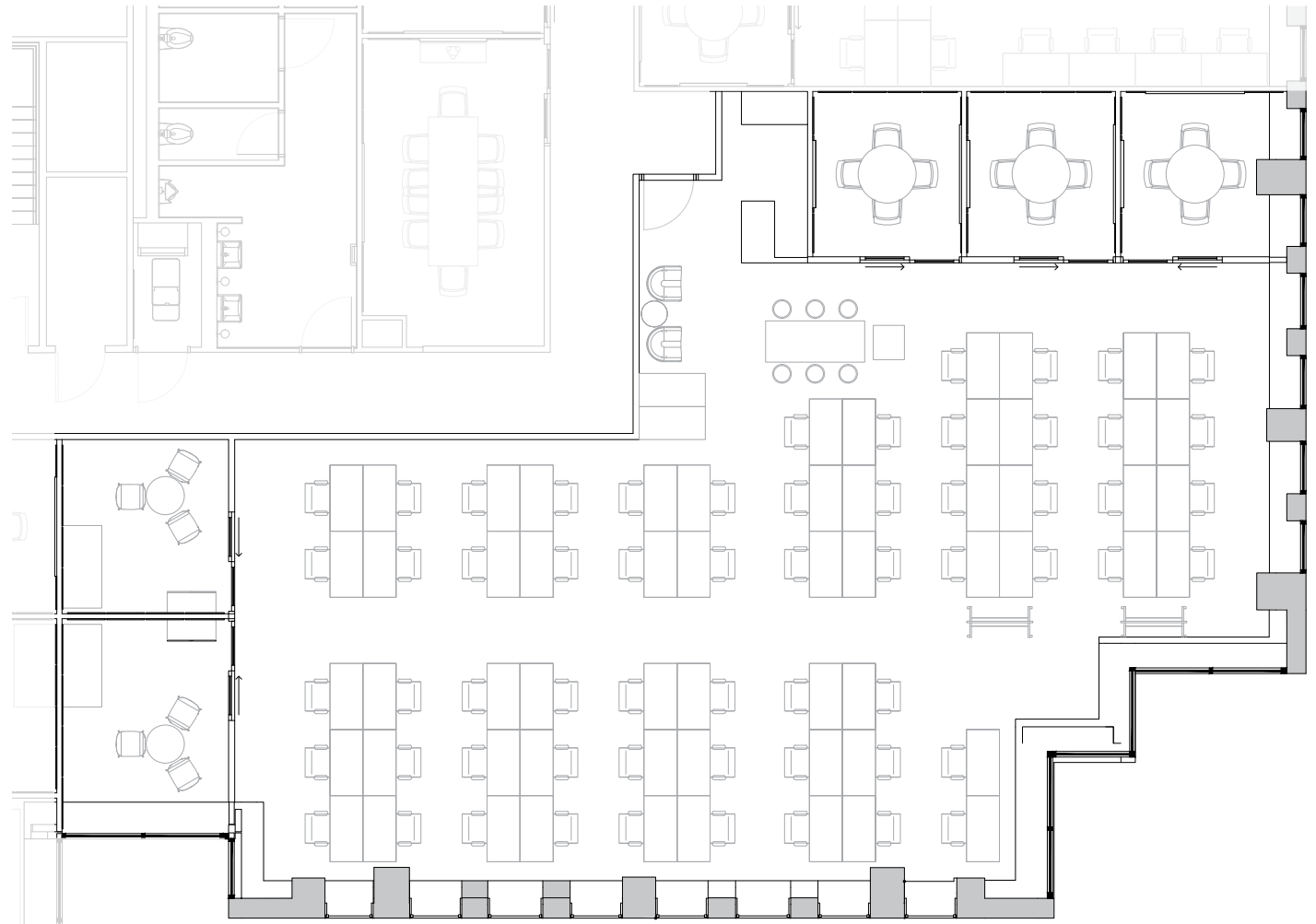
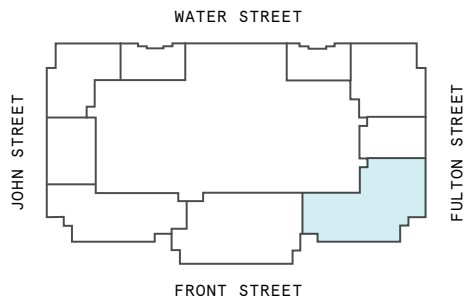
33rd Floor

5

PRIVATE OFFICE(S)

6,428 RSF

RENTABLE AREA



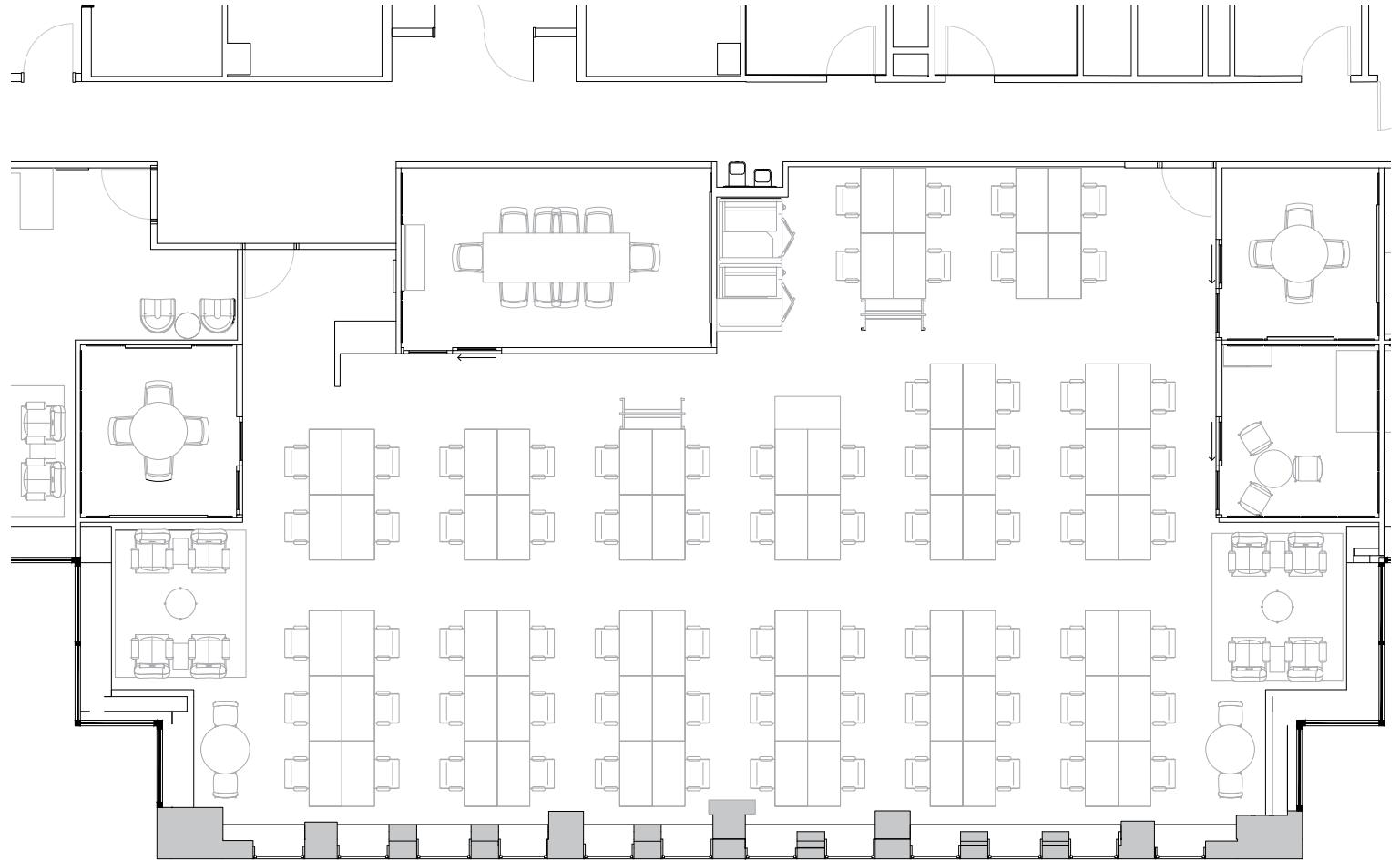
Suite 33-105

33rd Floor

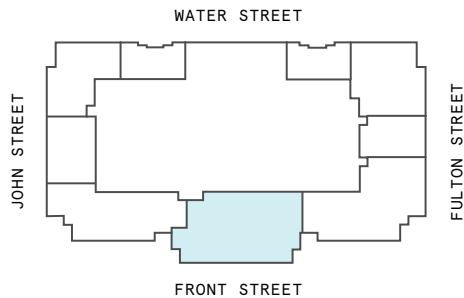


4

PRIVATE OFFICE(S)



7,542 RSF
RENTABLE AREA

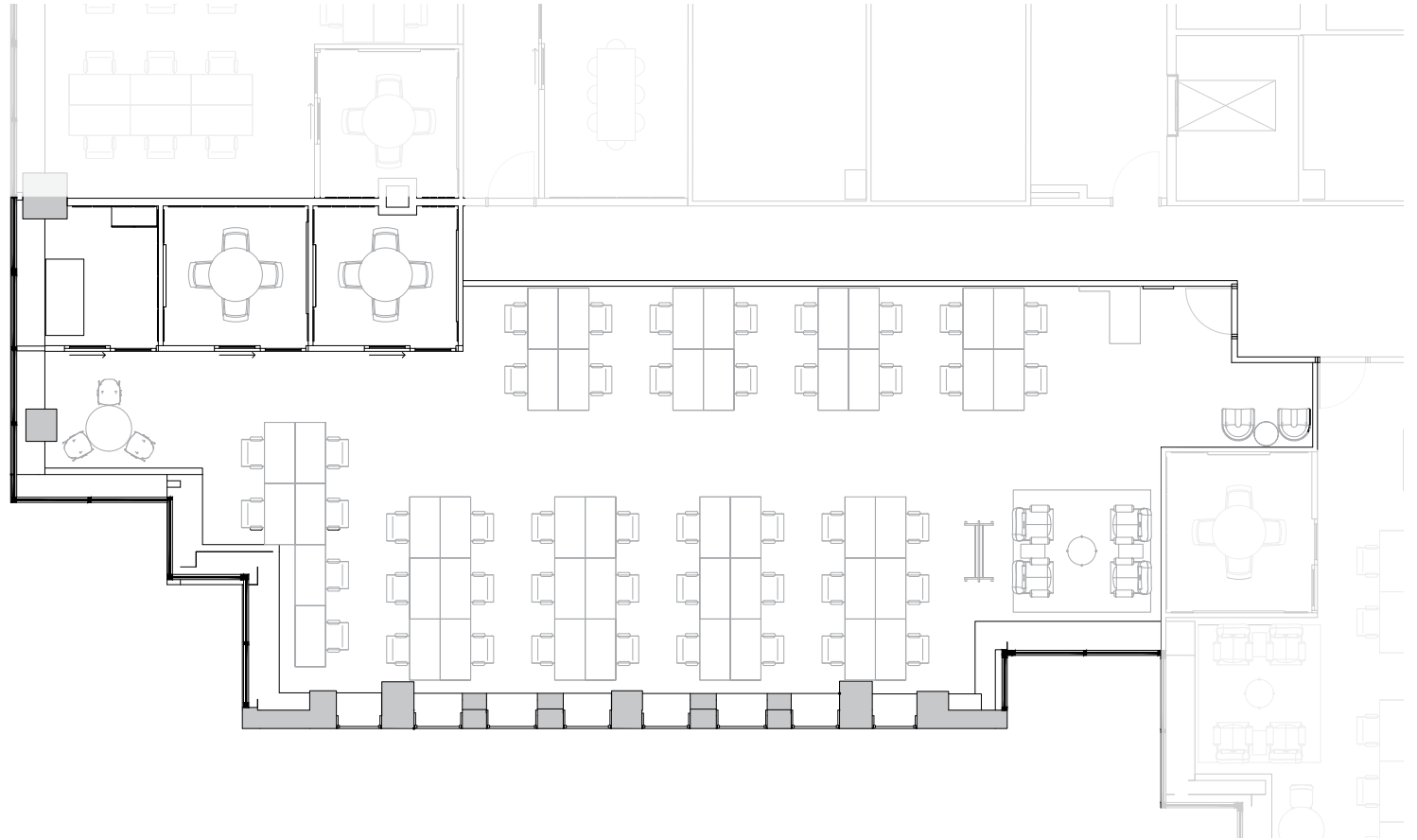


Suite 33-106

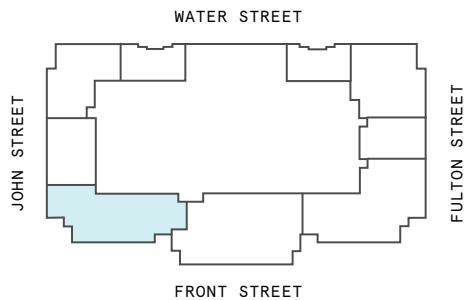


33rd Floor

3
PRIVATE OFFICE(S)



5,019 RSF
RENTABLE AREA



Suite 33-107

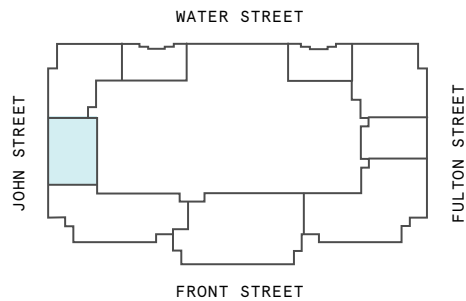
33rd Floor

1

PRIVATE OFFICE(S)

2,822 RSF

RENTABLE AREA



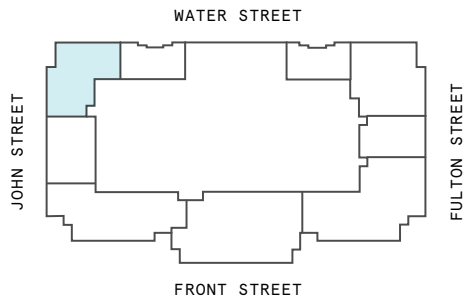
Suite 33-108

33rd Floor



1
PRIVATE OFFICE(S)

5,408 RSF
RENTABLE AREA



34th Floor

31,131 RSF

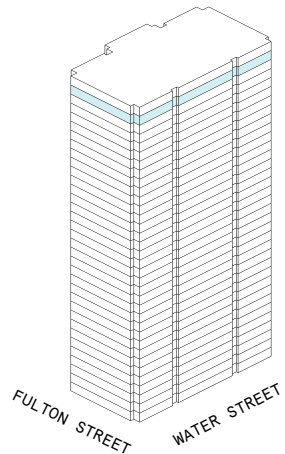
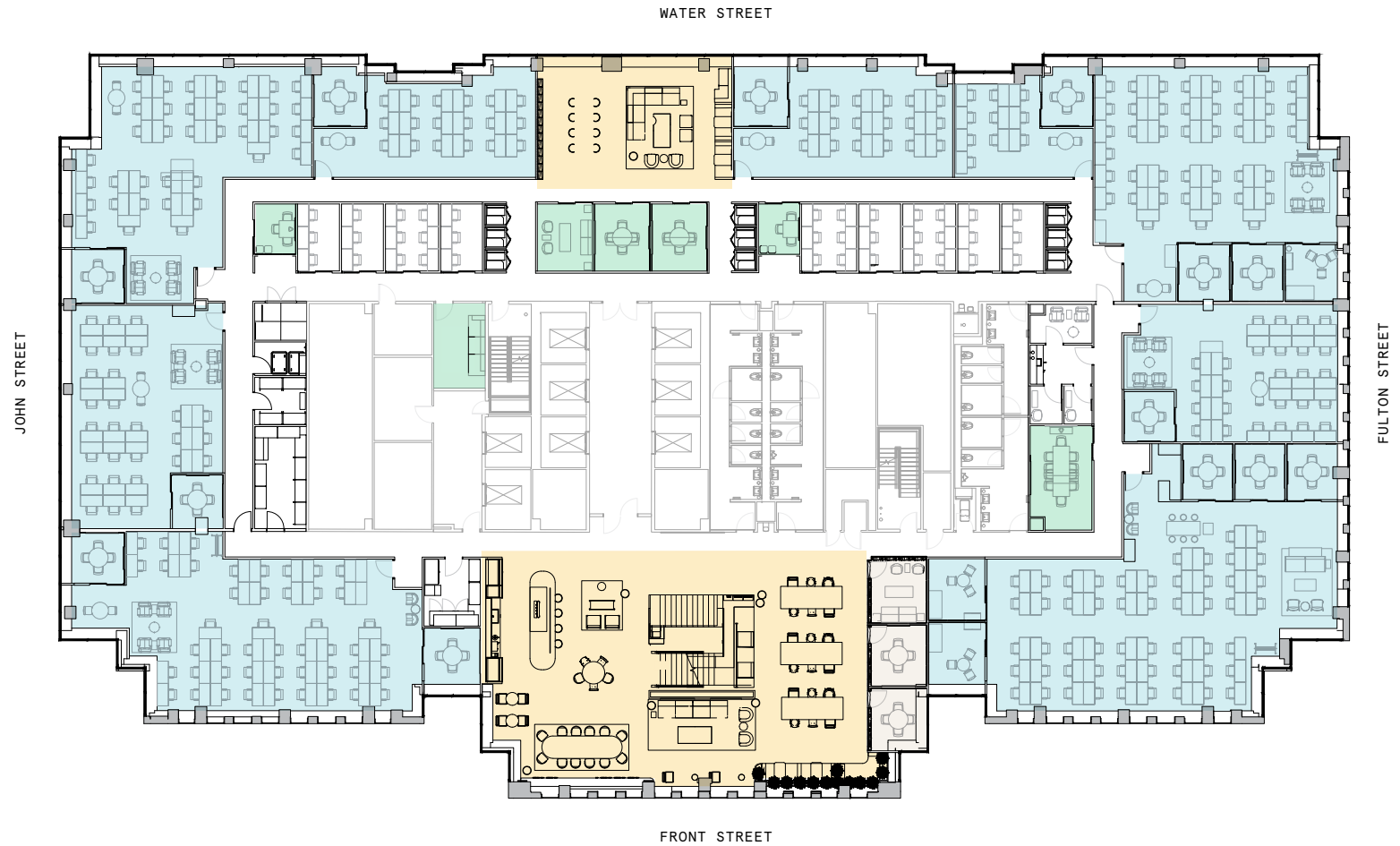


10
MEETING ROOM(S)

2
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



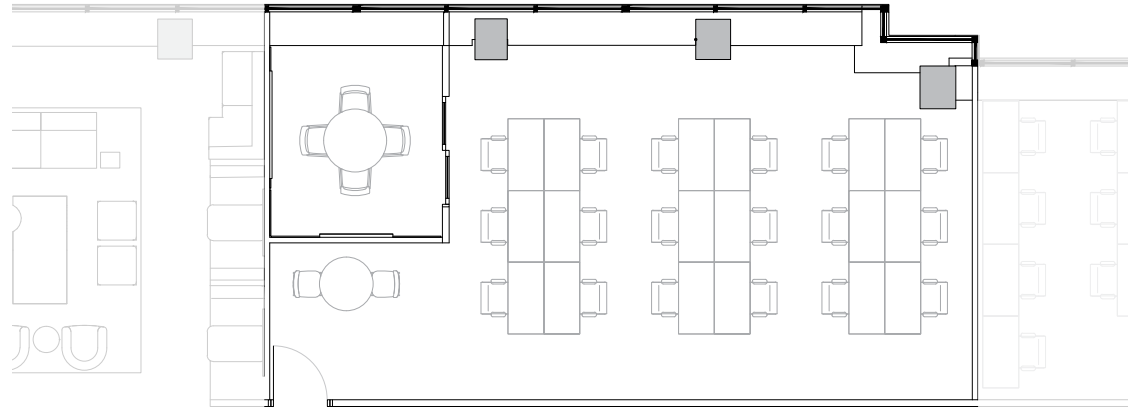
Suite 34-101

34th Floor



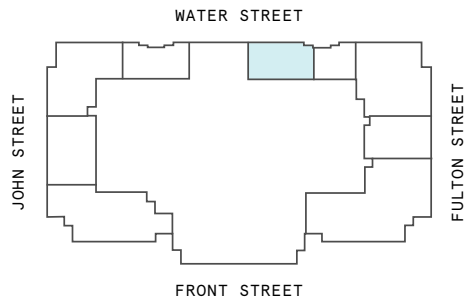
1

PRIVATE OFFICE(S)



1,959 RSF

RENTABLE AREA



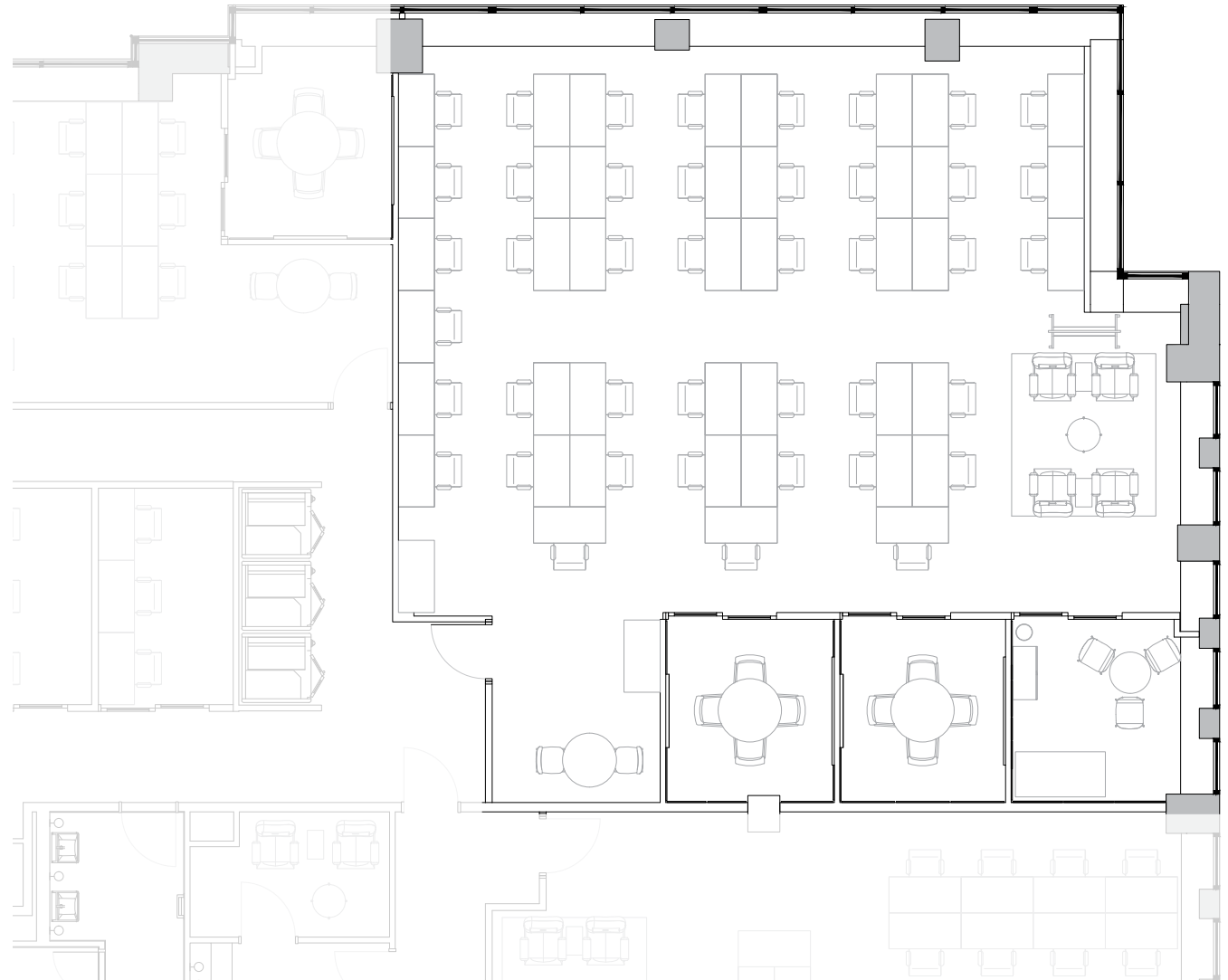
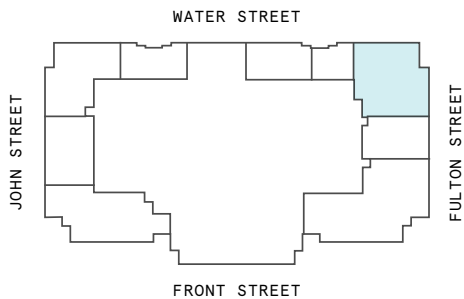
Suite 34-103

34th Floor



3
PRIVATE OFFICE(S)

5,498 RSF
RENTABLE AREA



Suite 34-104

34th Floor

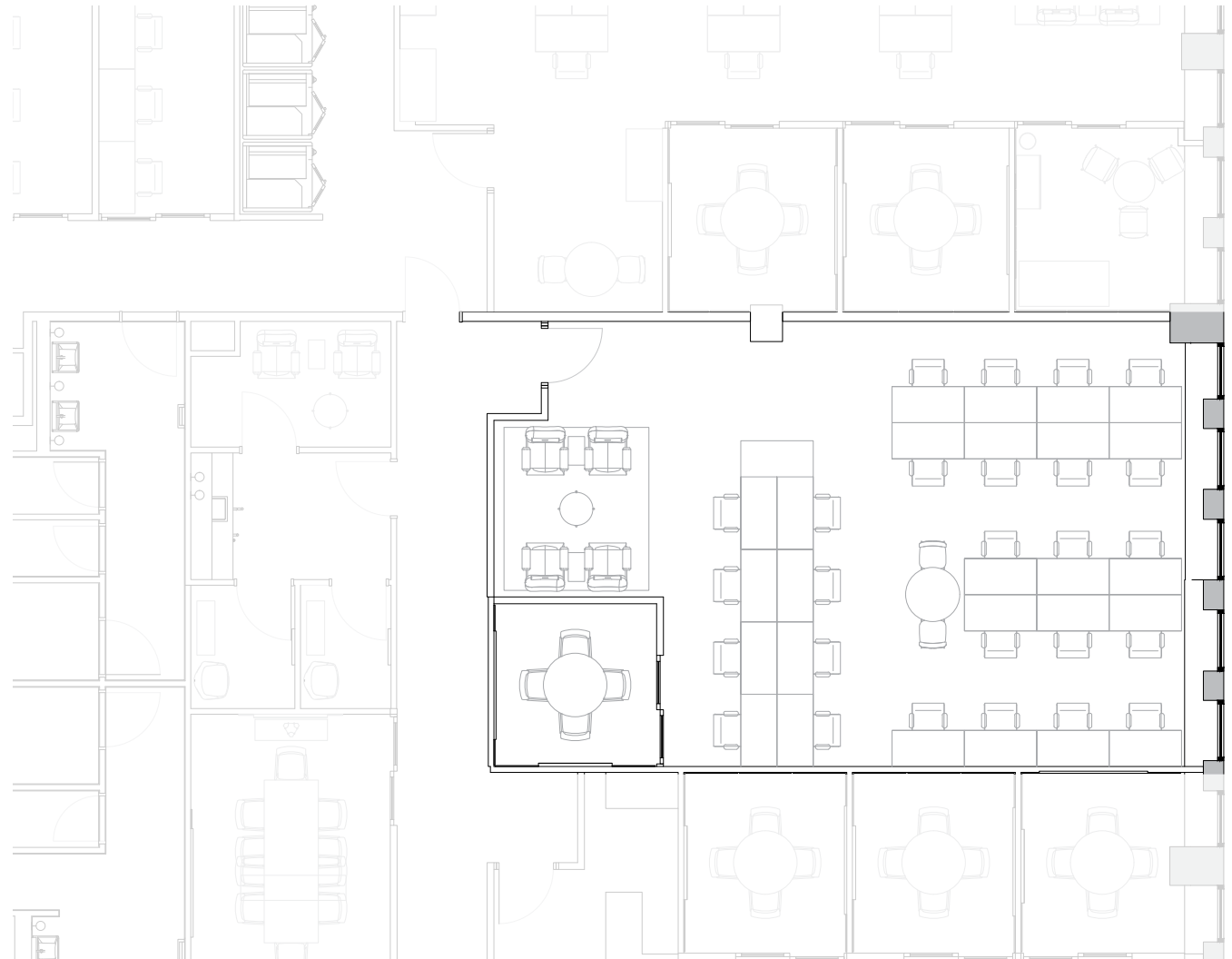
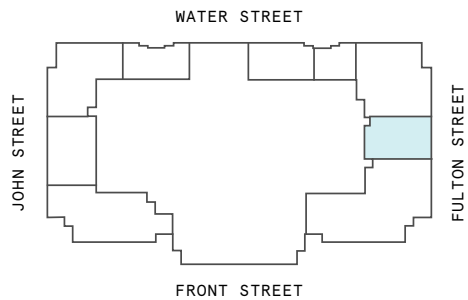


1

PRIVATE OFFICE(S)

2,420 RSF

RENTABLE AREA



Suite 34-105

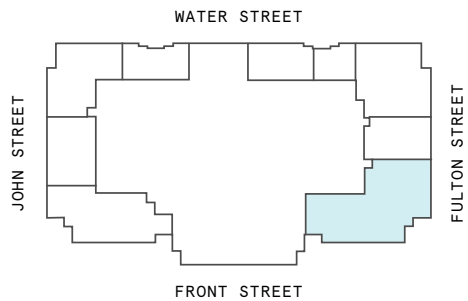
34th Floor

3

PRIVATE OFFICE(S)

6,387 RSF

RENTABLE AREA

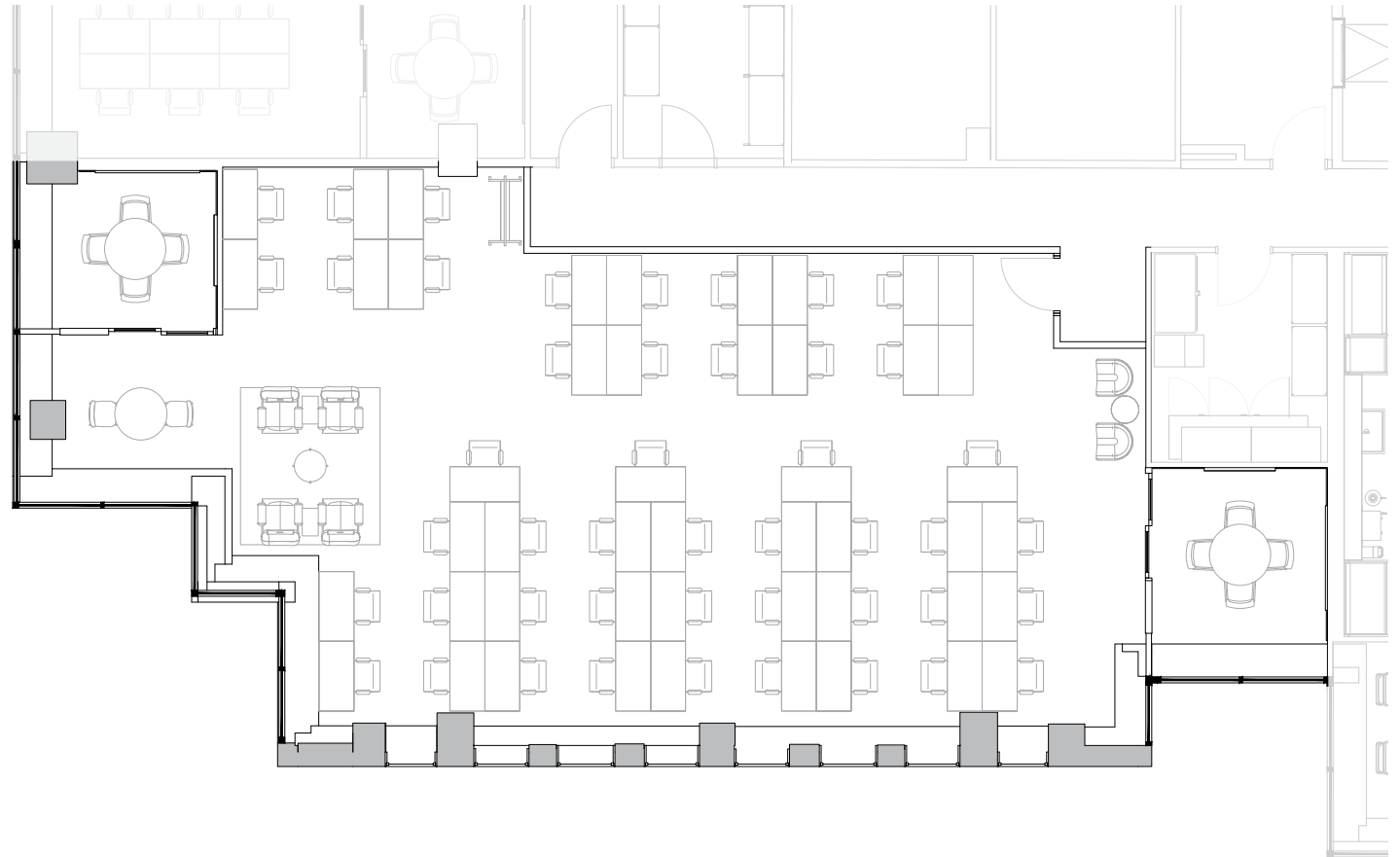


Suite 34-106

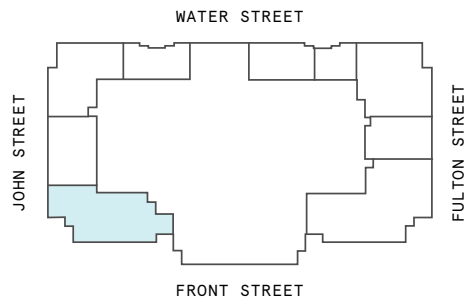


34th Floor

2
PRIVATE OFFICE(S)



4,438 RSF
RENTABLE AREA



Suite 34-107

34th Floor

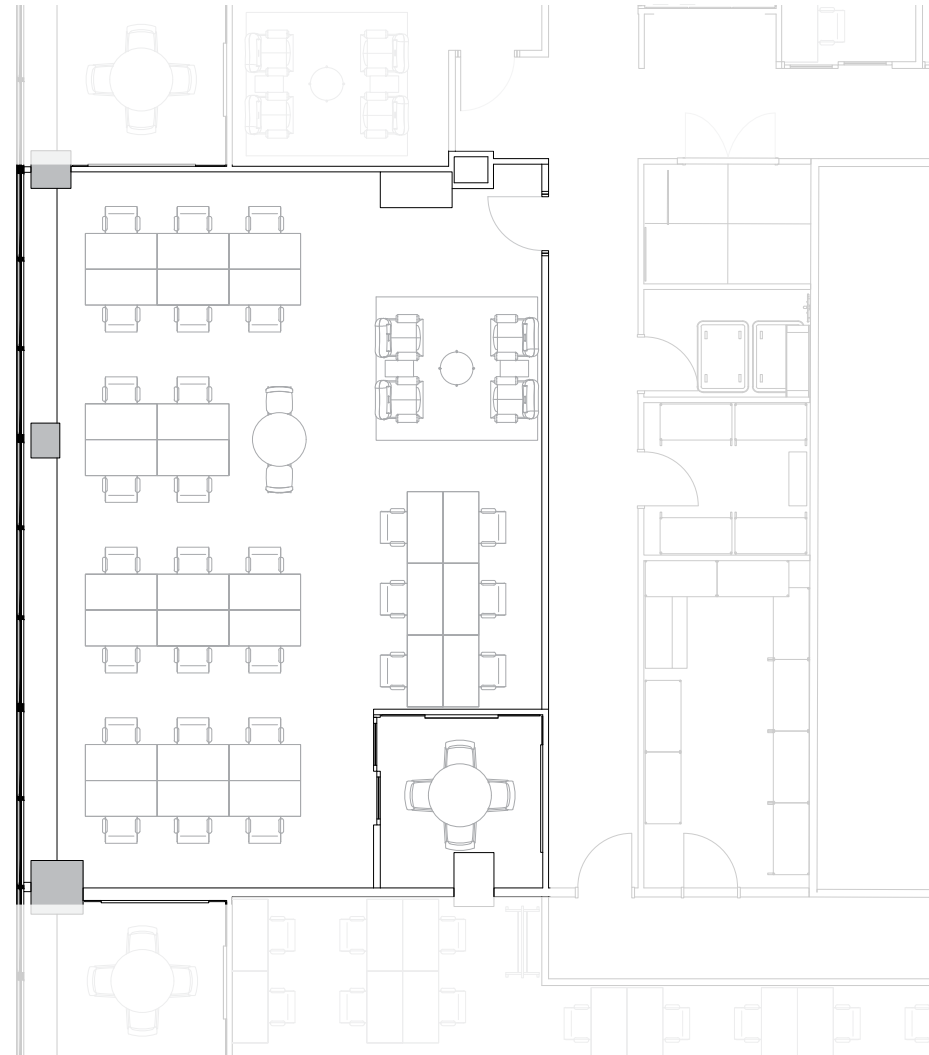
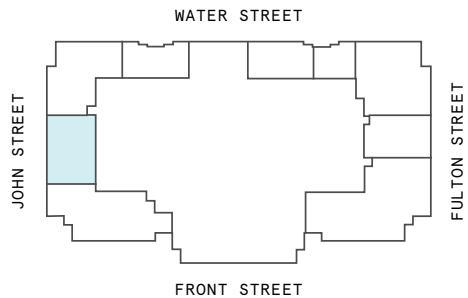


1

PRIVATE OFFICE(S)

2,774 RSF

RENTABLE AREA



Suite 34-108

34th Floor

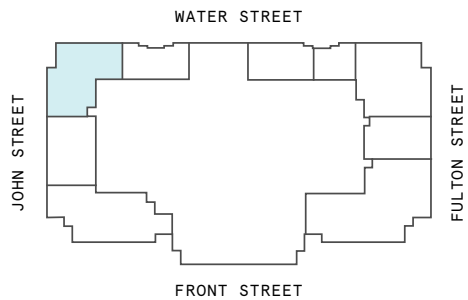
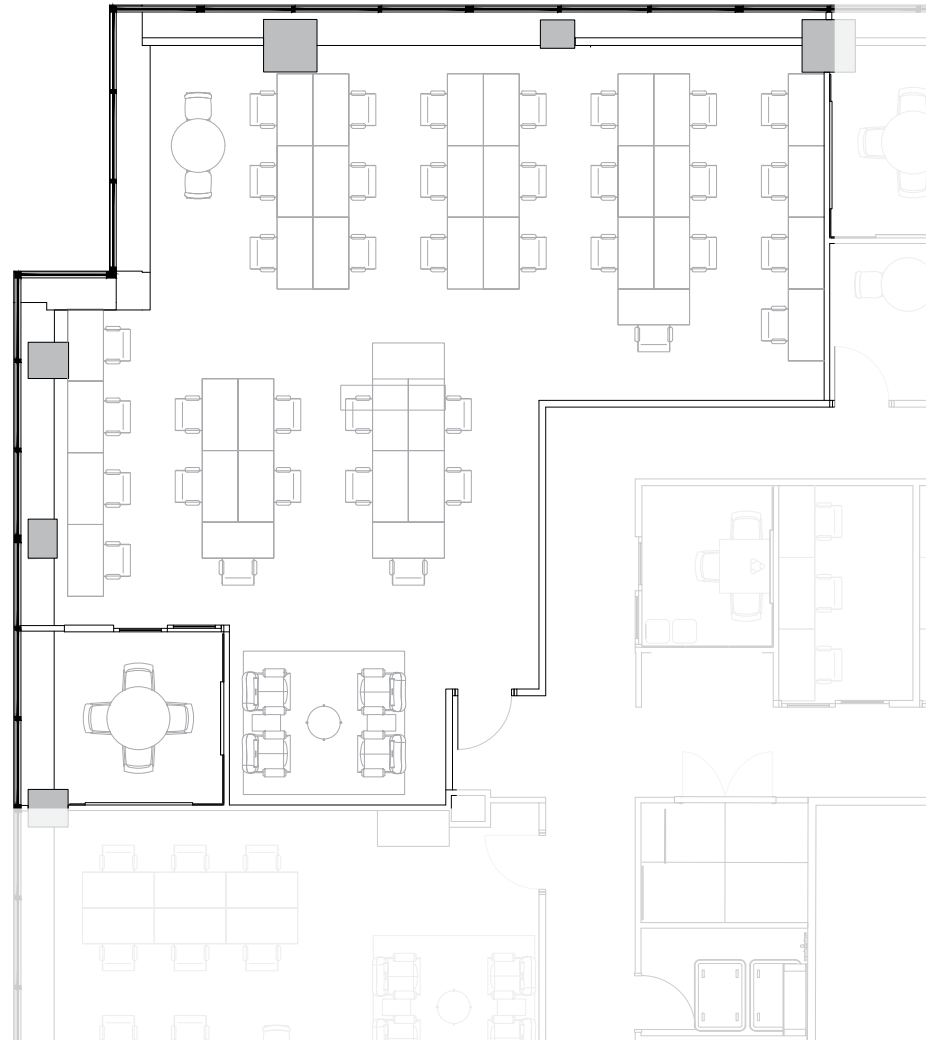


1

PRIVATE OFFICE(S)

3,509 RSF

RENTABLE AREA

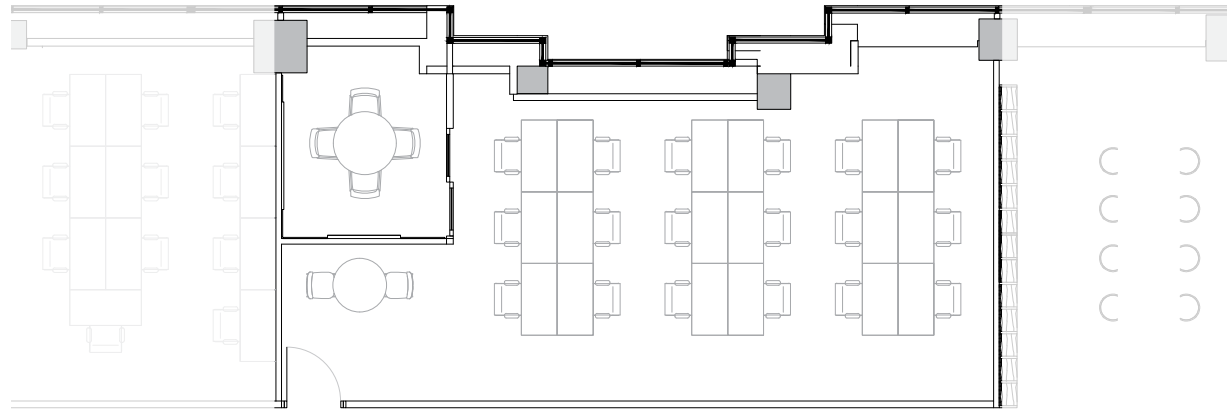


Suite 34-109

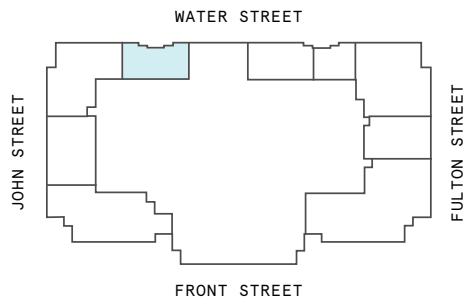
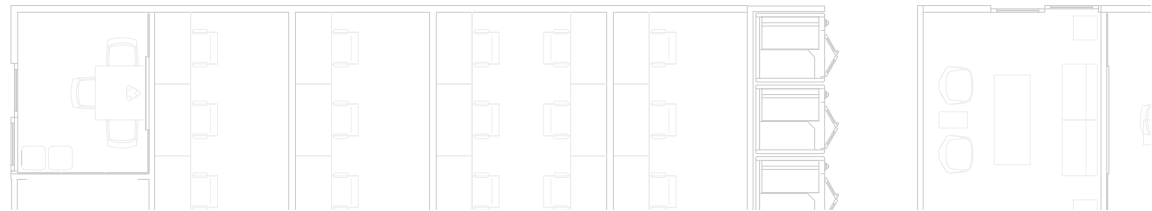
34th Floor



1
PRIVATE OFFICE(S)



1,875 RSF
RENTABLE AREA



35th Floor

12,007 RSF

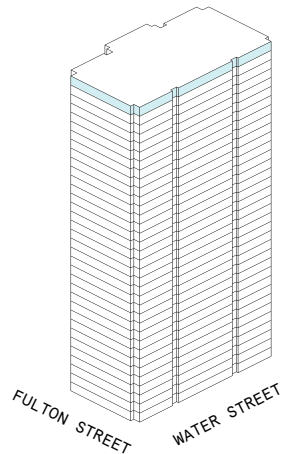
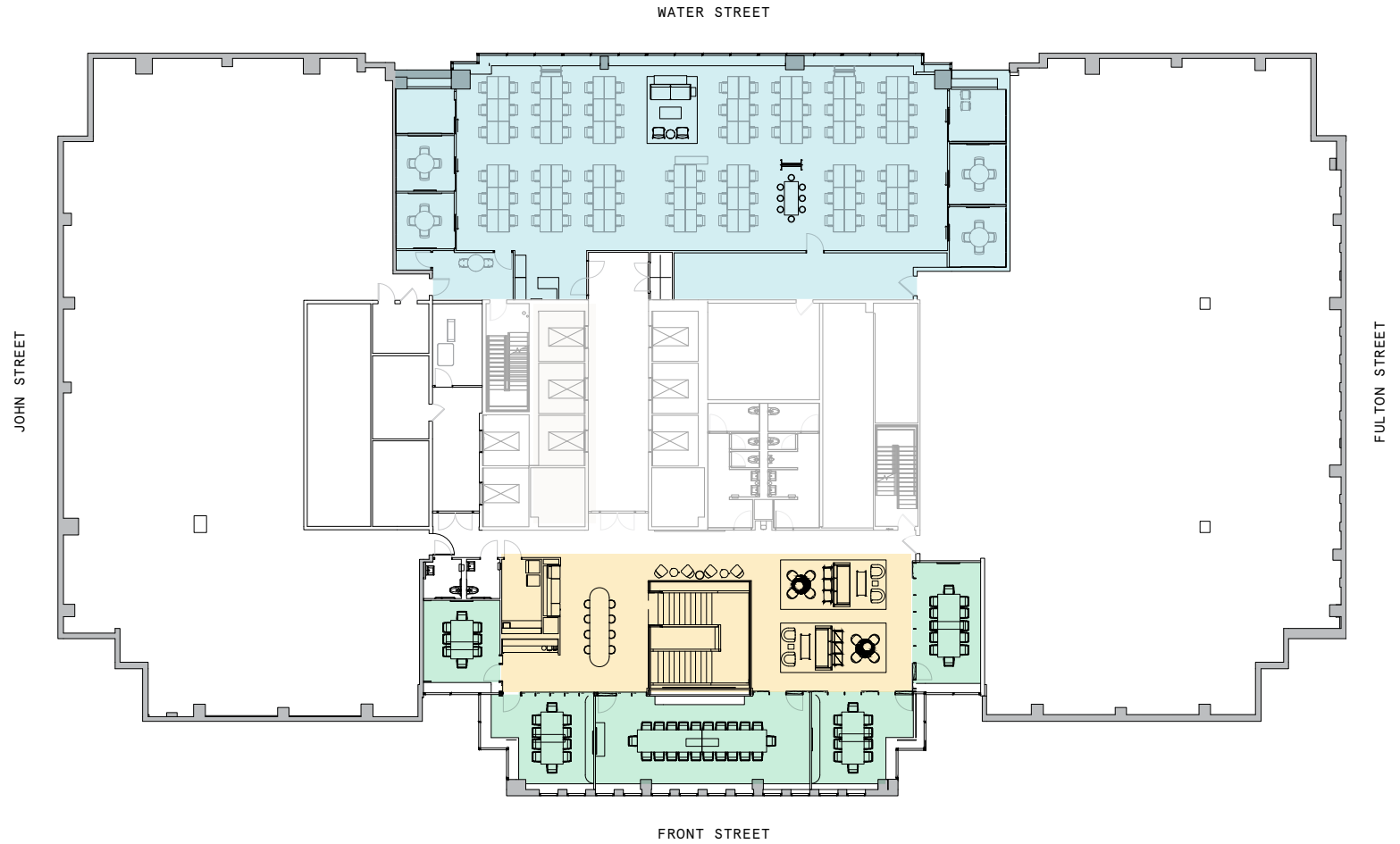


12
MEETING ROOM(S)

1
SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



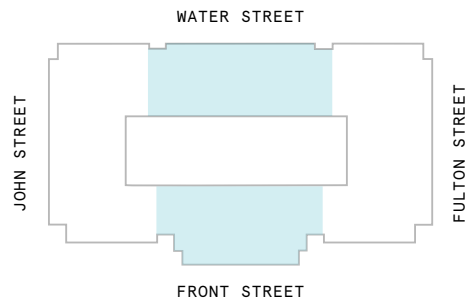
Suite 35-101

35th Floor



1
PRIVATE OFFICE(S)

11,942 RSF
RENTABLE AREA



Contact

For leasing inquiries please reach out to our team.



Johnny Messina

PORTFOLIO DIRECTOR
JMESSINA@WEWORK.COM