

An aerial photograph of a city skyline, likely New York City, featuring a mix of architectural styles. A prominent modern skyscraper with a glass and metal facade and a stepped top is the central focus. To its right is a classic building with ornate details and a green dome. The foreground is filled with lush green trees, and a busy street with traffic is visible at the bottom right. A large teal circle in the upper right corner contains the text '25 PARK ROW OFFICE'.

25 PARK ROW  
OFFICE

*Approximately 53,000 square feet of brand  
new office space overlooking City Hall Park*

25 PARK ROW • **OFFICE**

*The Heart of the New Downtown*



31

PIXEL INC

DASH

EST. 2019  
LUCY'S PARKROW  
CAFE

EXTERIOR FACADE



### *Come Together*

25 Park Row has a history as rich as the neighborhood that surrounds it. Throughout its history it has attracted everyone from concert crowds to legislatures to innovators looking to shake up their industries. Located in one of the most sought-after neighborhoods in the city, it sits at the crossroads of commerce, tourism and culture.

25 Park Row: All roads lead here.

- Potential for Private Lobby
- Significant Branding/Signage Opportunities



SECOND FLOOR OFFICE





CITY HALL PARK



VARICK ST, TRIBECA



THE PALM, TRIBECA

### *The Heart of Lower Manhattan*

25 Park Row overlooks one of the most serene parks in the city, City Hall Park. The surrounding neighborhood is a thriving, 24/7 destination featuring some of the city's most innovative restaurants, museums, and boutiques. The building is also within easy walking distance of several of the city's most important transit hubs, Fulton Center and the World Trade Center, as well as the Brooklyn Bridge and the PATH. It is a perfect combination of beauty and practicality.



**STATEN ISLAND**  
25 min. via Ferry

**DOWNTOWN BROOKLYN**  
15 min. via Subway

**BROOKLYN HEIGHTS**  
12 min. via Subway

**DUMBO**  
15 min. via Subway

**JERSEY CITY**  
12 min. via PATH

**25 PARK ROW OFFICE**

**BATTERY PARK**  
11 min. walk

**WALL & BROAD STREETS**  
9 min. walk

**SOUTH STREET SEAPORT**  
9 min. walk

**BROOKFIELD PLACE**  
10 min. walk

**WORLD TRADE CENTER**  
8 min. walk

**BROOKLYN BRIDGE**  
4 min. walk

**CITY HALL PARK**

**TRIBECA**  
10 min. walk

**CHINATOWN**  
15 min. walk

**GRAND CENTRAL**  
10 min. via Subway

**7,687**  
*Hotel Rooms*

**60,000+**  
*Residents in Lower  
Manhattan*



2.

**12.7 MILLION SF**  
*of Office Space Leased  
Since 2012*

*Over*  
**\$20 BILLION**  
*in New Investment*

**77,924,119**  
*Total Annual Ridership  
of Nearest 6 Subway  
Stations*

**493,817**  
*Daily Commuters*



3.

**500,000 SF**  
*Retail Space at  
World Trade Center*



1.

### ***Lower Manhattan: There's Something About This Place***

Downtown Manhattan has exploded in popularity with the residential population tripling in the last 15 years to over 60,000 residents. There's over \$20 billion in new investment in the neighborhood and since 2012, 441 companies have leased 12.7 million square feet of office space, moving here from Midtown and Midtown South. Downtown Manhattan now boasts a diversified tenant roster including Macmillan Publishing, Gucci, Harper Collins, Spotify, MediaMath, Casper, Diageo, Zola, Hello Fresh, Group M, J. Crew, Citibank, and Goldman Sachs. To top it all off, 3 blocks away from 25 Park Row is 500,000 SF of new destination and convenience retail at the World Trade Center.



## Neighborhood Amenity Highlights

WESTFIELD: ■ BROOKFIELD PLACE: □

### RETAILERS ●

- Apple** ■
- Anthropologie
- Banana Republic
- Bonobos □
- Bottega Veneta □
- Breitling
- Burberry □
- Camper
- Casper ■
- Century 21
- Charles Tyrwhitt
- Club Monaco □
- COS ■
- CVS
- DVF
- Ermenegildo Zegna
- Fossil
- Forever 21 ■
- Gap
- Gucci □
- Hermès □
- H&M ■
- Hickey Freeman
- Hugo Boss
- J Crew
- John Varvatos
- Kate Spade New York ■
- Kiehls
- L'Occitane
- Lacoste
- Links Of London
- Louis Vuitton □
- London Jewelers
- Pure Liquid Wine & Spirits
- Lululemon □
- MAC Cosmetics ■
- Michael Kors
- Omega
- & Other Stories ■
- Paul Smith
- Pandora ■
- Peloton □
- Reiss

- Rhone □
- Saks Fifth Avenue
- Salvatore Ferragamo □
- Sephora ■
- Staples
- Stuart Weitzman
- Suitsupply □
- Theory □
- Thomas Pink
- Tiffany & Co.
- Tissot
- Tory Burch □
- Tumi
- Under Armour ■
- Urban Outfitters
- Victoria's Secret ■
- Vilebrequin
- Vince
- Whole Foods**
- Zara

### RESTAURANTS ●

- Adrienne's Pizzabar
- ATRIO
- Black Seed Bagel
- BLT Bar & Grill
- Blue Smoke
- Bobby Van's Steakhouse
- Capital Grille
- Chipotle
- Chop't
- Cipriani Broadway
- Cipriani Wall Street
- Cowgirl Sea-Horse
- Delmonico's
- Dig Inn
- Eataly**
- Epicerie Boulud
- Financier Patisserie
- GRK Fresh Greek
- Hale & Hearty
- Harry's Italian
- Haru
- Il Brigante Restaurant

- Just Salad
- Le District
- Lenwich
- Little Muenster
- Living Room Bar & Terrace
- Luke's Lobster
- Melt Shop
- Mighty Quinn's Barbeque
- Nish Nush

### Nobu

- Northern Tiger
- Num Pang
- Olive's
- P.J. Clarke's

### Palm

- Parm
- Pita Express
- Poke Bowl
- Pressed Juicery
- Prêt à Manger
- Reserve Cut
- Shake Shack
- Skinny Pizza
- Smashburger
- Sophie's Cuban Cuisine
- Sprinkles
- Suteishi
- Tartinery
- The Hummus & Pita Co
- The Kati Roll Company
- The Dead Rabbit
- The Palm
- The Paris Cafe
- Ulysses
- Umami Burger
- Watermark Bar & Lounge

### CAFES ●

- Aroma Espresso Bar
- Birch Coffee
- Irving Farm
- Mermaid Coffee
- Starbucks
- Voyager Espresso

### FITNESS ●

- Blink Fitness
- Crunch Fitness - FiDi
- Equinox Brookfield Place □
- Equinox TriBeCa
- Equinox Wall Street
- LifeTime Athletic
- New York Sports Club
- Soul Cycle

### ATTRACTIONS ●

- 9/11 Memorial Museum
- Brooklyn Bridge
- Charging Bull
- City Hall Park**
- Federal Hall
- Federal Reserve Bank
- IPIC New York City
- Museum of American Finance
- Museum of Jewish Heritage
- Regal Cinemas Battery Park
- South Street Seaport**
- Stone Street**
- Trinity Church

### HOTELS ●

- Andaz Wall Street
- The Beekman**
- Club Quarters, Wall Street
- Club Quarters, WTC
- Eurostars Wall Street
- Four Seasons**
- Gild Hall
- Holiday Inn Wall Street
- Millenium Hilton Hotel
- Moxy Hotel
- New York Marriott
- The Ritz-Carlton Battery Park
- Smyth TriBeCa
- W New York Downtown
- Wall Street Inn
- World Center Hotel

● RETAILERS	● FITNESS
● RESTAURANTS	● ATTRACTIONS
● CAFES	● HOTELS

## Transit Hub

SUBWAY 2 3 4 5 6 A C E J Z R W

**CITY HALL STATION**  
0.2 miles Northwest  
Walking time: 4 minutes

**BROOKLYN BRIDGE STATION**  
0.1 miles Northeast  
Walking time: 5 minutes

**CHAMBERS STREET STATION**  
0.4 miles Northwest  
Walking time: 9 minutes

**FULTON STREET STATION**  
0.1 miles South  
Walking time: 2 minutes

**CORTLANDT STREET STATION**  
0.2 miles Southwest  
Walking time: 5 minutes

**WORLD TRADE CENTER**  
0.2 miles West  
Walking time: 4 minutes

FERRY

**NJ FERRY**  
0.1 miles — 7 min. walk

**BATTERY PARK FERRY TERMINAL**  
0.8 miles — 15 min. walk

**WALL STREET FERRY**  
0.8 miles — 15 min. walk

**BROOKFIELD PLACE/  
BATTERY PARK CITY**  
0.6 miles — 12 min. walk

PATH

**WORLD TRADE CENTER**  
0.1 miles  
7 min. walk

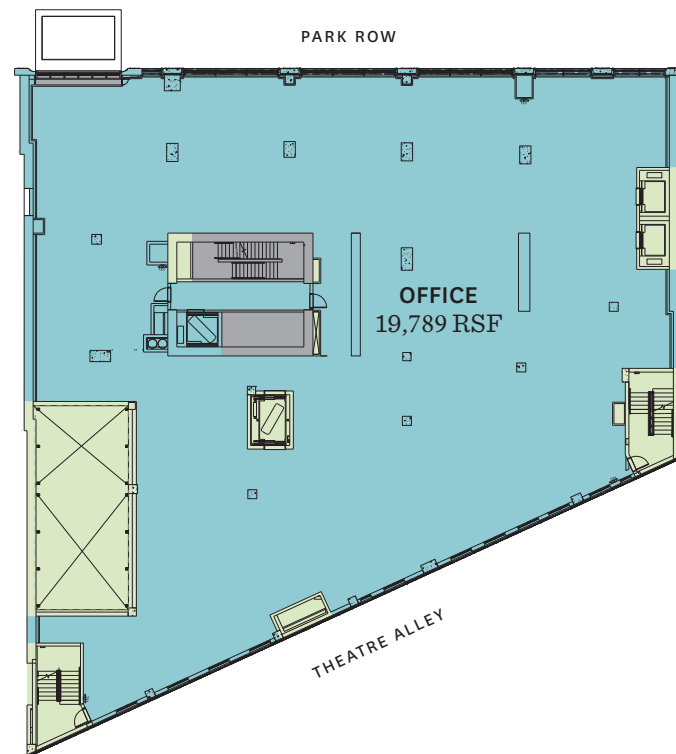
CITIBIKE

OVER 10 STATIONS  
within 5 min. walk

# Building Stack

FLOOR	AVAILABLE RSF	APPROXIMATE CEILING HEIGHT
4TH FLOOR	13,822 RSF	13'
3RD FLOOR	18,880 RSF	13'
2ND FLOOR	19,789 RSF	16'
LOBBY	972 RSF	18'9"
LOWER LEVEL		
<b>TOTAL:</b>	<b>53,463 RSF</b>	

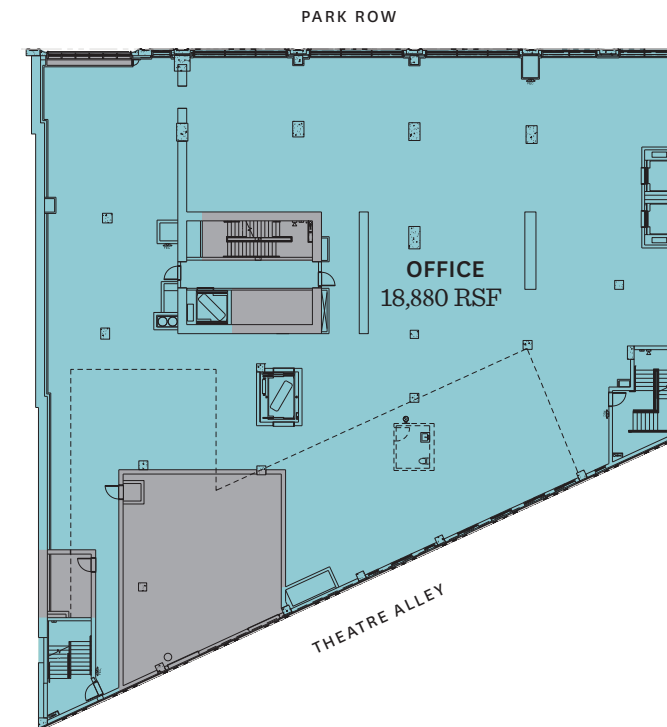
## SECOND FLOOR:



- Office: 19,789 RSF
- Vertical Transportation
- Residential

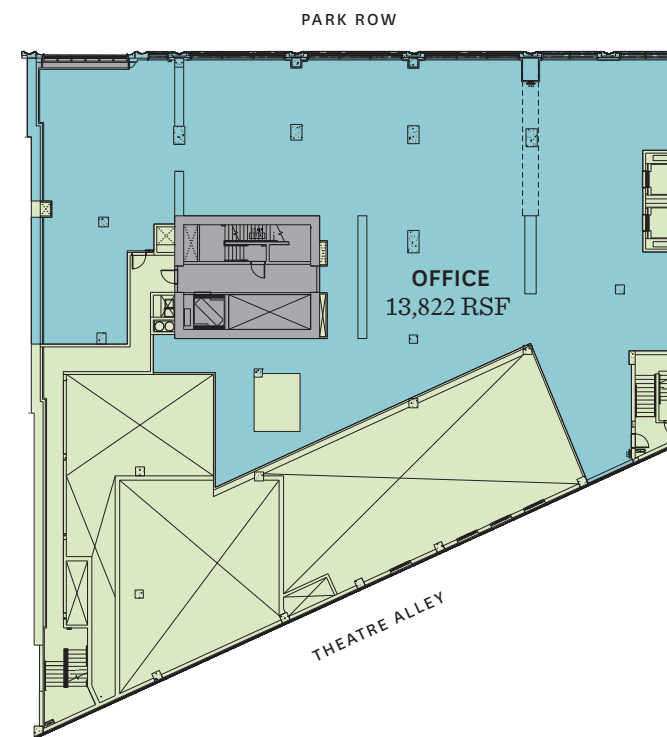
# Floor Plans: Core & Shell

## THIRD FLOOR:



- Office: 18,880 RSF
- Residential

## FOURTH FLOOR:



- Office: 13,822 RSF
- Vertical Transportation
- Residential

## Test Fits: Third Floor

### MEDIA / TECHNOLOGY LAYOUT:



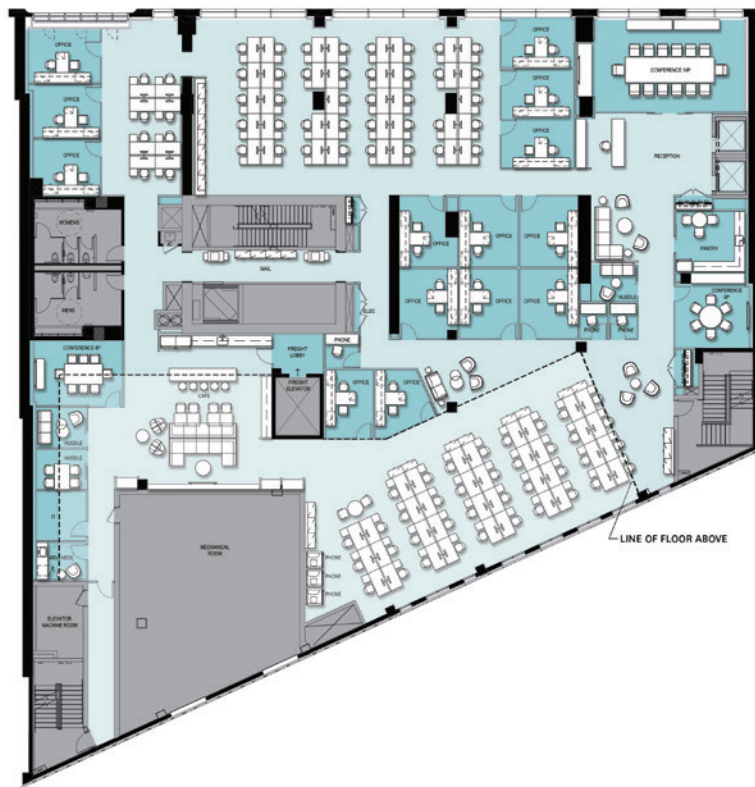
5 Offices  
127 Workstations  
1 Receptionist

**133 Total Seats**

Office : Workstation Ratio  
4% : 96%

Open Space  
Built Space

### PROFESSIONAL SERVICES LAYOUT:



14 Offices  
84 Workstations  
1 Receptionist

**99 Total Seats**

Office : Workstation Ratio  
14% : 86%

Open Space  
Built Space

## Building Specifications:

### DESIGN/ARCHITECT:

A COOKFOX Architects designed 50-story tower, featuring 110 residential condominium units and approximately 53,000 SF of office space.

### CONSTRUCTION

Brand New Construction

### SLAB-TO-SLAB HEIGHTS:

4th Floor: 13'  
3rd Floor: 13'  
2nd Floor: 16'  
Lobby: 18' 9"

### TELECOM:

Verizon Fios and Charter-Spectrum

### ELEVATORS:

Two passenger elevators accessed from the Park Row lobby. One service elevator accessed from Theatre Alley.

### HVAC:

Central Plant

### LIFE SAFETY SYSTEMS

Supported by Emergency Generator

### SUSTAINABILITY

Landlord plans to achieve Leed Silver for the Base Building

### AMENITIES:

Bike storage available for office tenants

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