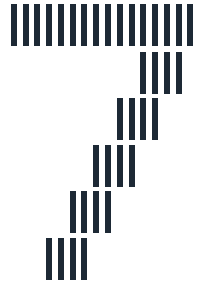




W O R L D
T R A D E
C E N T E R

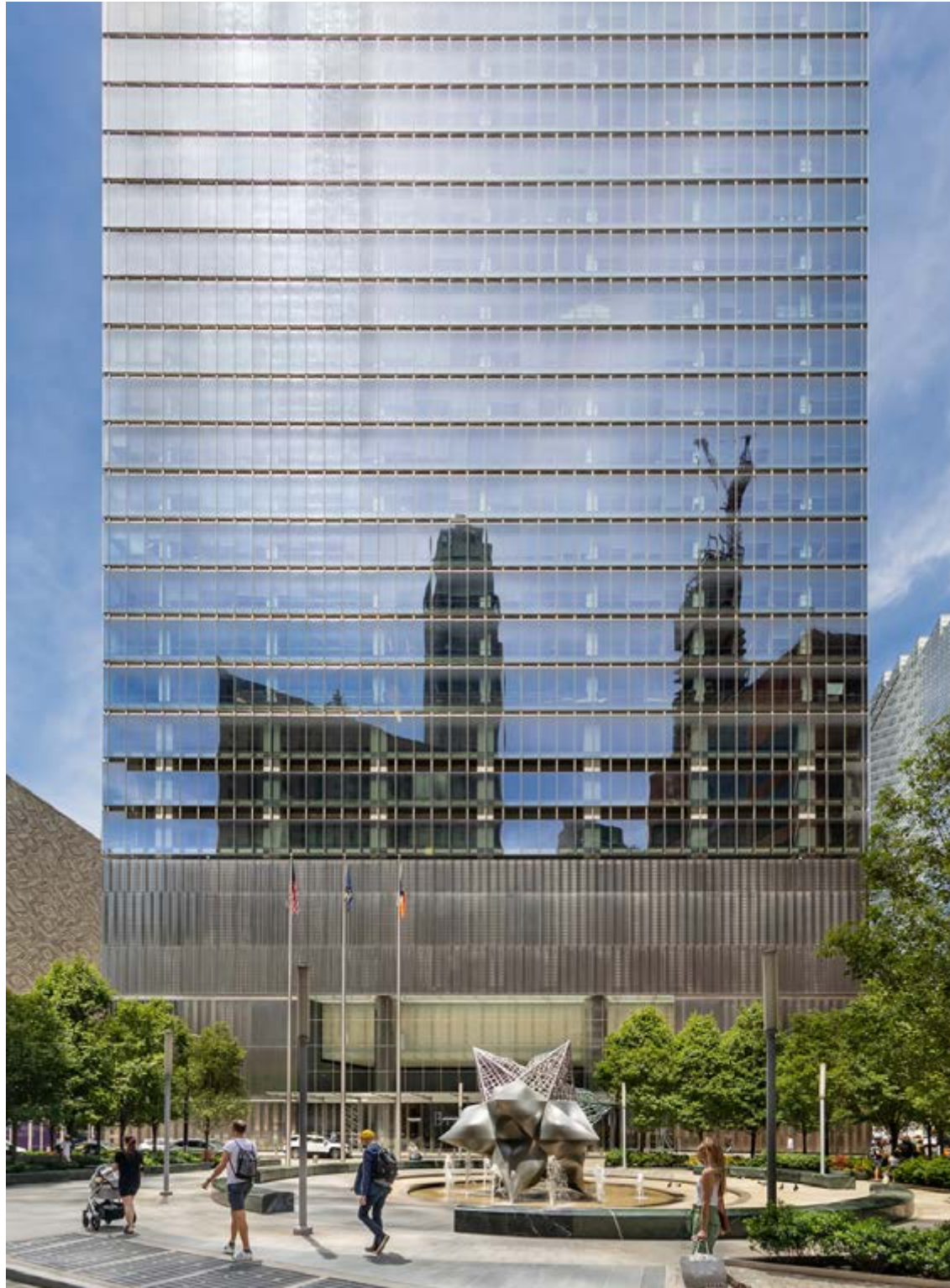
BE AT THE CENTER



W O R L D
T R A D E
C E N T E R

7WTC, with its **column-free** design and state-of-the-art infrastructure, represents the very best of **new construction**.

Steps away from **Tribeca** and within the connected-to-everything **WTC campus**, 7WTC is located near all the **dining, retail, and entertainment** of NYC's hottest neighborhood with exceptional **transit access** and **amenity spaces**.



BIG BLOCK OPPORTUNITIES

COLUMN-FREE FLOORS

FLOOR-TO-CEILING GLASS

13'6" SLAB HEIGHTS

IMPRESSIVE TENANT ROSTER:

WILMERHALE **MSCI** SOM

SILVERSTEIN PROPERTIES Moët Hennessy

THE
STUDIO
AMENITY CENTER



FLOORS 50-52

FLOOR	RSF	AVAILABLE
52 (15'6" SLAB)	43,008	12/2027
51	43,008	12/2027
50	43,008	12/2027

TOTAL RSF: **129,024**

FLOORS 11-26

FLOOR	RSF	AVAILABLE
26	40,360	12/2027
25	40,360	12/2027
24	40,275	12/2027
23	40,652	12/2027
22	39,936	12/2027
21	40,509	12/2027
20	40,465	12/2027
19	40,443	12/2027
18	40,443	12/2027
17	40,443	12/2027
16	40,443	12/2027
15	40,443	12/2027
14	40,443	12/2027
12	40,443	12/2027
11	40,443	12/2027

TOTAL RSF: **606,101**

TOTAL AVAILABILITY:
735,125 RSF

SPECTACULAR INTERIORS

With soaring ceiling heights and column-free design, 7 WTC's sprawling floor plates filled with fresh air and natural light provide the ultimate design flexibility for your workspace.

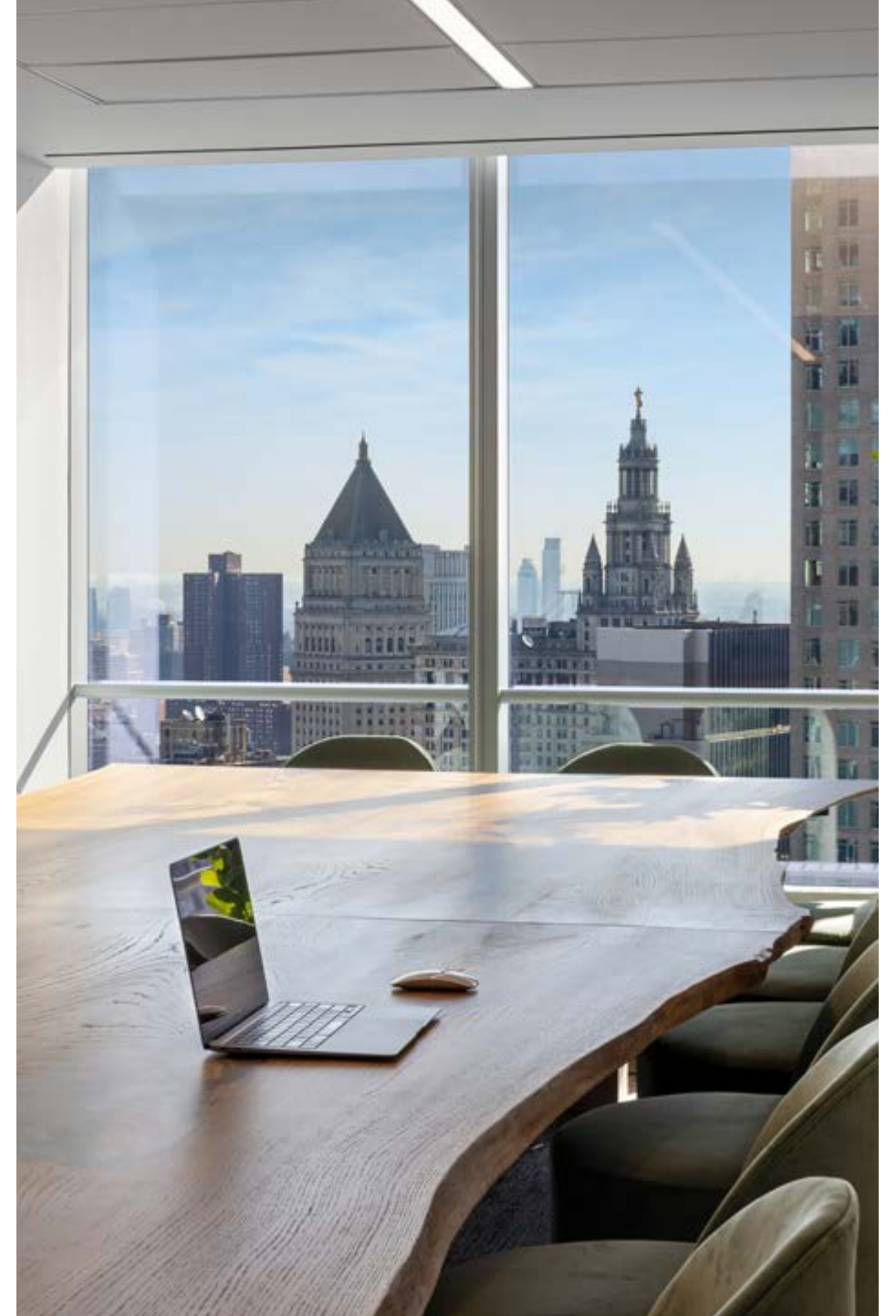




7 WORLD TRADE CENTER
TENANT INTERIOR: WILMERHALE



7 WORLD TRADE CENTER
TENANT INTERIOR: PRE-BUILT



CORE & SHELL

40,443 RSF

FLOORS 11-19

FEATURES:


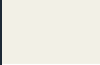
- NO INTERIOR COLUMNS
- 13'6" SLAB HEIGHT
- FLOOR TO CEILING GLASS
- CORNERS WITHOUT EXTERIOR COLUMNS





7 WORLD TRADE CENTER
FLOOR PLANS & TEST FITS

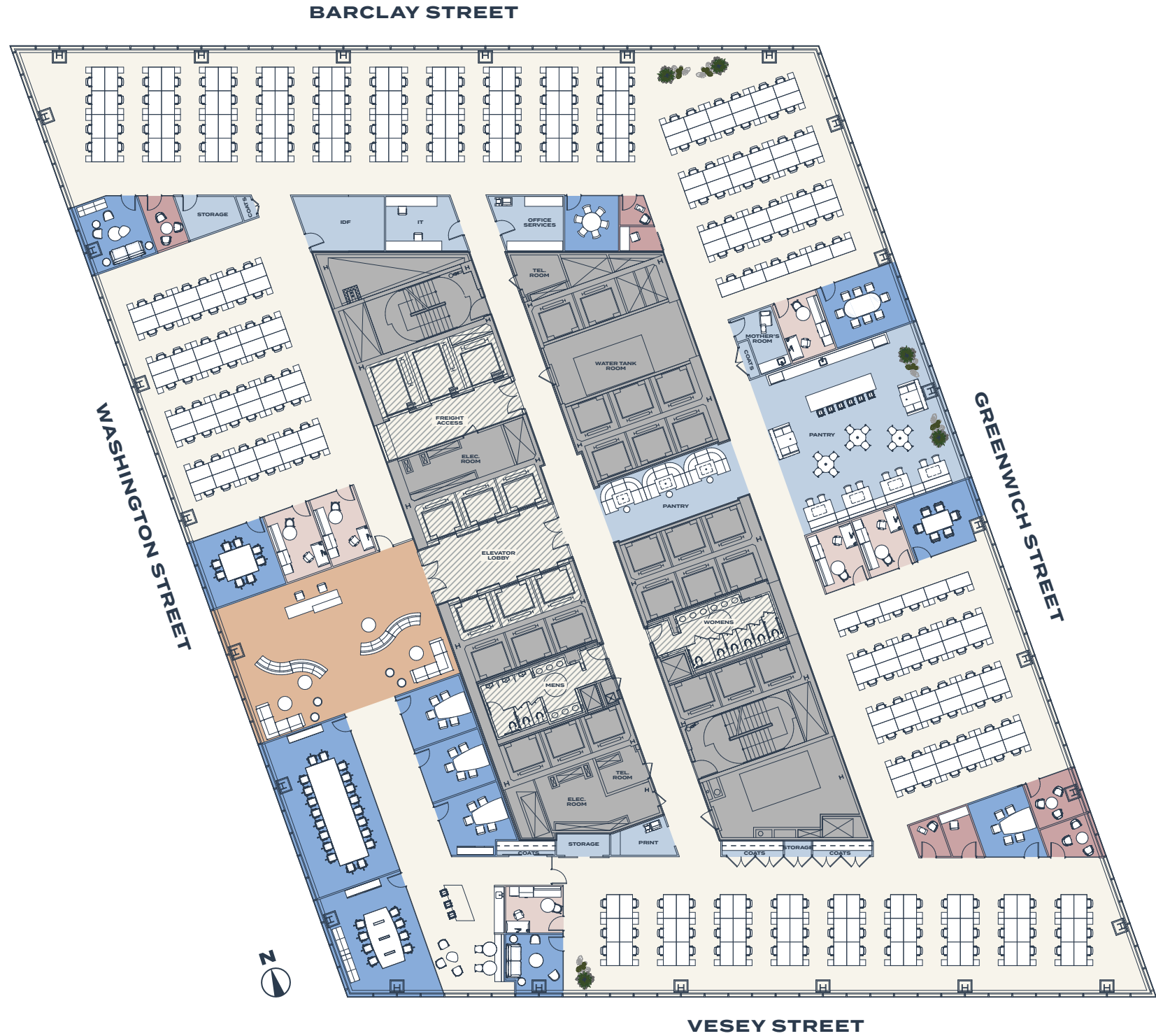
**PROPOSED
OPEN
LAYOUT**

FLOORS 11-19 40,443 RSF

WORKSPACE		SEATS
	PRIVATE OFFICE	6
	WORKSTATIONS	266
	RECEPTION	2
TOTAL HEADCOUNT		274

COLLABORATIVE SPACE		SEATS
	CONFERENCE ROOM	85
	PHONE ROOM	13

**~148 RSF
PER PERSON**



7 WORLD TRADE CENTER
FLOOR PLANS & TEST FITS

**PROPOSED
OFFICE
INTENSIVE
LAYOUT**

FLOORS 11-19 40,443 RSF

WORKSPACE	SEATS
PRIVATE OFFICE	66
WORKSTATIONS	94
RECEPTION	2
TOTAL HEADCOUNT	162

COLLABORATIVE SPACE	SEATS
CONFERENCE ROOM	81
PHONE ROOM	8

**~250 RSF
PER PERSON**



CORE & SHELL

~40,360 RSF

FLOORS 20-26

FEATURES:

- NO INTERIOR COLUMNS
- 13'6" SLAB HEIGHT
- FLOOR TO CEILING GLASS
- CORNERS WITHOUT EXTERIOR COLUMNS



7 WORLD TRADE CENTER
FLOOR PLANS & TEST FITS

**PROPOSED
OPEN
LAYOUT**

FLOORS 20-26 ~40,360 RSF

WORKSPACE	SEATS
PRIVATE OFFICE	6
WORKSTATIONS	284
RECEPTION	2
TOTAL HEADCOUNT	292

COLLABORATIVE SPACE	SEATS
CONFERENCE ROOM	105
PHONE ROOM	6

**~138 RSF
PER PERSON**



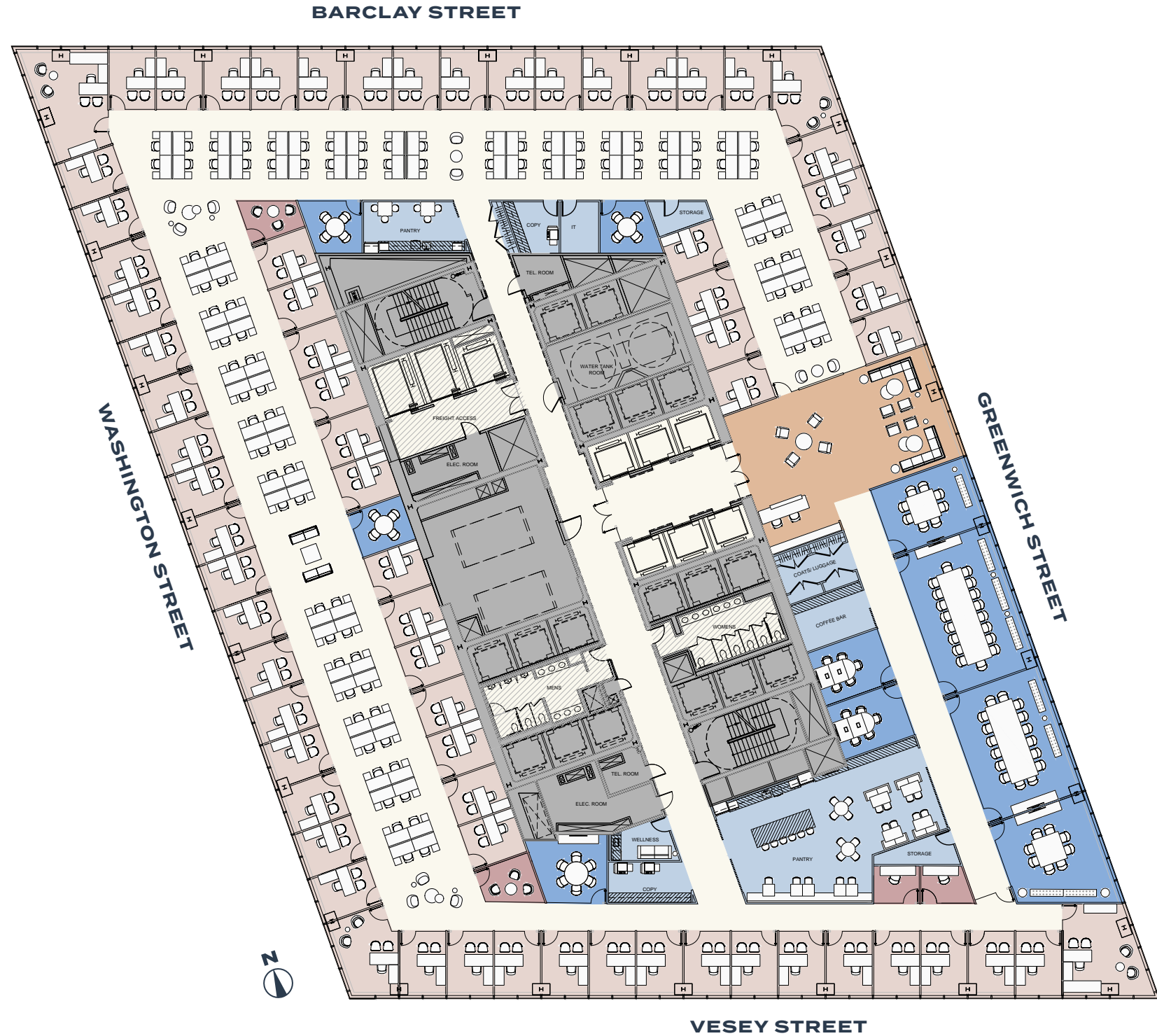
PROPOSED OFFICE INTENSIVE LAYOUT

FLOORS 20-26 ~40,360 RSF

WORKSPACE	SEATS
PRIVATE OFFICE	71
WORKSTATIONS	92
RECEPTION	2
TOTAL HEADCOUNT	165

COLLABORATIVE SPACE	SEATS
CONFERENCE ROOM	72
PHONE ROOM	4

~245 RSF
PER PERSON

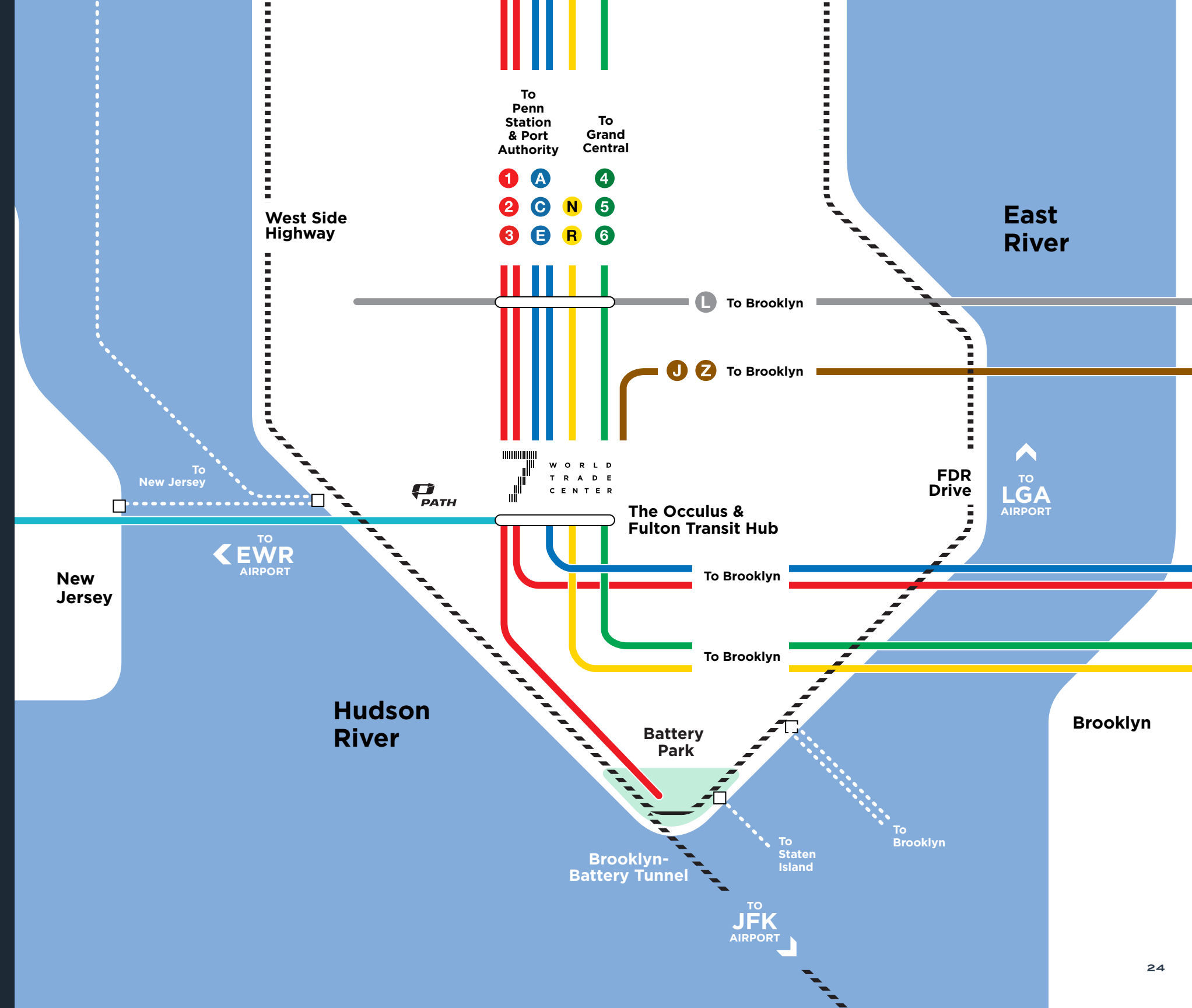


THE NEXUS OF NEW YORK TRANSIT

Just minutes from the Oculus, 7 WTC adds more flexibility to your commute—whether you travel by bike, bus, train or all of the above.

- 12** SUBWAY LINES
- 2** PATH LINES TO NJ
- 30** MTA BUS ROUTES
- 28** CITI BIKE STATIONS
- 17** FERRY ROUTES
- 3** AIRPORTS (TOTAL 3,000 FLIGHTS / DAY)

- 15 MINUTES** TO GRAND CENTRAL
- 10 MINUTES** TO NEW JERSEY
- 15 MINUTES** TO PORT AUTHORITY
- 10 MINUTES** TO DOWNTOWN BROOKLYN
- 15 MINUTES** TO PENN STATION
- 30-35 MINUTES** TO EWR, JFK, LGA





Hoboken



Chelsea



Union Square



East Village



Williamsburg



West Village



NoHo/SoHo



Lower East Side



Prospect Heights



Jersey City



Tribeca



Financial District



DUMBO



Downtown Brooklyn



Battery Park



Brooklyn Heights



**Cobble Hill/
Carroll Gardens**



Park Slope

AT THE CENTER OF NYC'S TALENT

7 World Trade Center is surrounded by NYC's most popular and fastest growing neighborhoods

WE'VE GOT A LOT ON OUR PLATES



17

**MICHELIN-STAR
RESTAURANTS**
IN LOWER MANHATTAN



600+

BARS AND RESTAURANTS
NEARBY



**OUTDOOR
DINING**

& WATERFRONT BARS



**GRAB N' GO
EATERIES**



**FOOD
MARKETS**

LIKE SMORGASBURG



LIBERTY BISTRO



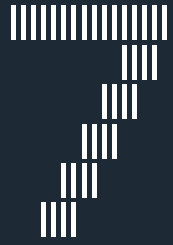
MANHATTA



SAGA



CUT BY WOLFGANG PUCK



WORLD
TRADE
CENTER

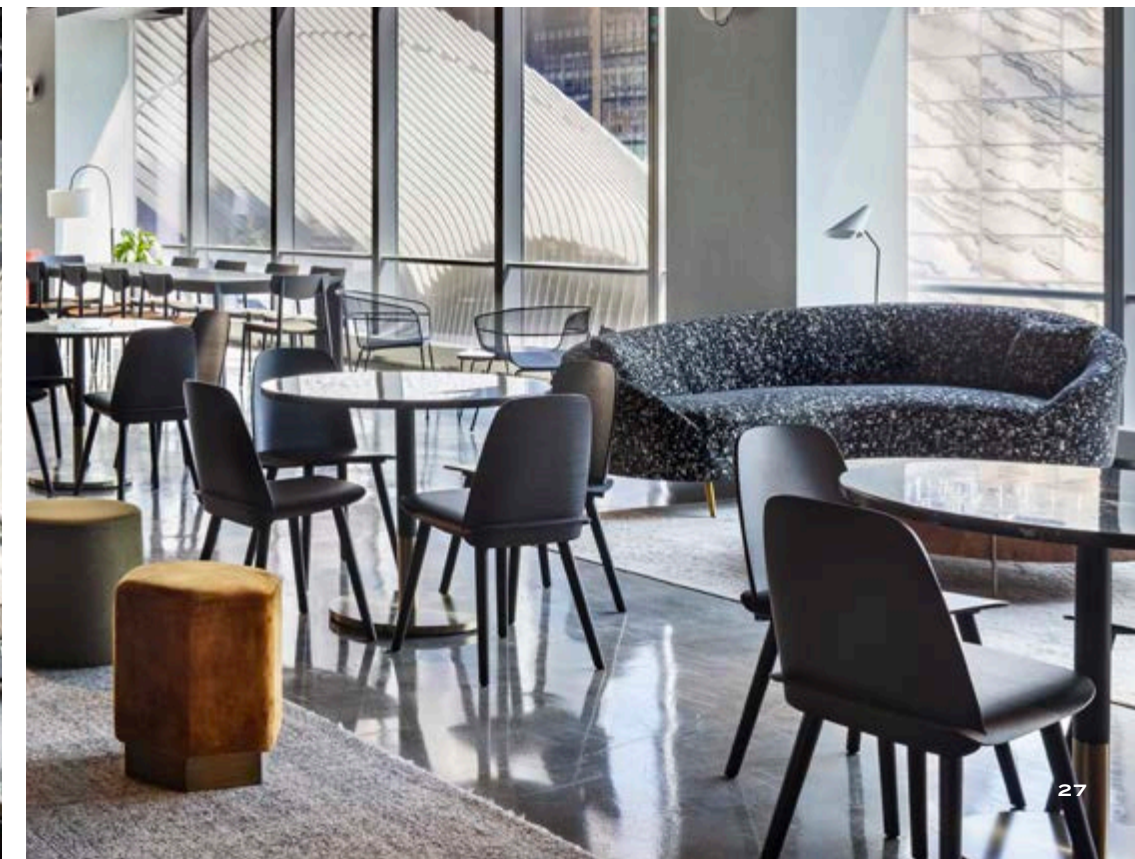
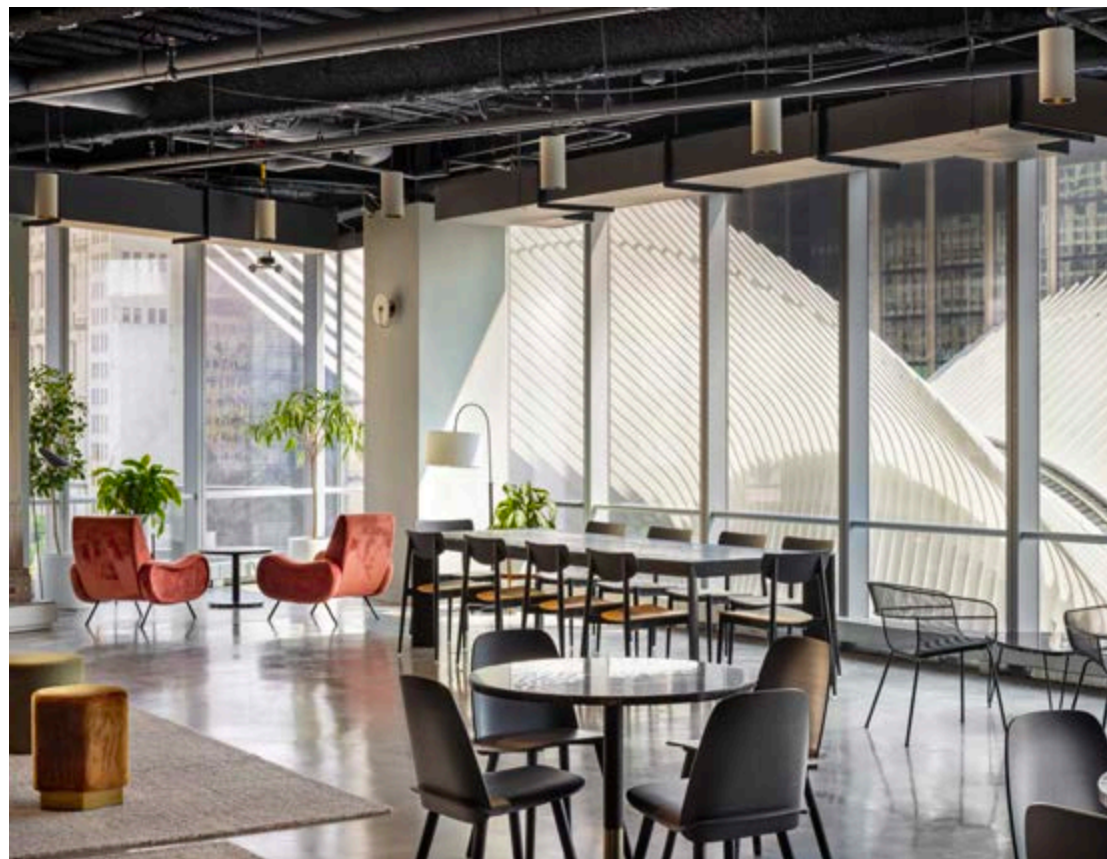
THE
STUDIO

AMENITY CENTER

Located on the 10th floor, The Studio at 7WTC offers flexible meetings and conference spaces and a spacious lounge for daily use as well as events.

Amenity Offerings:

- Lounge
- Conference rooms
- Flexible event space
- Yoga/fitness room
- Pantry
- Bicycle storage on ground floor





THE BANKERS CLUB
120 BROADWAY
DOWNTOWN, NYC



THE TERRACE
3 WORLD TRADE CENTER
DOWNTOWN, NYC



THE LOUNGE
1735 MARKET STREET
PHILADELPHIA, PA



THE VISTA
U.S. BANK TOWER
LOS ANGELES, CA



PORTFOLIO AMENITY ACCESS

Through Inspire, Silverstein Properties customers enjoy access to unrivaled amenity spaces throughout the entire 6 million square foot portfolio in New York, Philadelphia, and Los Angeles, including:

- On-demand conference rooms, meeting rooms, and event spaces
- Wellness suites
- Outdoor areas
- On-site concierge



WTC AVAILABLE INCENTIVES

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

15 YEAR TERM

COMMERCIAL RENT TAX ABATEMENT

\$5.00

SALES TAX EXEMPTION

\$2.00

NYPA POWER

\$1.00

RE TAXES & PILOT

\$5.50

ESTIMATED TOTAL SAVINGS / RSF / YEAR

\$13.50

20 YEAR TERM

COMMERCIAL RENT TAX ABATEMENT

\$5.00

SALES TAX EXEMPTION

\$2.00

NYPA POWER

\$1.00

RE TAXES & PILOT

\$8.00

ESTIMATED TOTAL SAVINGS / RSF / YEAR

\$16.00



BUILDING SPECIFICATIONS

ADDRESS

250 GREENWICH STREET
NEW YORK, NY 10007

ARCHITECT

SKIDMORE, OWINGS
& MERRILL, LLP

YEAR BUILT

2006

HEIGHT

52 FLOORS / 741 FT

SIZE

1.7 MILLION SF

FLOOR PLATES

~42,000 RSF
COLUMN-FREE

SLAB HEIGHT

TYPICAL SLAB TO SLAB: 13'6"
52ND FL. SLAB TO SLAB: 15'6"

WINDOWS

FLOOR TO
CEILING GLASS

HVAC SYSTEM

FLOOR-BY-FLOOR
DX UNITS

HVAC HOURS

8:00AM-6:00PM
MONDAY - FRIDAY

SUPPLEMENTAL HVAC

CONDENSER WATER SYSTEM
WITH 24/7 CAPACITY

ELECTRICITY

SUB-METERED

SUSTAINABILITY

LEED GOLD

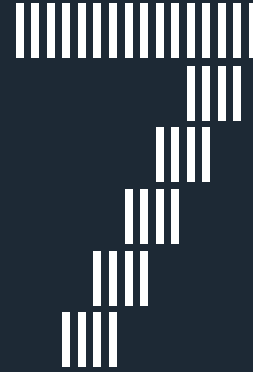
ELEVATORS

HIGH SPEED DESTINATION DISPATCH
SYSTEM 6 PASSENGER CARS PER
FLOOR; 3 FREIGHT ELEVATORS

BLACK CARS

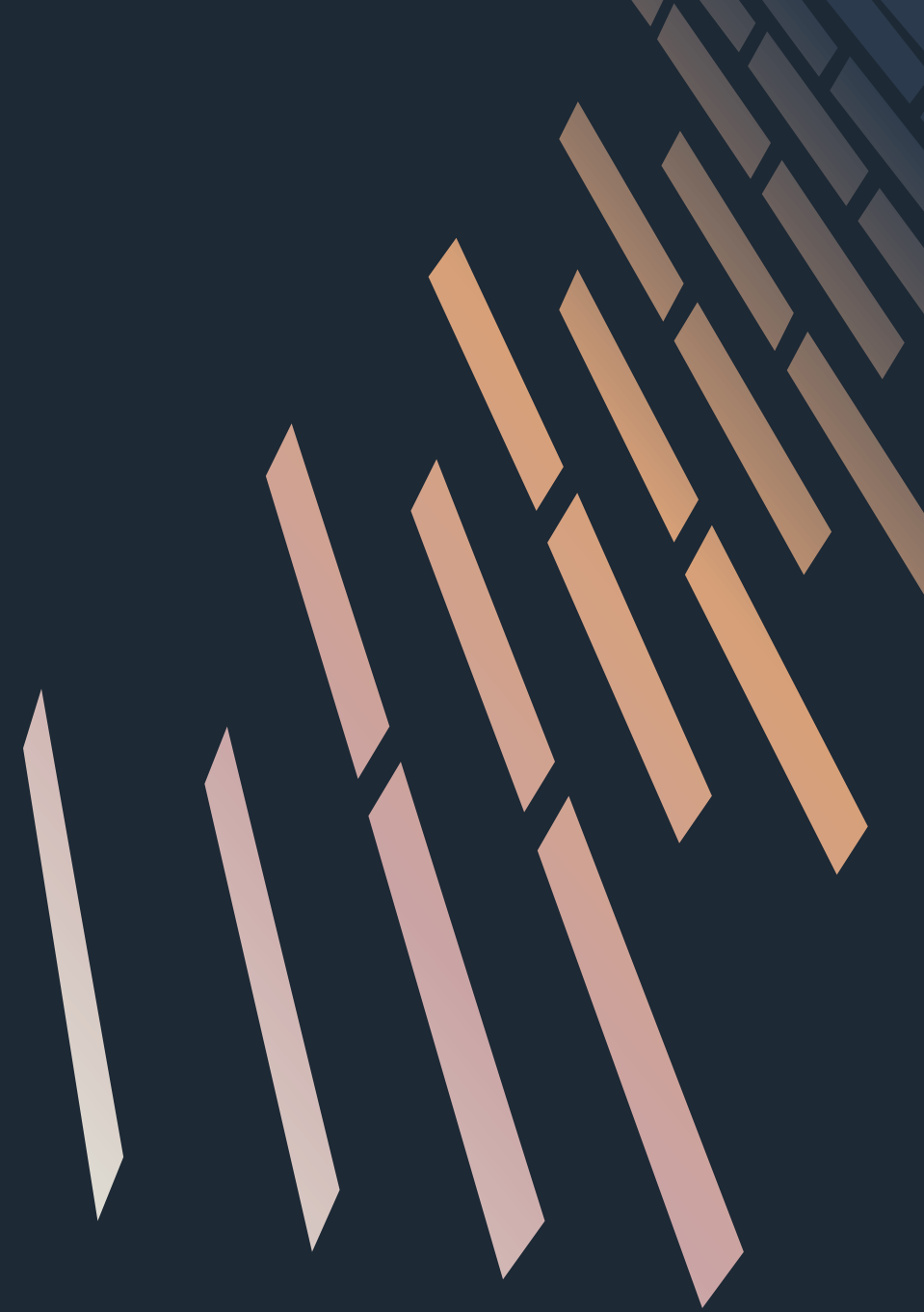
PICK-UP AND DROP-OFF ON
GREENWICH STREET, WITH
A 15 MINUTE "IDLE" TIME

7WTC.COM



W O R L D
T R A D E
C E N T E R

BE AT THE CENTER



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212.313.4643
ghough@silvprop.com

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stephen.eynon@cbre.com

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