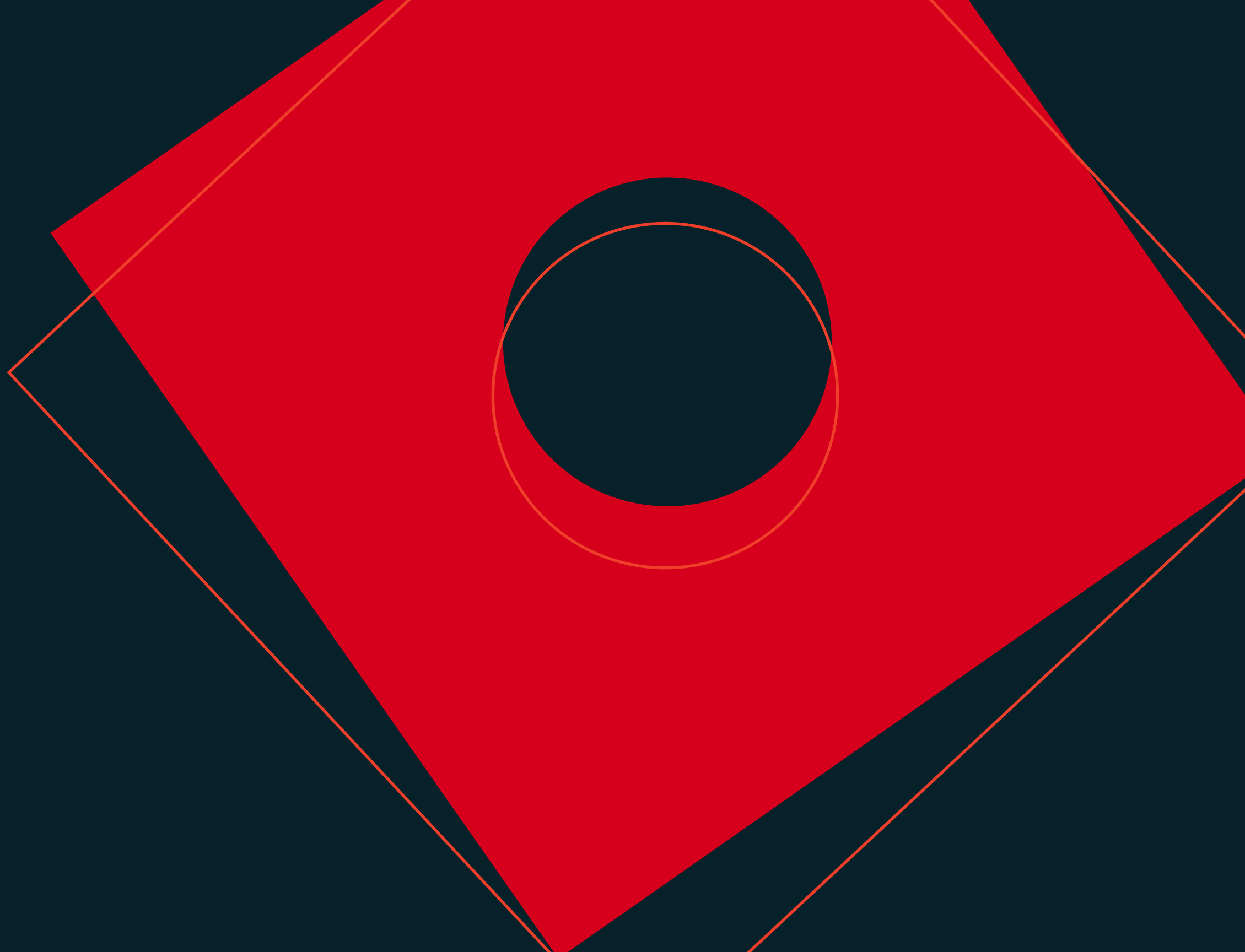


140
BROADWAY



POWER MOVE.

Nothing can compete with the power of the office to build business culture and spark innovation.

140 Broadway combines a Modernist design pedigree with 21st century amenities to bring a new perspective to the work experience—with a front-row seat to all that Lower Manhattan has to offer.

THE BUILDING

THE SWEET SPOT.

Future-Proof Location

140 Broadway puts tenants in the very center of Lower Manhattan—it's the axis on which the neighborhood turns. Equally accessible from rivers, bridges, tunnels, subways, ferries, bikes, helicopters... and whatever comes next.



ALIGN WITH AN ICON.

Camera-Ready Urbanism

The landmarked plaza features an iconic sculpture by Isamu Noguchi. A favorite of art critics and influencers worldwide, *Red Cube* has been photographed millions of times and is a prominent and enduring symbol of Lower Manhattan.

MODERNISM WITH A CAPITAL M.

Avant-Garde, Then and Now

Designed by award-winning architect Gordon Bunshaft of Skidmore, Owings & Merrill, this designated landmark is recognized as a standout of Modern Architecture. The sleek black facade, pristine geometry, and distinctive trapezoid plan feel as crisp and relevant now as the day they were designed.

ELEVATE THE WORK DAY.

Build business culture.

The thoughtfully-designed Conferencing Center and Amenity Lounge in the Lower Lobby brings hospitality to the forefront with a variety of leisure, work, and meeting spaces for tenants to enjoy.

INFRASTRUCTURE THAT CAN KEEP UP.

Class A inside and out.

A major improvement program for the building's systems has included upgraded chillers, electrical and building management systems, on-site generators, enhanced technology throughout the building, and refreshed lobby spaces.



NEXT- LEVEL HQ.

Powering Business

140 Broadway provides an opportunity to develop an organization's headquarters in an easily accessible, central gathering place—with flexible spaces that can bring everyone together.

ROOM TO BREATHE.

The Sky's the Limit

The wide, set-back plaza setting and surrounding green space means more daylight, fewer shadows, and plenty of views. 140 Broadway is both a brand showcase and a welcoming oasis.

DOWNTOWN IS YOUR PLAYGROUND.

Dynamic 24x7

At the center of the new Downtown, 140 Broadway's vibrant mixed-use neighborhood is rich with culture, food, entertainment, history, shopping at every price point, and an active waterfront—all within a 5-minute walk.

THE NEIGHBORHOOD

EASY MULTI-MODAL ACCESS.

140 Broadway is steps from every major subway line in NYC, the Fulton Center and Oculus transit hubs, ferries, and PATH trains, with Citibike docks on site. Access to the Brooklyn Bridge and Holland Tunnel is just minutes away.



EASY MULTI-MODAL ACCESS.

140 Broadway is blocks from every major subway line in NYC, the Fulton Center and Oculus transit hubs, ferries, and PATH trains, with Citibike docks on site. Access to the Brooklyn Bridge and Holland Tunnel is just minutes away.



A FRONT-ROW SEAT.

With such a central location, 140 Broadway provides easy access to all of the best shopping, dining, outdoor activities, history, and culture that Lower Manhattan has to offer.

SHOPPING

WESTFIELD WTC
BROOKFIELD PLACE
SEAPORT DISTRICT
PIER 17
ZARA
H&M
TIFFANY & CO.

DINING/BARS

MANHATTA
EATALY
THE DEAD RABBIT
NOBU
L'APPART
HARRYS
CUT BY WOLFGANG PUCK
MARK JOSEPH

SIGHTSEEING

SEAPORT DISTRICT
PIER 17
THE OCULUS
NY STOCK EXCHANGE
HISTORIC WALL STREET
9/11 MEMORIAL & MUSEUM
CHARGING BULL



IN GOOD COMPANY.

Situated across from Zuccotti Park, 140 Broadway is surrounded by a diverse group of corporate neighbors, including key financial players, media influencers, creative agencies, fashion houses, and design studios.

FASHION

CONDÉ NAST
GUCCI
L BRANDS
HUGO BOSS
NIKE

TECH/MEDIA

SPOTIFY
UBER
CASPER
GROUPM
MACMILLAN PUBLISHERS
OMNICOM
ESPN
TIME, INC

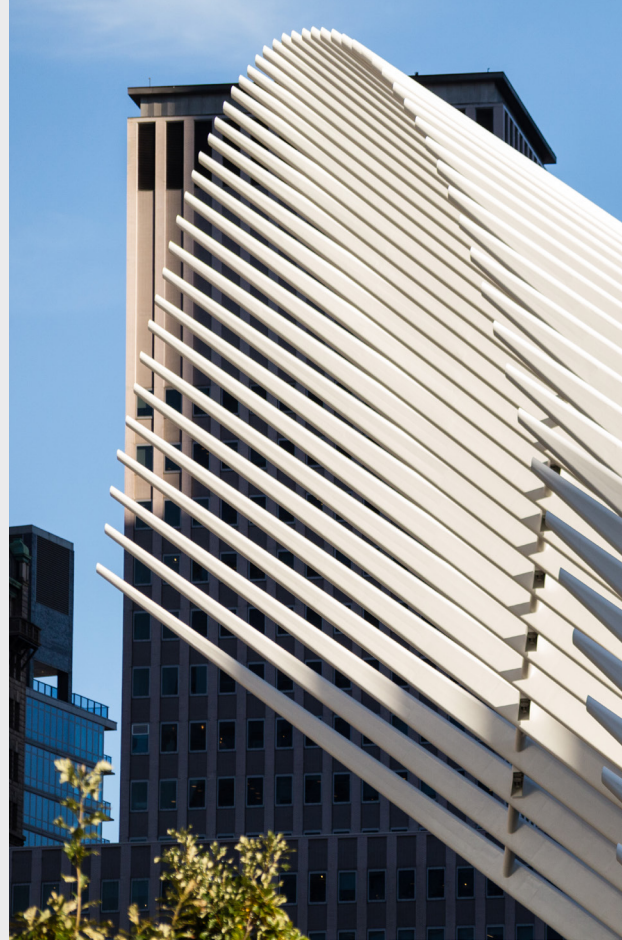
FINANCE

AMERICAN EXPRESS
RBC
BNY MELLON
BBH
STANDARD & POOR'S

LEGAL

FRIED FRANK
STROOK
CLEARY GOTTlieb
CAHILL GORDON
CADWALADER
JONES DAY

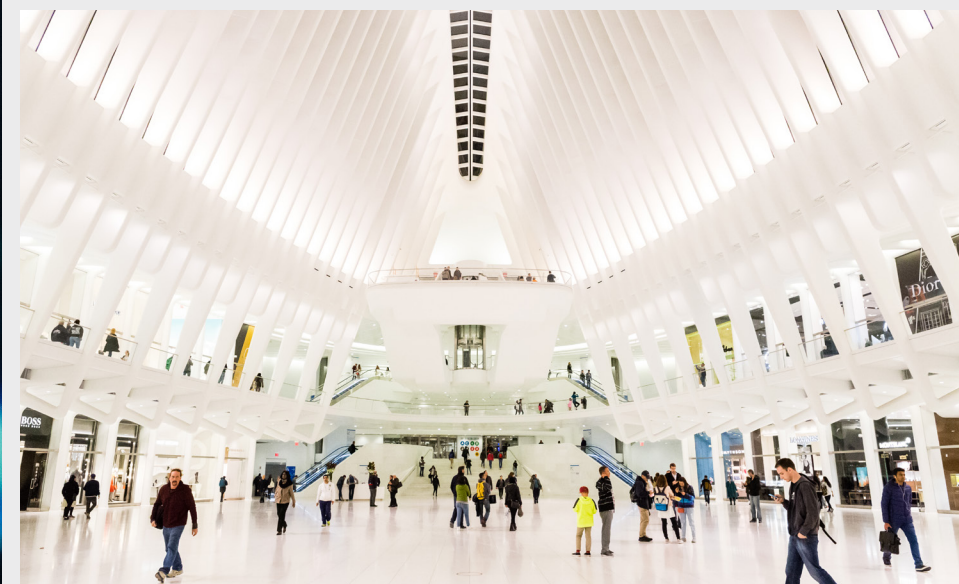




HISTORY, ART, CULTURE.

A quick walk around the block will immerse tenants in New York City's rich history and the excitement of Downtown's workplace, cultural and lifestyle evolution.

140
BROADWAY





ACTIVE OUTDOOR LIFESTYLE.

From South Street Seaport to Battery Park City, access to a connected ecosystem of biking and walking paths, parks and green spaces, and the waterfront can be found just blocks away in every direction.



140
BROADWAY



Lian Chang / Flickr





A RANGE OF RETAIL EXPERIENCES.

Manhattan's exciting new retail corridor, from Brookfield Place and the Shops at the Oculus to the Seaport District, is just minutes from 140 Broadway and features retail brands at every price point—from bargain shopping to Tiffany & Co.

140
 **BROADWAY**





A CULINARY JOURNEY.

Whether it's lunch along cobblestone streets, dinner at the latest celebrity chef restaurant, or drinks at a centuries-old institution—a variety of dining and after-work experiences are just around the corner.

STAY HEALTHY, HAVE FUN.

On-site amenities include a state-of-the-art Crunch Fitness gym and Citibike docks. The Conferencing Center and Amenity Lounge will tempt tenants with chef-driven healthy food options, a game room, and work café.

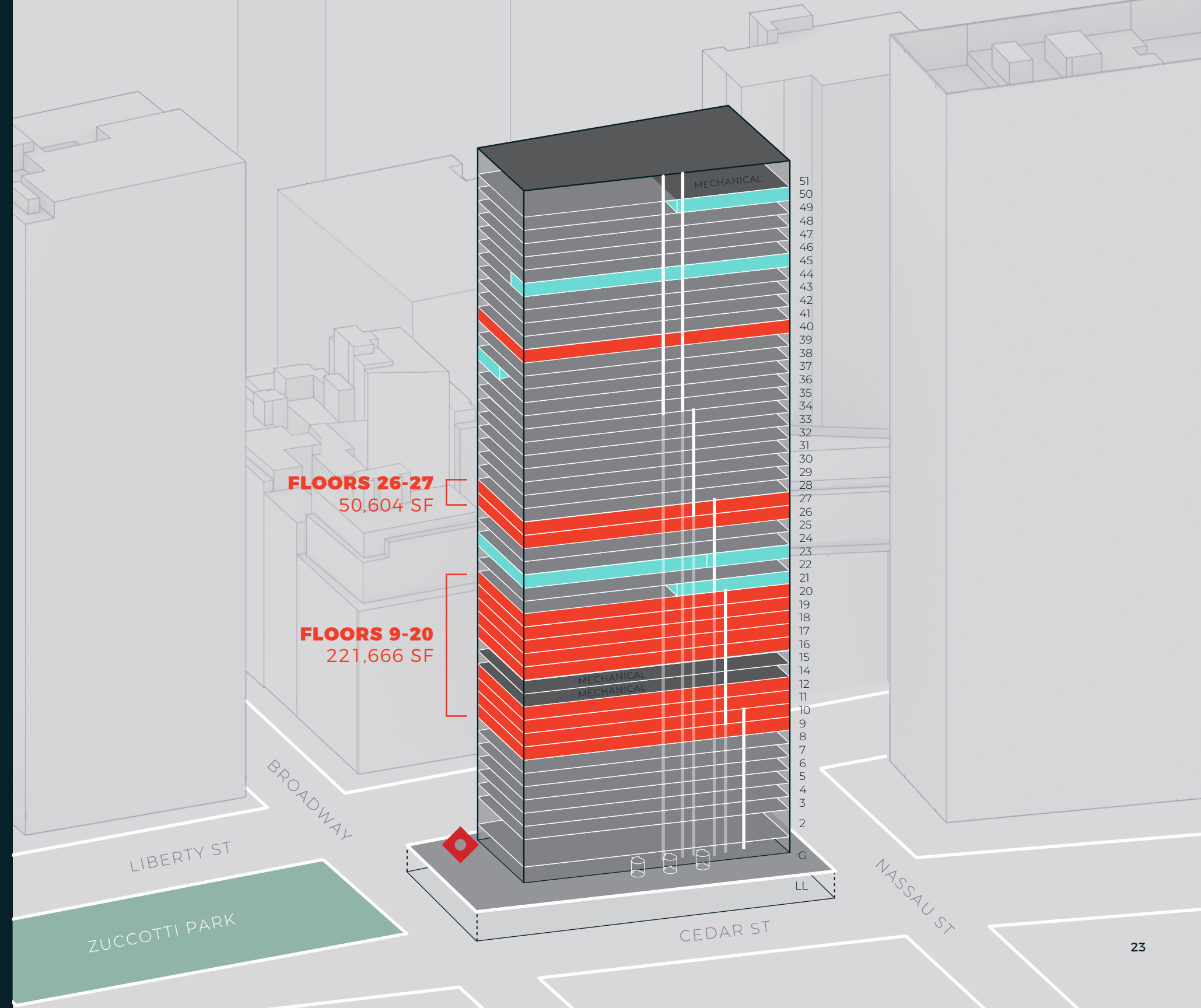


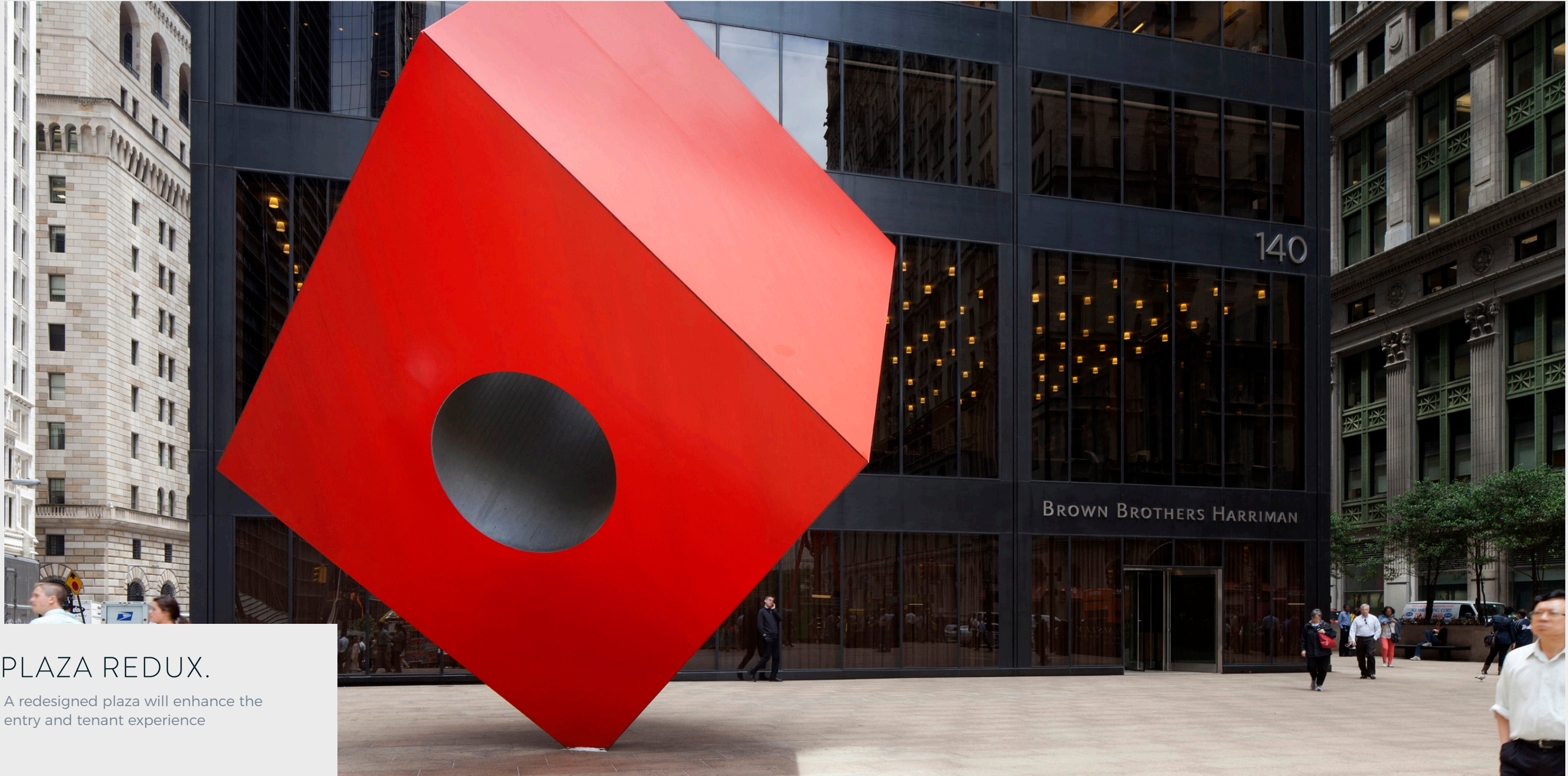
THE SPACE

2022

AVAILABILITIES

FLOOR	SUITE NO.	RSF	AVAILABLE
50	Suite 5010	6,509	Immediate
45	Suite 4510	17,615	Immediate
40	Full Floor	26,206	7/1/2022
37	Suite 3710	7,995	Immediate
27	Full Floor	25,444	Immediate
26	Full Floor	25,160	Immediate
23	Suite 2310	6,388	Immediate
23	Suite 2330	13,337	Immediate
21	Suite 2120	9,309	5/1/2022
20	Full Floor	24,841	5/1/2022
19	Full Floor	24,829	5/1/2022
18	Full Floor	24,829	5/1/2022
17	Full Floor	24,919	Immediate
16	Full Floor	24,900	Immediate
12	Full Floor	24,359	Immediate
11	Full Floor	24,339	Immediate
10	Full Floor	24,326	Immediate
09	Full Floor	24,351	Immediate





PLAZA REDUX.

A redesigned plaza will enhance the entry and tenant experience



BUILDING A GREENER FUTURE TODAY.

The ownership has instituted green guidelines for all new leases in the U.S. 140 Broadway has received LEED Gold certification from the USGBC. 100% of the building's energy is offset by renewable energy credits.



REVITALIZED INFRASTRUCTURE.

A major improvement program for the building's systems includes conversion to destination dispatch elevators, improved energy efficiencies such as chiller conversions, and installing a carrier-neutral, distributed antenna system (DAS).



CONFERENCING CENTER & AMENITY LOUNGE

The state-of-the-art Conferencing Center on Level A is capable of hosting town-hall gatherings of up to 250 people.

The Amenity Lounge will provide a convenient dining and cafe option for tenants and a welcoming space for a break during the busy workday.



EXPANDING THE OFFICE FOOTPRINT.

The Conferencing Center and Amenity Lounge in the Lower Lobby will occupy approximately 12,000 square feet of food and beverage service, meeting rooms, and leisure space.



AMENITY LOUNGE RECEPTION AREA

AMENITIES TO BUILD CULTURE.

The Conferencing Center and Amenity Lounge will create value for tenants looking to attract top talent—providing quality food offerings, alternative work settings, and places to host large gatherings and events.



CAFE/BAR LOOKING TOWARDS CHEF'S POP-UP



MODERN WORKPLACE.

Generous floor-to-window ratios combined with the set-back plaza setting mean even low floors are flooded with ample daylight.





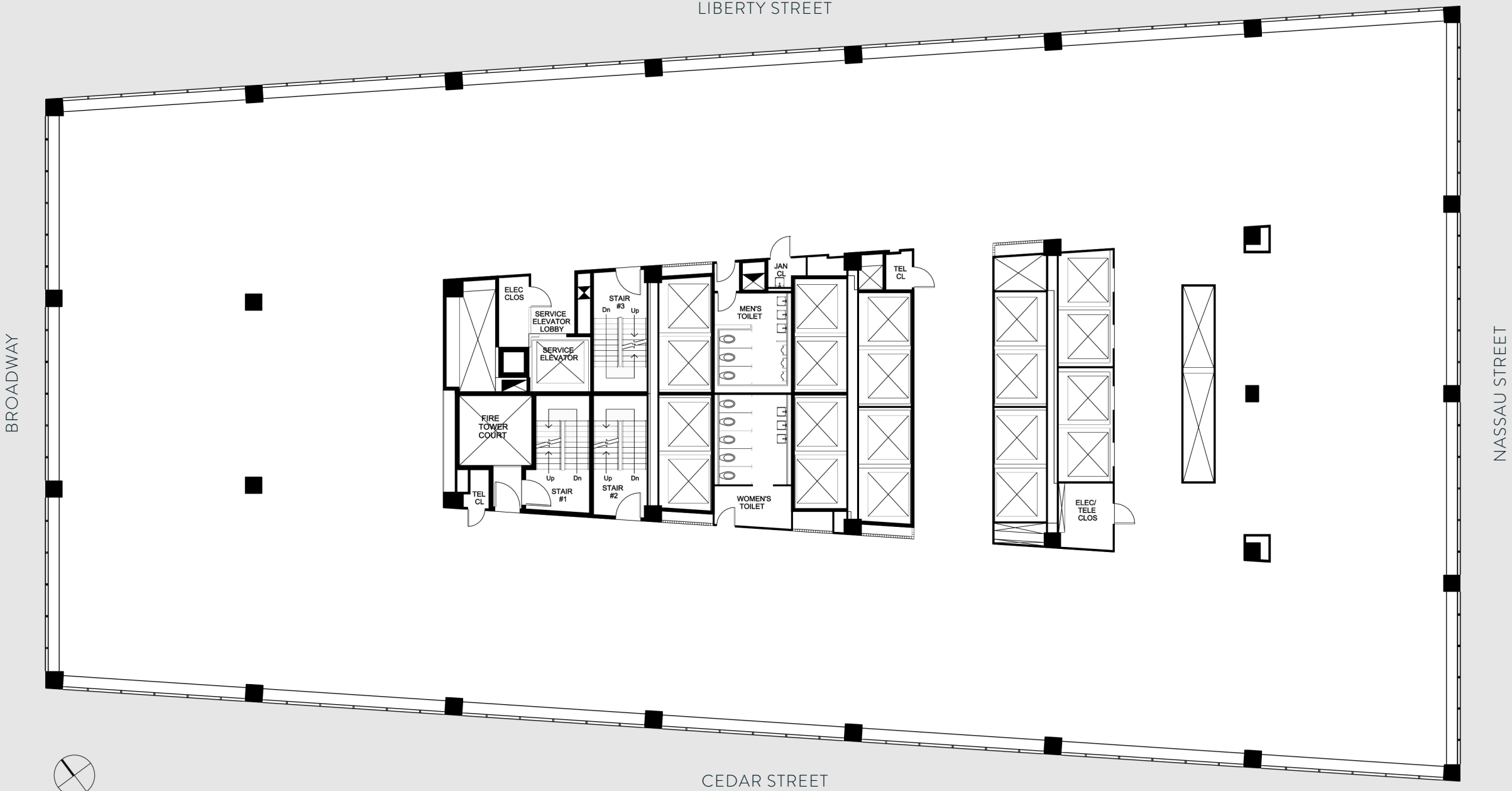
EXPERIENCED OWNERSHIP.

With a business model underpinned by 55 years of real estate expertise and €50 billion of assets under management, Union Investment is one of Europe's leading real estate investment managers. The company invests in the office, retail, hospitality, logistics and residential sectors and holds around 450 commercial properties across 24 countries worldwide in its portfolio.



FLOOR PLANS

CORE & SHELL PLAN
FLOOR 20 SHOWN



#01

OFFICE INTENSIVE

Low Rise Typical Floor

24,919 RSF

33

Exterior
Offices

3

Interior
Offices

6

Workstations

1

Receptionist

109

Collaboration
Seats

62

Formal Seats

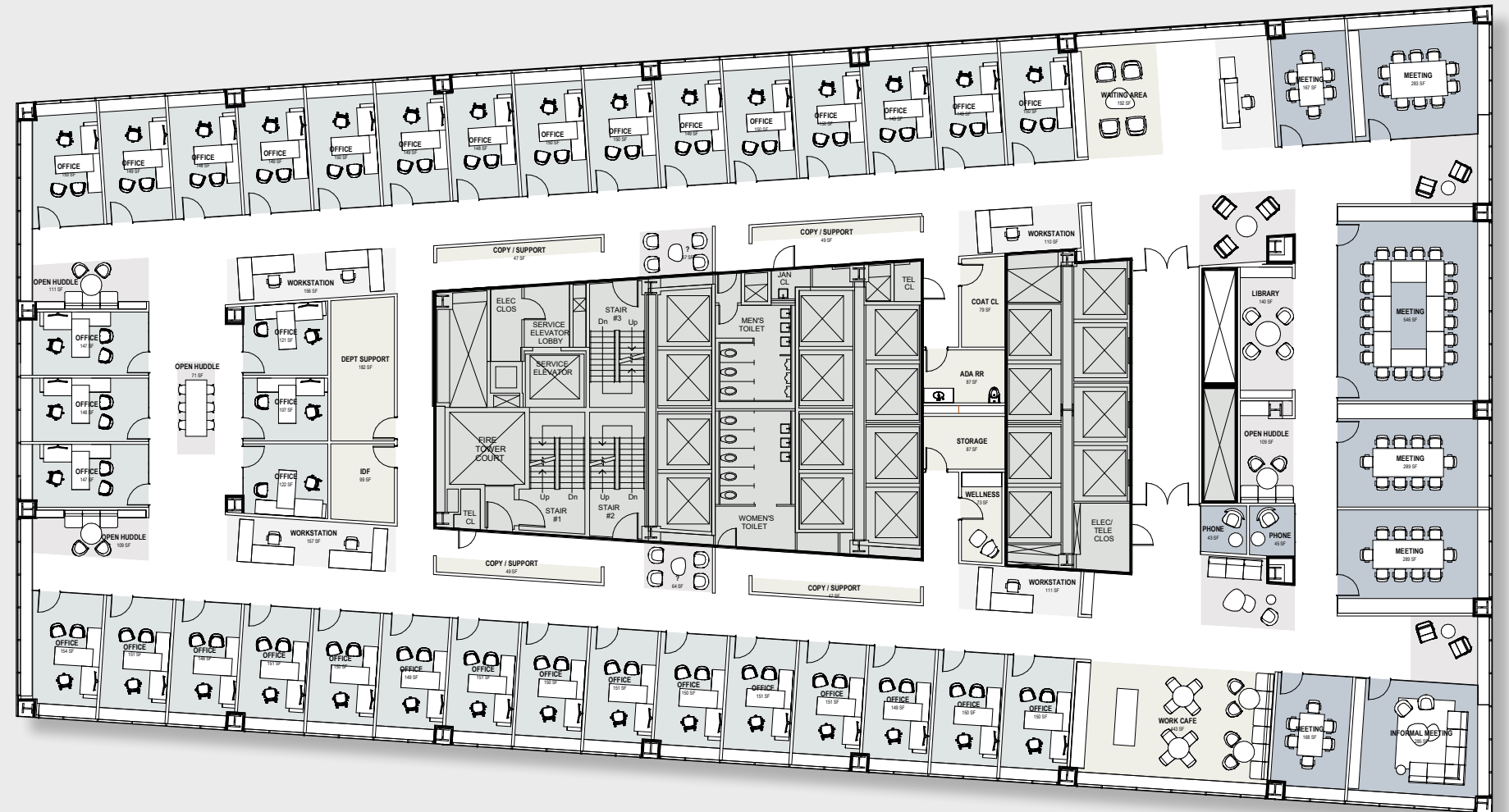
7

Informal Seats

42

Open Collaboration Seats

Note: 6'-0" workstations



#02
OFFICE INTENSIVE

Low Rise Typical Floor

24,919
RSF

- 6

Partner
Offices
- 30

Exterior
Offices
- 3

Interior
Offices
- 6

Workstations
- 1

Receptionist

- 111

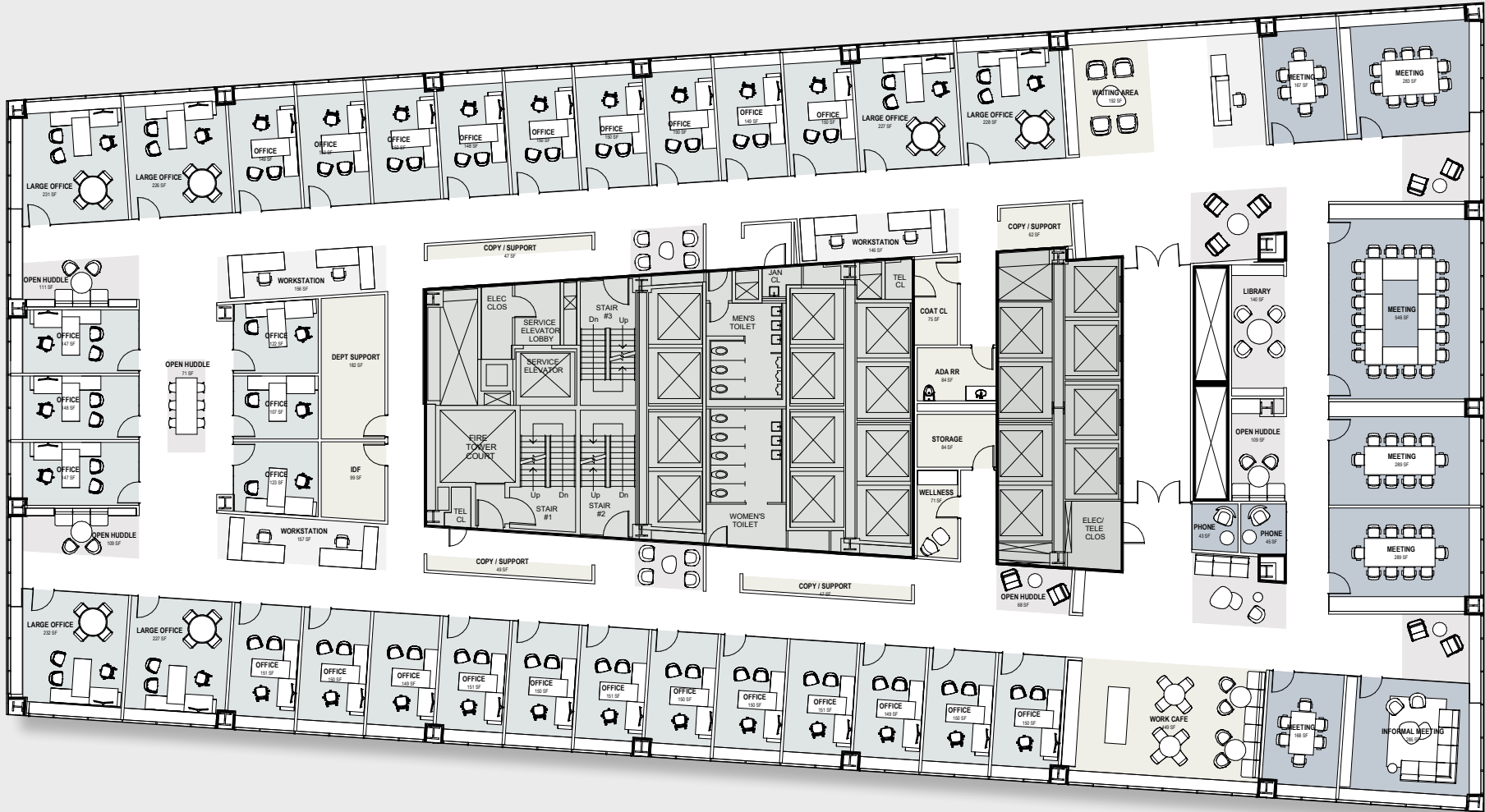
Collaboration
Seats
- 62

Formal Seats
- 7

Informal Seats
- 42

Open Collaboration Seats

Note: 6'-0" workstations



#03
BLENDED MIX

Low Rise Typical Floor

24,919
RSF

- 10

Exterior
Offices
- 13

Interior
Offices
- 75

Workstations
- 1

Receptionist
- 112

Collaboration
Seats
- 63

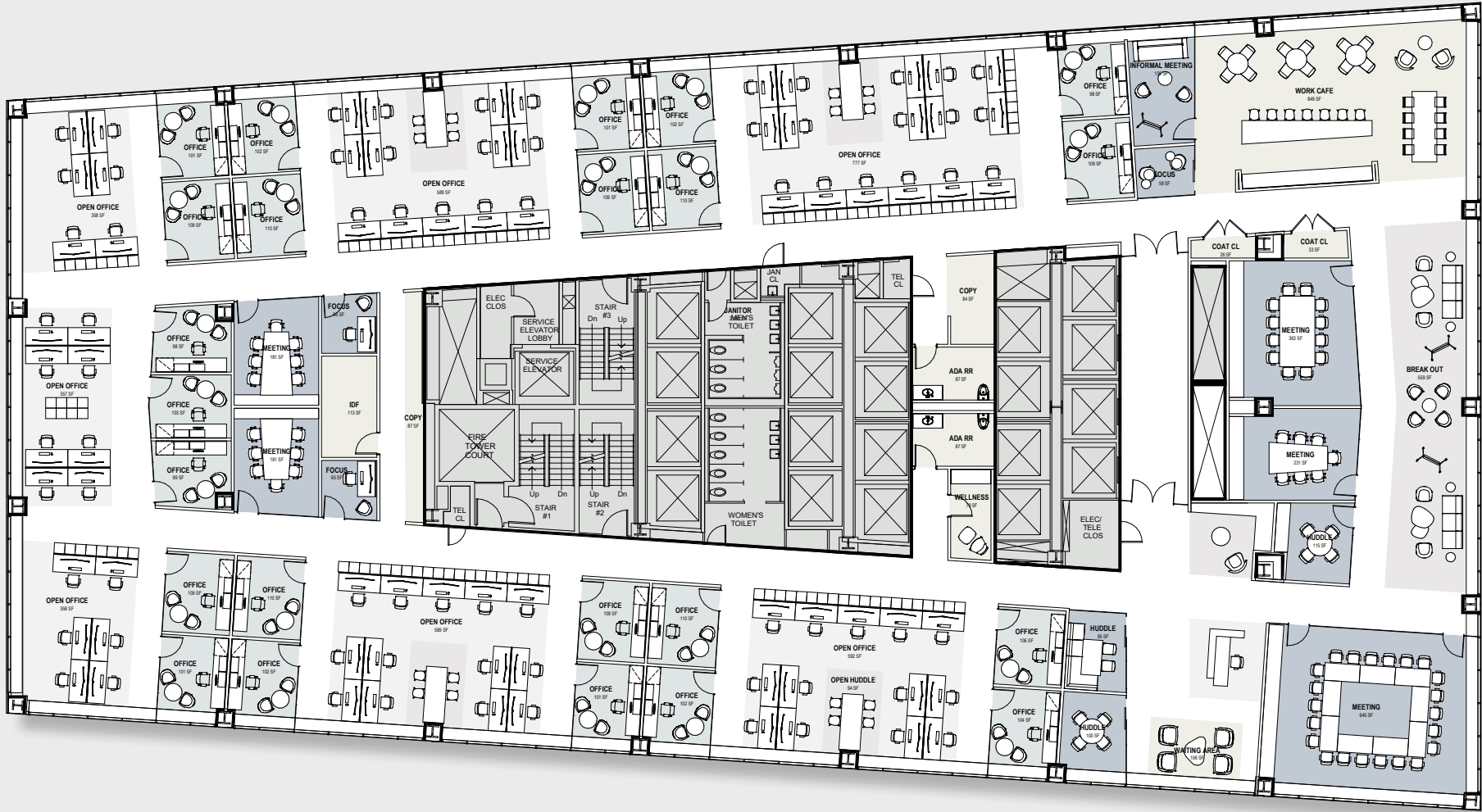
Formal Seats
- 9

Informal Seats
- 34

Open Collaboration Seats
- 6

Focus Seats

Note: 6'-0" workstations



#04

OPEN OFFICE

Low Rise Typical Floor

24,919
RSF

119

Workstations

114

Collaboration
Seats

75

Formal Seats

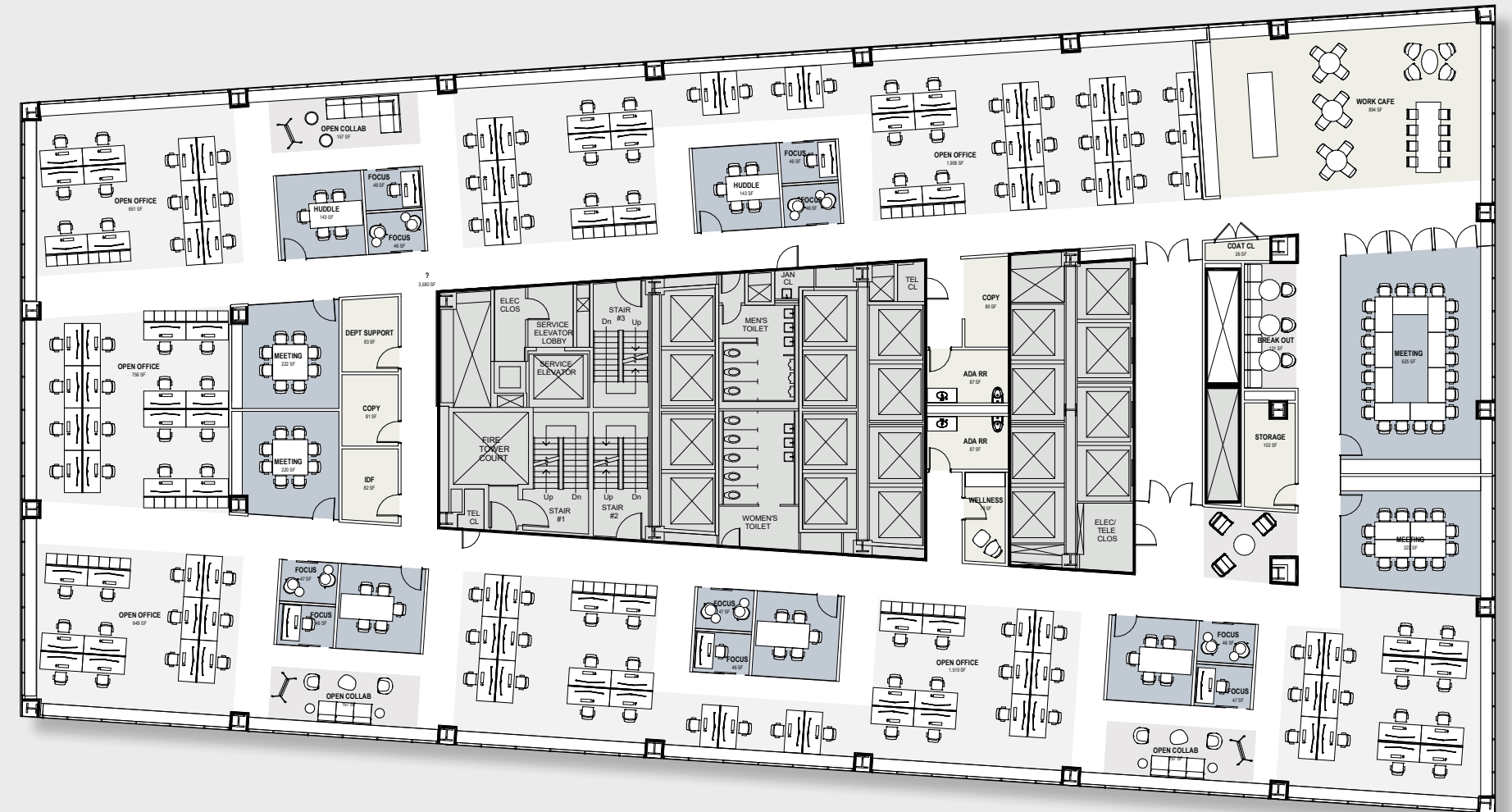
24

Open Collaboration Seats

15

Focus Seats

Note: 6'-0" workstations



OPEN OFFICE

Low Rise Typical Floor

24,919
RSF

159

Workstations

93

Collaboration Seats

60

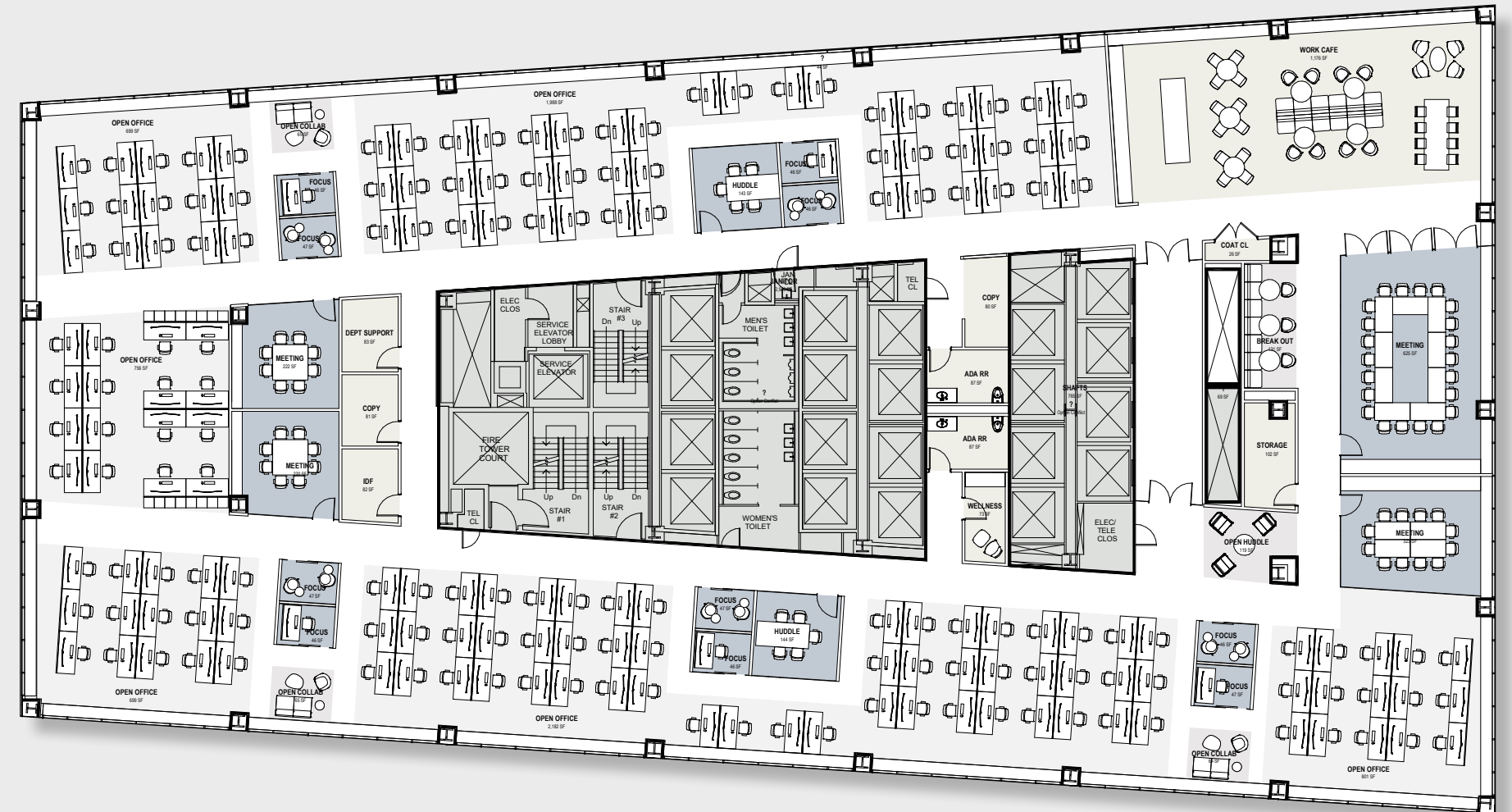
Formal Seats

18

Open Collaboration Seats

15

Focus Seats



#06
PARTIAL FLOOR

Floor 21, Suite 2120

9,309
RSF

- 7

Offices
- 24

Workstations
- 1

Receptionist
- 47

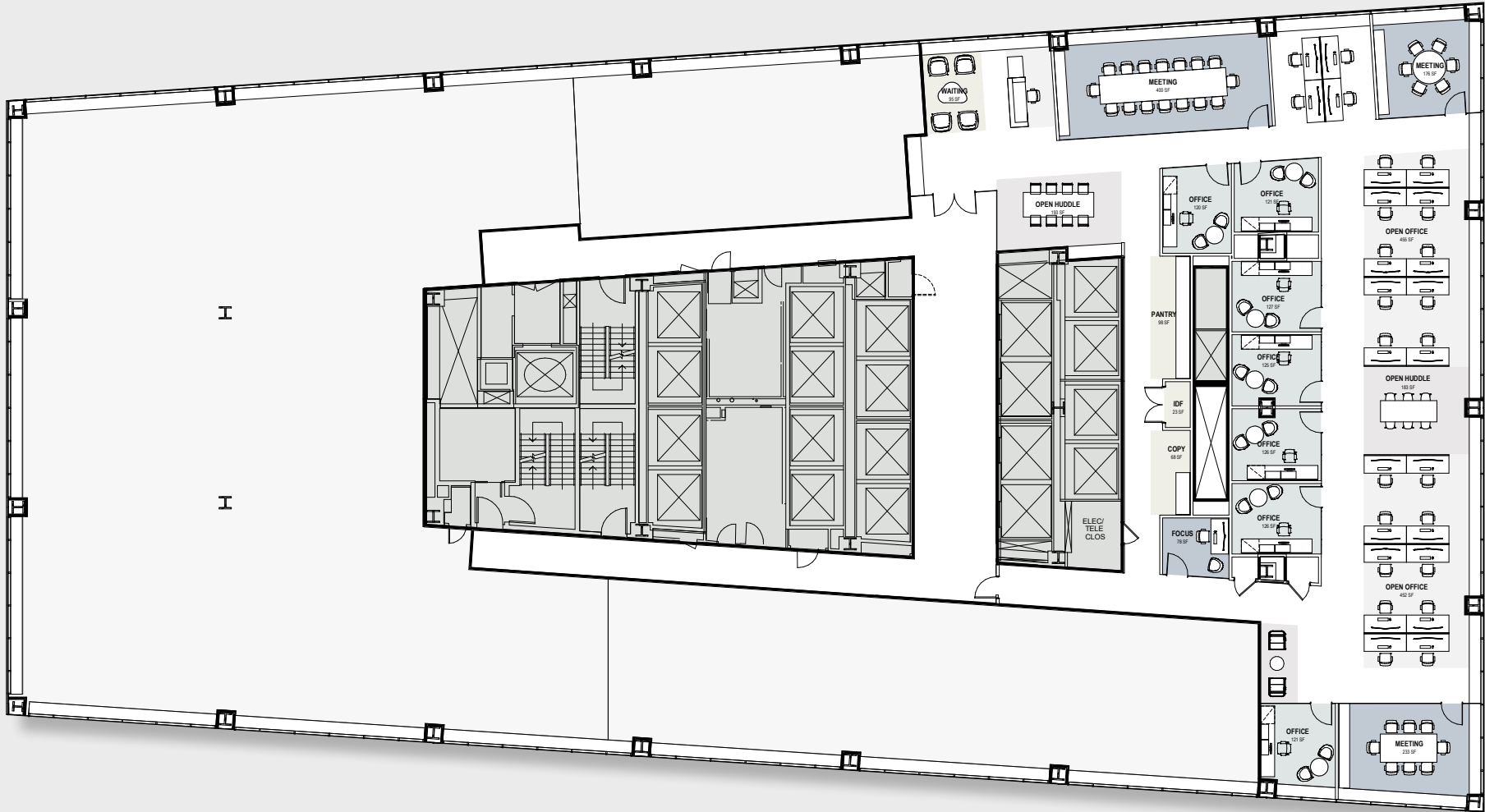
Collaboration
Seats
- 30

Formal Seats
- 16

Open Collaboration Seats
- 1

Focus Seat

Note: 6'-0" workstations



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METZLER