

# BROAD PERSPECTIVES



OVERVIEW

NEW ENTRANCE/LOBBY

BUILDING FEATURES

VIEWS

STACKING PLAN

FLOOR PLANS

LOCATION



## DOWNTOWN IS LOOKING UP

Availabilities From  
3,707 RSF to 35,316 RSF

UP TO 166,878 RSF AVAILABLE

Full Tower Floors  
From 9,575 RSF to 13,304 RSF

Efficient, side core floorplates

Light & airy space

Spectacular views of New York Harbor and  
Downtown city lights

Strong, committed, institutional ownership

Morris Adjmi designed lobby renovation underway





NEW ENTRANCE/LOBBY





NEW ENTRANCE/LOBBY





Renowned architect, and building tenant, Morris Adjmi has brought his signature style and flair to mark a new era for 60 Broad.

A curated selection of contemporary art inspired by Manhattan's iconic mid-century commercial buildings, and highlighted by a Cody Hudson abstract mural set a welcoming tone. Energy-efficient lighting, rounded columns and wood paneling along the outer edges complement the overall lobby aesthetic.

An inviting new entry, modernized elevator cabs and new amenity space complete the building revitalization.



## FLEXIBILITY AT THE TOP

Boutique tenants rarely find the privacy and prestige offered by the full tower floors of 60 Broad Street. In an era when employee attraction and retention are key to corporate success, the power and presence of these floors provide a significant workplace advantage.

Efficient, side core configuration easily accommodates traditional and contemporary office design.

Tower floors are filled with light and air.

Each floor offers inspirational views of New York Harbor and the multifaceted textures of Downtown.





Reception areas, conference rooms and breakout areas are filled with light, air and views.

A diverse tenant roster from financial services to creative tenants attests to the attractiveness of 60 Broad.





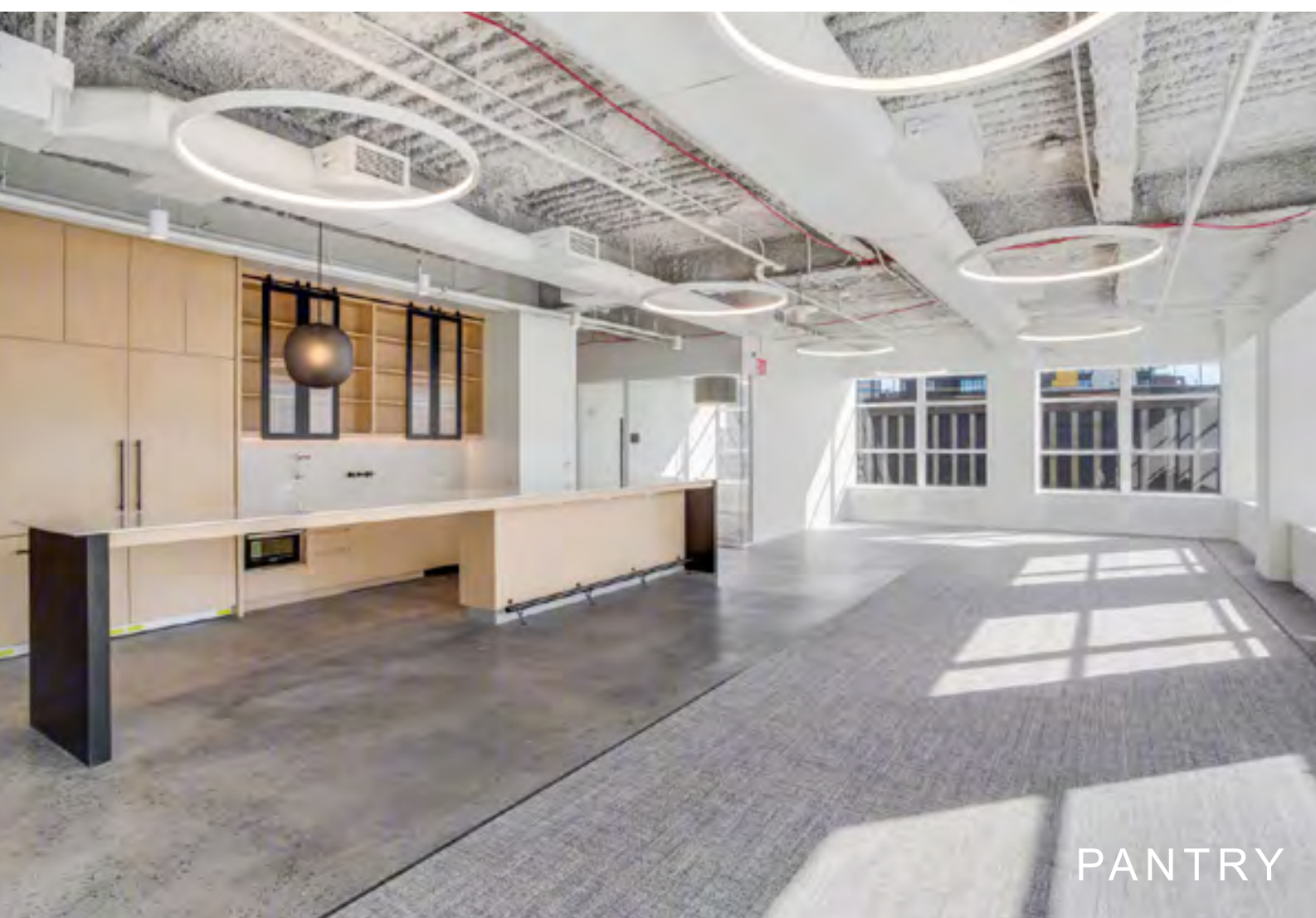
RECEPTION



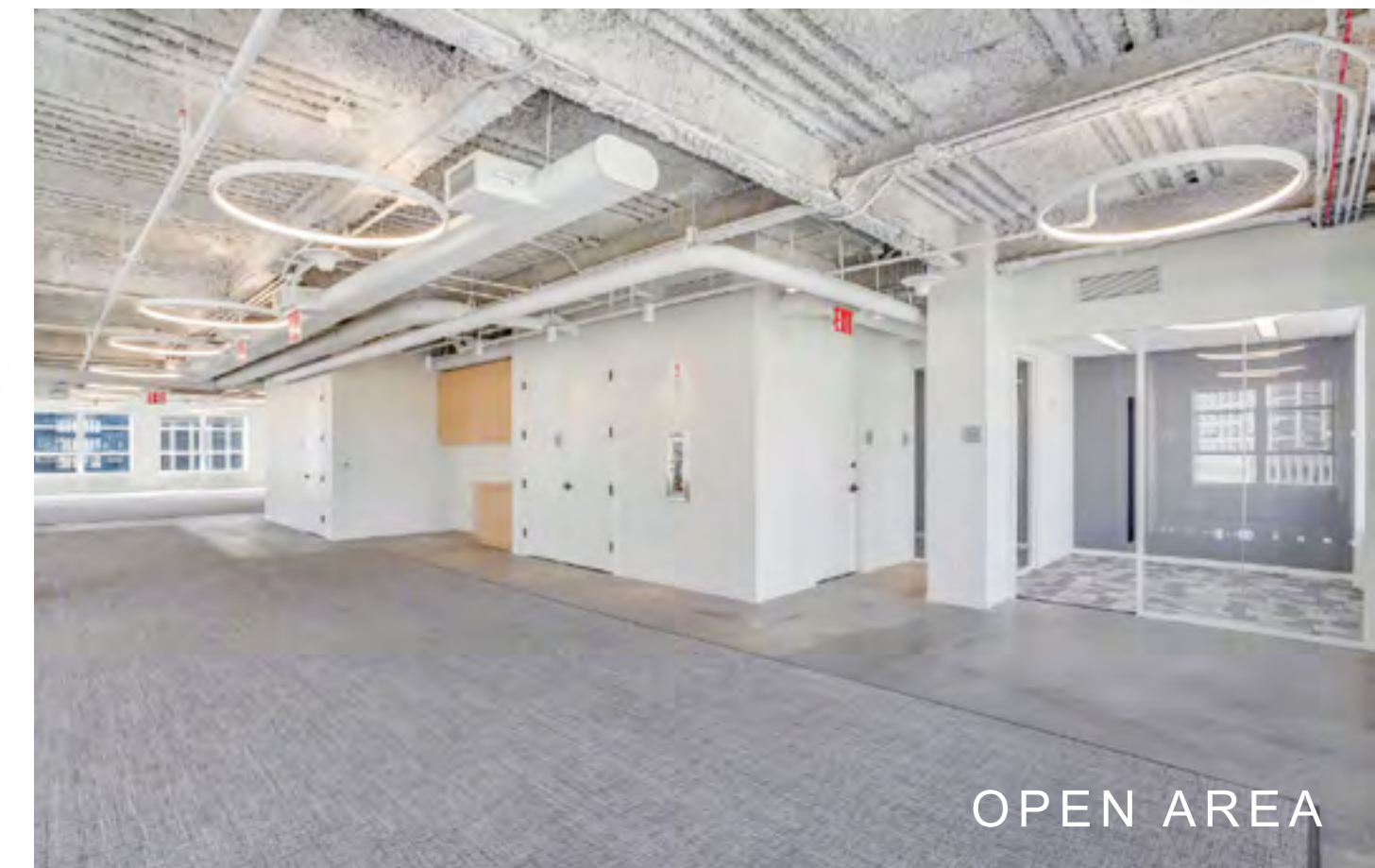
OPEN AREA



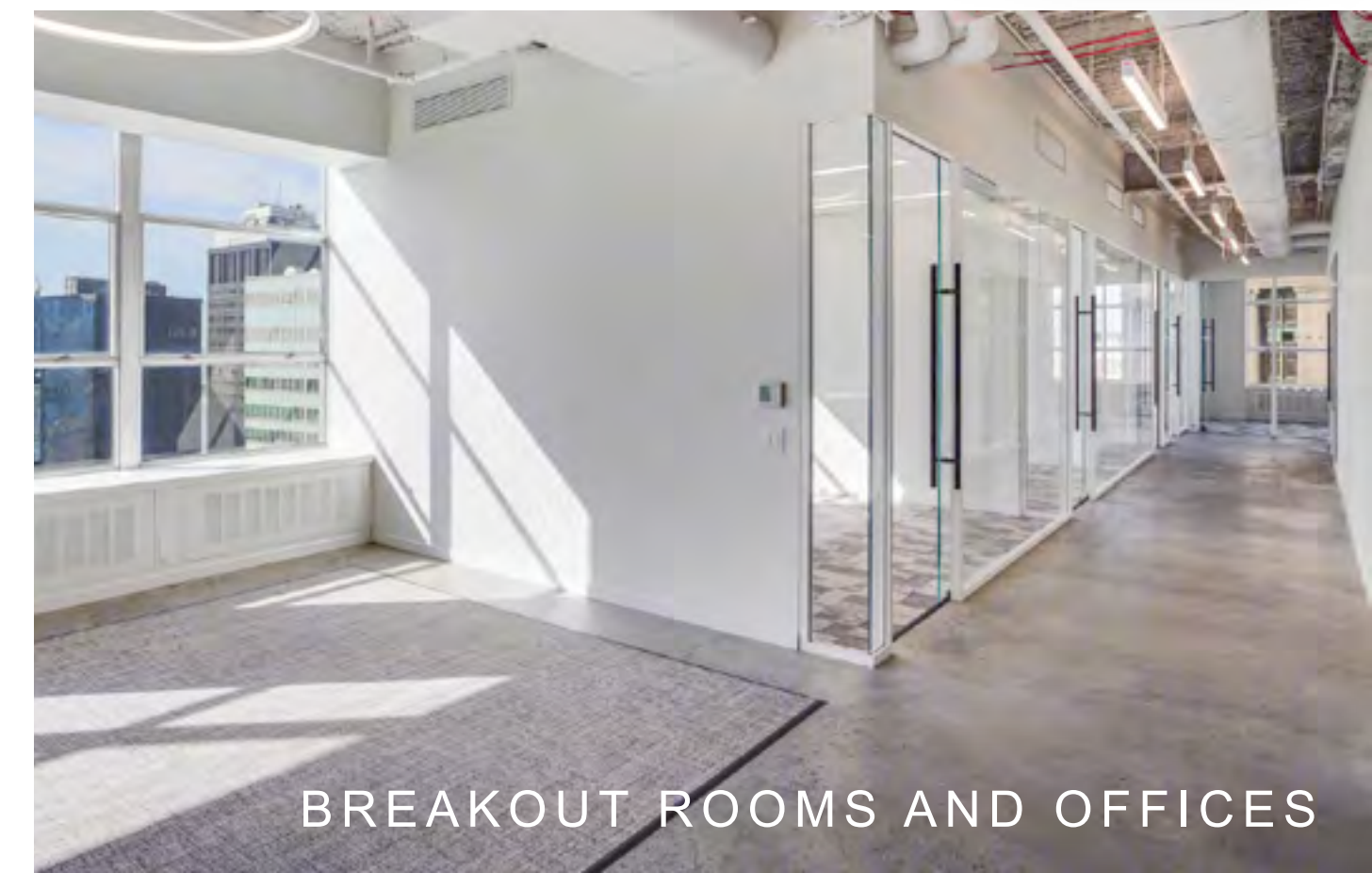
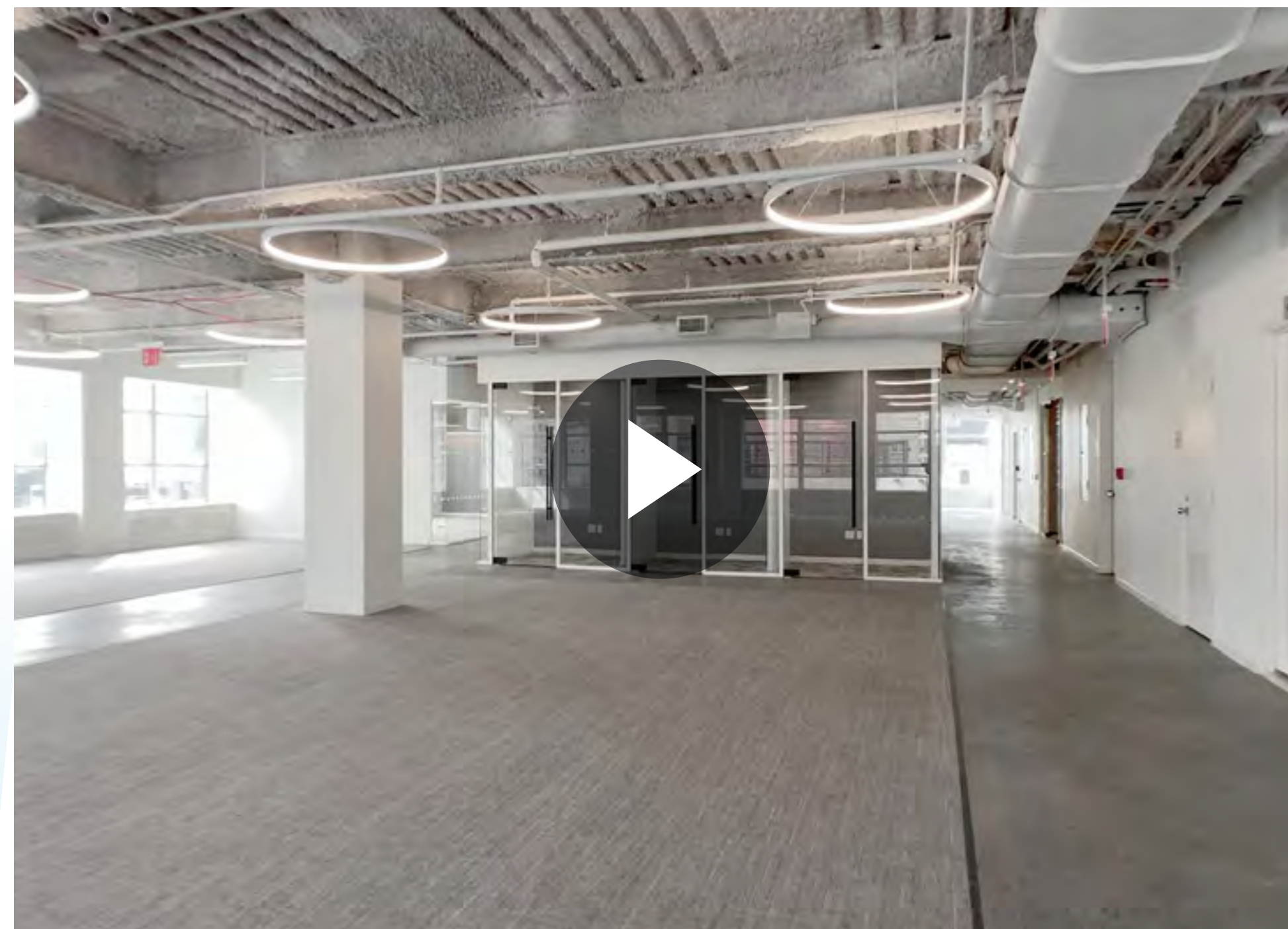
OFFICE



PANTRY



OPEN AREA



BREAKOUT ROOMS AND OFFICES

Newly completed 33rd full floor prebuild offers exceptional light and harbour views.





An in-building co-working provider supports scalability for boutique tenants.





Generous window to core spacing provides maximum workplace programming flexibility for private offices, communal gathering spaces and multiple small and large conference areas.

To create the most comfortable daily working environment, ownership has invested in MERV 13 filters for the air handling systems and enhanced cleaning protocols in common areas. The building is also BOMA 360 certified.





A nighttime photograph taken from a high vantage point, likely a skyscraper, looking out over the New York City harbor. The Statue of Liberty is the central focus, illuminated and standing on Liberty Island. The city skyline is visible in the background, with numerous lights reflecting on the water. The sky is a deep blue with scattered clouds. In the foreground, the ornate stone railing and a tall, pointed architectural element of the building are visible on the right side.

## VIEWTIFUL

Whether admiring Lady Liberty in the harbor or gazing at the City's twinkling lights, stunning views offer daily inspiration.





ACTUAL VIEW FROM THE 27TH FLOOR

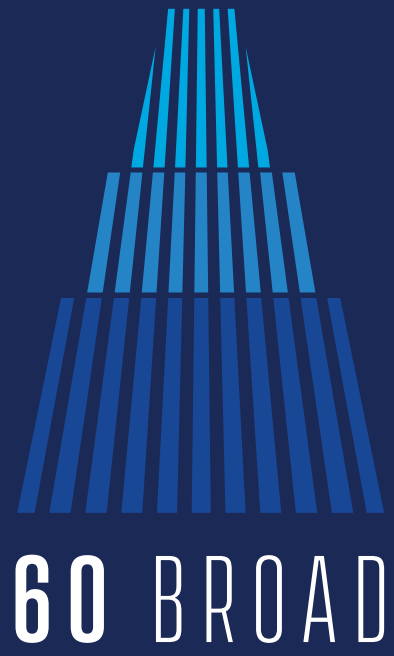


ACTUAL VIEW FROM THE 27TH FLOOR

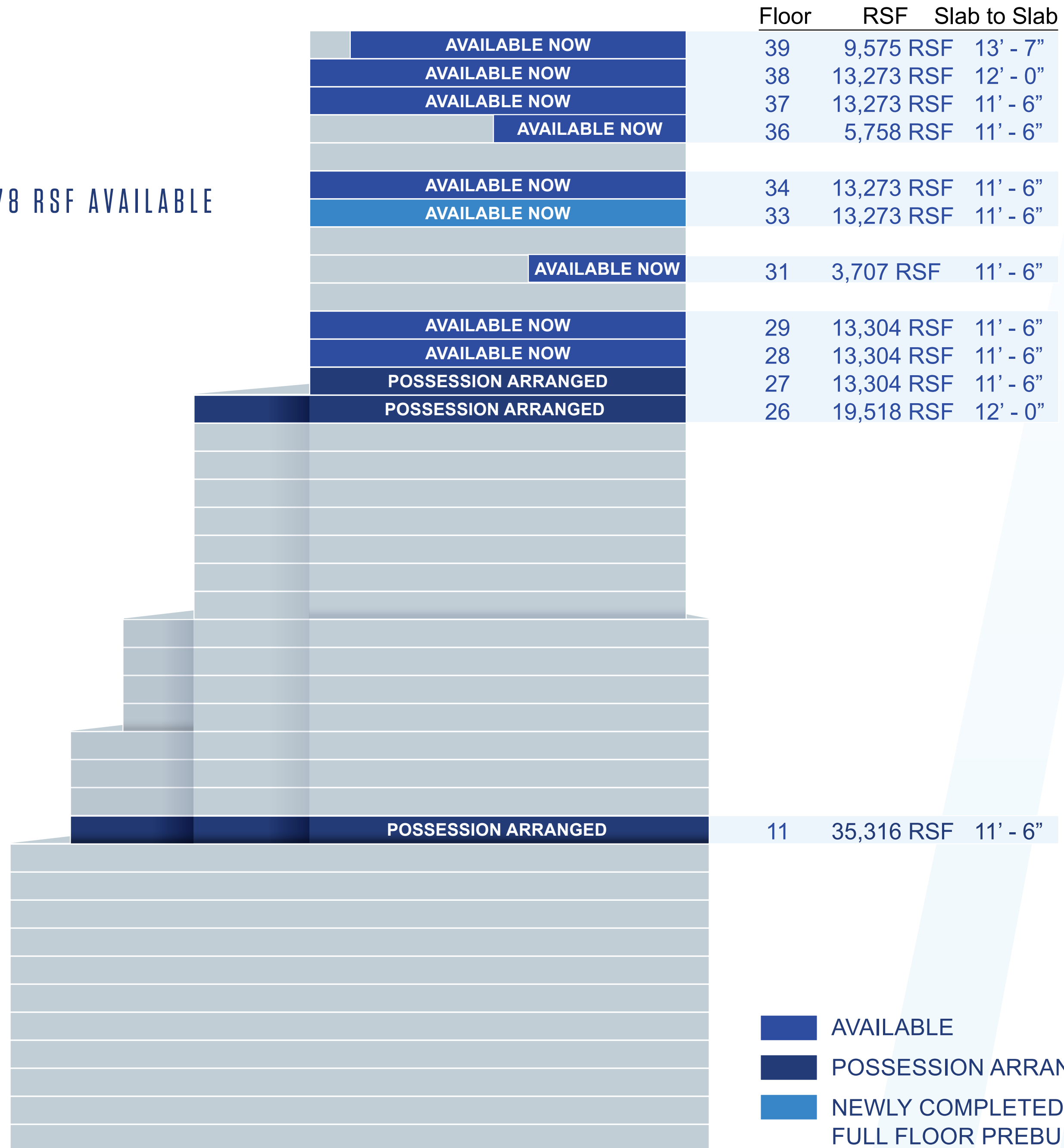


ACTUAL VIEW FROM THE 27TH FLOOR





UP TO 166,878 RSF AVAILABLE



- AVAILABLE
- POSSESSION ARRANGED
- NEWLY COMPLETED  
FULL FLOOR PREBUILD

Exclusive Leasing Agent:



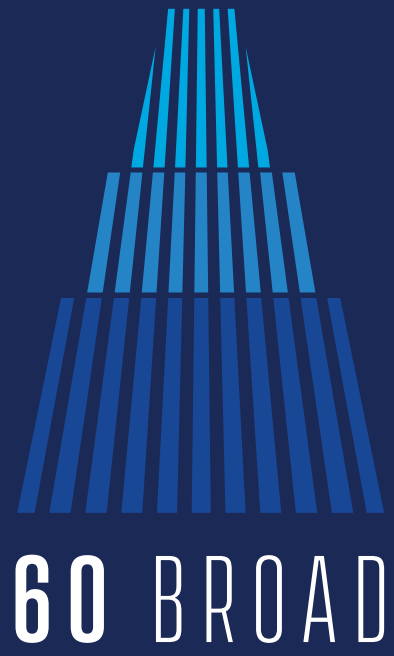
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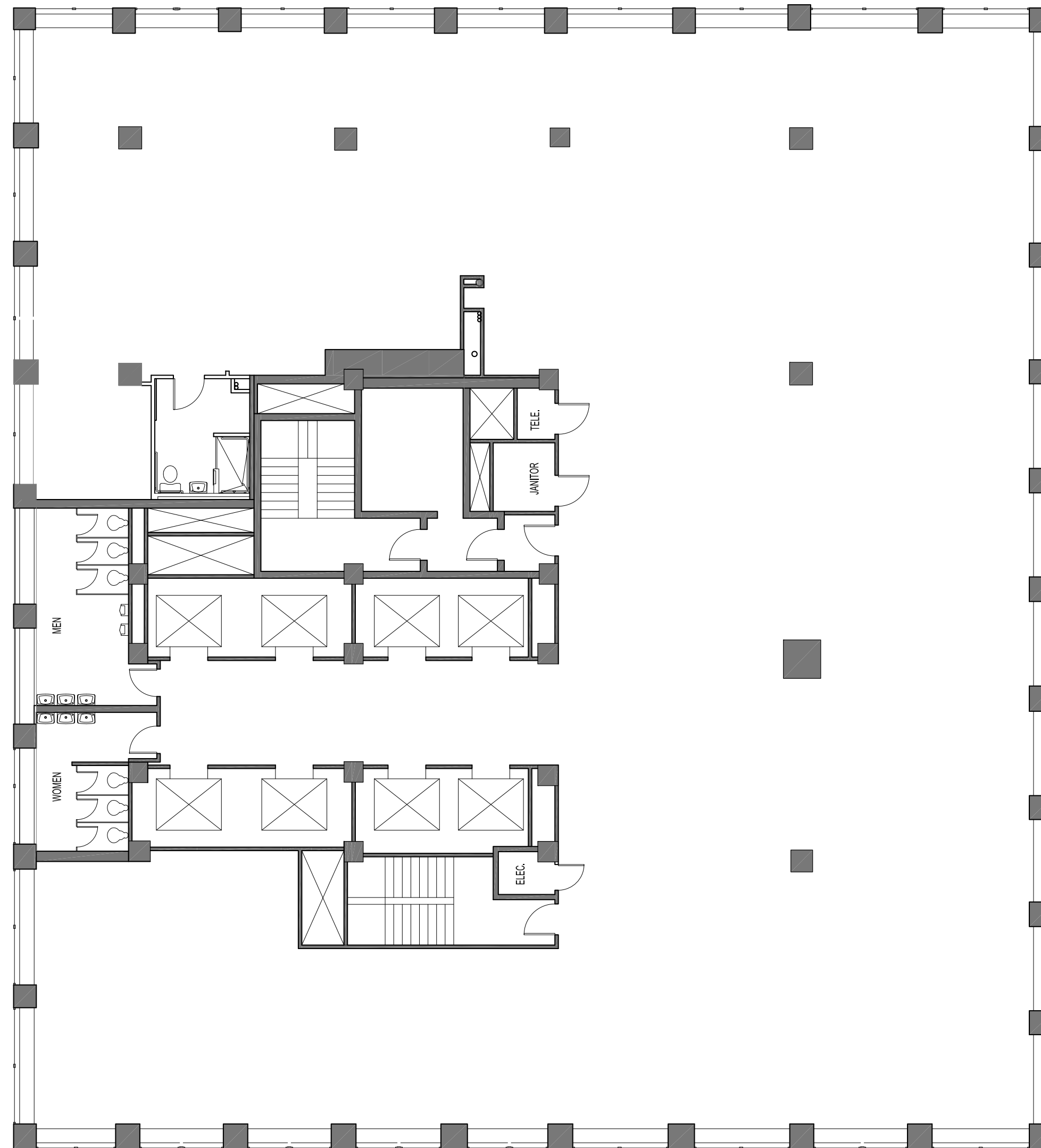
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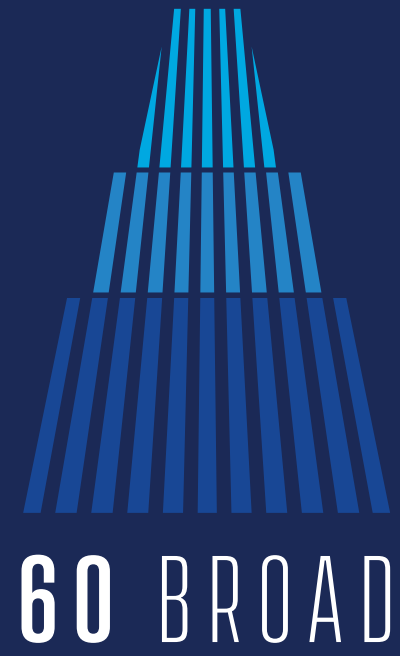
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## TYPICAL FLOOR | 27 - 38 | 13,200 RSF | CORE & SHELL







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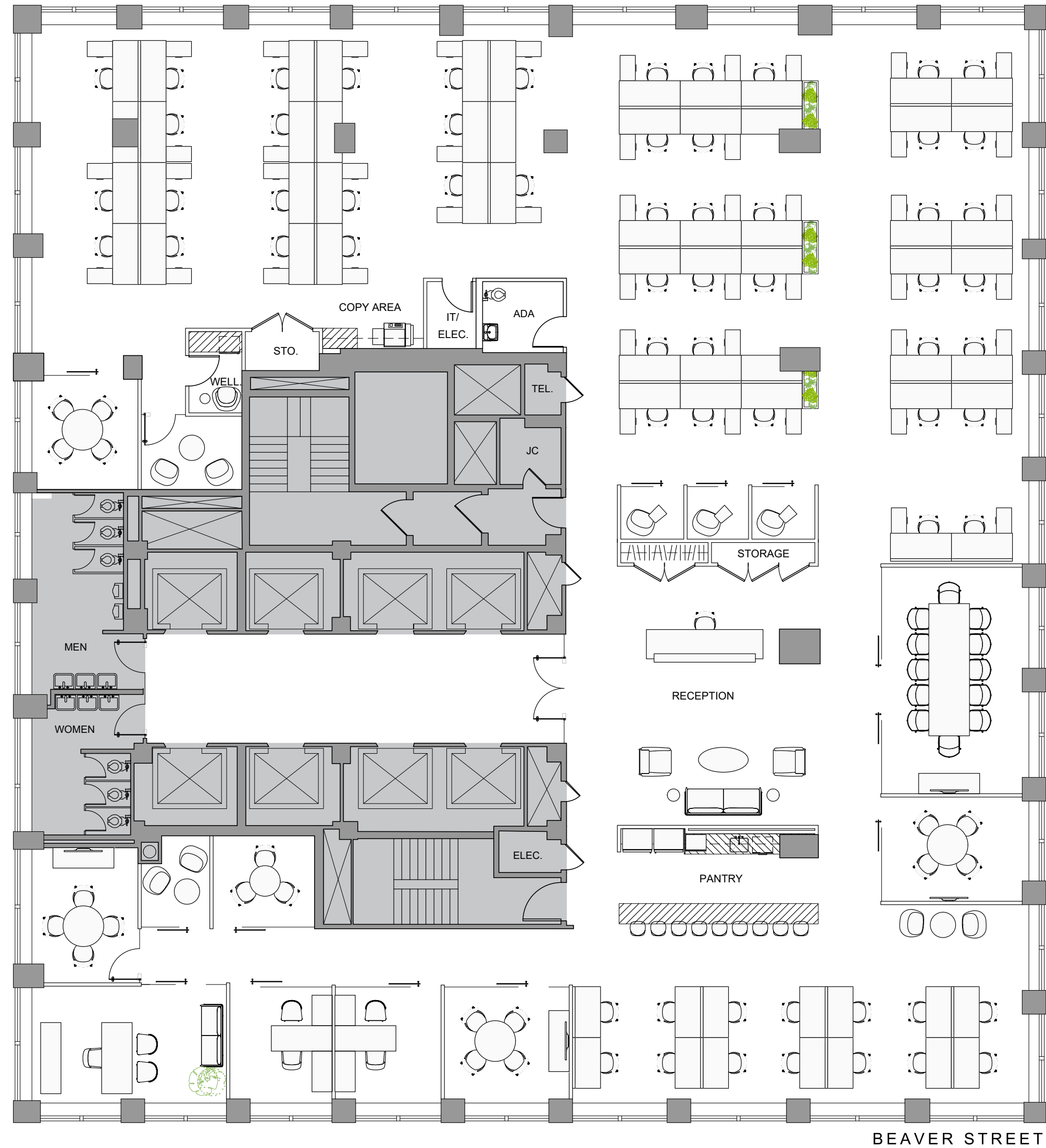
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## TYPICAL FLOOR | 27 - 38 | 13,200 RSF | OPEN LAYOUT PLAN



### WORKSPACE SEATS

EXECUTIVE OFFICE	1
PRIVATE OFFICE	2
BENCHING	49
BENCHING- 5'	14
RECEPTION	1
<b>TOTAL HEADCOUNT</b>	<b>67</b>

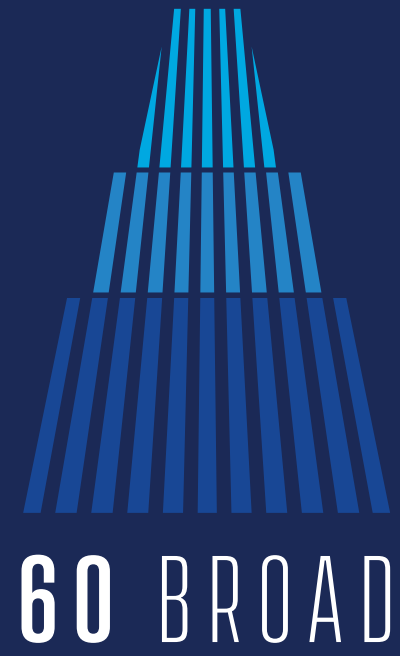
### COLLABORATIVE SPACE

BOARDROOM	1
CONFERENCE ROOM	2
MEETING ROOM	3
PHONE ROOM	5

### SUPPORT

PANTRY	1
COAT CLOSET	1
COPY AREA	1
IT	1
STORAGE	2
WELLNESS ROOM	1
ADA RESTROOM	1





Exclusive Leasing Agent:



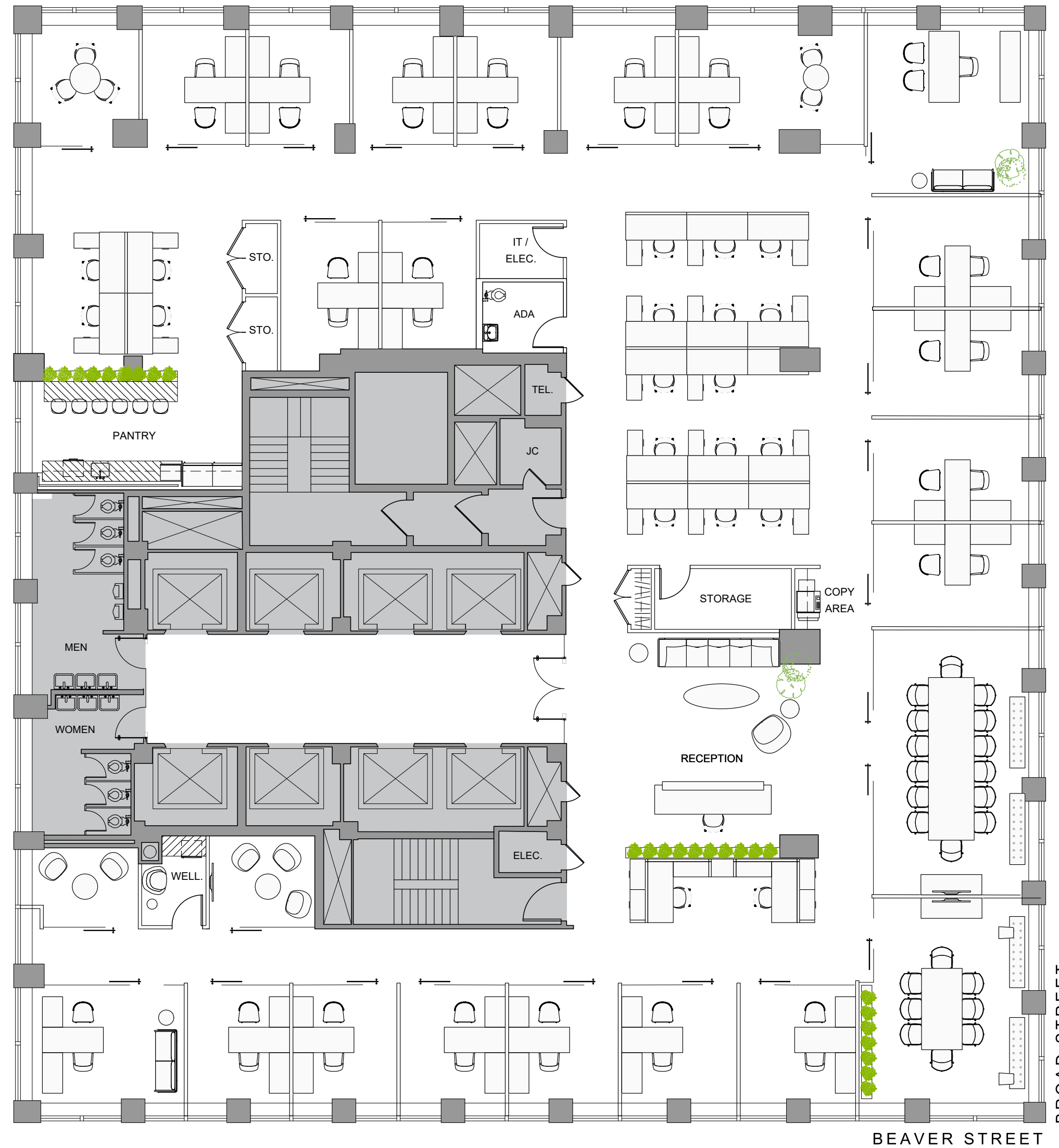
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## TYPICAL FLOOR | 27 - 38 | 13,200 RSF | OFFICE INTENSIVE PLAN



### WORKSPACE SEATS

EXECUTIVE OFFICE	3
PRIVATE OFFICE	17
BENCHING	20
RECEPTION	1
<b>TOTAL HEADCOUNT</b>	<b>41</b>

### COLLABORATIVE SPACE

BOARDROOM	1
CONFERENCE ROOM	2
MEETING ROOM	1
PHONE ROOM	1

### SUPPORT

PANTRY	1
COAT CLOSET	1
COPY AREA	1
STORAGE	3
IT	1
WELLNESS ROOM	1
ADA RESTROOM	1



Exclusive Leasing Agent:



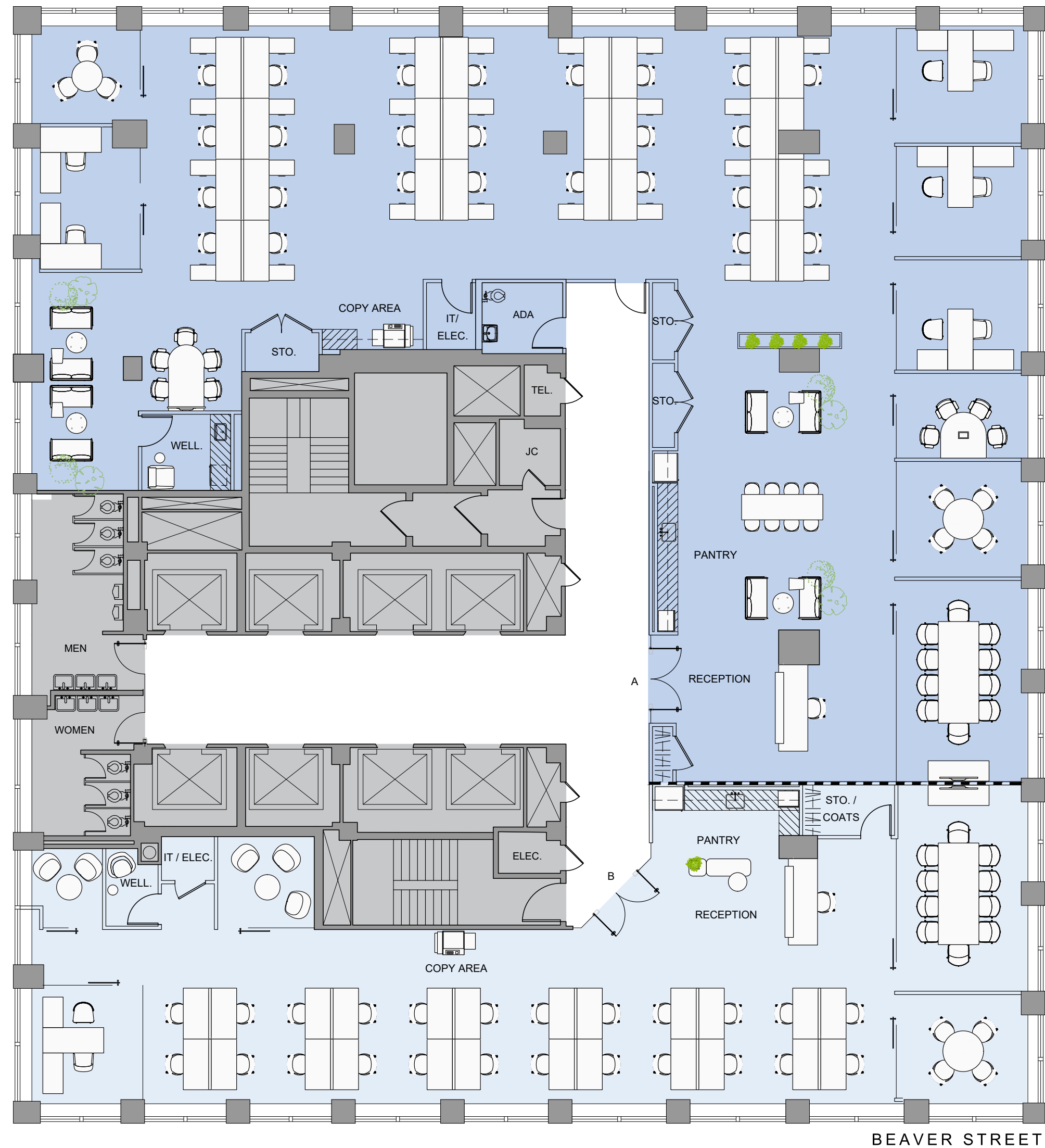
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## TYPICAL FLOOR | 27 - 38 | 13,200 RSF | MULTI-TENANT : 2 TENANTS



### TENANT A - 8,735 RSF

#### WORKSPACE SEATS

PRIVATE OFFICE	3
SHARED OFFICE	2
BENCHING	26
RECEPTION	1
<b>TOTAL HEADCOUNT</b>	<b>32</b>

#### COLLABORATIVE SPACE

CONFERENCE ROOM	1
MEETING ROOM	3

#### SUPPORT

PANTRY	1
COAT CLOSET	1
COPY AREA	1
IT	2
STORAGE	1
WELLNESS ROOM	1
ADA RESTROOM	1

### TENANT B - 4,465 RSF

#### WORKSPACE SEATS

PRIVATE OFFICE	1
BENCHING 5'	24
RECEPTION	1
<b>TOTAL HEADCOUNT</b>	<b>26</b>

#### COLLABORATIVE SPACE

CONFERENCE ROOM	1
MEETING ROOM	2
PHONE ROOM	1

#### SUPPORT

PANTRY	1
STORAGE & COATS	1
COPY AREA	1
IT	1
WELLNESS ROOM	1
ADA RESTROOM	1





## DOWNTOWN CENTRAL

Equidistant to two of Downtown's most coveted outdoor recreation areas – the South Street Seaport and Battery Park City – 60 Broad is central to the best of the neighborhood. With two major transit hubs – the Fulton Transit Center and the World Trade Center – every subway as well as PATH is within a five-minute walk. Dining runs the gamut from casual to Michelin stars and the neighborhood abounds with after work options from the lively gathering spots on Stone Street to the Hudson River-adjacent vitality of Brookfield Place. Employees will especially enjoy a midday break at either Bowling Green Park or along the East River Esplanade, both within a few minutes' walk.





LOCATION

















**LOCATION**

**AN EASY COMMUTE FROM EVERYWHERE**

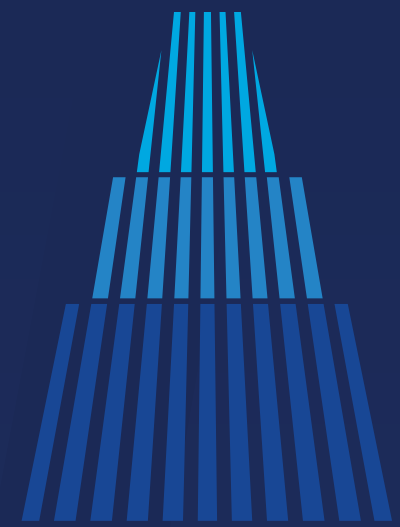
Regardless of where they call home, employees will find the commute ideal, whether arriving via mass transit, ferry, Citibike or scooter.

- 4 minute walk - Battery Park
- 12 minute walk - South Street Seaport
- 13 minute walk - World Trade Center
- 8 minute walk - Fulton Center
- 8 minute walk - East River Ferry
- 6 minute walk - South Ferry

**A NEIGHBORHOOD WITH EVERY CONVENIENCE**

Quick bites and memorable meals. Daily necessities and only-in-New York boutiques. Perfecting a workout or training in abundant green spaces. Taking in landmarks or mingling with name brand neighbors. Full lives are lived Downtown.





# 60 BROAD

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