

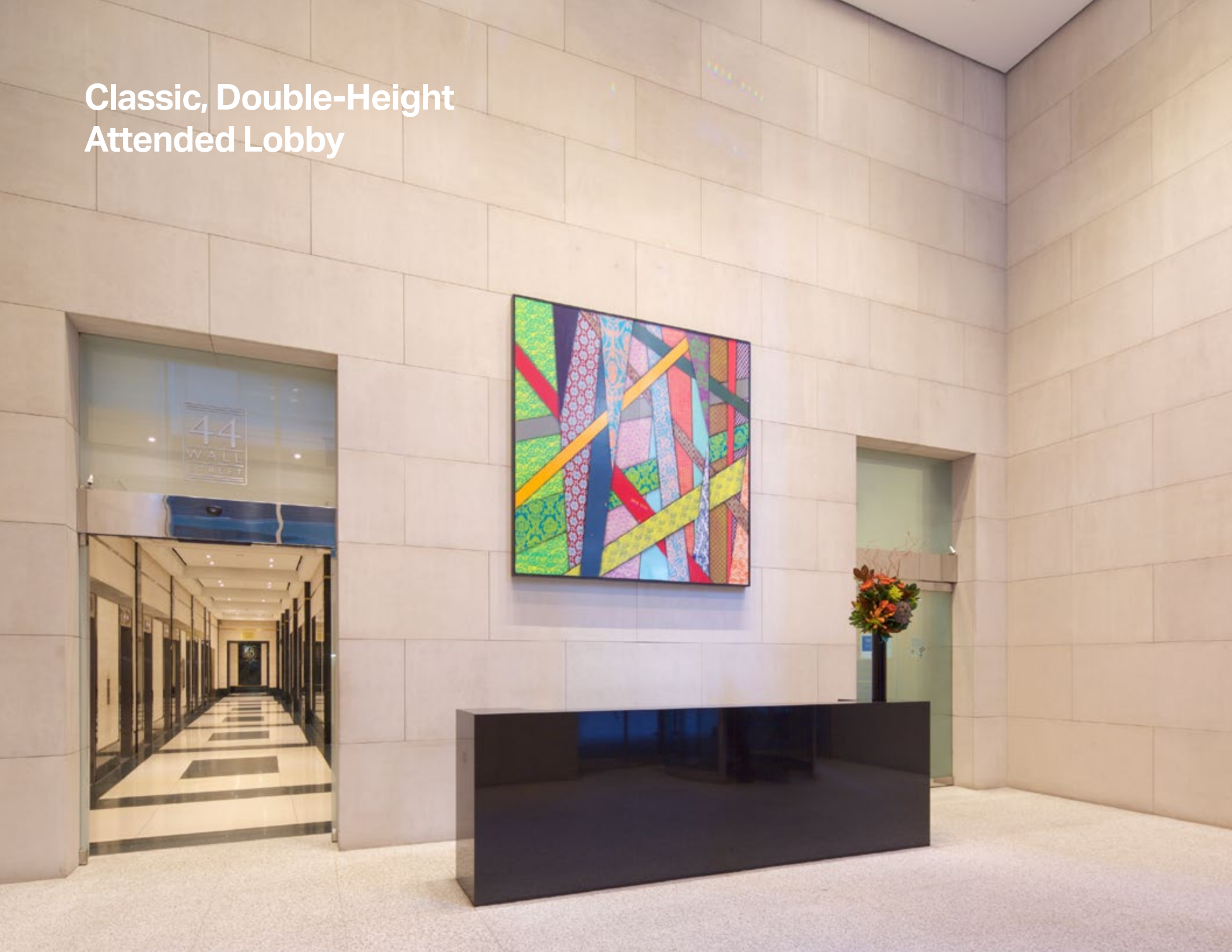
44
wall



Inspired Workspace for a Visionary Workforce

44 Wall offers a best-in-class work environment in an exceptionally convenient and dynamic neighborhood. From the revitalized lobby to the boutique floor plates, 44 Wall blends timeless design with contemporary office space to enhance your workday from doorstep to desktop.

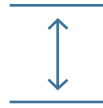
Classic, Double-Height Attended Lobby



Built for Your Business



12 Passenger Elevators
Updated in 2017



12' 5" Average Ceiling
Heights Slab-to-Slab



24/7 Building Access



Bike Storage



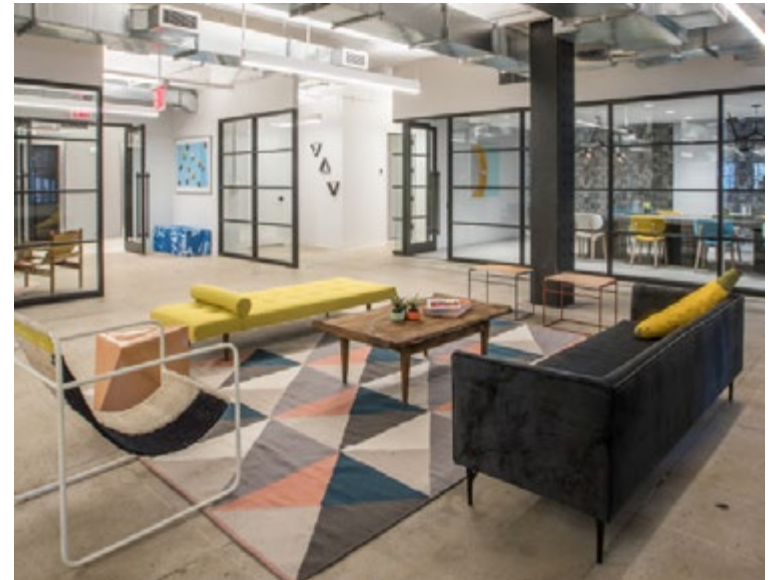
Message Center



Dedicated Elevators for
High- and Low-Rise Floors
with Destination Dispatch
Technology



Dog-friendly Building

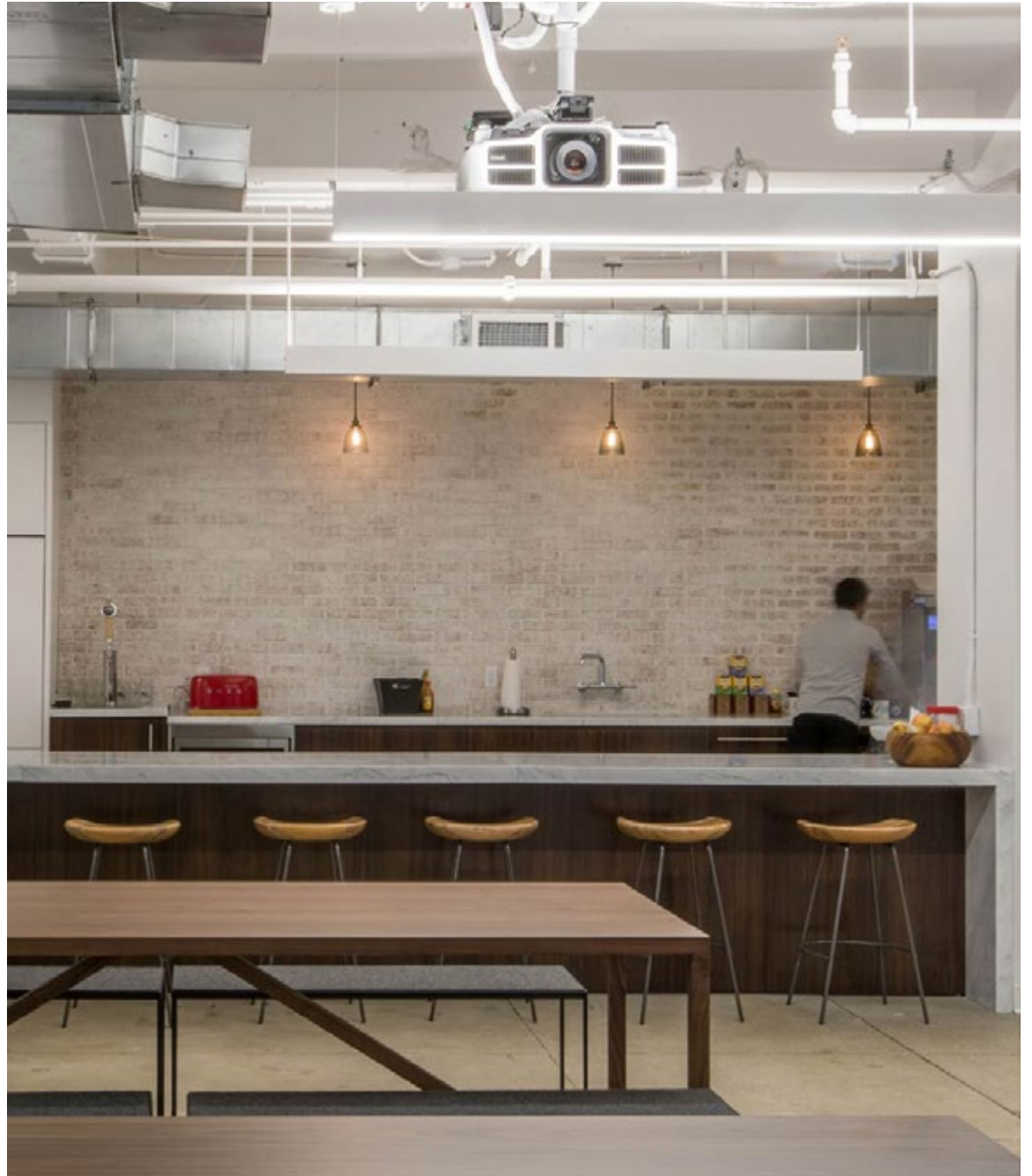




Partial & Full-Floor Suites
Available Now

8,800 RSF - 17,000 RSF
Floor Plates

Prebuilt Spaces Balance
Efficiency & Design





**Well-Connected, Talent-Packed,
Highly-Active Neighborhood**

Amenities at Your Doorstep



Seaport District
5-min walk

50+ Restaurants & Bars

30+ Retailers

15+ Hotels

Get Here From Anywhere

2 3

Wall Street
On-Site Access

J Z

Broad Street
1 Minute Away; Broad & Wall Streets

4 5

Wall Street
1 Minute Away; Broadway & Wall Street

R W 1

Rector Street
3 Minutes Away; Rector Street & Trinity Place

A C

Fulton Street
4 Minutes Away; Nassau & John Streets

E

World Trade Center
10 Minutes Away; Church & Barclay Streets

East River Bikeway
Easy Commute to BK
& the Rest of the City



5 Minute Walk to
Wall St. Ferry Terminal

**44
Wall**



Beyond the Office



**44
Wall**



Trinity Place



Nobu Downtown



Shake Shack

J Z



The Capital Grille



Manhatta



Alamo Drafthouse Cinema



Whole Foods



Equinox



Federal Hall



Lifetime Fitness



Blue Bottle Coffee



NYSE

J Z



Hermès



Tiffany & Co.

2 3



Cipriani



Crown Shy



Artichoke Pizza



Harry's Italian

4 5



Whole Foods



Equinox



Federal Hall



Manhatta



Alamo Drafthouse Cinema



Crown Shy



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Equinox



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Crown Shy



Artichoke Pizza



Harry's Italian

4 5



Whole Foods



Equinox



Federal Hall



Manhatta



Alamo Drafthouse Cinema



Crown Shy



Artichoke Pizza



Harry's Italian

4 5



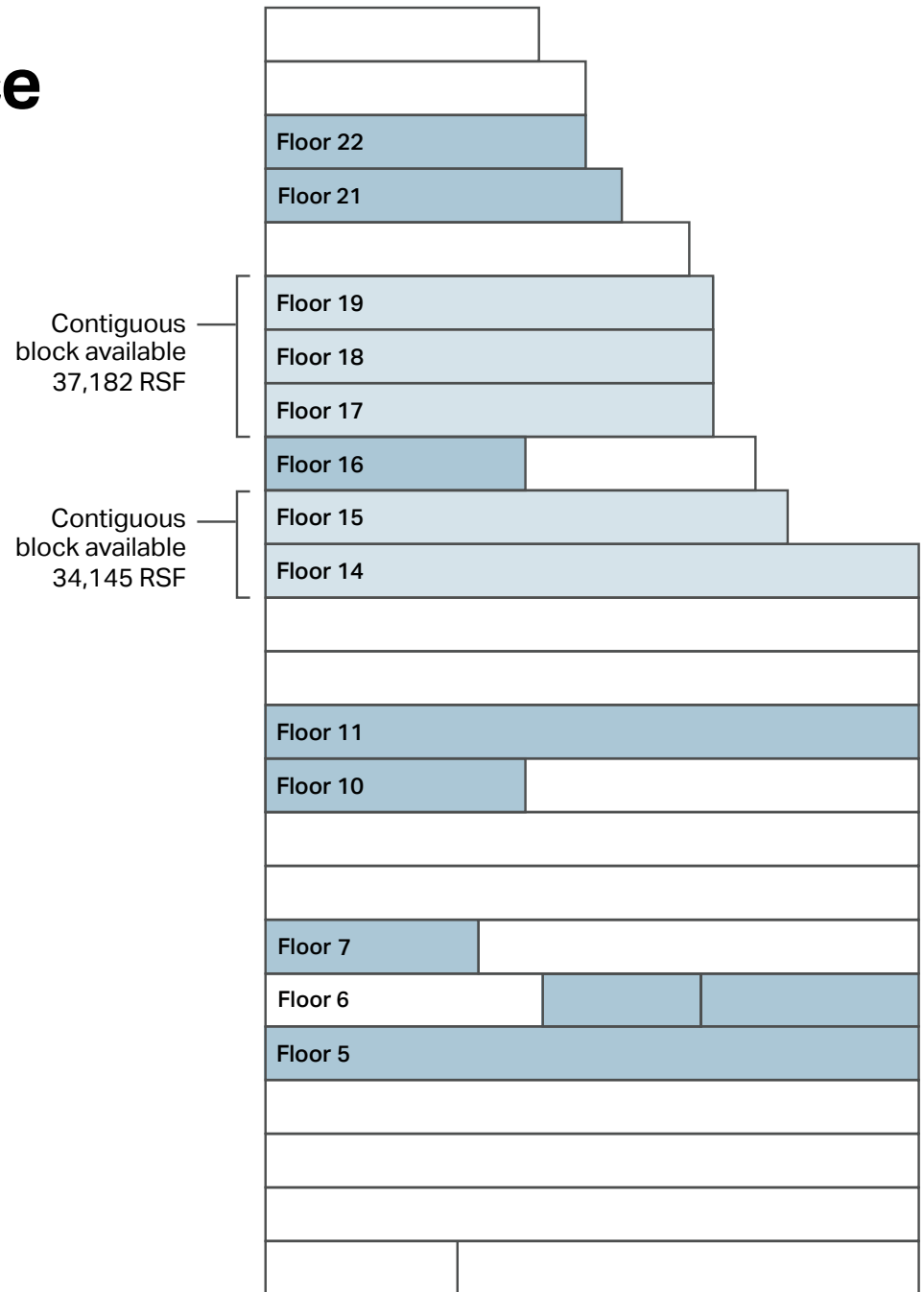
Whole Foods

Flexible Floor Plates and Open, Light-Filled Offices or Collaborative Areas



Take Control of Your Space

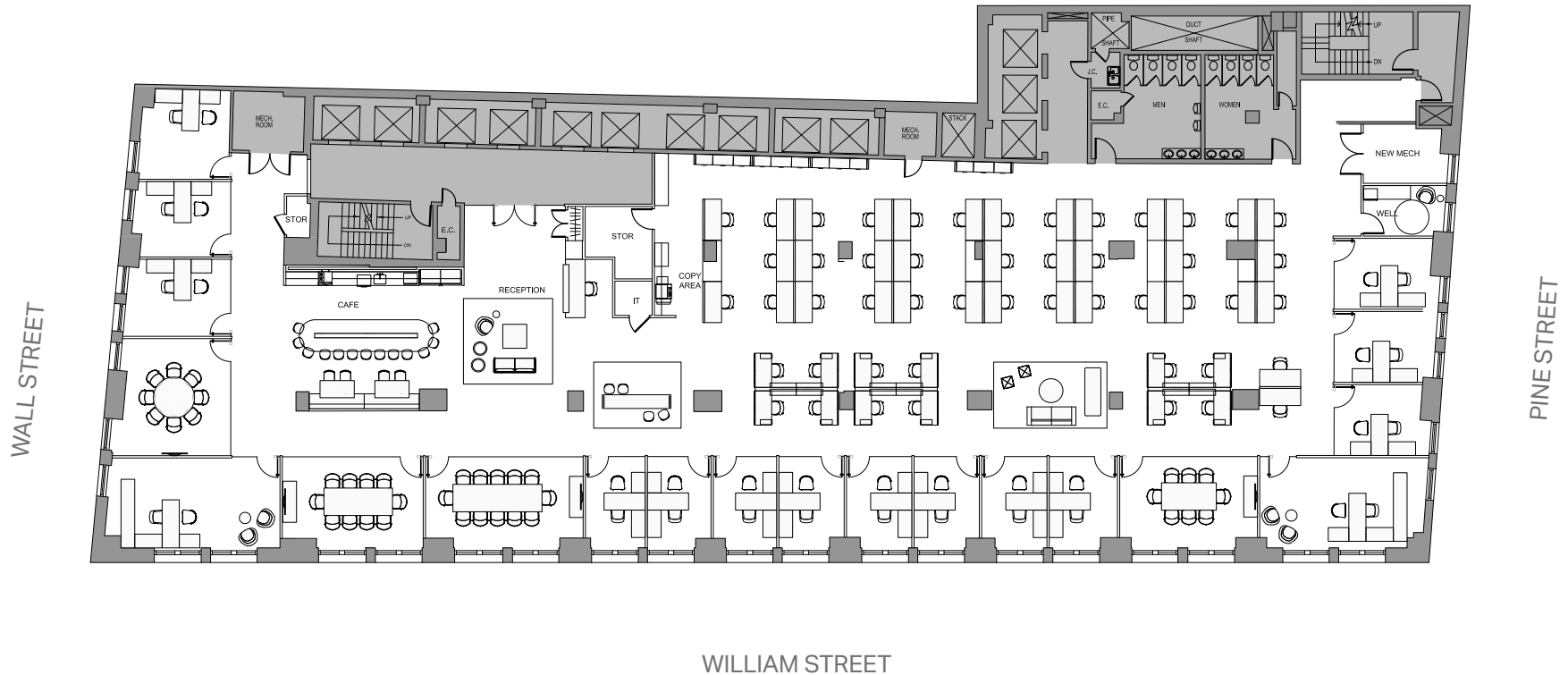
	SUITE	RSF AVAILABLE
Floor 22	Full Floor	7,620 RSF
Floor 21	Full Floor	8,871 RSF
Floor 19	Full Floor	12,537 RSF
Floor 18	Full Floor	12,544 RSF
Floor 17	Full Floor	12,091 RSF
Floor 16	Partial Floor	4,995 RSF
Floor 15	Full Floor	16,808 RSF
Floor 14	Full Floor	17,337 RSF
Floor 11	Full Floor	16,906 RSF
Floor 10	Suite 1000	5,635 RSF
Floor 7	Suite 702	2,408 RSF
Floor 6	Suite 605	4,199 RSF
	Suite 603	2,519 RSF
Floor 5	Full Floor	17,076 RSF



5th Floor – 17,076 RSF

Available Now

OFFICE INTENSIVE



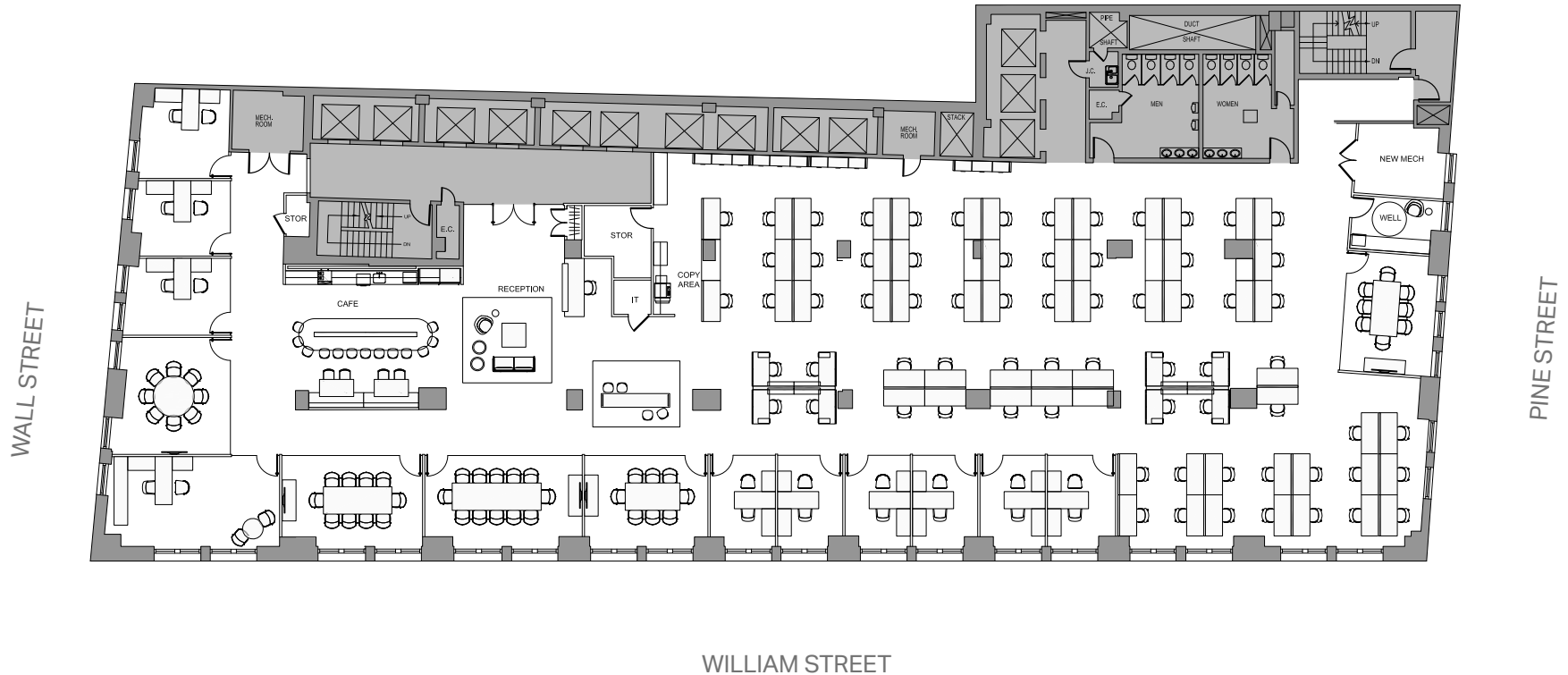
Executive Office	2	Conference Room	4	Copy Area	1
Private Office	14	Meeting Room	1	Storage Room	2
Workstation	12	Open Lounge	2	IT Room	1
Benching	37	Café	1	Wellness Room	1
Reception	1	Coat Closet	1		



5th Floor – 17,076 RSF

Available Now

MIXED



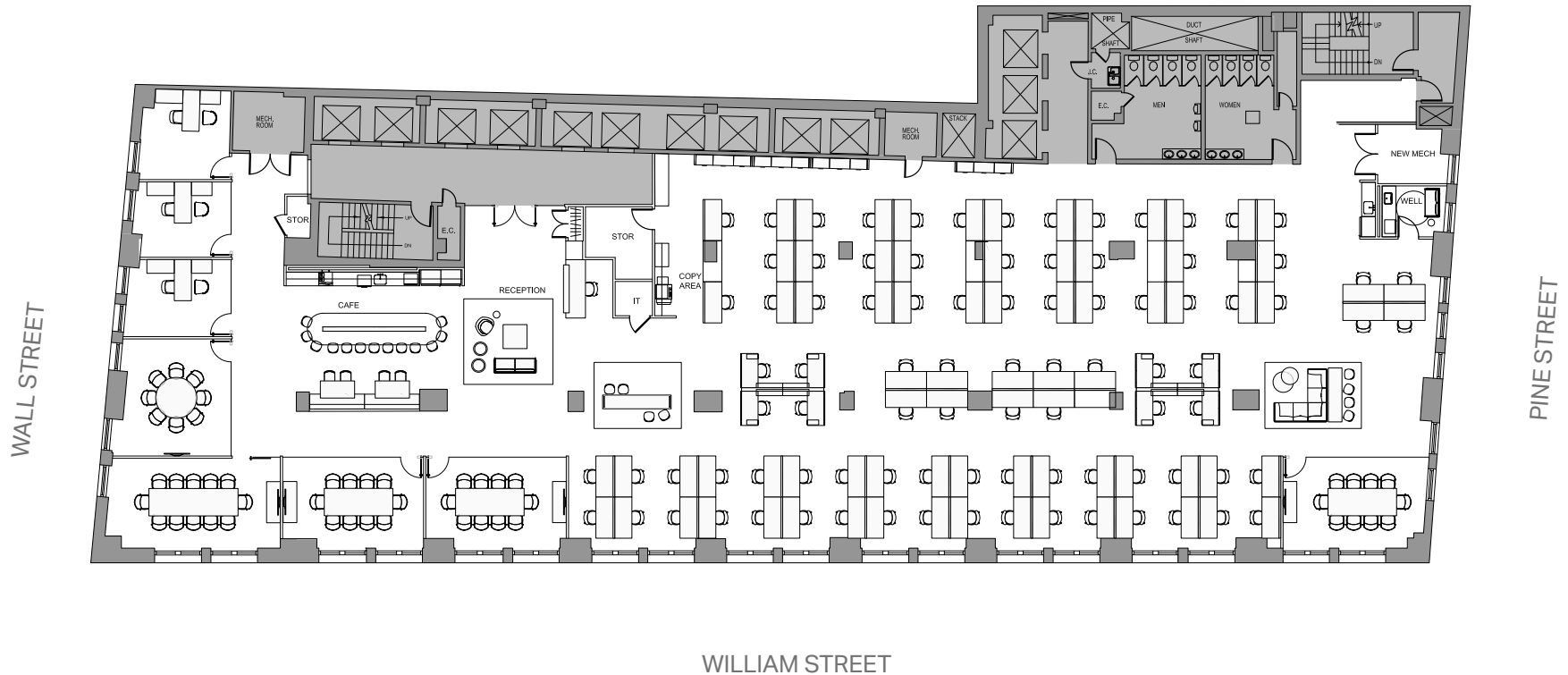
Executive Office	1	Conference Room	5	Copy Area	1
Private Office	9	Open Lounge	1	Storage Room	2
Benching	62	Café	1	IT Room	1
Reception	1	Coat Closet	1	Wellness Room	1



5th Floor – 17,076 RSF

Available Now

OPEN



Private Office	3	Meeting Room	1	Storage Room	2
Workstation	8	Open Lounge	2	IT Room	1
Benching	82	Café	2	Wellness Room	1
Reception	1	Coat Closet	1		
Conference Room	5	Copy Area	1		

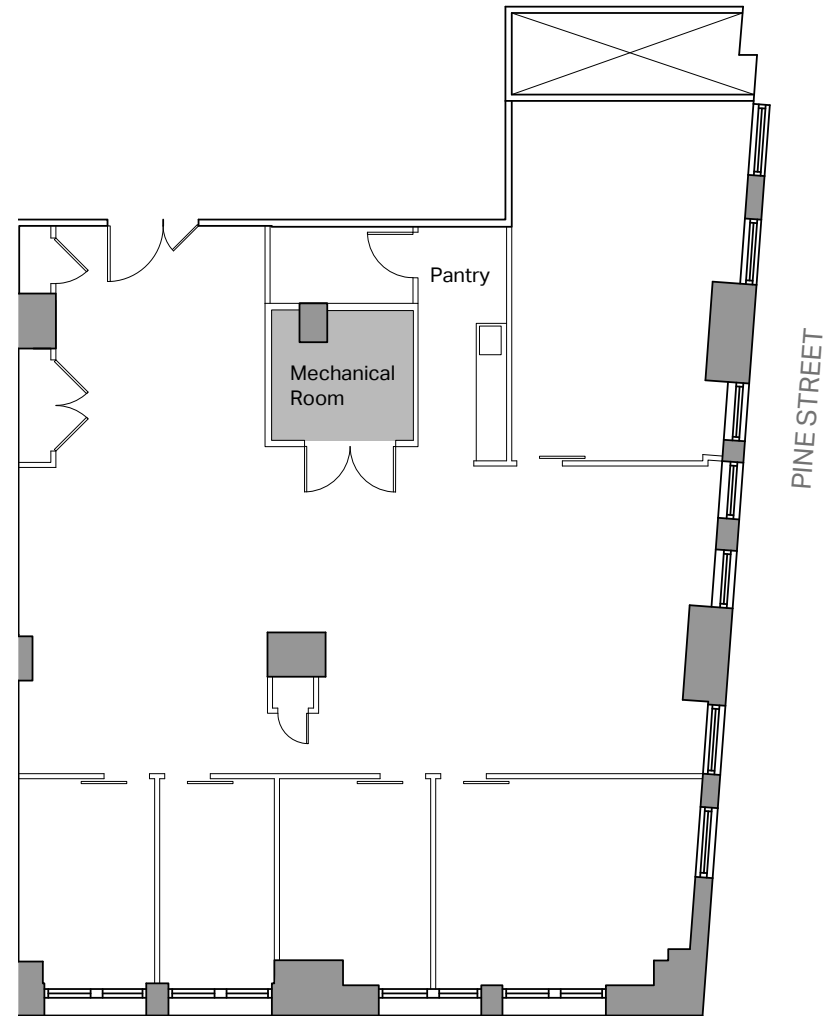


6th Floor – Suite 605

4,199 RSF

Available Now

FLOOR PLAN



Private Office	3
Conference Room	2
Pantry	1

WILLIAM STREET

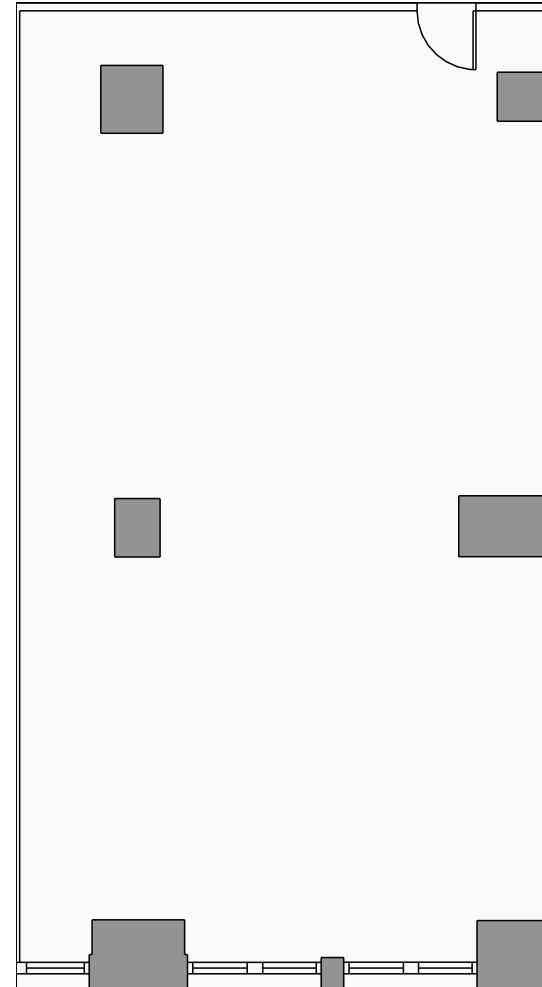


7th Floor – Suite 702

2,408 RSF

FLOOR PLAN

Available Now



WILLIAM STREET

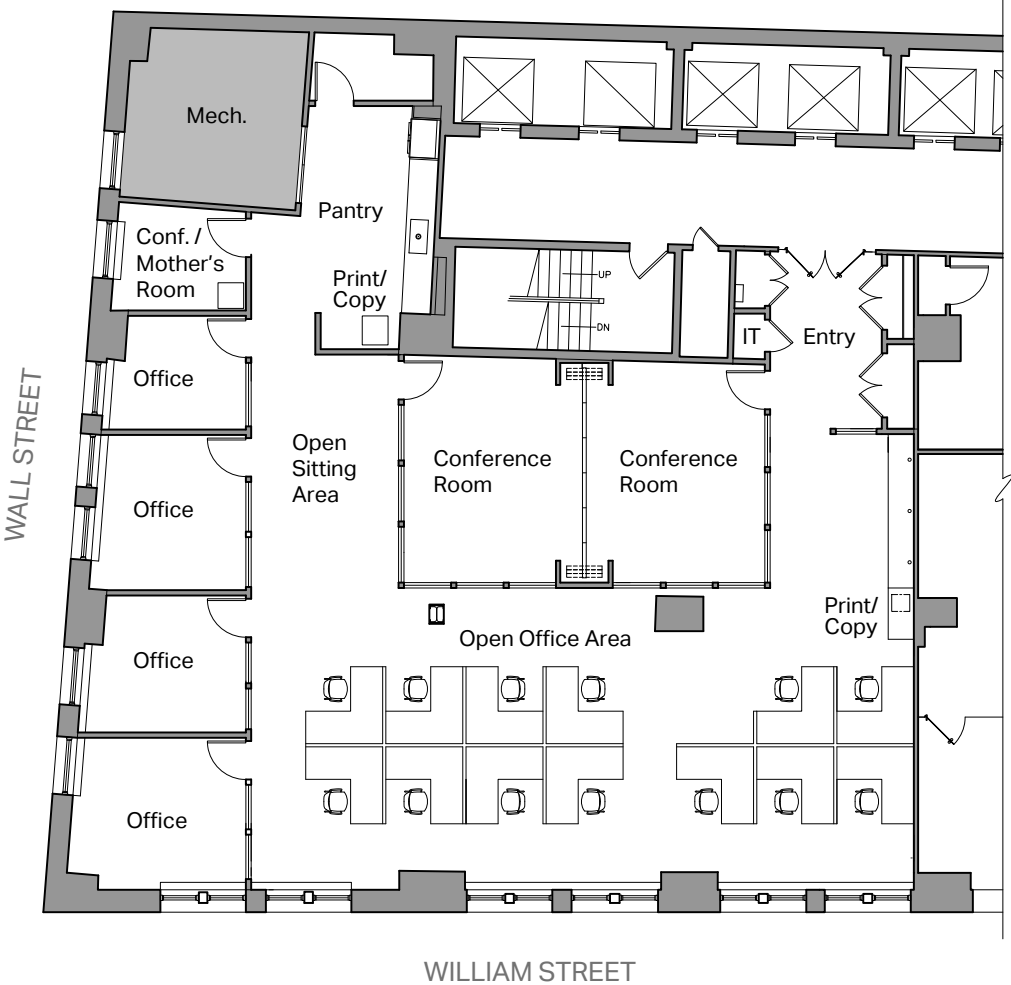


10th Floor – Suite 1000

5,635 RSF

Available Now

FLOOR PLAN



Private Office	4
Benching	13
TOTAL HEADCOUNT	17

Conference Room	3
Café	1
Coat Closet	1

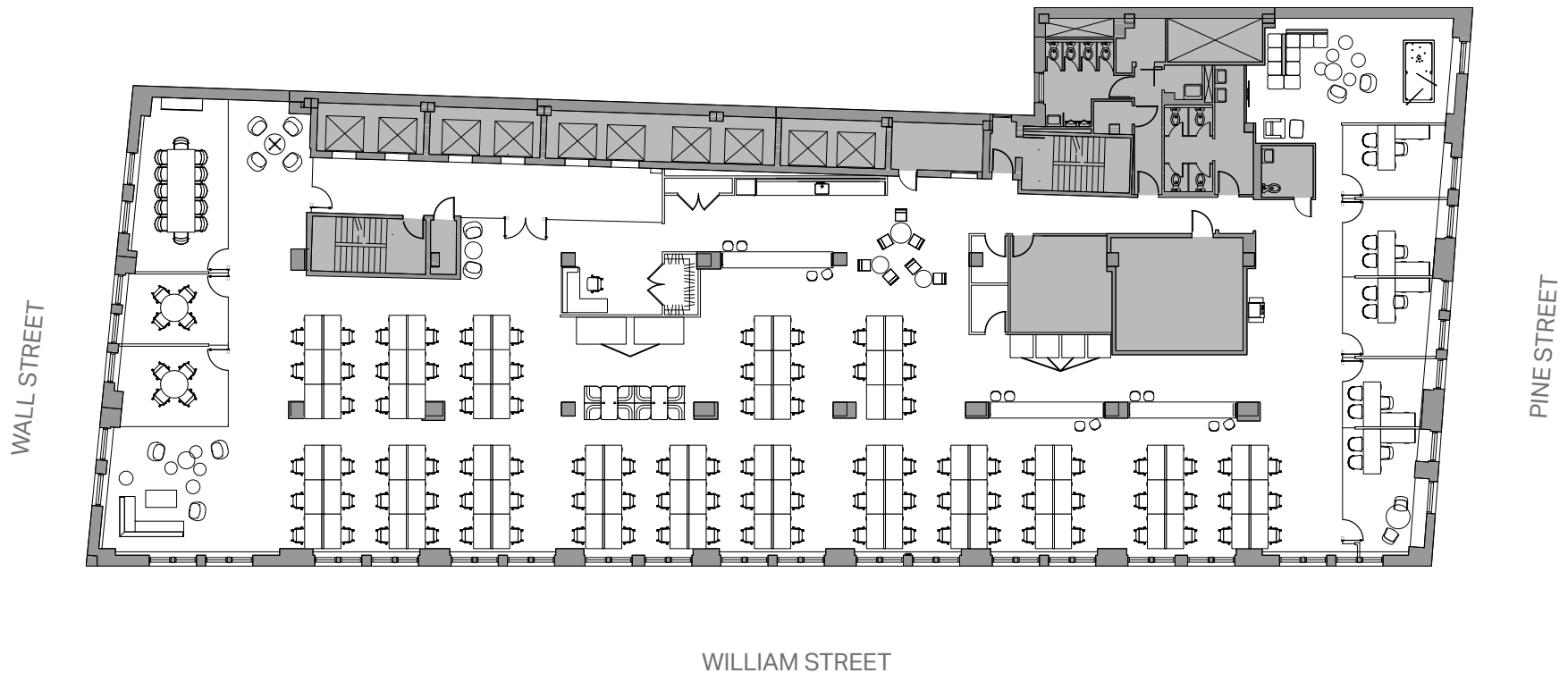
Copy Area	2
IT Room	1
Storage Room	2



11th Floor – 16,906 RSF

Available Now

FLOOR PLAN



Private Office	5
Benching	93
Reception	1
TOTAL HEADCOUNT	99

Conference Room	1
Meeting Room	2
Café	1
Coat Closet	1

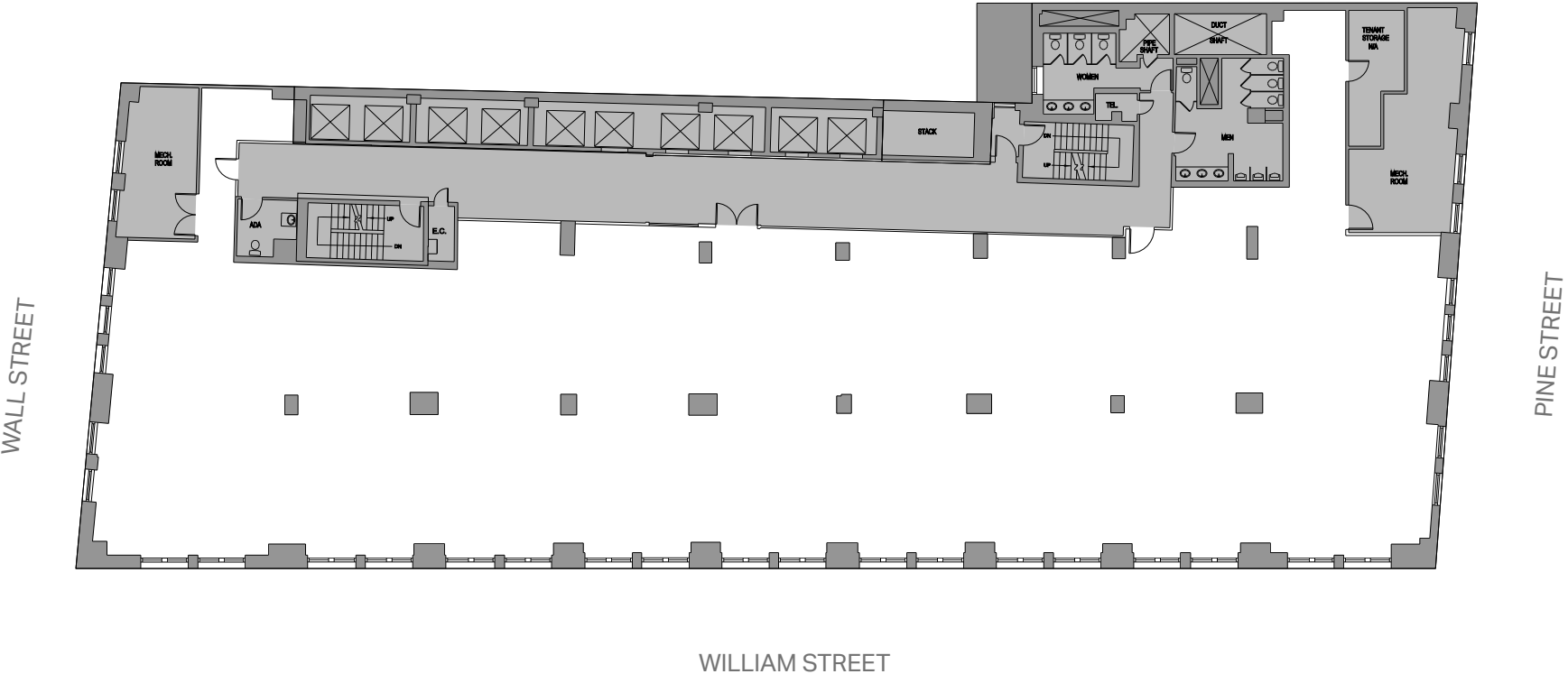
Copy Area	1
IT Room	1
Storage Room	1
Phone Booths	6



14th Floor – 17,337 RSF

Available Now

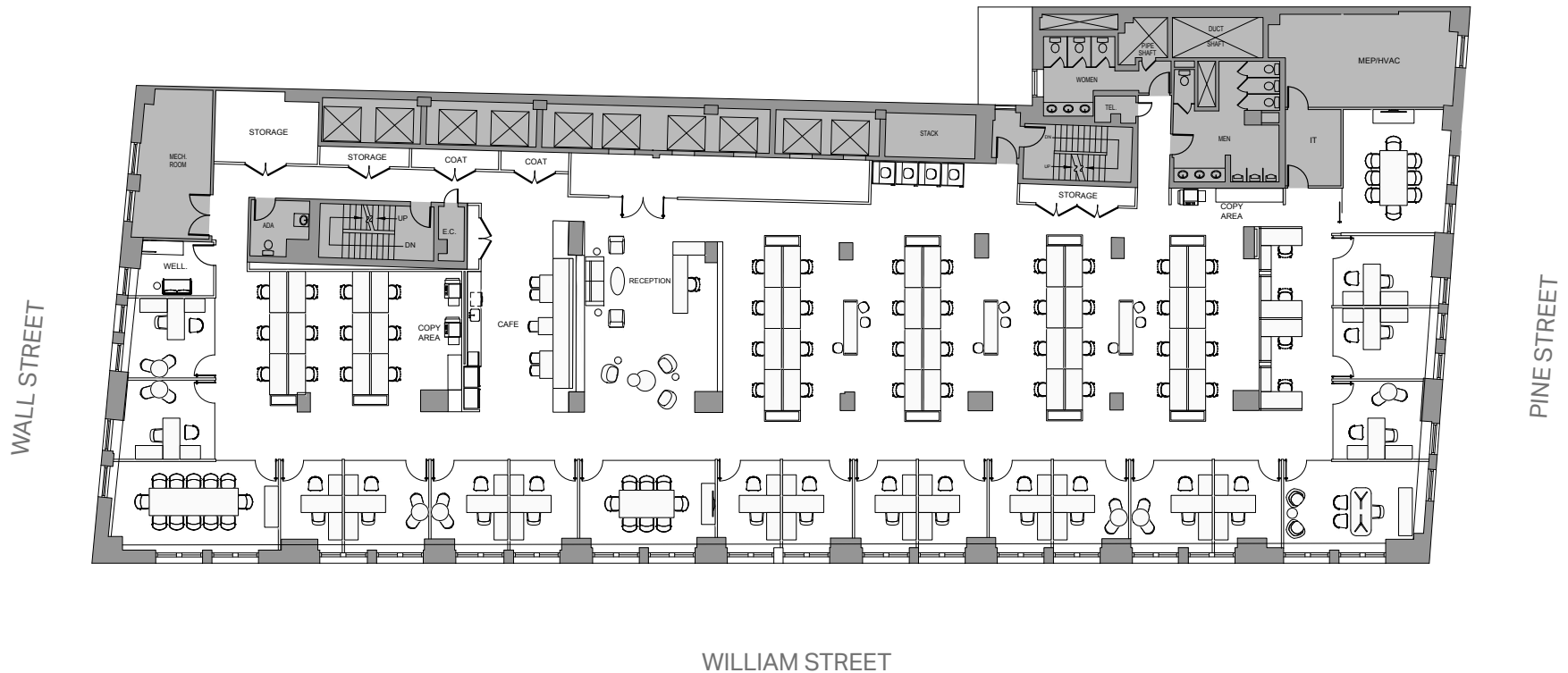
FLOOR PLAN



14th Floor – 17,337 RSF

Available Now

OFFICE INTENSIVE



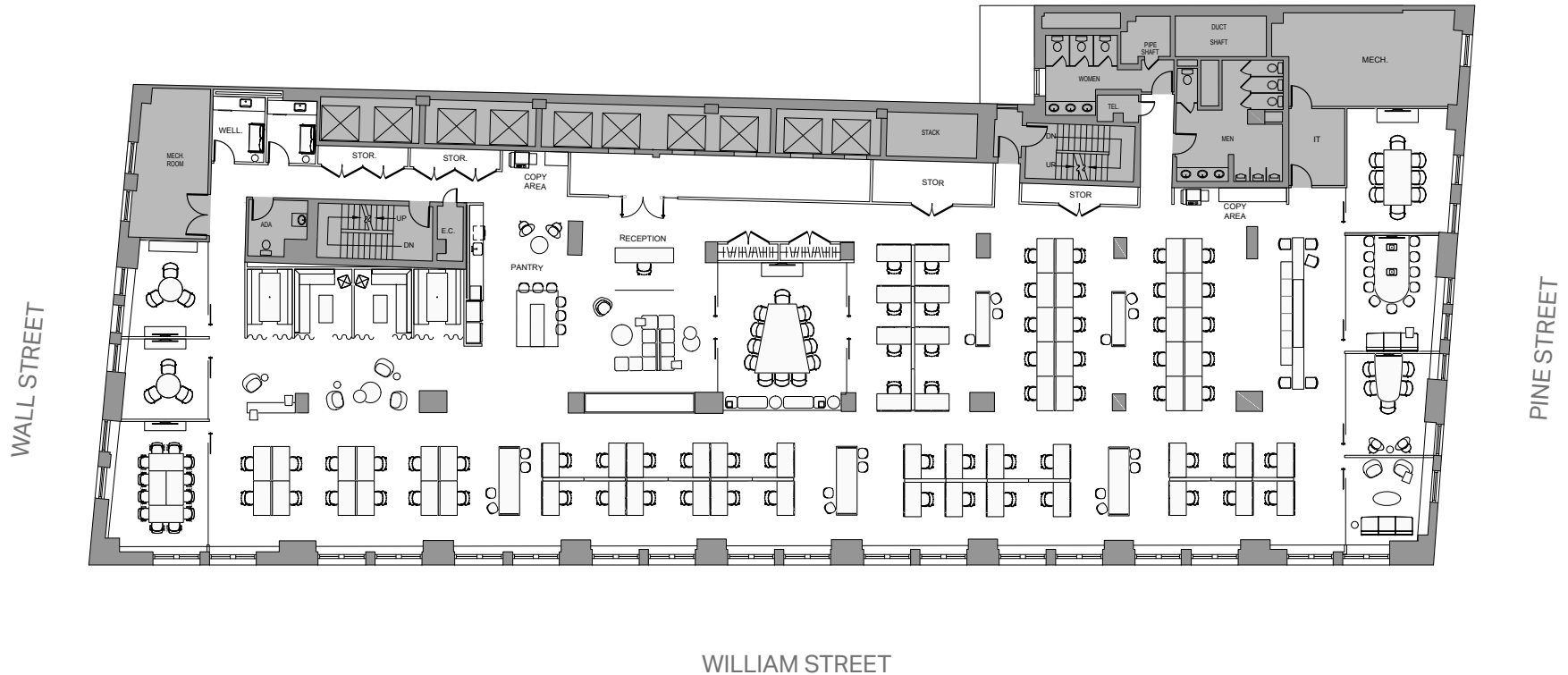
Partner Office	1	Conference Room	3	Storage Room	3
Private Office	17	Café	1	MEP/HVAC	1
Admin. Assistants	4	Coat Closet	2	Wellness Room	1
Benching (5' x 30")	44	Copy Area	2	Phone Booths	4
Reception	1	IT Room	1		
TOTAL HEADCOUNT	66				



14th Floor – 17,337 RSF

Available Now

CREATIVE



Workstation (6'x6')	34
Benching (5'x30")	32
Reception	1
TOTAL HEADCOUNT	67

Conference Room	4
Meeting Room	4
Phone Room	4
Pantry	1
Coat Closet	2

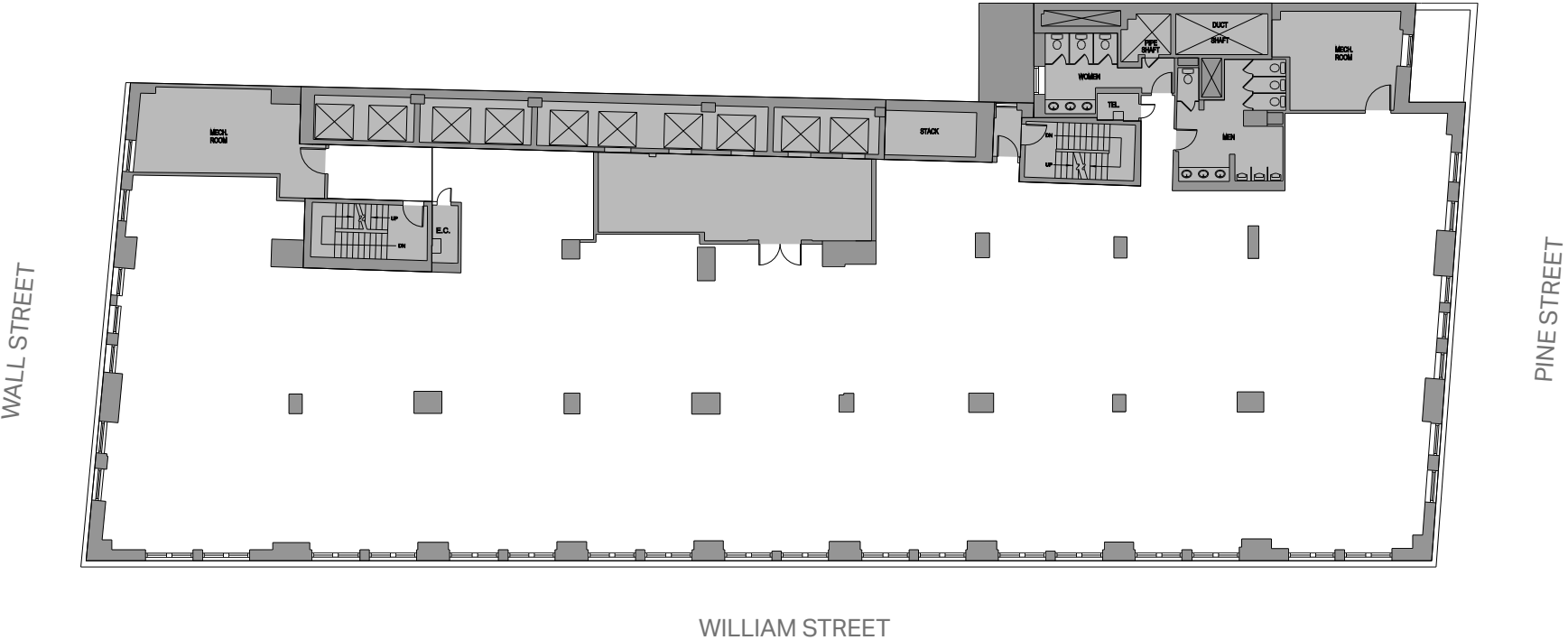
Copy Area	2
IT	1
Storage Closet	3
Mech. Room	1
Wellness Room	2



15th Floor – 16,808 RSF

Available Now

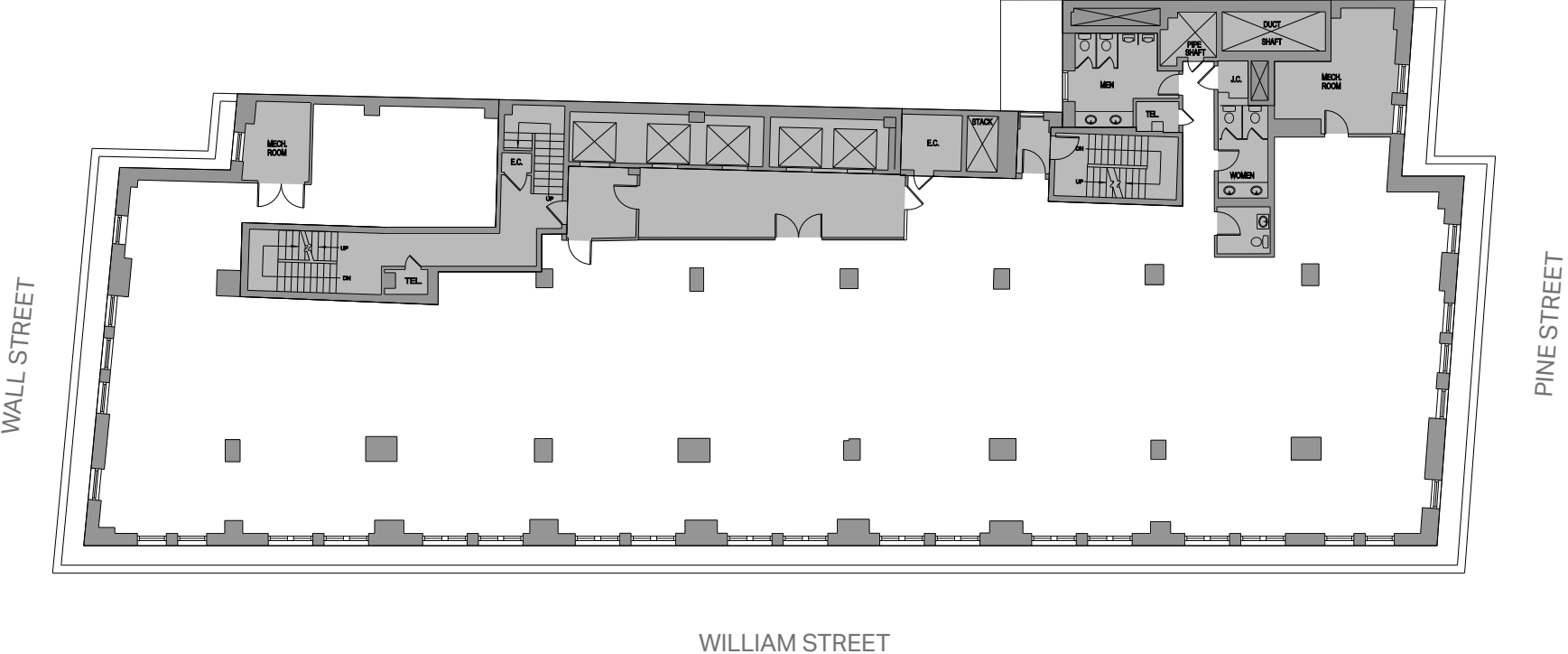
FLOOR PLAN



17th Floor – 12,091 RSF

Available Now

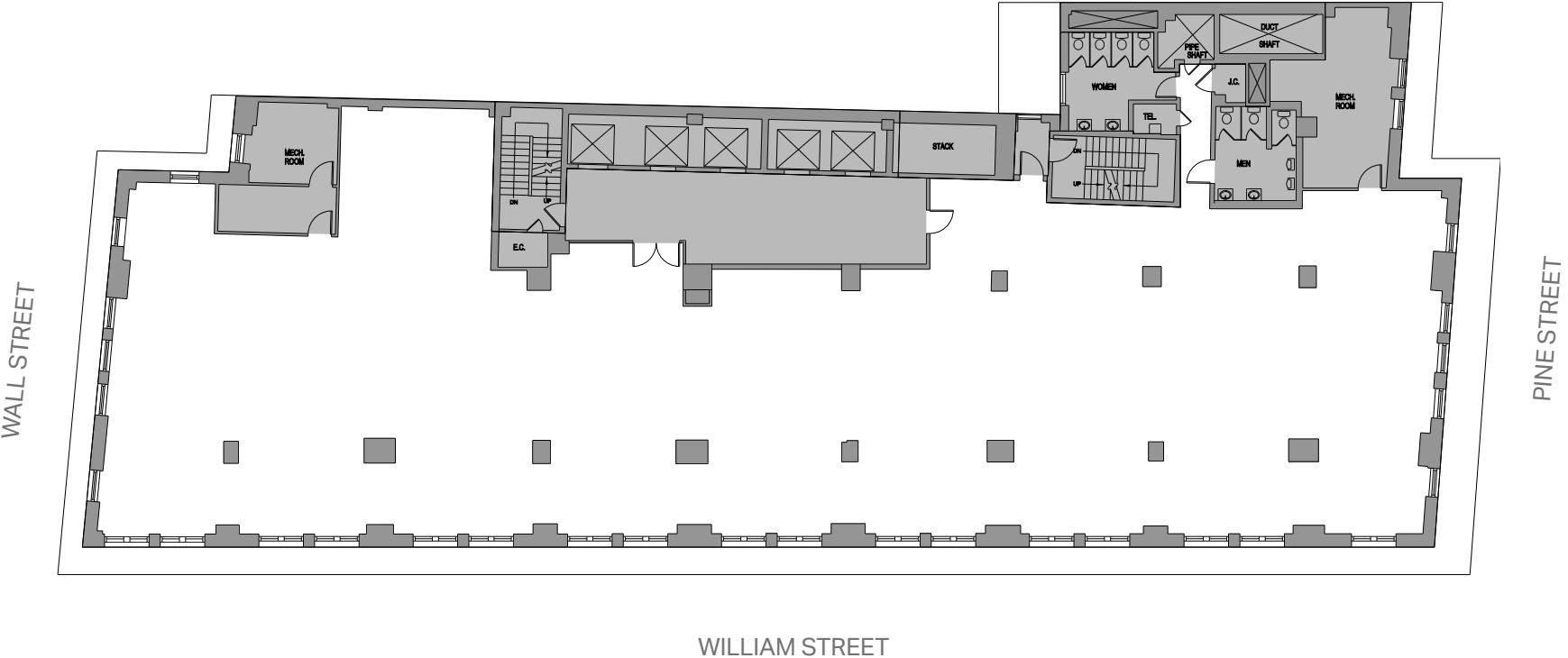
FLOOR PLAN



18th Floor – 12,544 RSF

Available Now

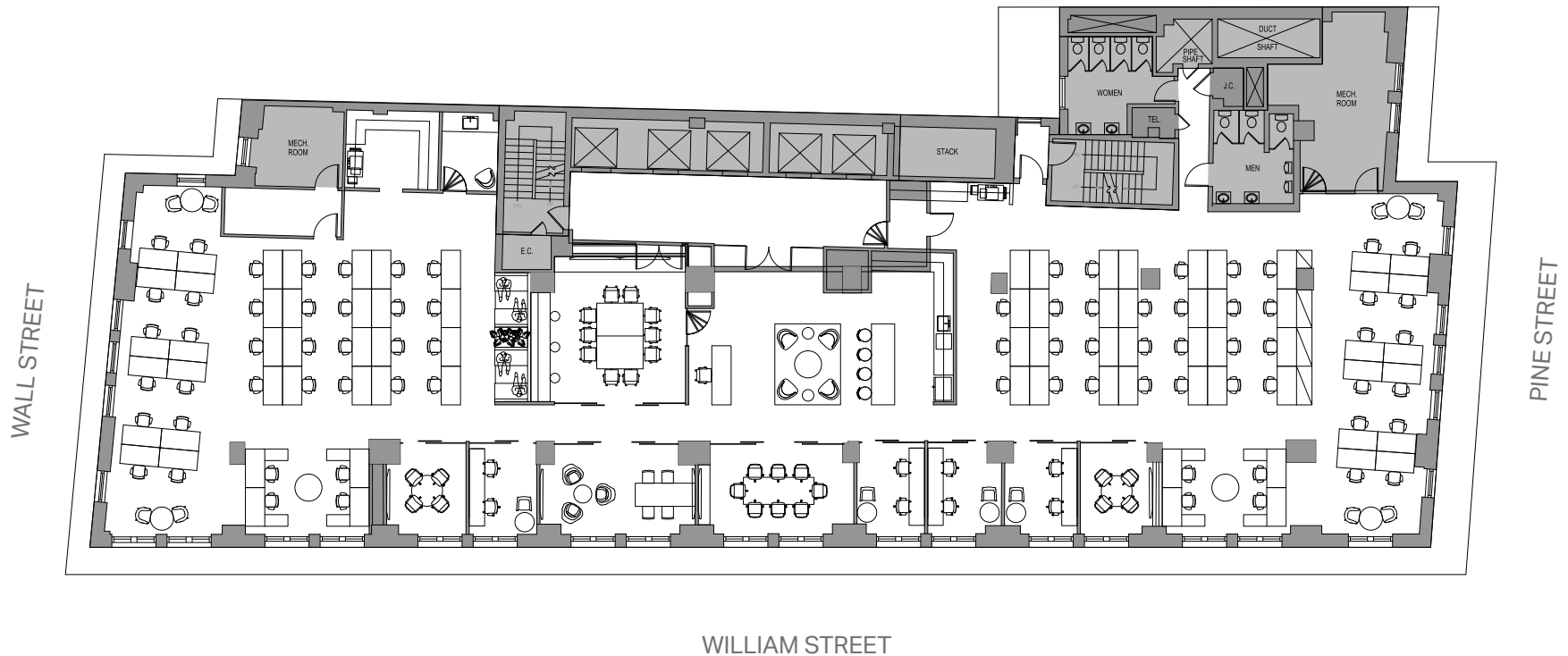
FLOOR PLAN



18th Floor – 12,544 RSF

Available Now

OPT 1 – HIGH DENSITY



Benching	78
TOTAL HEADCOUNT	78

Conference Room	2
Meeting Room	8
Café	1
IT	1
Copy Area	1

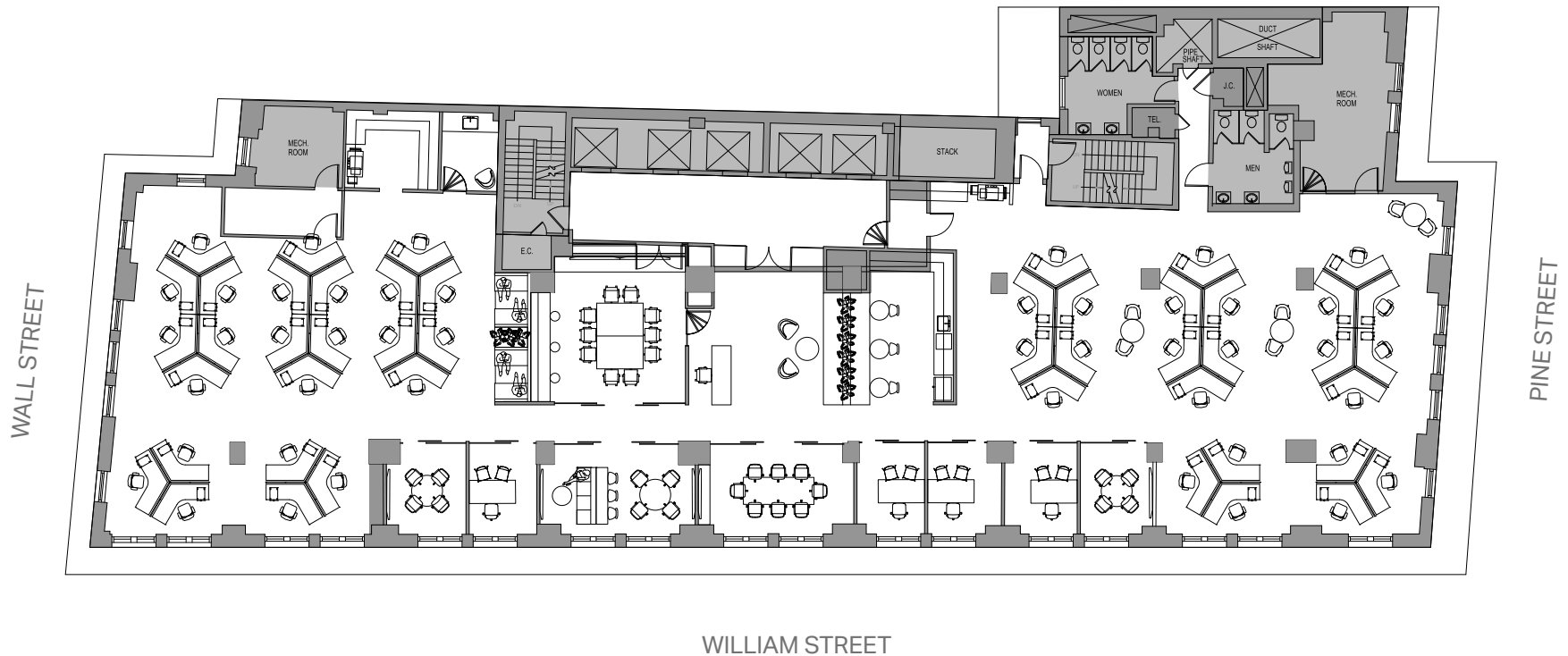
Coat Closet	1
Storage Closet	3
Phone Room	2
Wellness Room	1



18th Floor – 12,544 RSF

Available Now

OPT 1 – LOW DENSITY



Benching	48
Private Office	4
TOTAL HEADCOUNT	52

Conference Room	2
Meeting Room	3
Café	1
IT Room	1

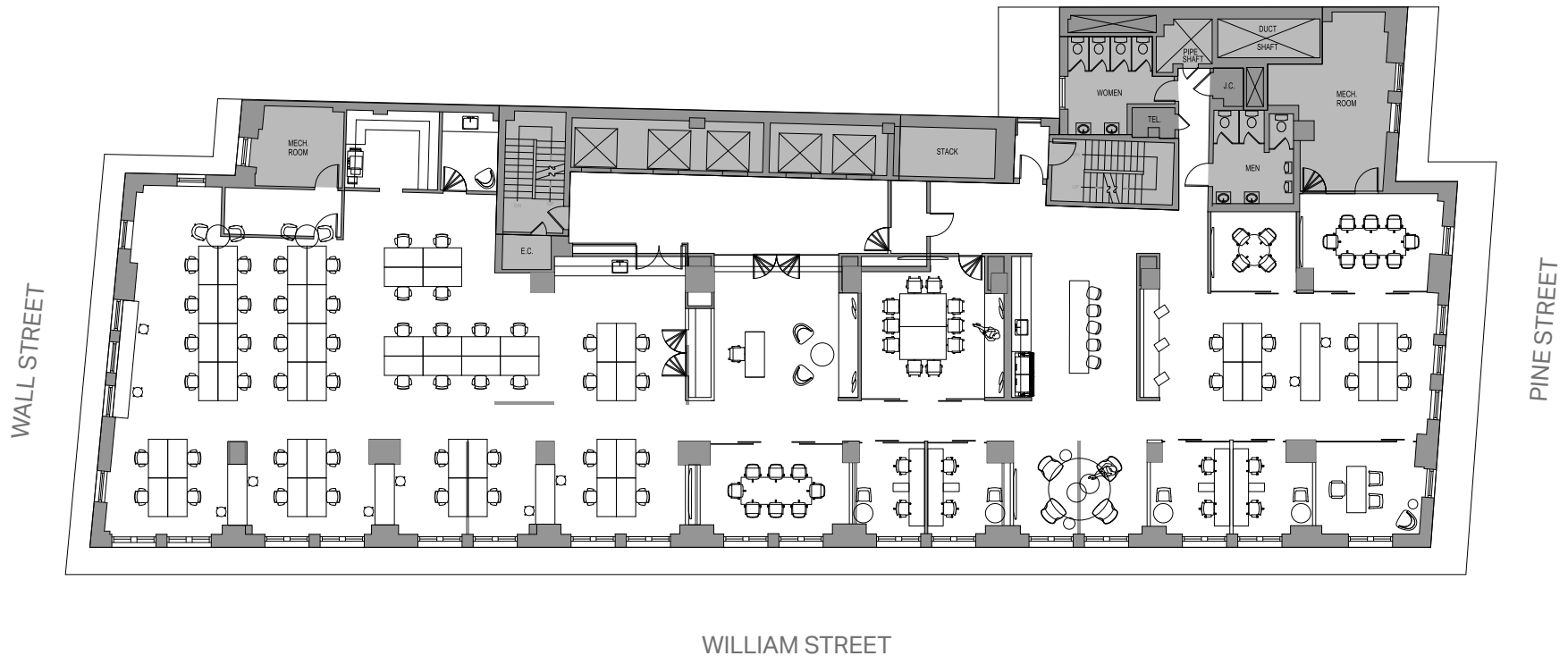
Copy Area	1
Coat Closet	1
Storage Closet	3
Wellness Room	1



18th Floor – 12,544 RSF

Available Now

OPT 2 – HIGH DENSITY



Benching	56
Private Office	1
Shared Office	4
TOTAL HEADCOUNT	61

Conference Room	3
Café	1
IT Room	1
Copy Area	1

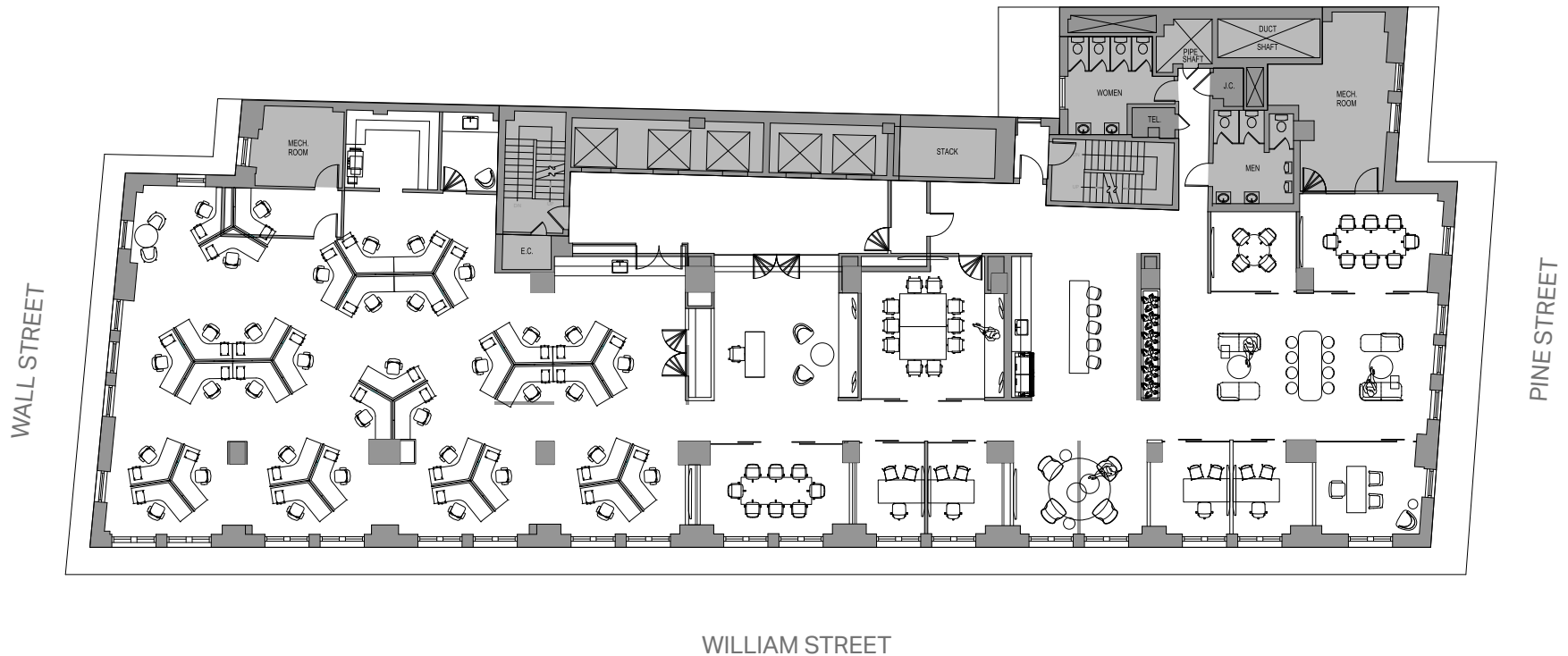
Coat Closet	1
Phone Room	2
Wellness Room	1



18th Floor – 12,544 RSF

Available Now

OPT 2 – LOW DENSITY



Benching	36
Private Office	5
TOTAL HEADCOUNT	41

Conference Room	4
Café	1
IT Room	1
Copy Area	1

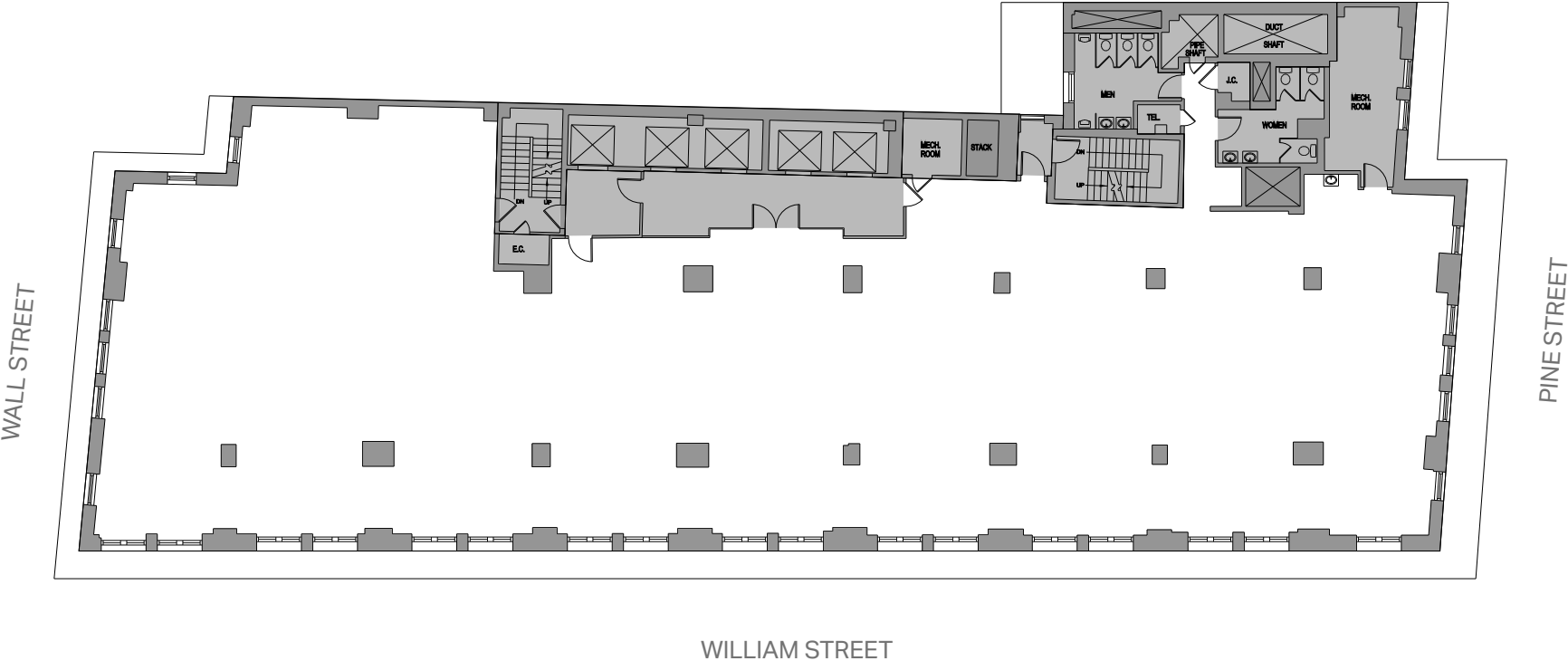
Coat Closet	1
Phone Room	2



19th Floor – 12,537 RSF

Available Now

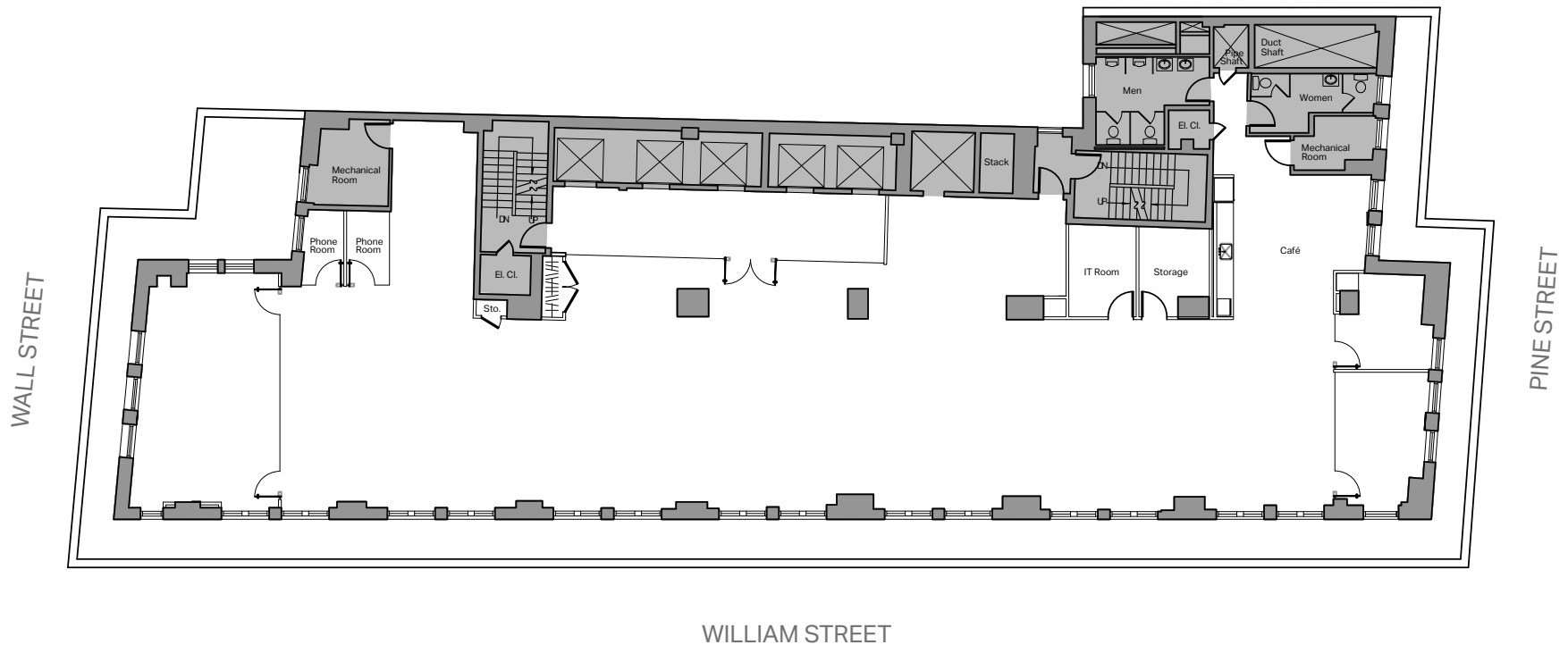
FLOOR PLAN



21st Floor – 8,871 RSF

Available Now

OPEN OFFICE PLAN



Executive Office	1	Conference Room	1	Café	1
Private Office	1	Phone Room	2	Copy Area	1
Benching (2'-6" x 5')	48	IT Room	1	Coat Closet	1
Reception	1	Storage Room	1		

TOTAL HEADCOUNT 51



Ensuring Health & Wellness

Electrostatic Spraying

The building has implemented an electrostatic spraying of all common areas to ensure the highest level of cleanliness.

Extra Cleaning Staff

During business hours, extra cleaning staff are on-site to continuously sanitize lobbies, elevators, and high touch points.

Additional Filtration After Hours

During non-business hours, building HVAC units are run to replace interior air with fresh outside air for the next day.

Updated Air Purification Filters

In consultation with our building mechanical engineer, Robert Director and Associates, all air purification filters have been upgraded to MERV 13 to meet all CDC recommendations.

Implementing Air Purifications and Elevator Sterilization

Building common areas including elevators have been equipped with UV sterilization devices and UV purification fans.

Elevators Equipped With Caspr 200E Units

Originally designed for NASA, CASPR units use a special UV light and photocatalyst target to kill up to 99.96% of bacteria, viruses, and molds.



Specs & Features

LOCATION

Located on the Corner of Wall Street and William Street, Block-Through to Pine Street.

ASSET DETAILS

Floors: 24

Windows: Aluminum Double-Pane Operable Windows

Typical Slab Height: Average of 12'5" Throughout the Building

Column Spacing: Floors 1-15 Ranges From 16' - 18' on North-South Axis and 20' Along the East-West Axis

Significant Storage Space Available in 4 Basement Levels

MESSENGER CENTER

Hours: 8 AM - 6 PM

BUILDING SECURITY

24/7 Guard at Security Desk

AIR CONDITIONING

Standard Hours of HVAC Operation: 8 AM - 6 PM, Mon - Fri

ConEd Steam Distribution via Radiators on Two Timed Zones. All Radiators Have Danfoss Valves

Plate Exchanger on C-Level For Condenser System

ELECTRICITY

ConEd Provides 4 Services: 4,000 Amp, 3600 Amp, 2000 Amp, 1800 Amps 208 Volts, 3-Phase, 4-Wire Service. Point of Entries Are on A Level. The Main Electrical Switchgear Room Is Located on E Level.

LIFE SAFETY

2 Fire Panel: The Class "E"

Emergency Power: Battery Back-Ups for Life Safety Systems

Energy Star Rated

TELECOMMUNICATIONS

WiredScore Certified Gold

Telecom and Data Services Provided By: Broadview Networks, Time Warner, Cablevision Ring Central, Citrix, Verizon / Copath, Shoretel, WinSystems, Windstream, TrueMobility, Cogent, Paetec, Nextiva, Toshiba, and Telex

Lighttower

ELEVATOR

Full Modernization Completed of All Passenger and Freight Elevators

12 Passenger Cars

3 Cars Serve Lobby and Floors 1-6

5 Cars Serve Lobby and Floors 1-13

4 Cars Serve Lobby and Floors 14-23

One Freight Elevator

13 Total Elevators

thenew44wall.com



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