

100 | PEARL
STREET



100 PEARL STREET'S NEW CHAPTER



Fully modernized with all new infrastructure and stylish amenities, 100 Pearl Street is the ultimate Downtown address for forward-thinking companies. From a reimagined lobby to the tenant exclusive rooftop and lounge, it is designed to inspire. Surrounded by top dining, shopping, entertainment, and multi-modal transit options, it puts tenants at the center of everything they want and need.

Highlights Include:

- Fully redeveloped building and modernized infrastructure
- Brand new building lobby and entrance
- On-site food and market hall, coffee and wine bar, white tablecloth restaurant, etc.
- Prime downtown location with seamless access to transportation
- Exclusive tenant roof deck and lounge
- Impressive views of the New York Harbor

100 PEARL STREET FROM HANOVER SQUARE PARK

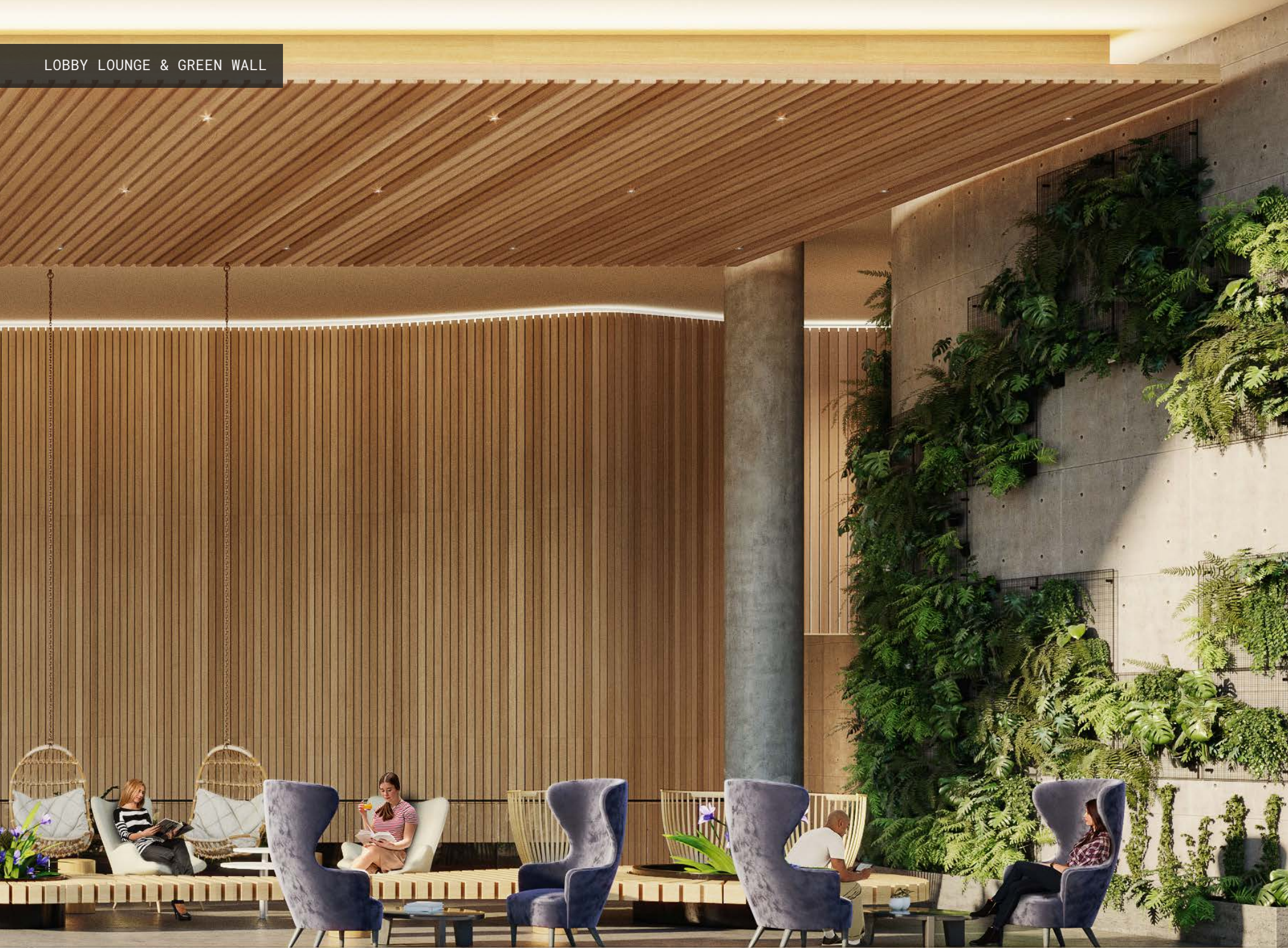


NEW BUILDING ENTRANCE & LOBBY











BUILDING AMENITIES



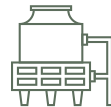
Bike Storage
With Showers



Destination
Dispatch Elevators



State-Of-The-Art
Building Security



New HVAC Systems
& Cooling Towers



24/7 Climate Control
Across All Floors



No Overtime
HVAC Charge



Robust Life-Safety &
Storm Resiliency Systems



On-Site Parking

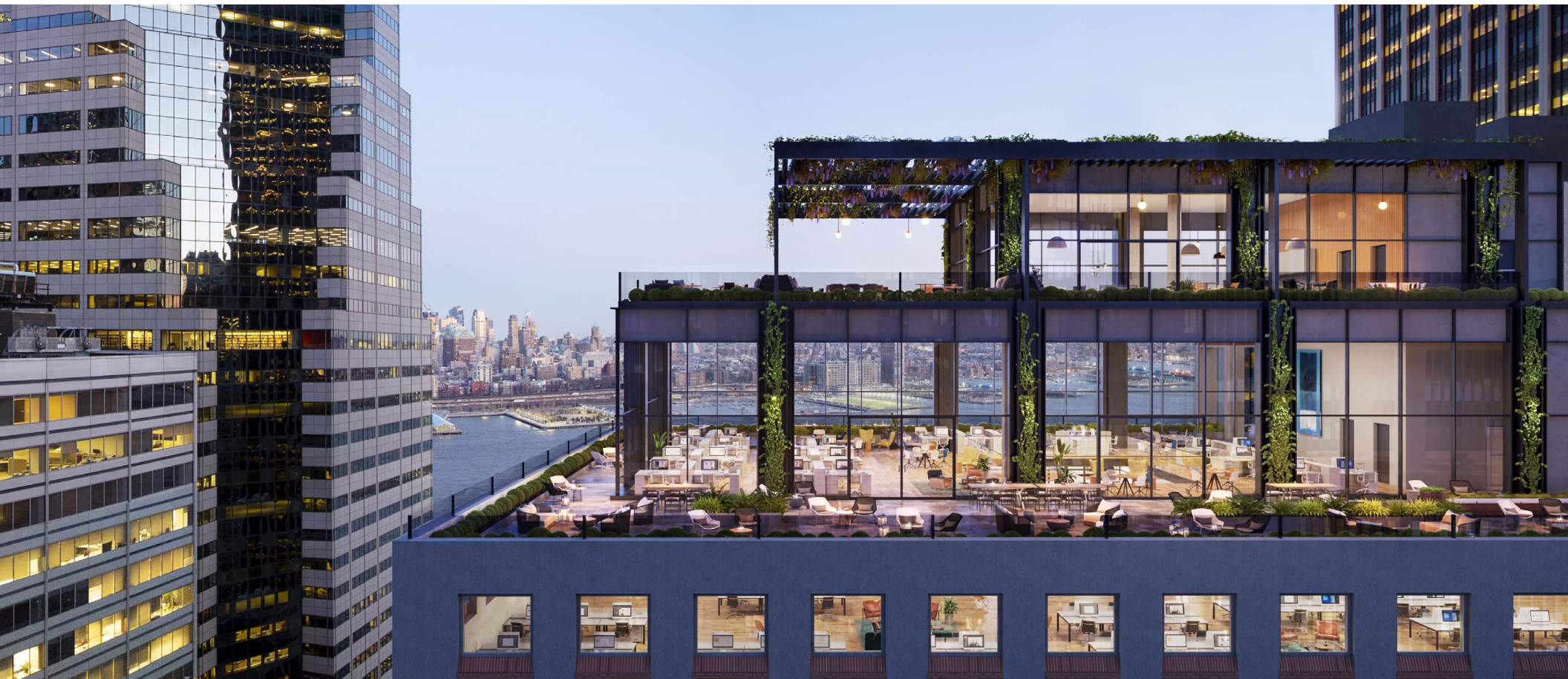


Lobby Coffee
& Wine Bar

100 PEARL STREET AERIAL VIEW



HUMMINGBIRD VIEW OF 28TH FLOOR & TENANT EXCLUSIVE ROOFTOP & LOUNGE

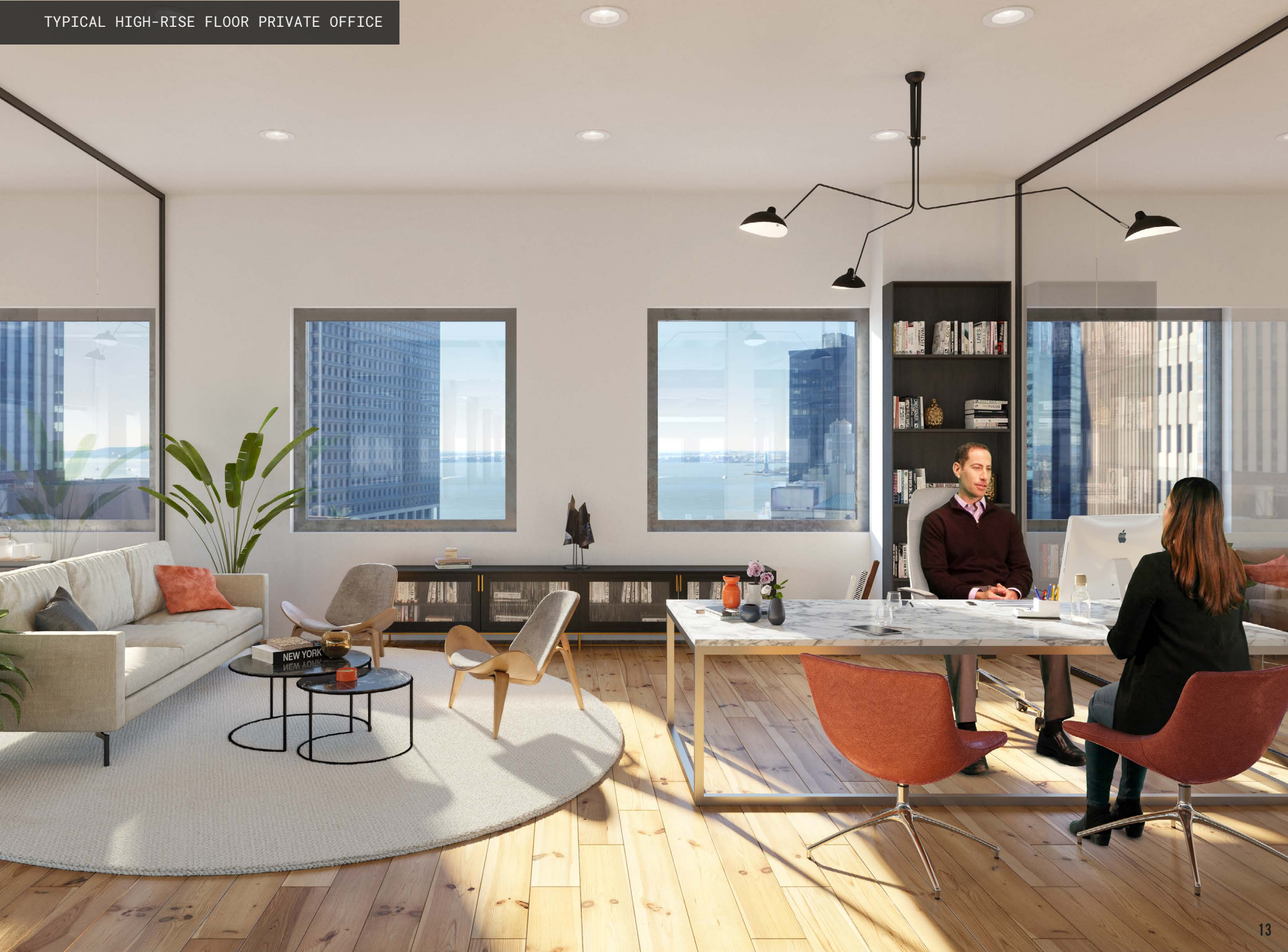


TENANT EXCLUSIVE ROOFTOP & LOUNGE









14TH FLOOR FEATURING DOUBLE-HEIGHT CEILINGS









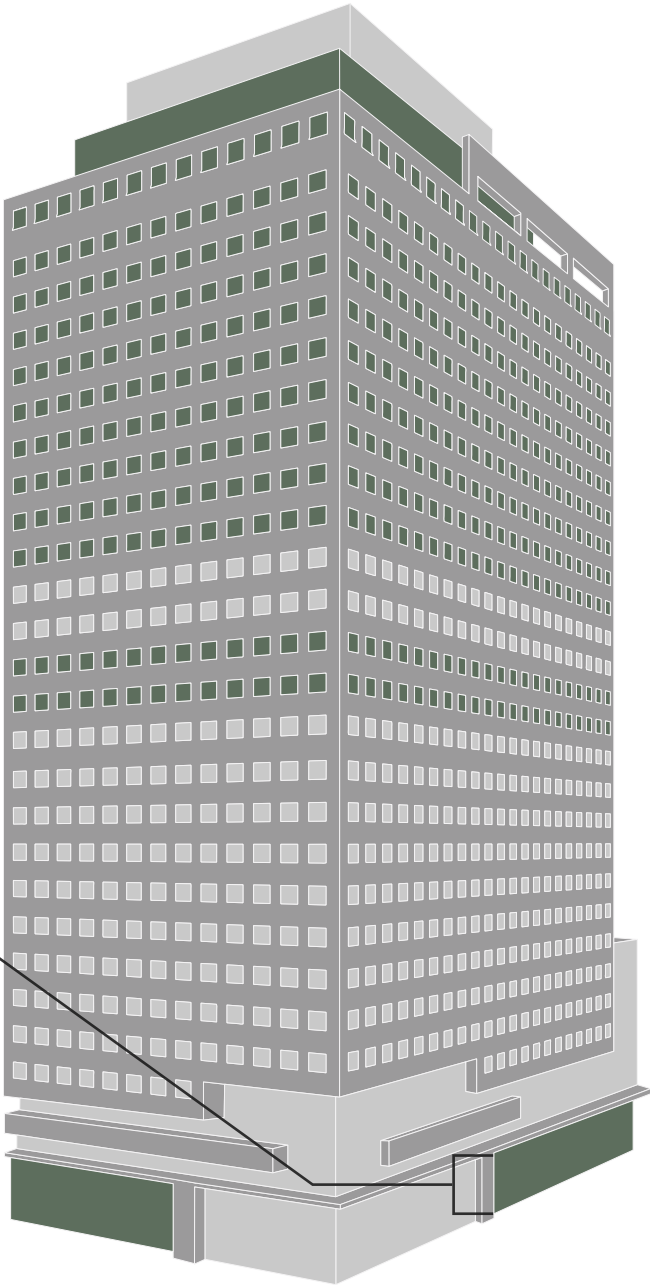




100 PEARL STREET AVAILABILITIES



Floors	RSF	Possession
28/PH	9,044	4Q 2020
27	37,115	
46,159/Total		1Q 2020
18-26	37,115/FLR	
334,035/TOTAL		3Q 2020
14	24,000	
MARKET HALL	12,773 USF	ARRANGED
RESTAURANT	4,815 USF	ARRANGED

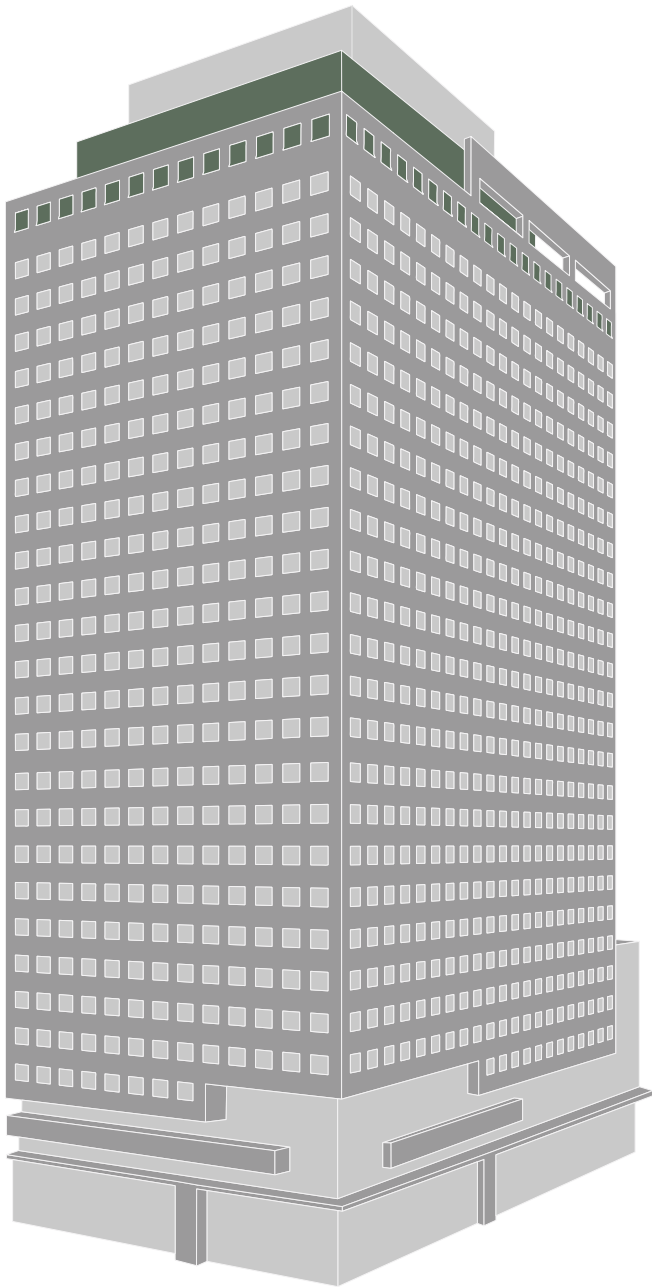


27TH & 28TH FLOOR DUPLEX



Floors	RSF	Possession
28/PH	9,044	4Q 2020
27	37,115	
46,159/Total		

- **28/PH:**
This glass jewel box features 9,044 RSF of interior space with 20'+ slab-to-slab ceiling heights, 10,942 USF of private outdoor space and unparalleled views of New York Harbor, Brooklyn and city skyline.
- **27:**
This 37,115 RSF Floor boasts 15'6" slab-to-slab ceiling heights and will be connected to the 28th floor jewel box via an interconnecting staircase creating the ultimate duplex penthouse.



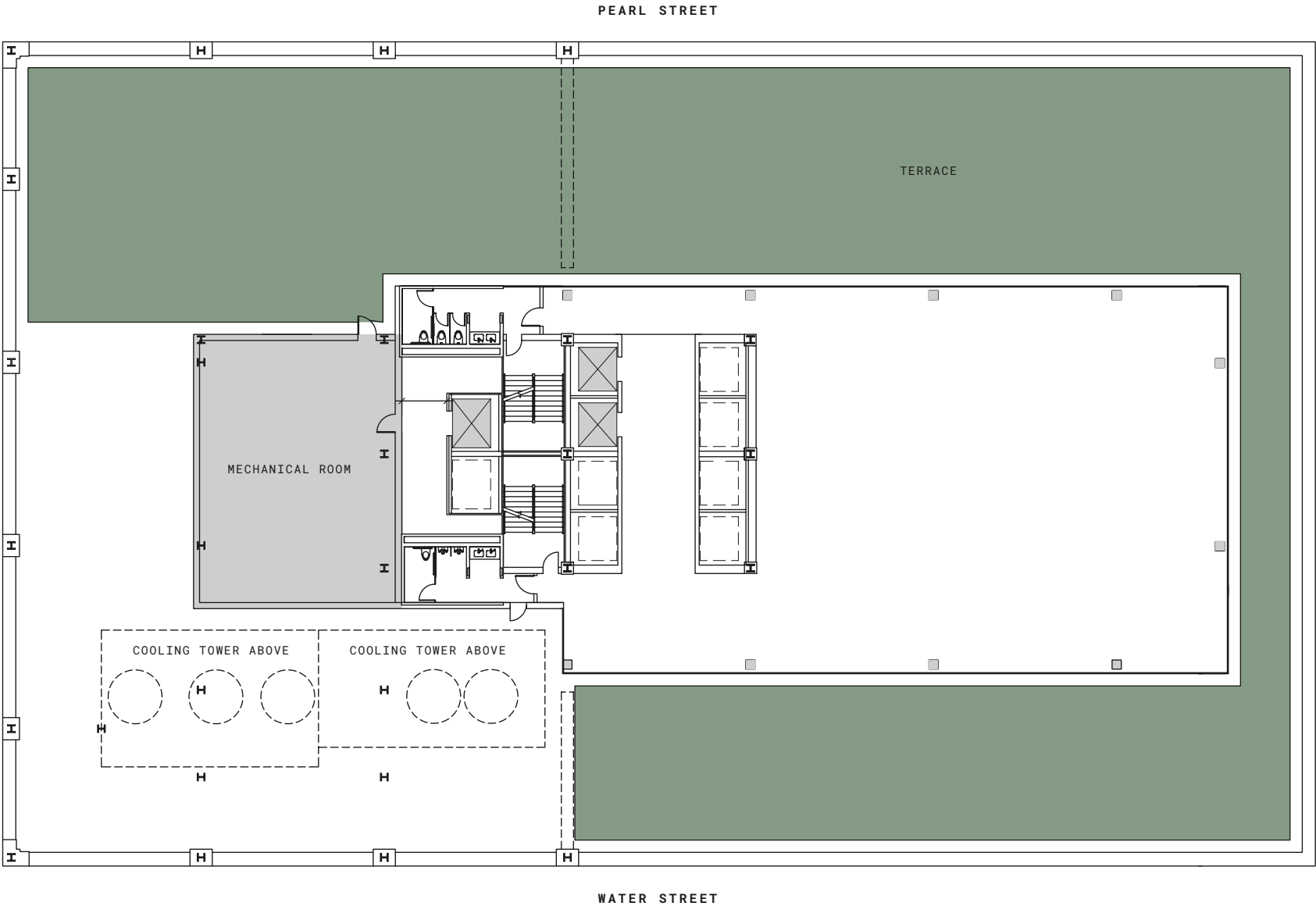
28TH FLOOR

CORE & SHELL

RSF: 9,044 Interior | USF:10,942 Outdoor Space | DUPLEX TOTAL RSF:46,159 | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 20'+



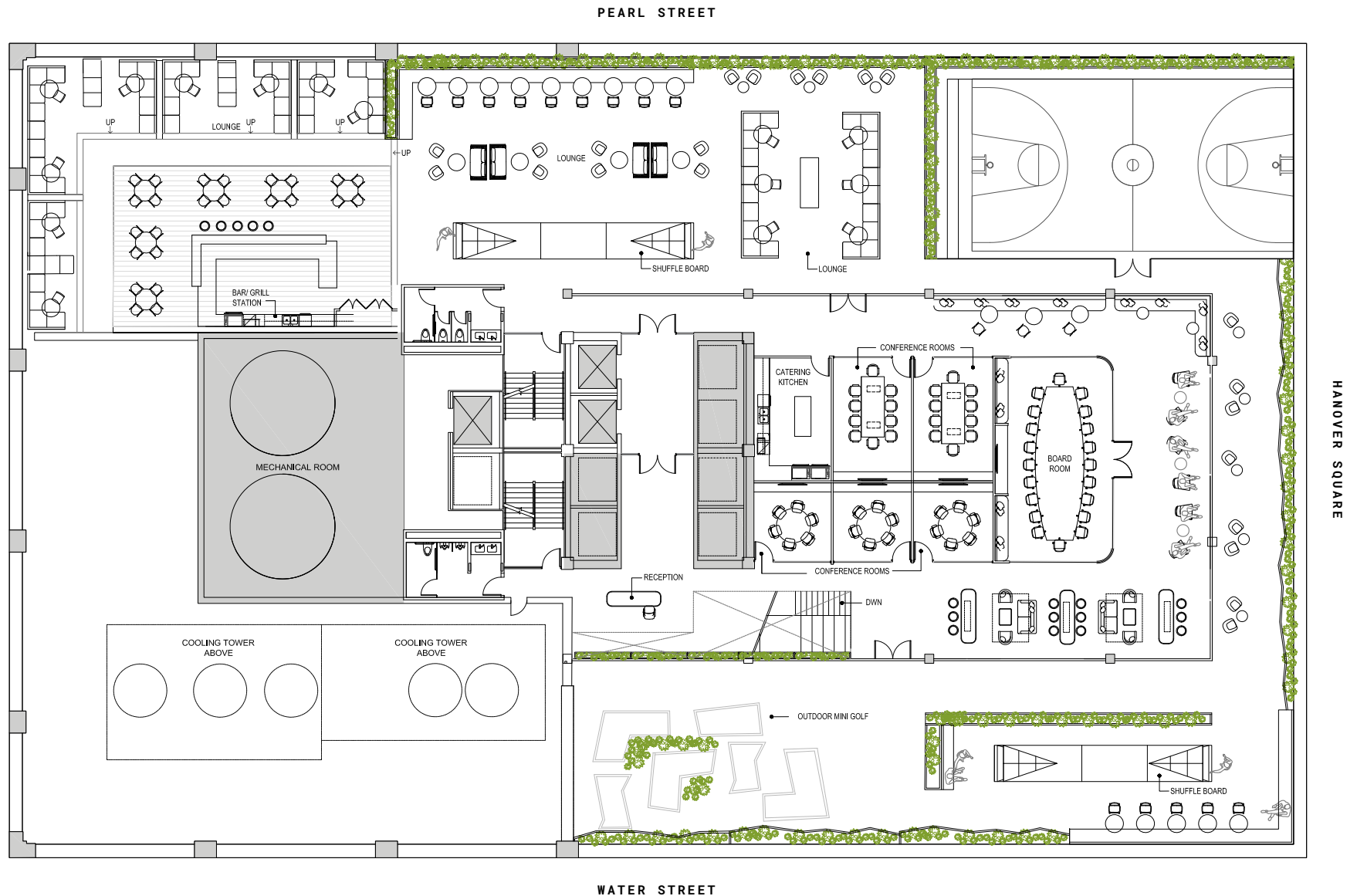
HANOVER SQUARE



28TH FLOOR

DUPLEX CONFERENCE CENTER (+ PRIVATE OUTDOOR SPACE) LAYOUT

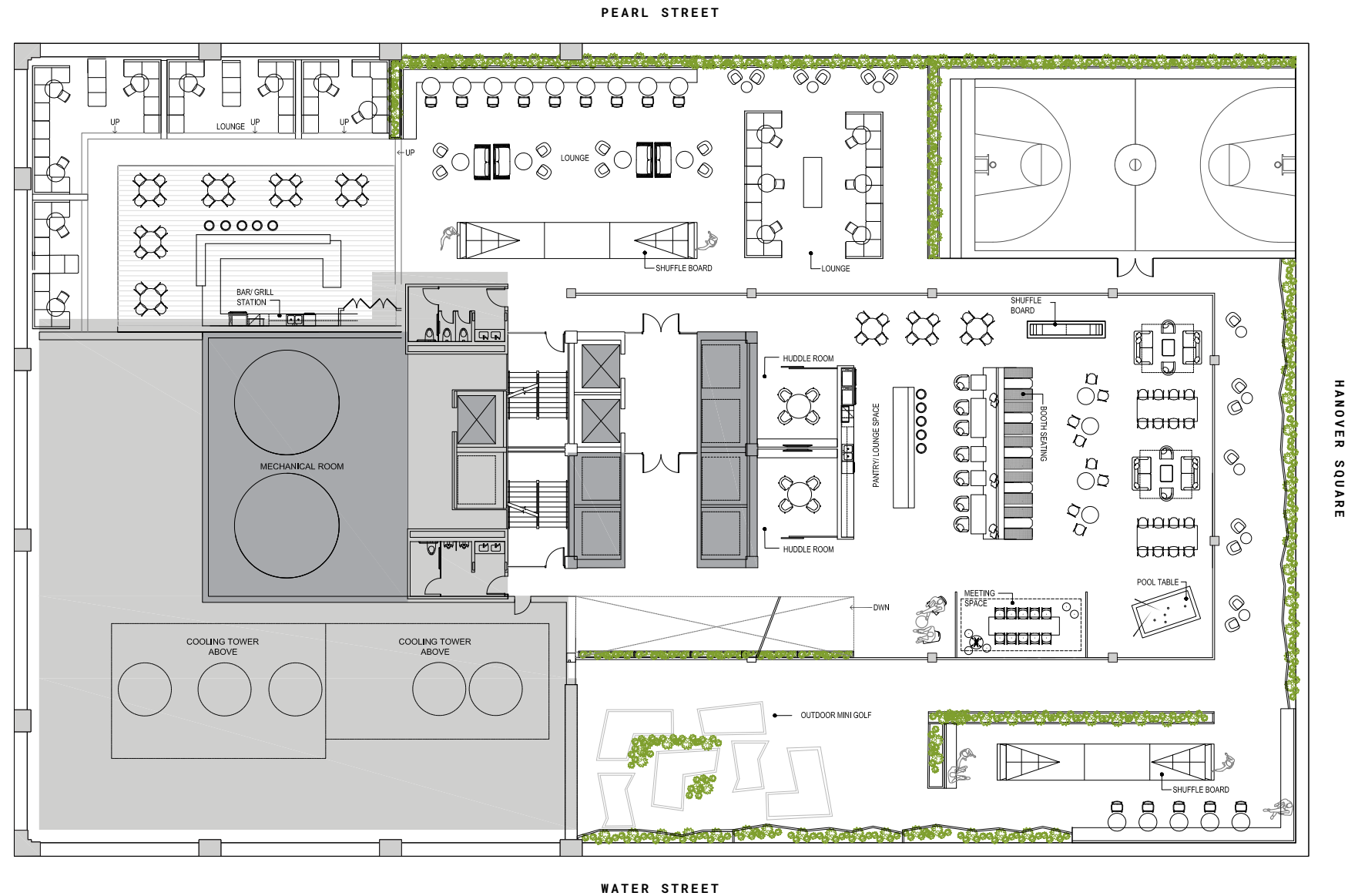
RSF: 9,044 Interior | USF:10,942 Outdoor Space | DUPLEX TOTAL RSF:46,159 | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 20'+



28TH FLOOR

DUPLEX EMPLOYEE LOUNGE LAYOUT

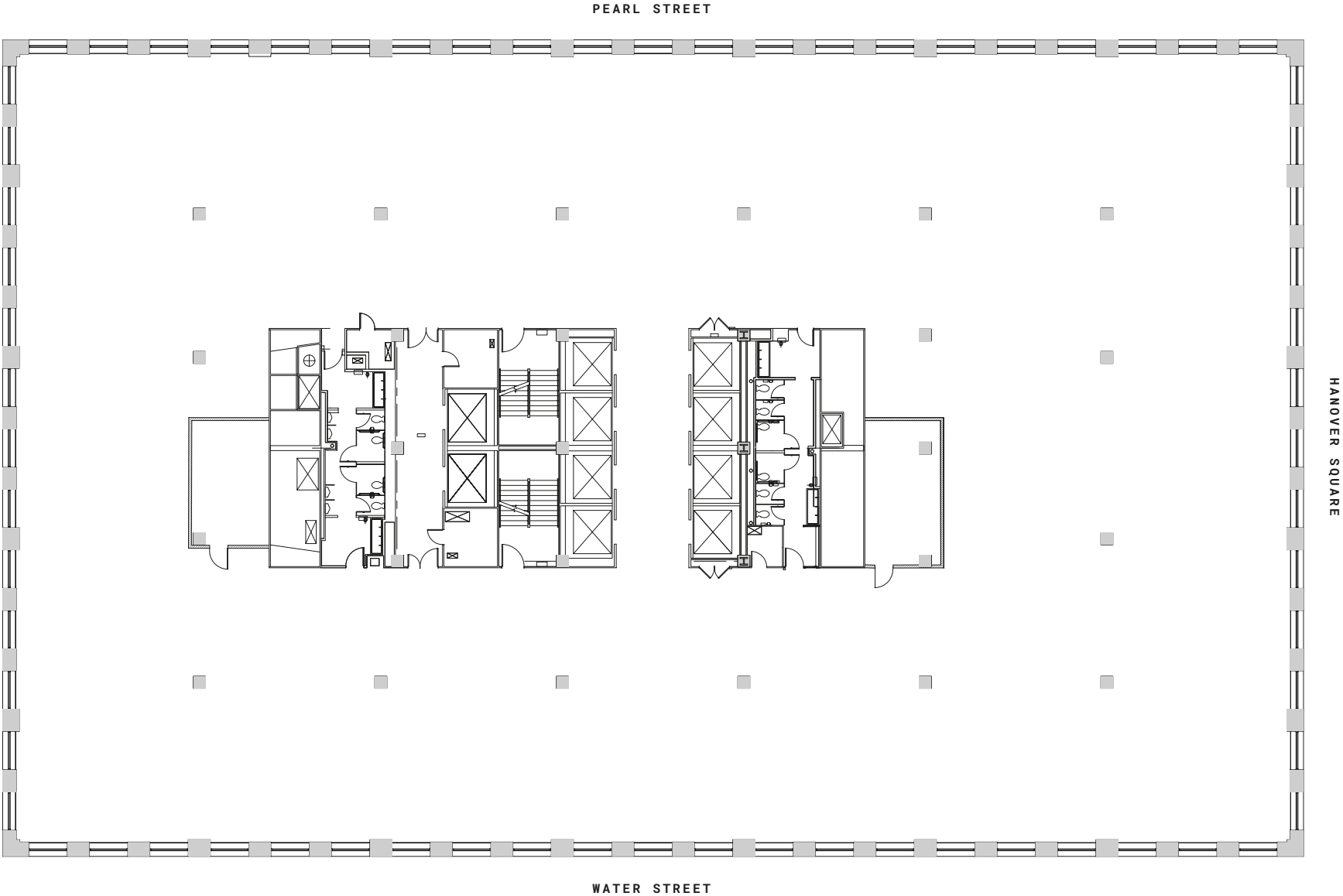
RSF: 9,044 Interior | USF:10,942 Outdoor Space | DUPLEX TOTAL RSF:46,159 | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 20'+



27TH FLOOR

CORE & SHELL

RSF: 37,115 | DUPLEX TOTAL RSF: 46,159 + 10,942 USF Outdoor | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 15'6"



27TH FLOOR

DUPLEX CREATIVE LAYOUT | TOTAL SEAT COUNT: 276

RSF: 37,115 | DUPLEX TOTAL RSF: 46,159 + 10,942 USF Outdoor | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 15'6"

AVG RSF PER PERSON: 134 | WORKSTATIONS: 270 | OFFICES: 6 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 10

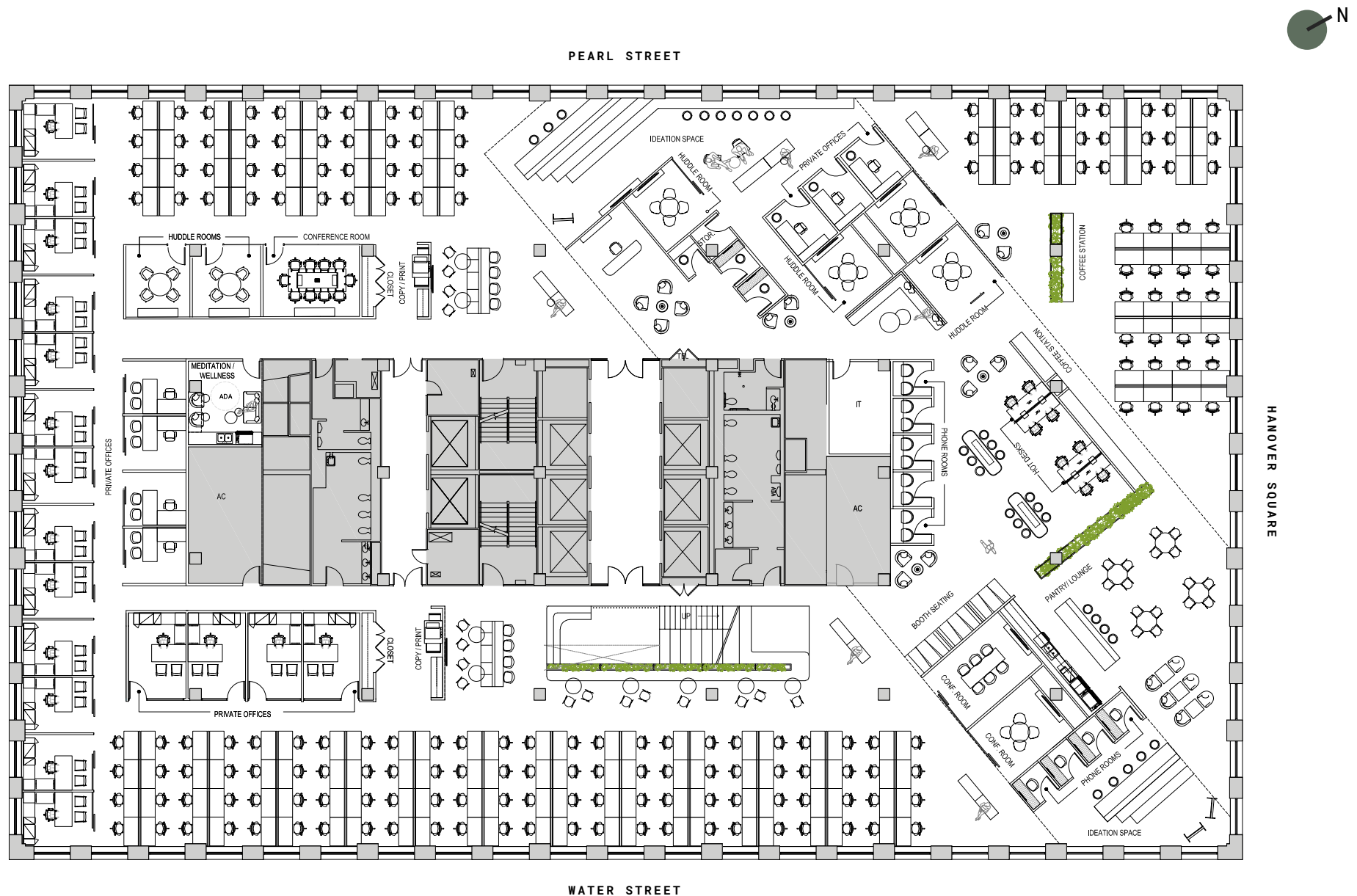


27TH FLOOR

DUPLEX HYBRID LAYOUT | TOTAL SEAT COUNT: 250

RSF: 37,115 | DUPLEX TOTAL RSF: 46,159 + 10,942 USF Outdoor | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 15'6"

AVG RSF PER PERSON: 149 | WORKSTATIONS: 242 | OFFICES: 7 | CONFERENCE ROOMS: 9 | PRINT/COPY: 2 | PHONE BOOTHS: 12



27TH FLOOR

DUPLEX PROFESSIONAL SERVICES LAYOUT | TOTAL SEAT COUNT: 284

RSF: 37,115 | DUPLEX TOTAL RSF: 46,159 + 10,942 USF Outdoor | POSSESSION: 4Q 2020 | SLAB-TO-SLAB: 15'6"
AVG RSF PER PERSON: 138 | WORKSTATIONS: 260 | OFFICES: 24 | CONFERENCE ROOMS: 6 | PRINT/COPY: 2 | PHONE BOOTHS: 4

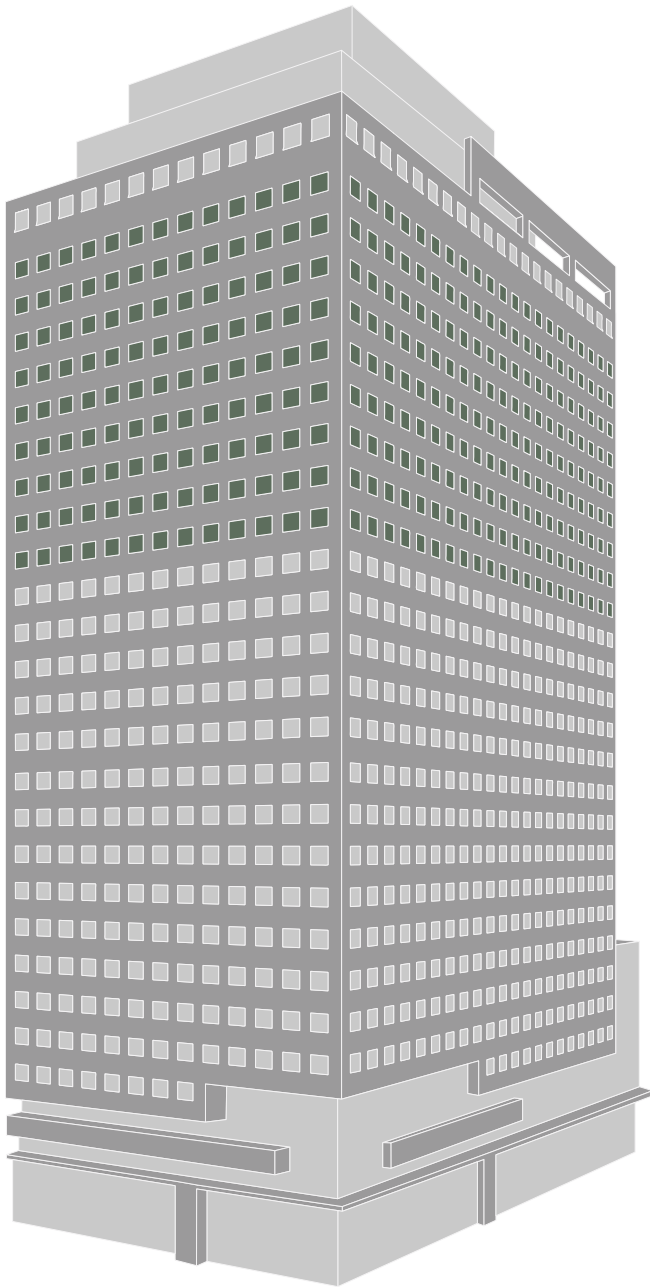


FLOORS 18 - 26



Floors	RSF	Possession
18-26	37,115/FLR	1Q 2020
334,035/TOTAL		

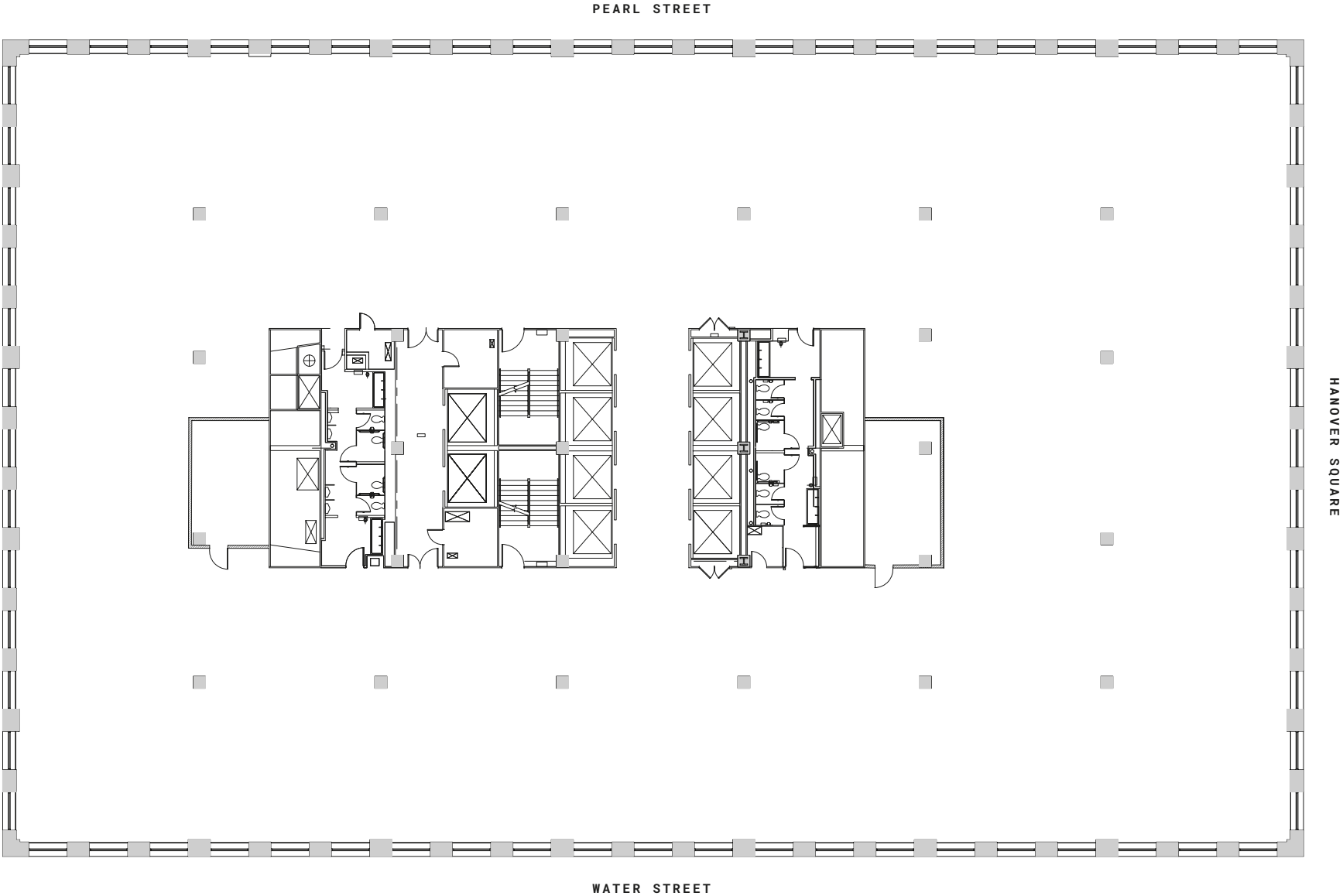
- Floors 18 - 26 are each 37,115 RSF efficient floor plates which can be combined to create up to 334,035 RSF of modernized space. Each floor boasts 12'4" slab-to-slab ceiling heights, amazing views of New York Harbor and Brooklyn and creates the ultimate work environment for all tenants.



FLOORS 18-26

CORE & SHELL

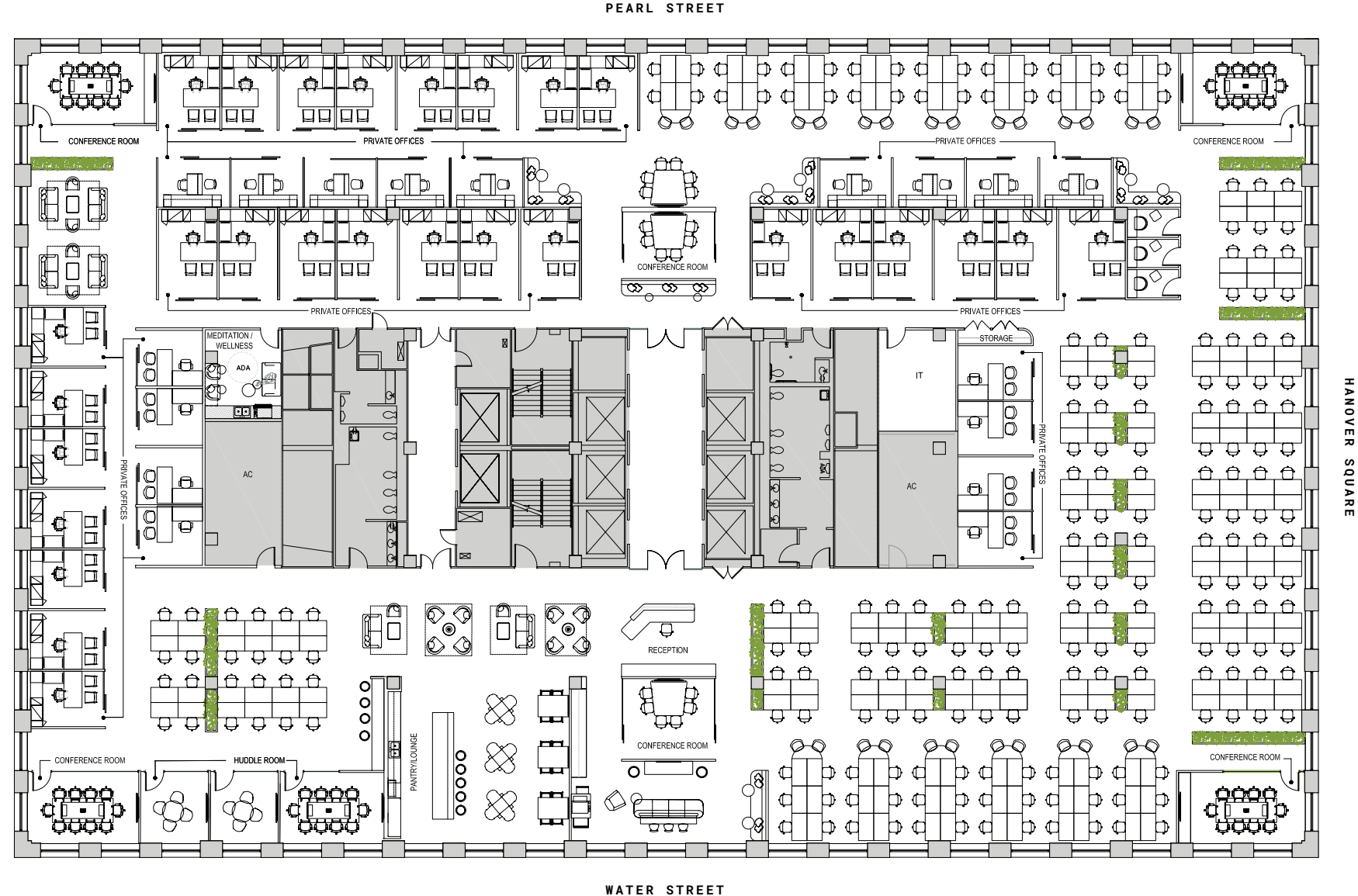
RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"



FLOORS 18-26

FULL FLOOR OFFICE INTENSIVE LAYOUT | TOTAL SEAT COUNT: 277

RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"
AVG RSF PER PERSON: 134 | WORKSTATIONS: 220 | OFFICES: 45 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 3

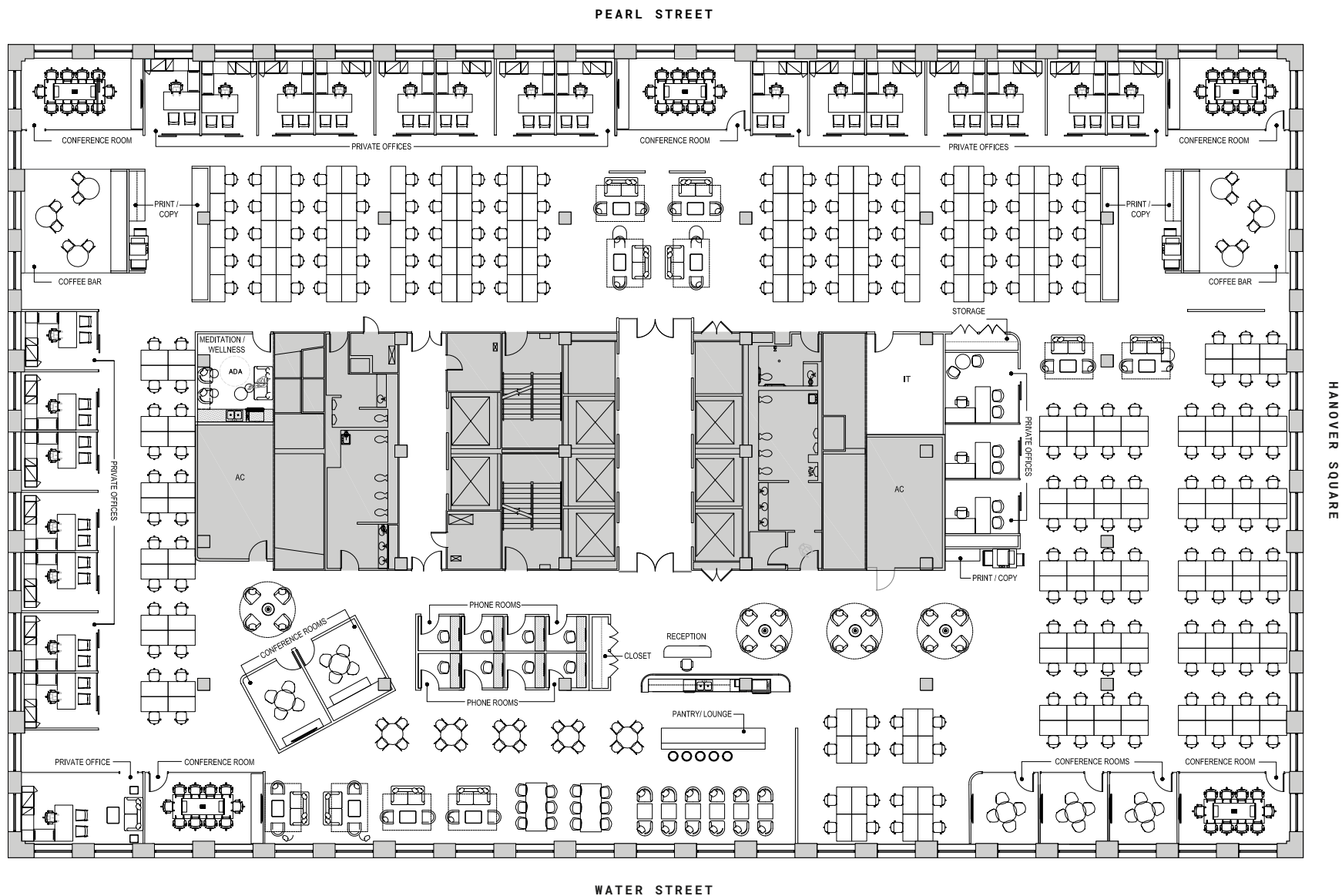


FLOORS 18-26

FULL FLOOR PROFESSIONAL SERVICES LAYOUT | TOTAL SEAT COUNT: 293

RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"

AVG RSF PER PERSON: 127 | WORKSTATIONS: 274 | OFFICES: 19 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 8



FLOORS 18-26

FULL FLOOR CREATIVE LAYOUT | TOTAL SEAT COUNT: 268

RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"
AVG RSF PER PERSON: 138 | WORKSTATIONS: 252 | OFFICES: 6 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 8



FLOORS 18-26

FULL FLOOR PRE-BUILT LAYOUT | TOTAL SEAT COUNT: 299

RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"
AVG RSF PER PERSON: 124 | WORKSTATIONS: 296 | OFFICES: 3 | CONFERENCE ROOMS: 5 | PRINT/COPY: 1 | PHONE BOOTHS: 8

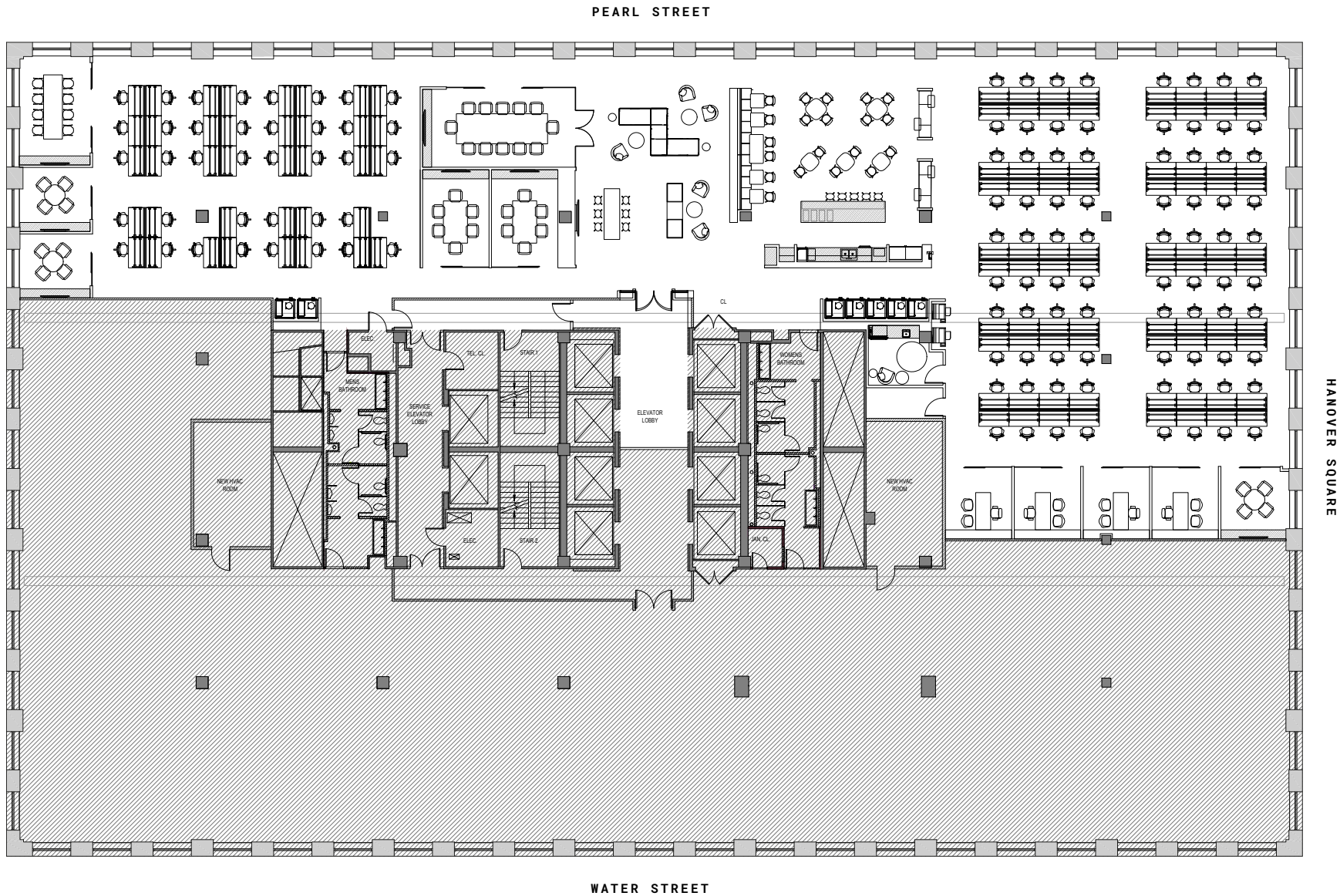


FLOOR 20

PARTIAL FLOOR PRE-BUILT LAYOUT | TOTAL SEAT COUNT: 122

RSF: 37,115 EACH | POSSESSION: 1Q 2020 | SLAB-TO-SLAB: 12'4"

WORKSTATIONS: 118 | OFFICES: 4 | CONFERENCE ROOMS: 7 | WELLNESS ROOM: 1 | PRINT/COPY: 1 | PHONE BOOTHS: 7

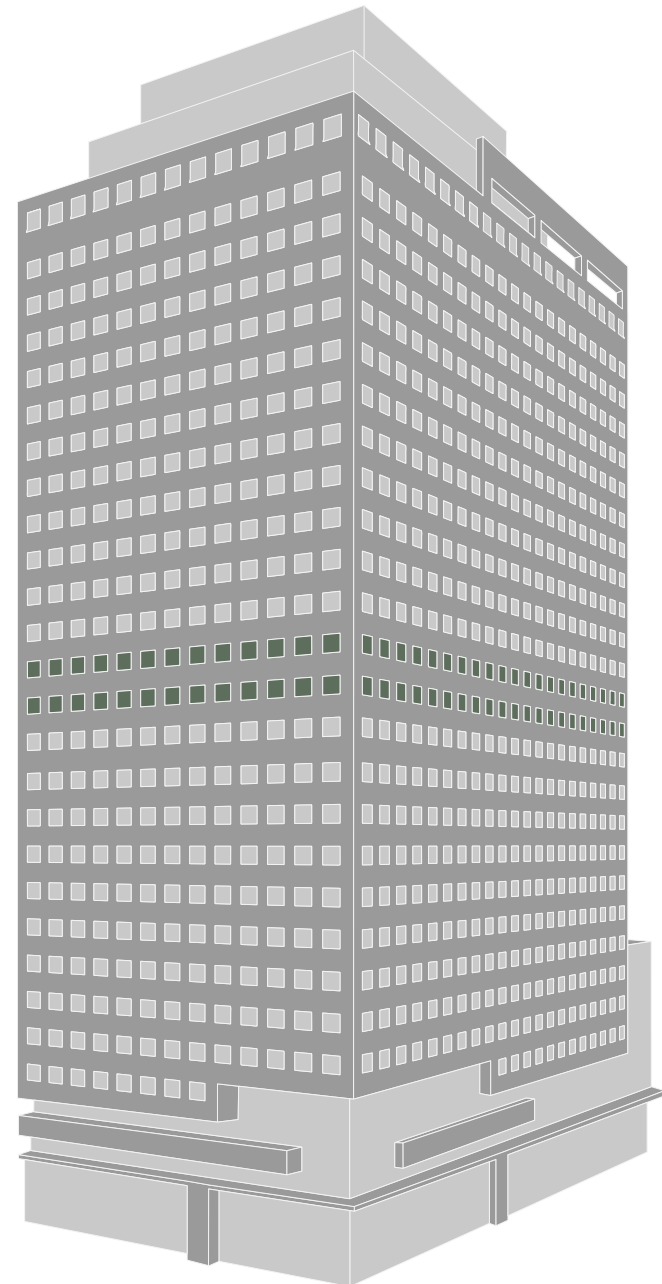


14TH FLOOR (DOUBLE-HEIGHT)



Floor	RSF	Possession
14	24,000	3Q 2020

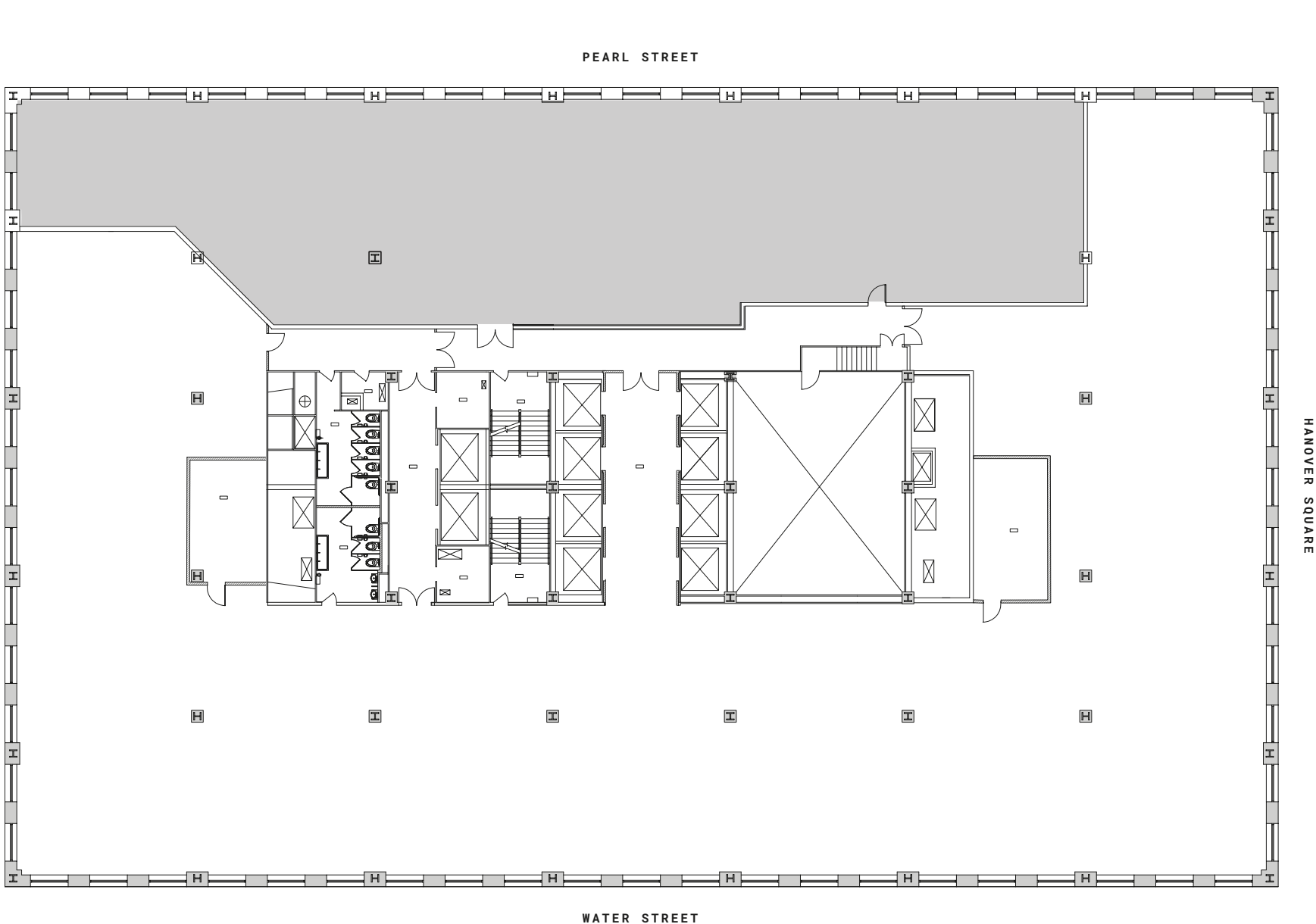
- 24,000 RSF boasts 24' slab-to-slab ceiling heights, excellent natural light and views of the Statue of Liberty and New York Harbor.
- This dramatic space could be used as a conference/amenities floor for a larger user or a spectacular single tenant office for any office use.



14TH FLOOR (DOUBLE-HEIGHT)

CORE & SHELL

RSF: 24,000 | POSSESSION: 3Q 2020 | SLAB-TO-SLAB: 24'0"

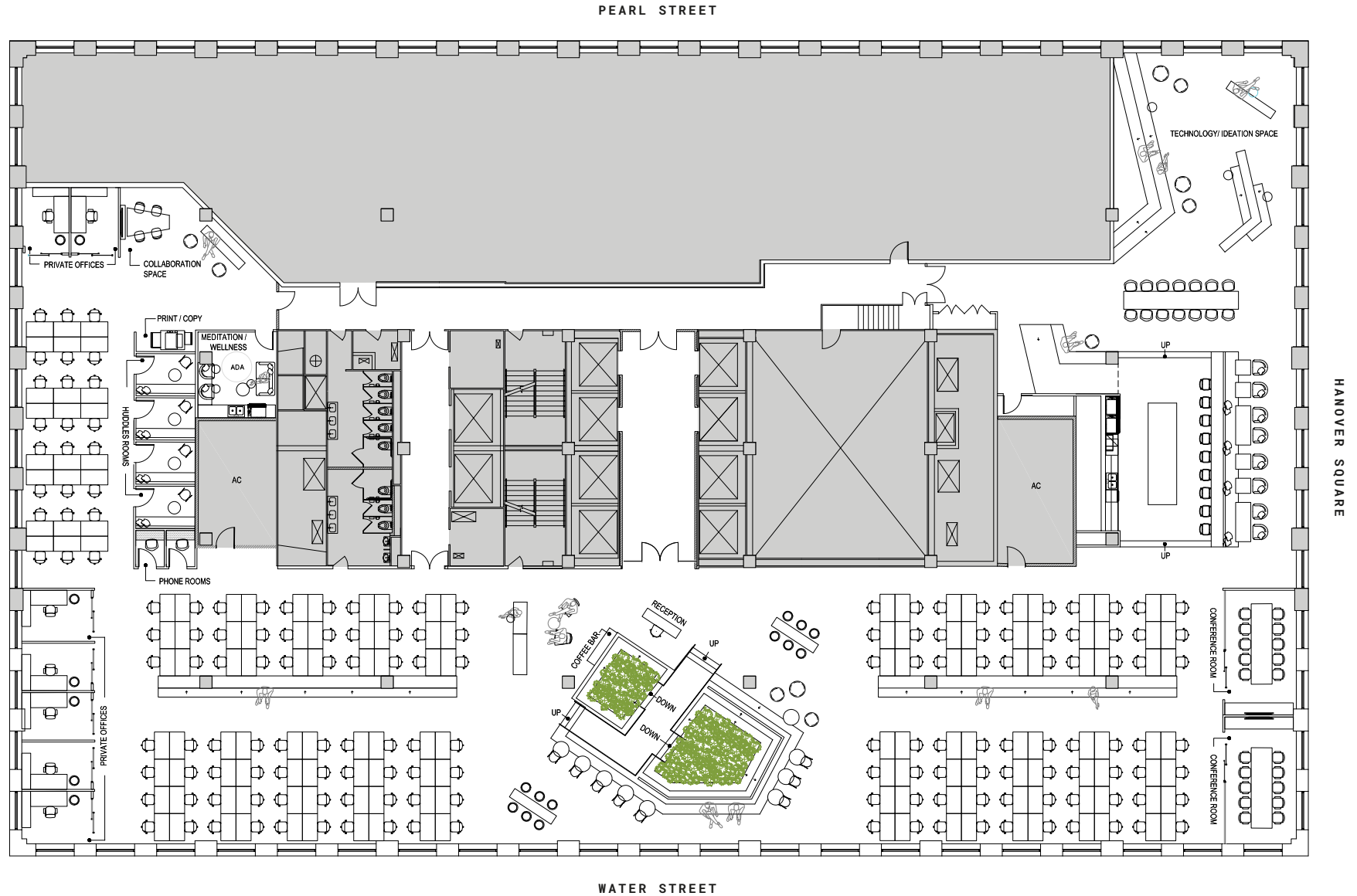


14TH FLOOR (DOUBLE-HEIGHT)

CREATIVE STUDIO LAYOUT | TOTAL SEAT COUNT: 171

RSF: 24,000 | POSSESSION: 3Q 2020 | SLAB-TO-SLAB: 24'0"

AVG RSF PER PERSON: 140 | WORKSTATIONS: 164 | OFFICES: 7 | CONFERENCE ROOMS: 6 | PRINT/COPY: 1 | PHONE BOOTHS: 2

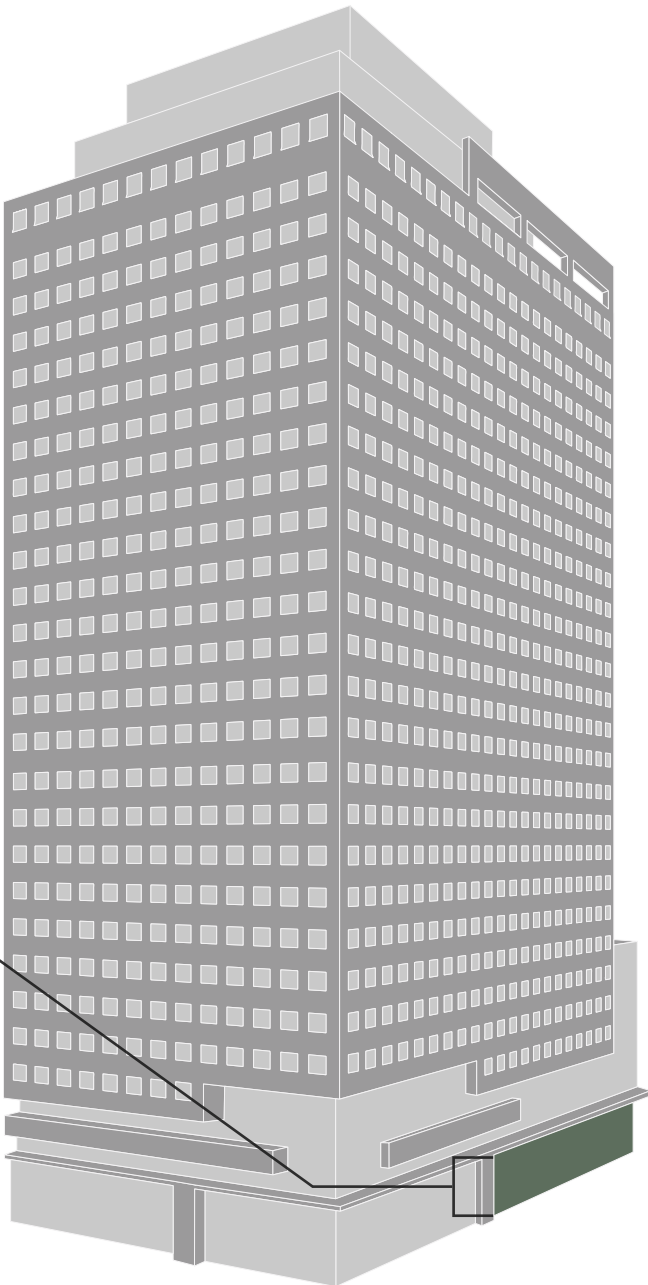


MARKET HALL RETAIL



- 12,773 USF of curated food hall space
- Multiple kiosks/bars available throughout
- Walkthrough arcade with all glass frontage on both Water Street and Pearl Street
- 21 ft. ceilings
- Ventilation and utilities to be stubbed

Floors	RSF	Possession
MARKET HALL	12,773 USF	ARRANGED

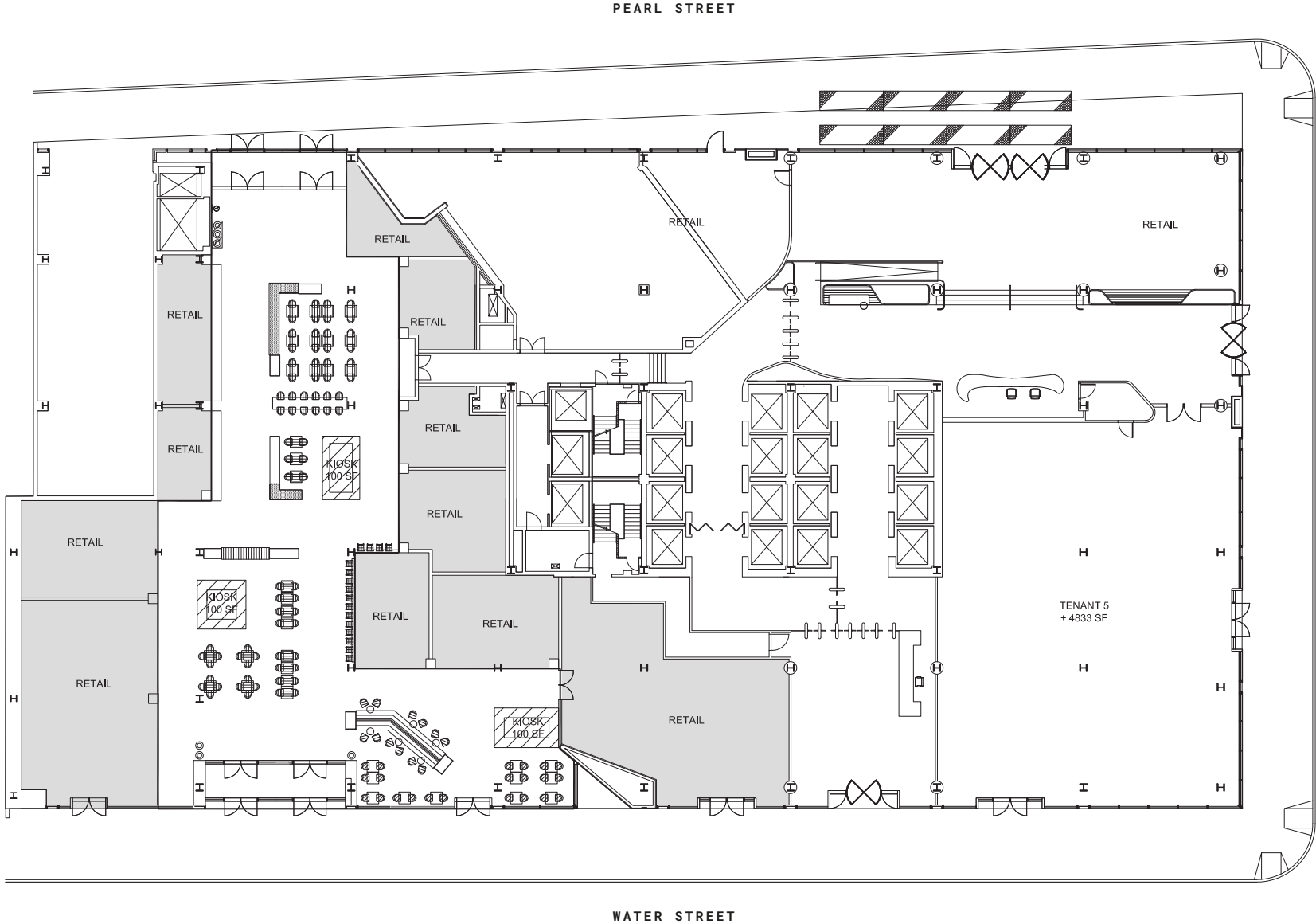


MARKET HALL RETAIL

USF: 12,773 | POSSESSION: ARRANGED | SLAB-TO-SLAB: 21'0"



HANOVER SQUARE



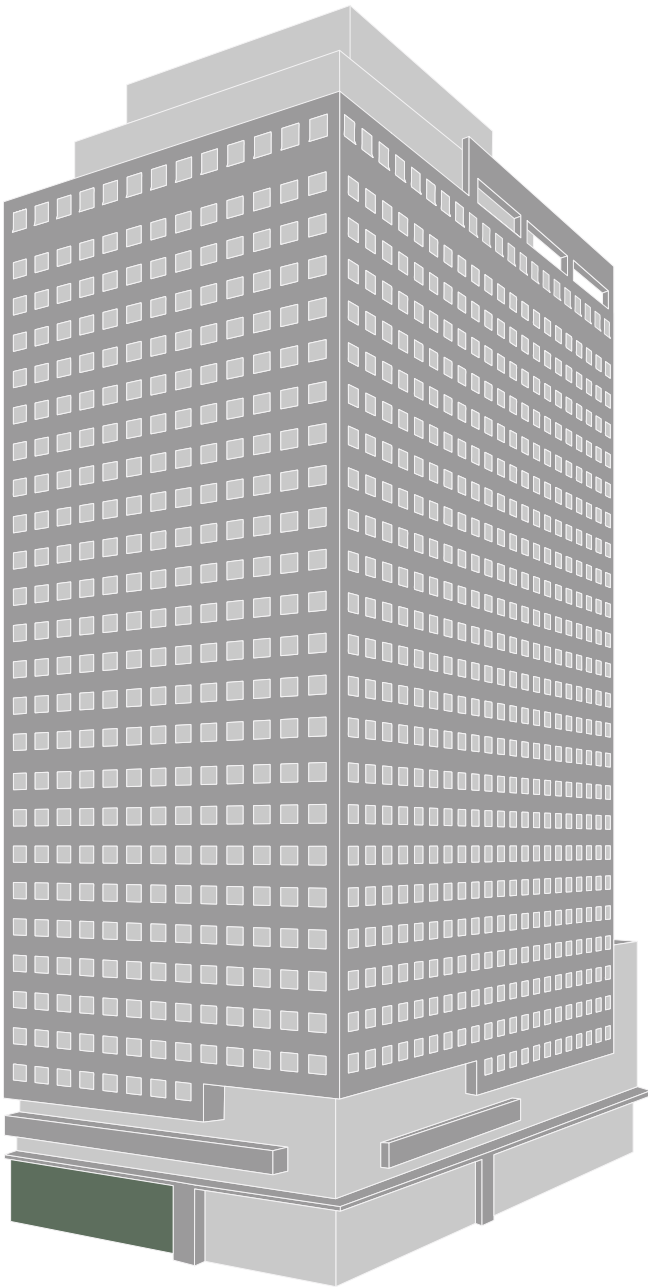
WATER STREET

RESTAURANT RETAIL



- 4,815 USF restaurant space on the corner of Water and Hanover Square
- All glass frontage on both Water Street and Hanover Square
- Ventilation and utilities to be stubbed
- 21 ft. ceilings

Floors	RSF	Possession
RESTAURANT	4, 815 USF	ARRANGED

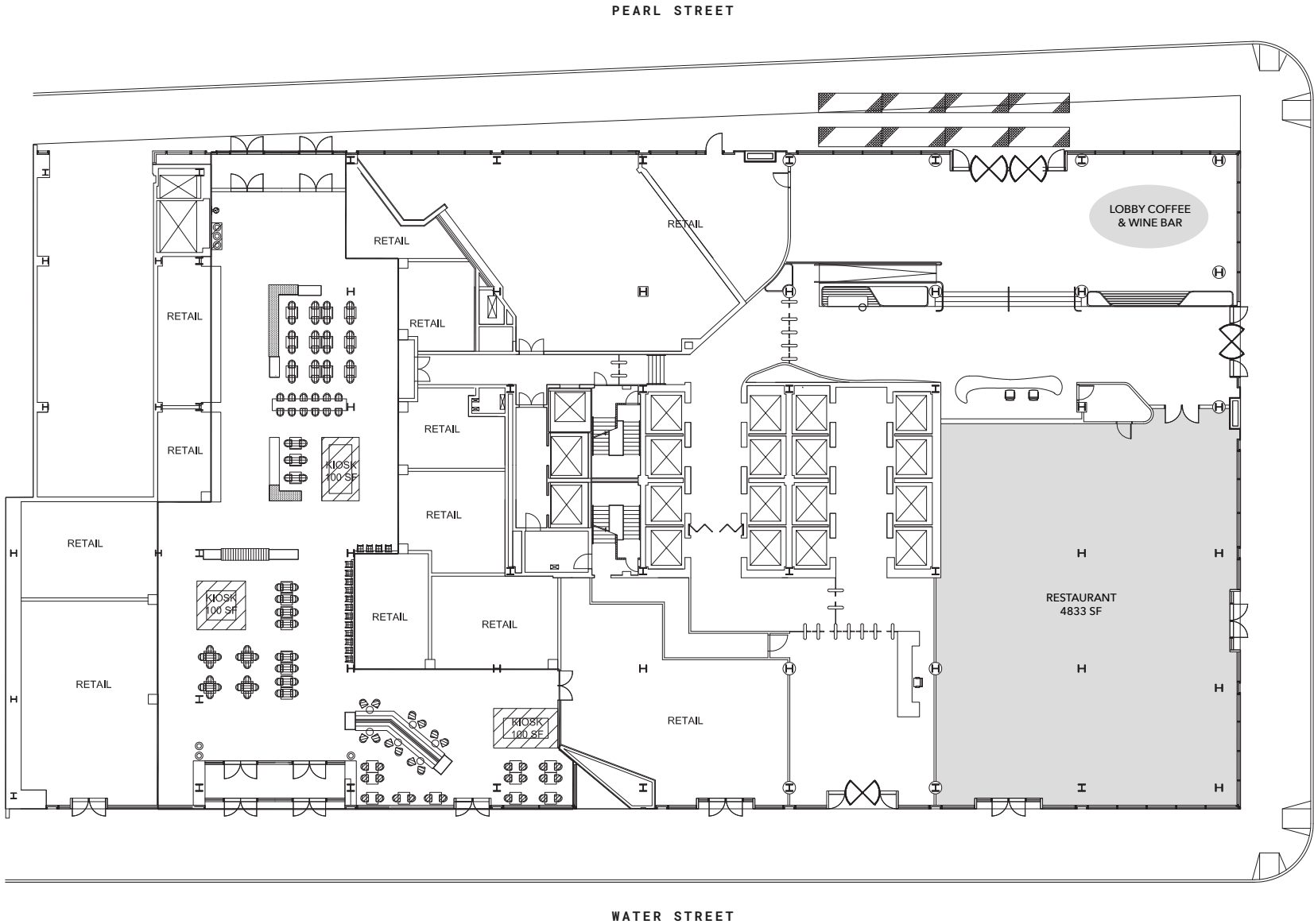


RESTAURANT RETAIL

USF: 4,815 | POSSESSION: ARRANGED | SLAB-TO-SLAB: 21'0"



HANOVER SQUARE



BUILDING SPECIFICATIONS

GENERAL DESCRIPTION:

GFP Real Estate, the seventh largest Landlord in Manhattan, will embark on a \$250M renovation of 100 Pearl Street. Renovations will include the lobby, elevators, building infrastructure, building resiliency, food hall, newly built penthouse floor and tenant exclusive rooftop and lounge.

AMENITIES:

As part of the building renovation, Ownership is creating the following amenities in the Building:

- 12,773 USF food hall with entrances on both Pearl and Water Street
- 4,815 USF restaurant
- Brand new lobby with café and potential wine bar
- 4,325 RSF tenant exclusive rooftop & lounge on the 29th floor with 3,307 USF outdoor area
- On site parking
- Bike storage with changing stations and shower exclusive for tenant use

LOCATION:

Situated on Hanover Square between Pearl and Water Streets.

COMPLETION DATE:

Built 1983 / Renovated 2019

FLOORS:

29+1 below-grade

TOTAL BUILDING AREA:

990,187 SF

ARCHITECTURE:

Emery Roth & Sons / S9 Architecture

STRUCTURE:

Postmodernist Brick Facade

PASSENGER ELEVATORS:

Sixteen (16) high speed passenger elevators service the building. Eight (8) service floors 2 - 12 and eight (8) service floors 14 - 27. Two (2) of the Eight (8) high rise cars will also service the Penthouse Floors (floors 28 & 29).

FREIGHT ELEVATORS:

Two (2) Freight Elevators Service the Building.

SLAB HEIGHT:

Floors 2 - 12, 15 - 27: 12' - 4"

Floor 14: 24'

Floor 28: 15'6"

COLUMN SPACING:

Floors 2 -27: 30'

Floor 28: TBD

FIRE / SPRINKLER:

Building is fully equipped with sprinklers and a fire alarm system that connects directly with a central monitoring station.

SECURITY:

Building security personnel are supplemented by a closed circuit television system with cameras positioned in public areas throughout the building and perimeter areas. 24 / 7 / 365

TELECOMMUNICATIONS:

At Tenant's request, Landlord shall reasonably allow any other provider to provide service to Tenant at Tenant's sole cost and expense.

Landlor shall provide Tenant with shaft space from the Telecom "Point of Entry" room in the Building to the Premises for its telecommunications requirements. There are two (2) dedicated points of entry.

HVAC:

Two (2) brand new 40 Ton DX units will be installed on each floor. The condenser water plant will be upgraded and consist of all new cooling towers located on the roof. Condenser water valved outlets are available for tenant use per floor.

STANDARD HVAC HOURS:

Twenty Four (24) Hours a Day, Seven (7) Days a Week, 365 Days a year. There will be no additional charge for overtime HVAC.

EMERGENCY POWER:

Provided to life safety systems. All vital building and life safety systems are backed by a diesel powered emergency electrical generator located on the 2nd Floor.

BUILDING RESILIENCY / HARDENING:

Electrical switchgear, Emergency Generator, Fire Pumps, and other building infrastructure systems located in the basement will be reconstructed on the second (2nd) floor to provide a flood proof environment. Deployable 7'0" high flood barriers that surround the entire exterior of the vbuilding will be stored on-site and have the ability for installation with a few hour(s) notice.

ELECTRICITY:

Building is fed by Con Edison. Distribution through the building is via cable, conduit and buss duct. Four (4) 4,000A service distribution switchboards are used to distribute power from the utility company to the power distribution equipment serving the building loads. Landlord shall deliver up to 6 watts per rentable square foot connected load.

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THE ULTIMATE ACCESSIBILITY

100 Pearl Street makes access throughout the Downtown region supremely easy. With 12 subway lines, nearby ferry and water taxi terminals, and multiple bus routes all converging within walking distance. Pathways along the Hudson and East Rivers mean fitness-oriented transit is simple and the East River heliport puts regional private and commercial airports just minutes away.

LOCATION	SUBWAY/FERRY	BIKE
Penn Station (2,3)	12mins	26mins
Grand Central (4,5)	15mins	28mins
Port Authority (2,3)	13mins	26mins
Union Square (4,5,R,W)	10mins	20mins
WTC/Fulton Center (1)	4mins	6mins
Downtown Brooklyn (R,2,3,4,5)	6mins	16mins
Jersey City Waterfront (Pier 11)	9mins	16mins
Long Island City (4,5)	19mins	38mins
Williamsburg (J)	16mins	23mins
JFK Airport (A)	40mins	-



DOWNTOWN'S ENVIABLE LIFESTYLE

Restaurants & Bars

1. Adrienne's Pizza Bar
2. Bill's Bar & Burger
3. Bin 220
4. Blue Ribbon Federal Grill
5. Bobby Van's Steakhouse
6. Capital Grille
7. Chipotle Mexican Grill
8. Cipriani Club 55
9. Clinton Hall
10. Delmonico's
11. Dig Inn Seasonal Market
12. Dos Toros
13. Dubliner
14. Eataly
15. Financier Patisserie
16. Fraunces Tavern
17. Harry's NYC
18. Haru
19. Living Room Bar & Terrace
20. Luke's Lobster
21. Melt Shop
22. Nobu
23. Open Kitchen
24. Pier A Harbor House
25. Reserve Cut
26. Shake Shack
27. Schilling
28. Shorty's
29. Stone Street Tavern
30. Suteishi
31. The Dead Rabbit
32. Trinity Place Restaurant & Bar
33. Ulysses
34. White Horse Tavern
35. Wogies

Hotels

1. Andaz Wall Street
2. Club Quarters Hotel, Wall St
3. DoubleTree by Hilton
4. Eurostars Wall Street Hotel
5. Gild Hall
6. Holiday Inn Wall Street
7. NY Marriott Downtown
8. The Ritz-Carlton
9. The Wall Street Inn
10. W New York - Downtown

Fitness

1. Crunch Fitness
2. Pure Barre
3. Sculpt New York
4. SoulCycle





OWNERSHIP



Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 50 buildings and more than 11 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 22 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 72 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are non-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.



Northwind Group was founded in 2008 and is a fully integrated real estate owner/operator based in Manhattan that focuses on office, residential, senior-living and hospitality properties. Since inception, Northwind has been involved in the acquisition, development, and management of properties valued at over \$2 billion. Northwind's main focus is the acquisition of assets that have been held for a long duration by the same ownership, where it recognizes the opportunity to implement various value-add strategies. In 2016, Northwind has made a strategic decision to allocate significant capital towards senior-living properties and since acquired 1,037 skilled-nursing beds and 348 assisted-living units in New York, Ohio and Northern Kentucky. In 2017, Northwind founded its lending platform which provides bridge financing backed by first position mortgages on real estate properties in the Tri-State area.

LEASING



Newmark Knight Frank (NKF) is one of the world's leading commercial real estate advisory firms. With roots dating back to 1929, our strong foundation makes us one of the most trusted names in the industry. NKF prides itself on delivering the highest level of service to our clients to meet their needs and exceed their expectations. NKF's fully integrated platform of services provides clients with a single-source solution for every phase of owning or occupying a property. We service prominent multinational corporations and institutional investors across the globe as well as owners, occupiers and developers of real estate.

ARCHITECT

S9ARCHITECTURE

S9Architecture is a team of 70 designers dedicated to giving form to our client's pragmatic needs, with a unique design approach rooted in "modern contextualism" and inspired by urban narratives. Rejecting pre-conceived ideas and stylistic preoccupations, each design solution is informed by programmatic, physical, environmental, economic and contextual forces. We believe our projects are part of a larger whole, acting as glue that helps bind and enhance their context for human experiences.

Notable projects include: Empire Stores, Ponce City Market, Manhattan West, and Industry City.

CREATIVE

VISUALHOUSE

Visualhouse is a creative agency focused on creating compelling brand stories for architecture, design, and the built environment. We work worldwide with leading architects, developers, designers and agencies on landmark projects. Each one is unique, and to each, we bring passion and expertise with our multidisciplinary creative teams skilled in 3D visualization, still imagery, film, and animation, as well as branding and interactive.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

FOR OFFICE INQUIRIES:

Hal Stein

Executive Vice President

(212) 233-8185

hstein@ngkf.com

Ben Shapiro

Senior Managing Director

(212) 372-2421

bshapiro@ngkf.com

Daniel Appel

Associate Director

(212) 359-1901

dappel@ngkf.com

Andrew Peretz

Executive Managing Director

(212) 233-8164

aperetz@ngkf.com

Travis Wilson

Managing Director

(212) 233-8167

trwilson@ngkf.com

FOR RETAIL INQUIRIES:

Benjamin Birnbaum

Vice Chairman

(212) 850-5474

bbirnbaum@ngkf.com





100 | PEARL STREET

100 PEARL STREET | NEW YORK, NY | 10004

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