

**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
- 28th Floor Tenant Exclusive Rooftop & Amenity Lounge
- Impressive views of the New York Harbor



100 PEARL STREET FROM HANOVER SQUARE PARK





NEW BUILDING ENTRANCE & LOBBY



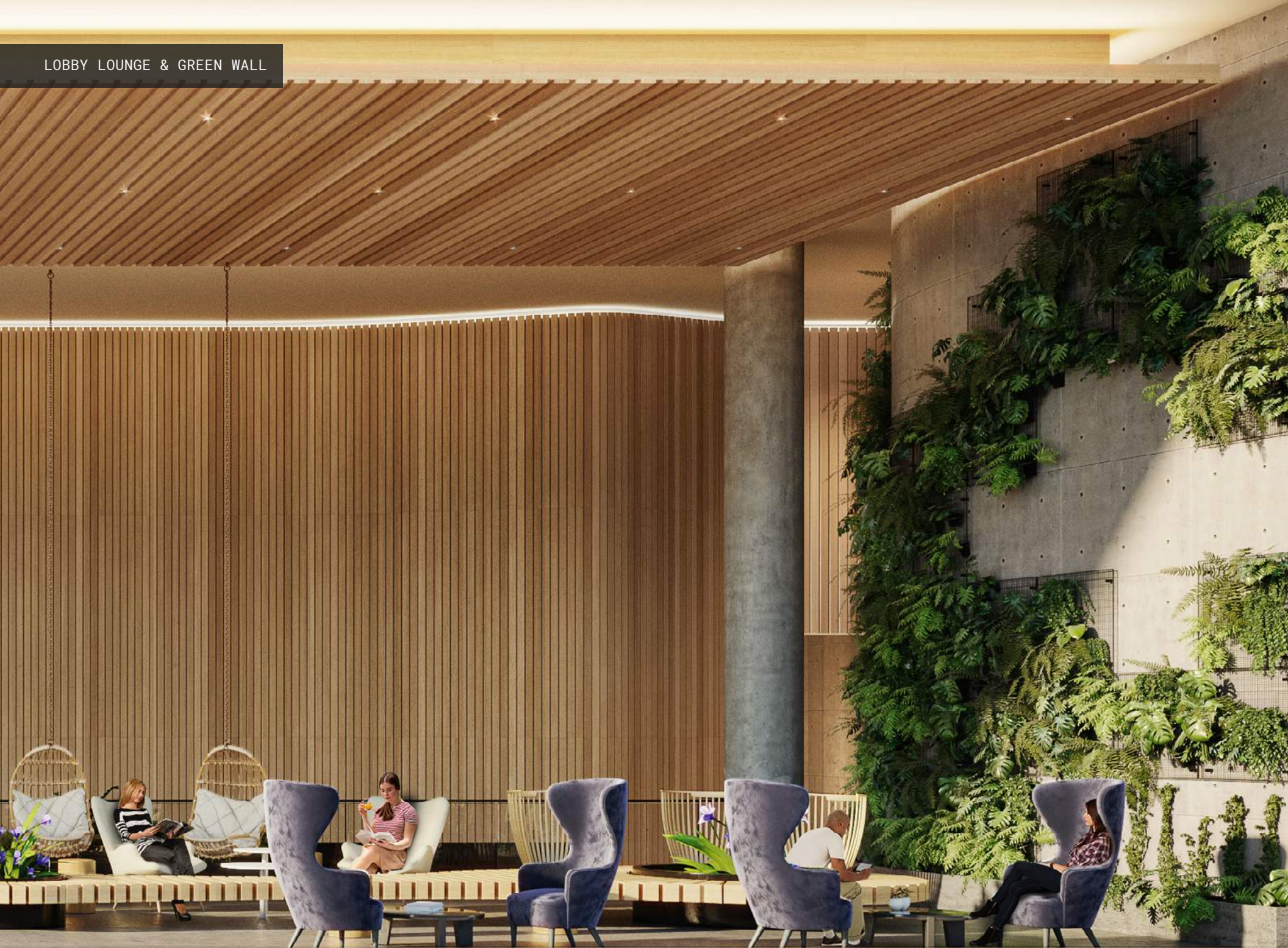
















# BUILDING AMENITIES



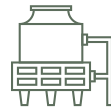
Bike Storage  
With Showers



Destination  
Dispatch Elevators



State-Of-The-Art  
Building Security



New HVAC Systems  
& Cooling Towers



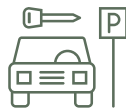
24/7 Climate Control  
Across All Floors



No Overtime  
HVAC Charge



Robust Life-Safety &  
Storm Resiliency Systems



On-Site Parking



Lobby Coffee  
& Wine Bar

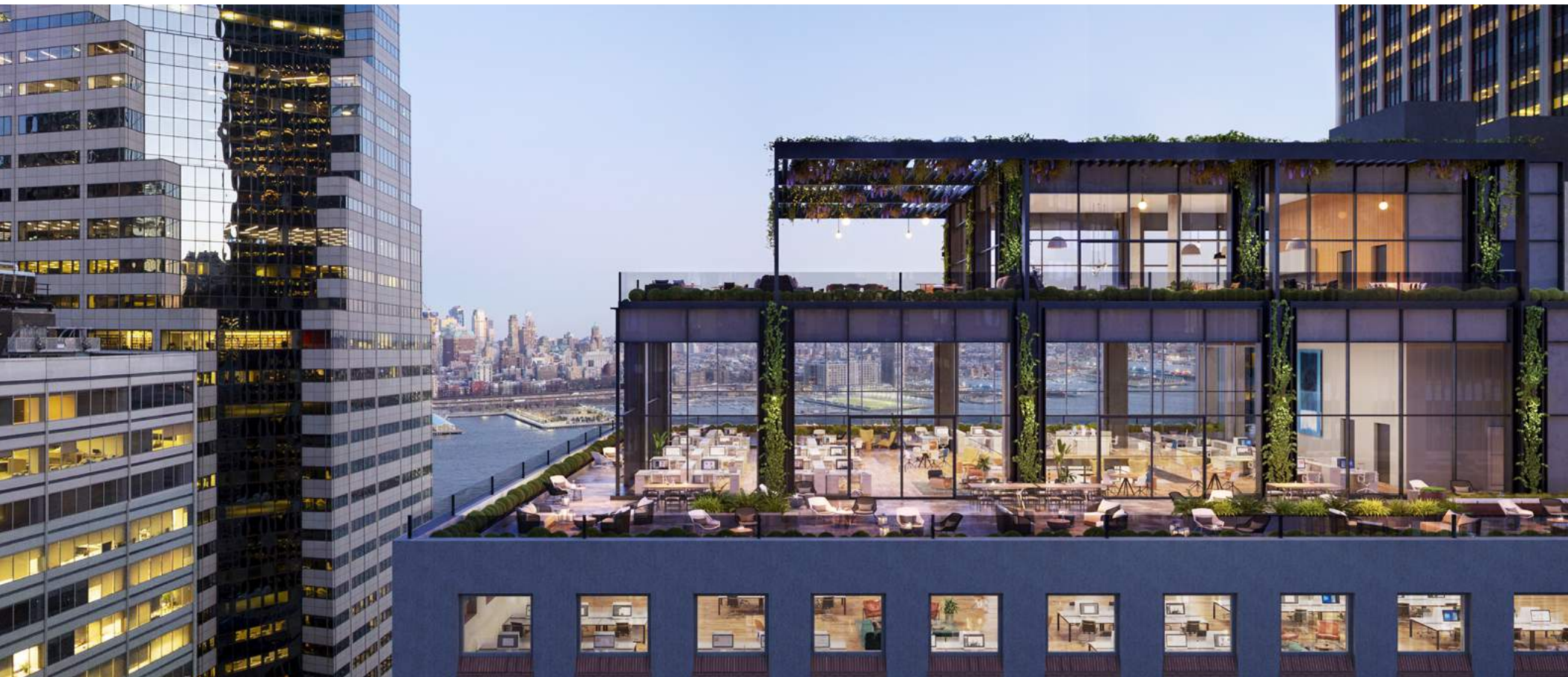


100 PEARL STREET AERIAL VIEW





HUMMINGBIRD VIEW OF 28TH & 29TH FLOORS





28TH FLOOR TENANT EXCLUSIVE ROOFTOP & AMENITY LOUNGE



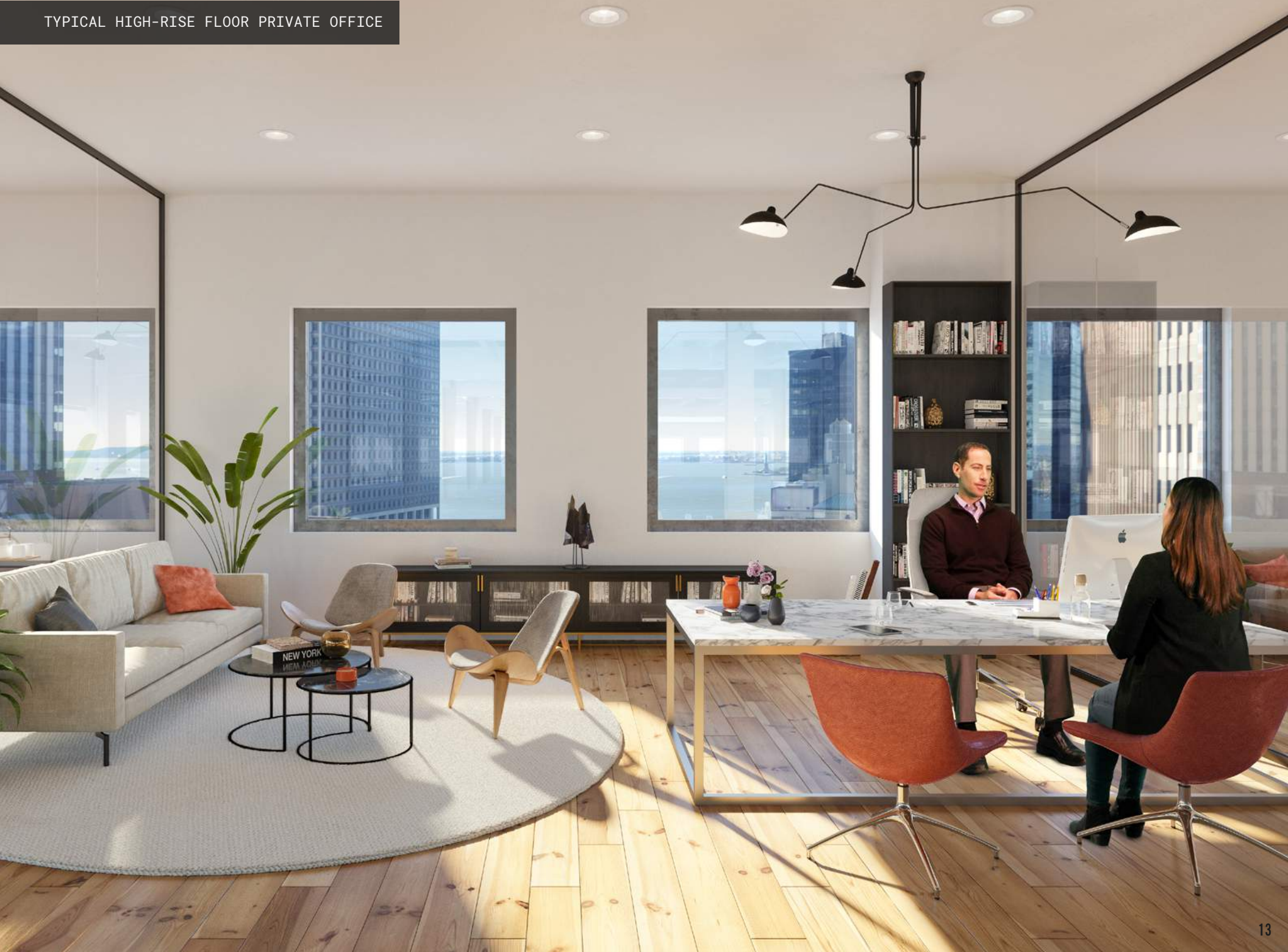














14TH FLOOR FEATURING DOUBLE-HEIGHT CEILINGS





MARKET HALL ENTRANCE FROM WATER STREET









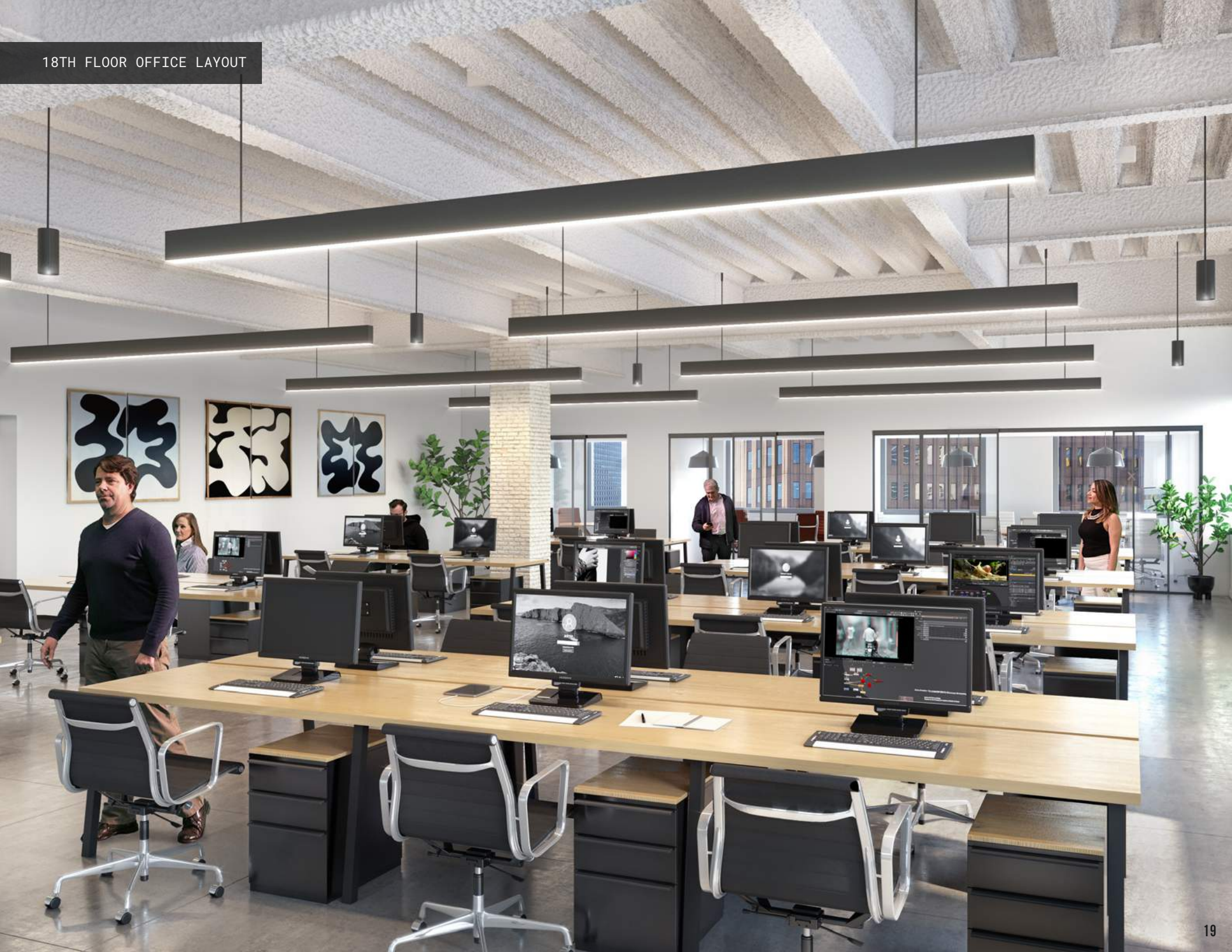








18TH FLOOR OFFICE LAYOUT

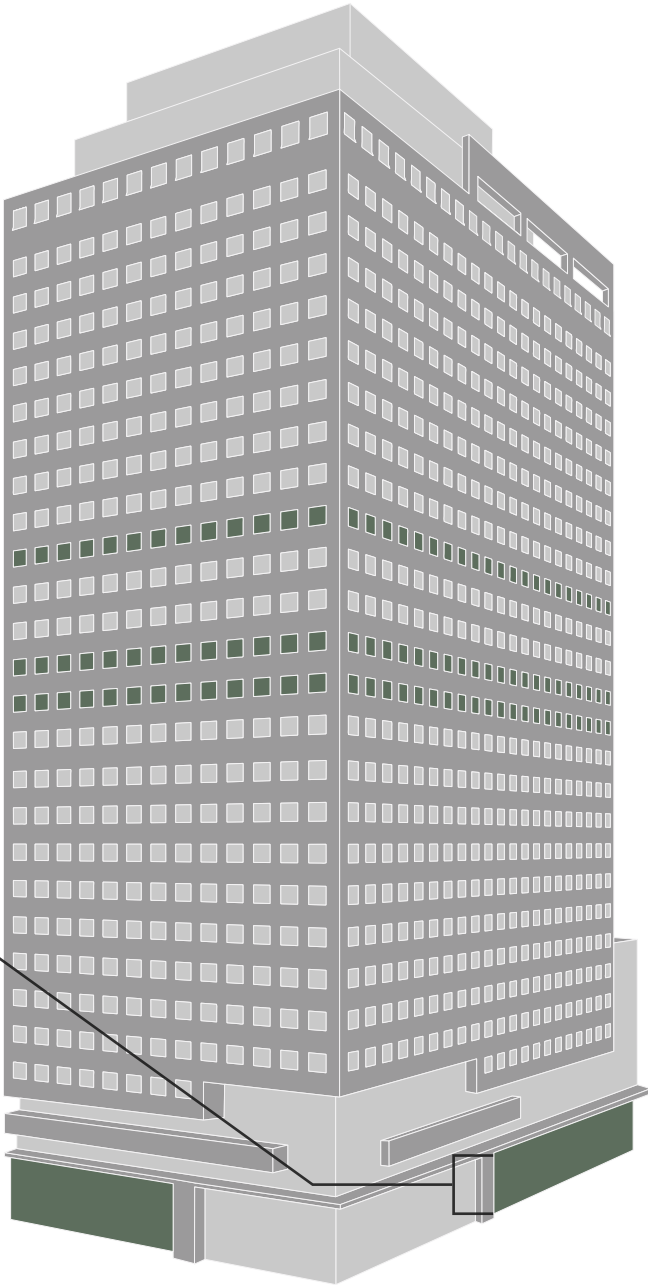




# 100 PEARL STREET AVAILABILITIES



Floors	RSF	Possession
18	37,115	1Q 2021
14	21,579	2Q 2021
MARKET HALL	12,773 USF	ARRANGED
RESTAURANT	4,815 USF	ARRANGED



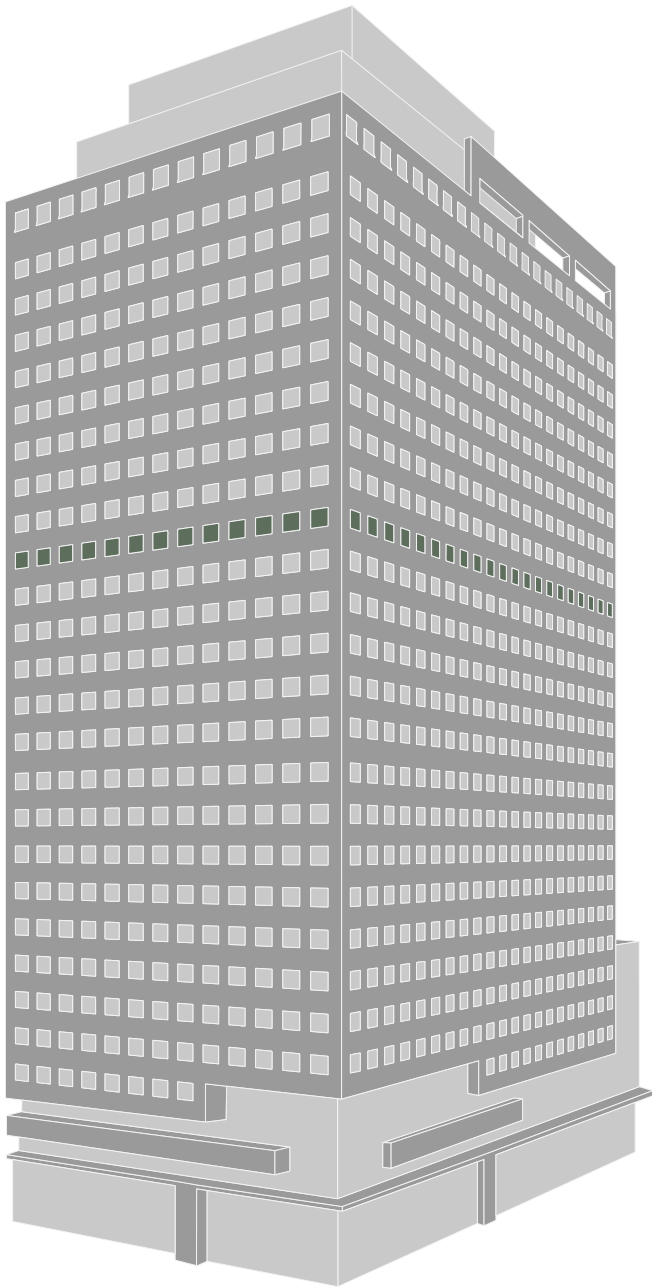


# FLOORS 18



Floor	RSF	Possession
18	37,115	1Q 2021

- Floor 18 is 37,115 RSF of modernized space, boasting 12'5" slab-to-slab ceiling heights, amazing views of New York Harbor and Brooklyn and creates the ultimate work environment for all tenants.

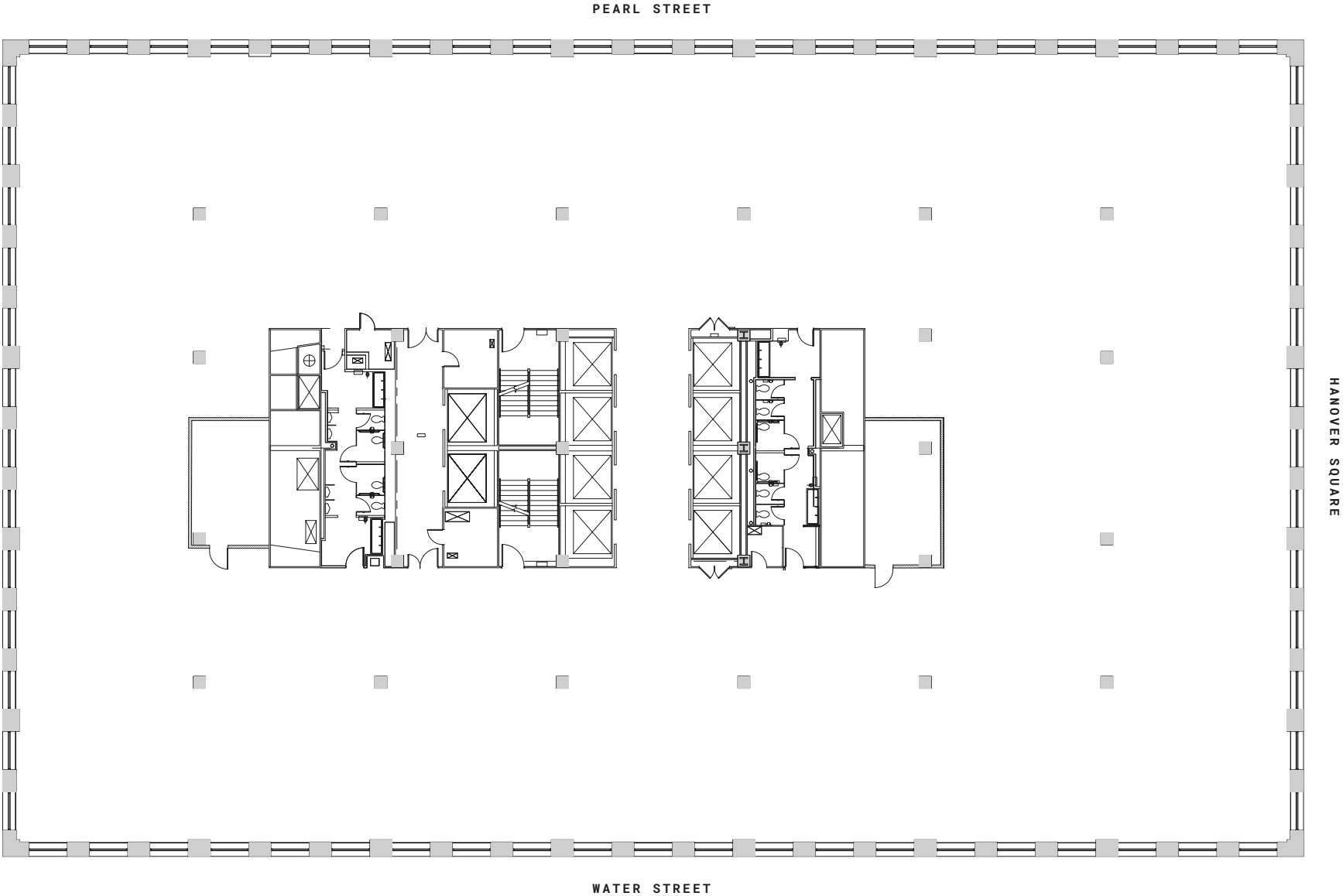




# FLOOR 18

## CORE & SHELL

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"



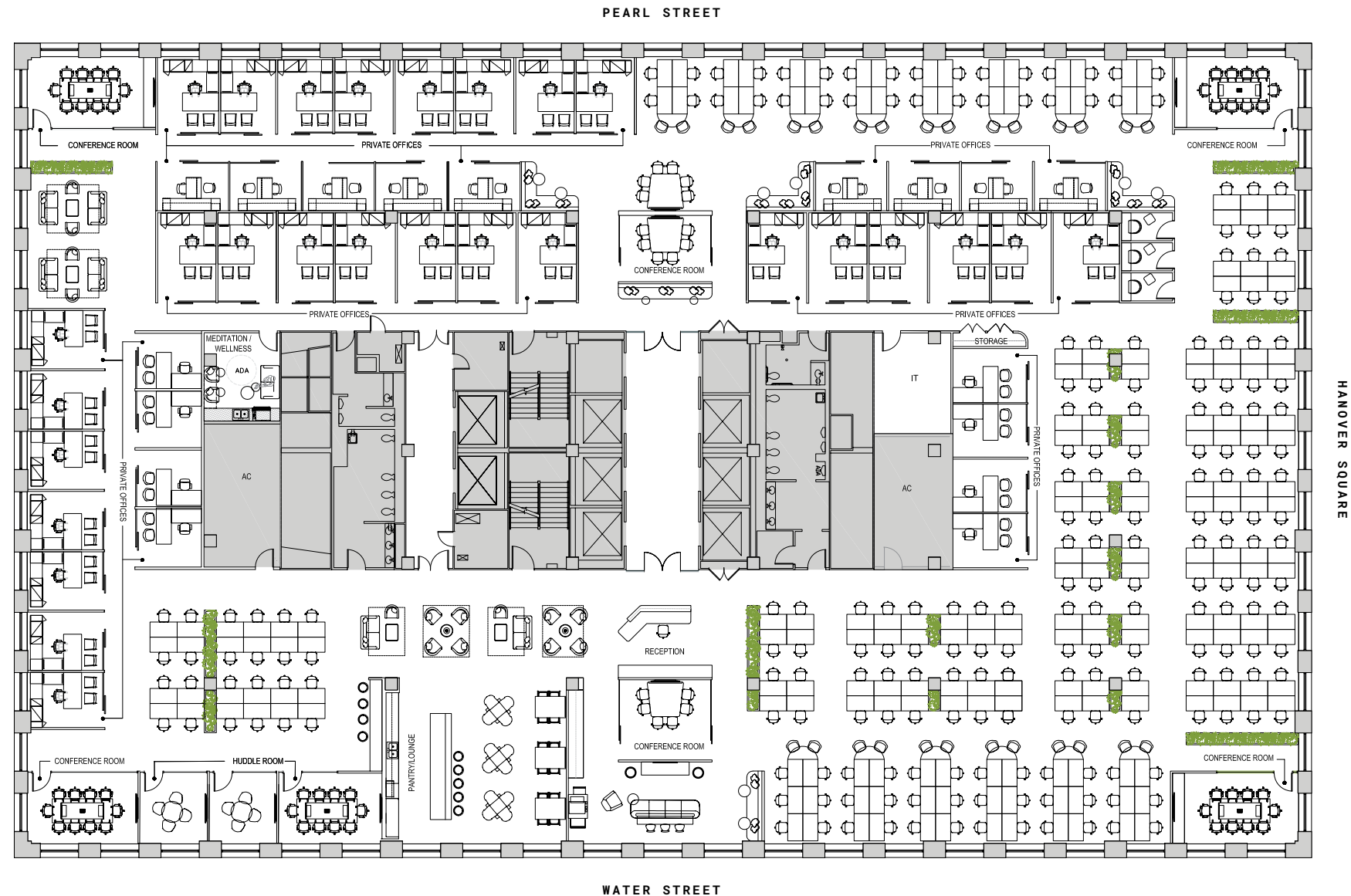


# FLOOR 18

FULL FLOOR OFFICE INTENSIVE LAYOUT | TOTAL SEAT COUNT: 277

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 134 | WORKSTATIONS: 220 | OFFICES: 45 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 3



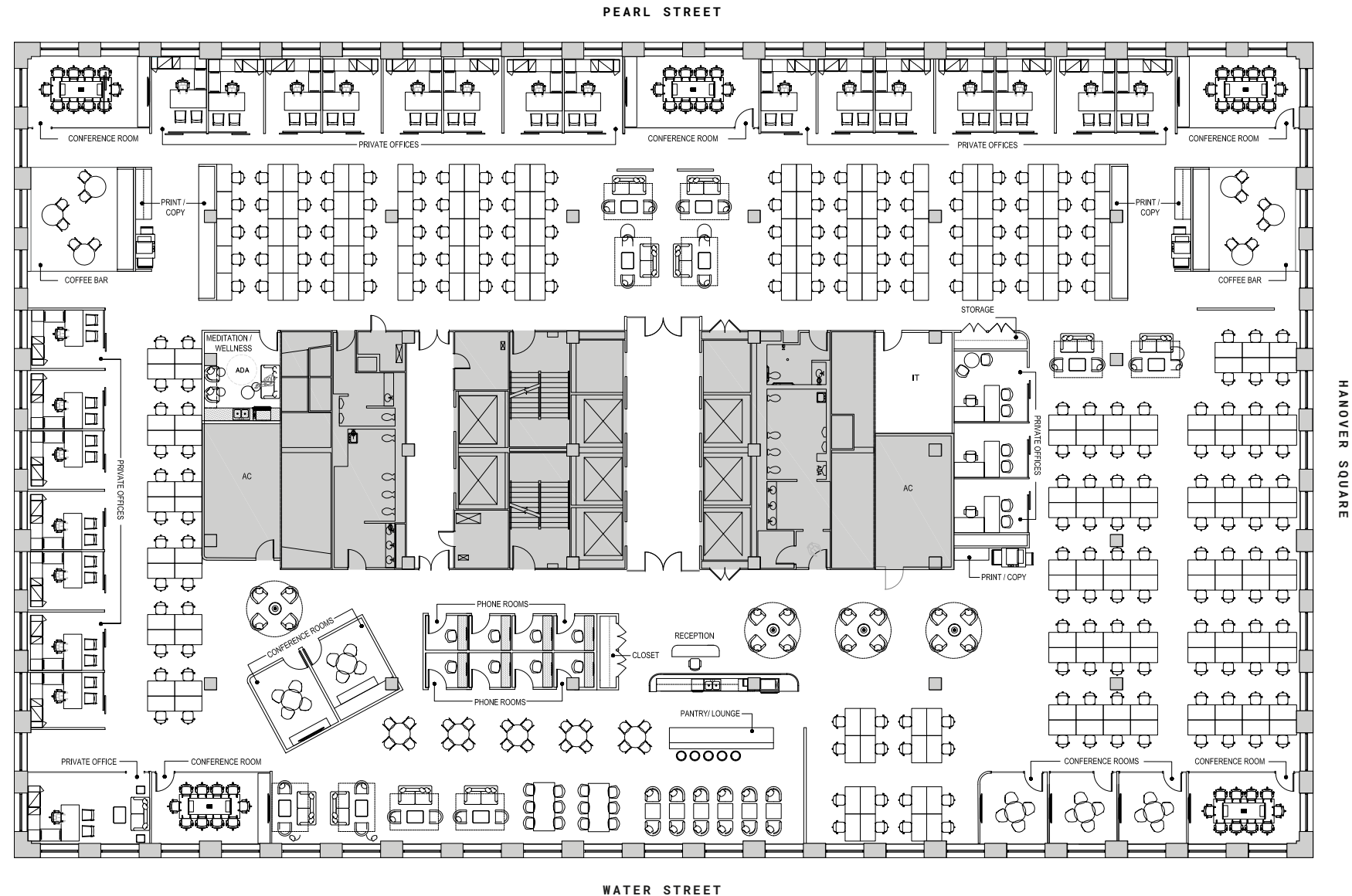


# FLOOR 18

FULL FLOOR PROFESSIONAL SERVICES LAYOUT | TOTAL SEAT COUNT: 293

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

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





# FLOOR 18

FULL FLOOR CREATIVE LAYOUT | TOTAL SEAT COUNT: 268

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 138 | WORKSTATIONS: 252 | OFFICES: 6 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 8





# FLOOR 18

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

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 124 | WORKSTATIONS: 296 | OFFICES: 3 | CONFERENCE ROOMS: 5 | PRINT/COPY: 1 | PHONE BOOTHS: 8

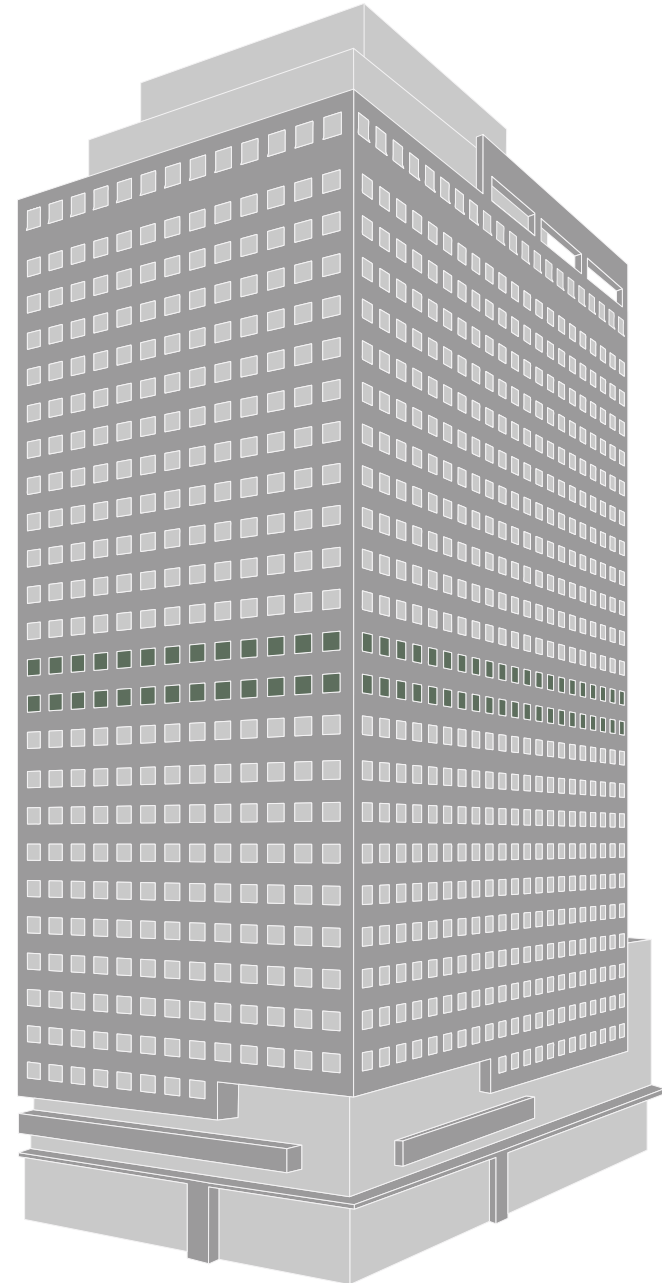




# 14<sup>TH</sup> FLOOR (DOUBLE-HEIGHT)

Floor	RSF	Possession
14	21,579	2Q 2021

- 21,579 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.

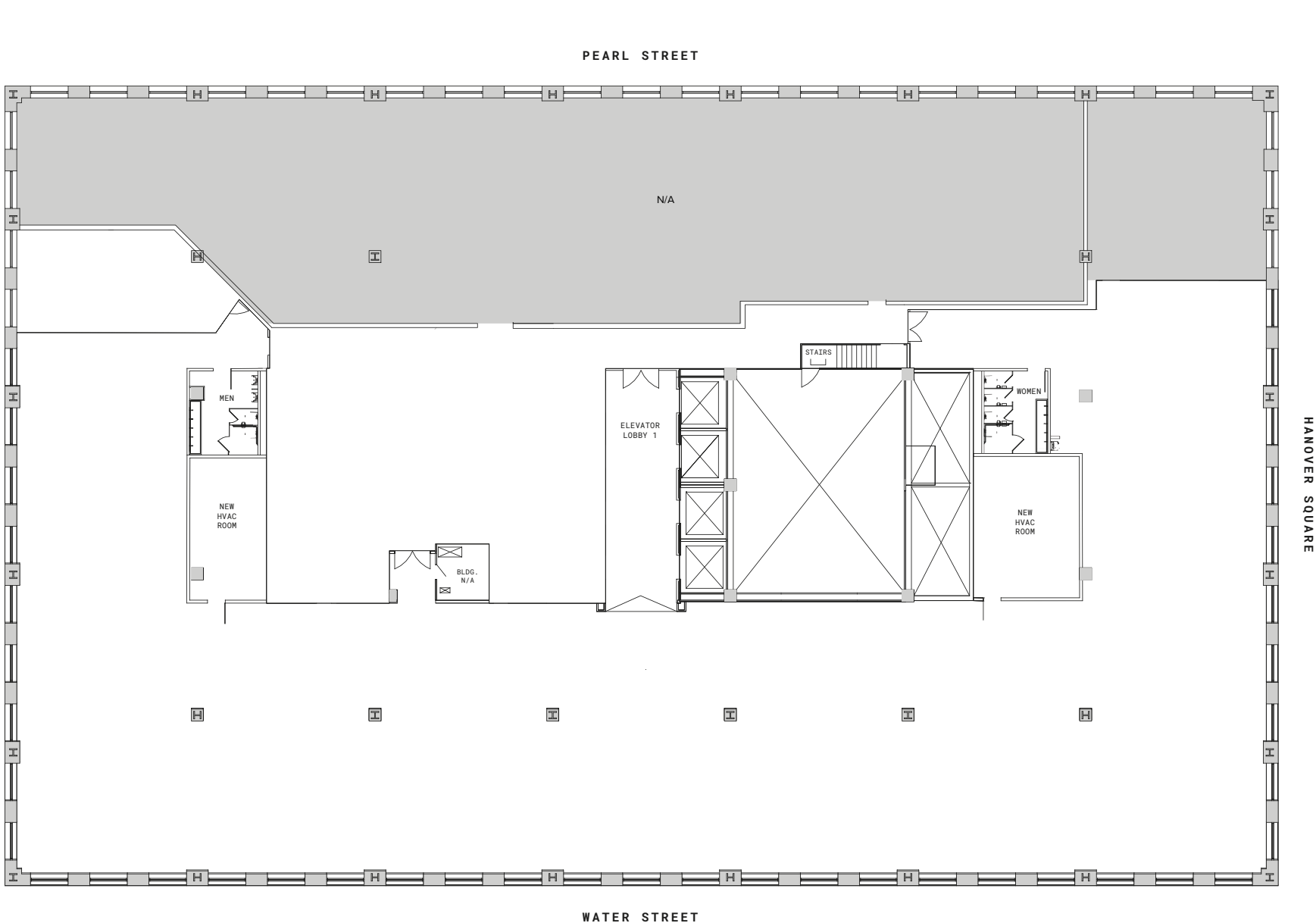




# 14<sup>TH</sup> FLOOR (DOUBLE-HEIGHT)

## CORE & SHELL

RSF: 21,579 | POSSESSION: 2Q 2021 | SLAB-TO-SLAB: 24'0"



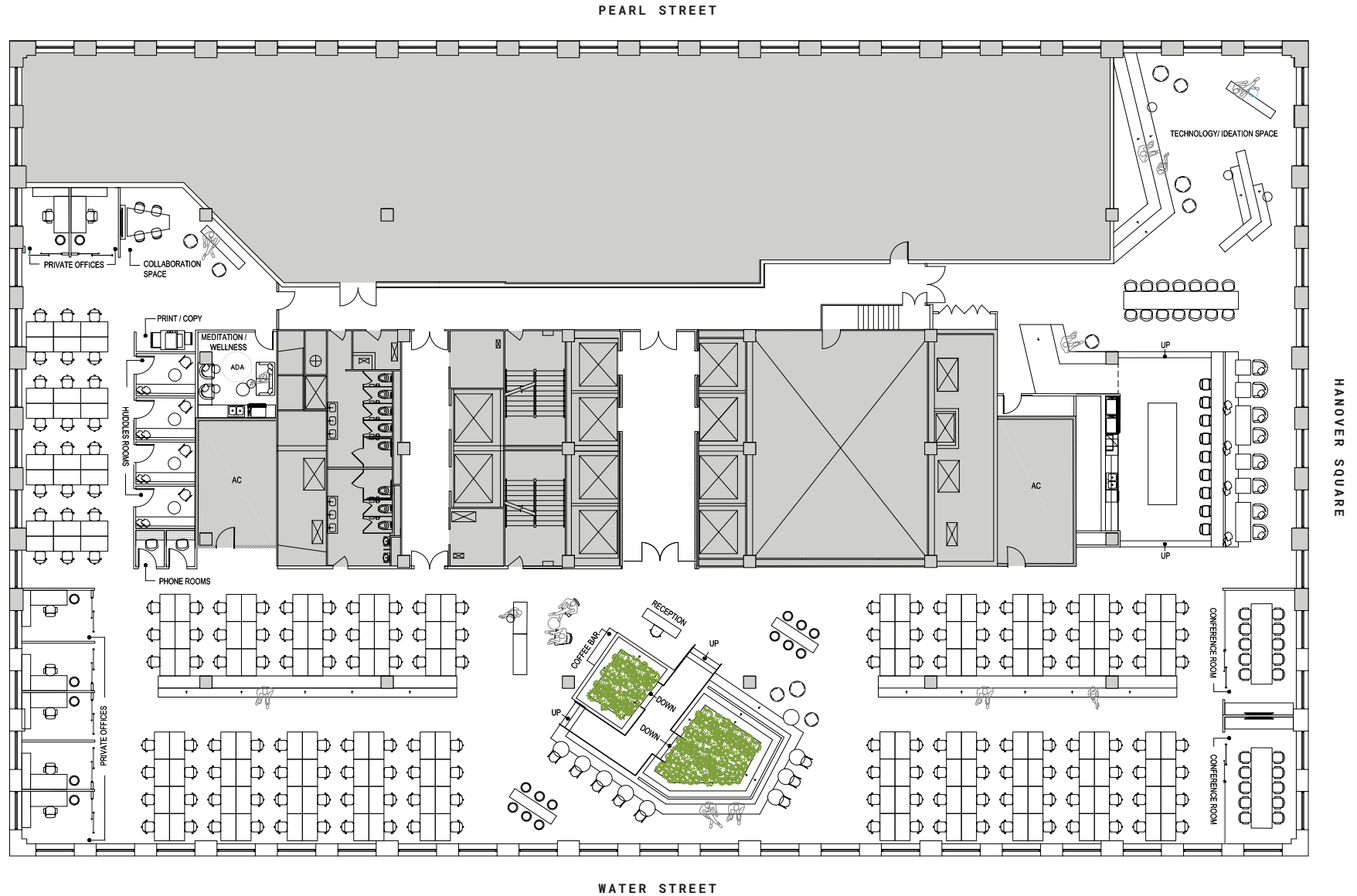


## 14<sup>TH</sup> FLOOR (DOUBLE-HEIGHT)

CREATIVE STUDIO LAYOUT | TOTAL SEAT COUNT: 171

RSF: 21,579 | POSSESSION: 2Q 2021 | SLAB-TO-SLAB: 24'0"

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



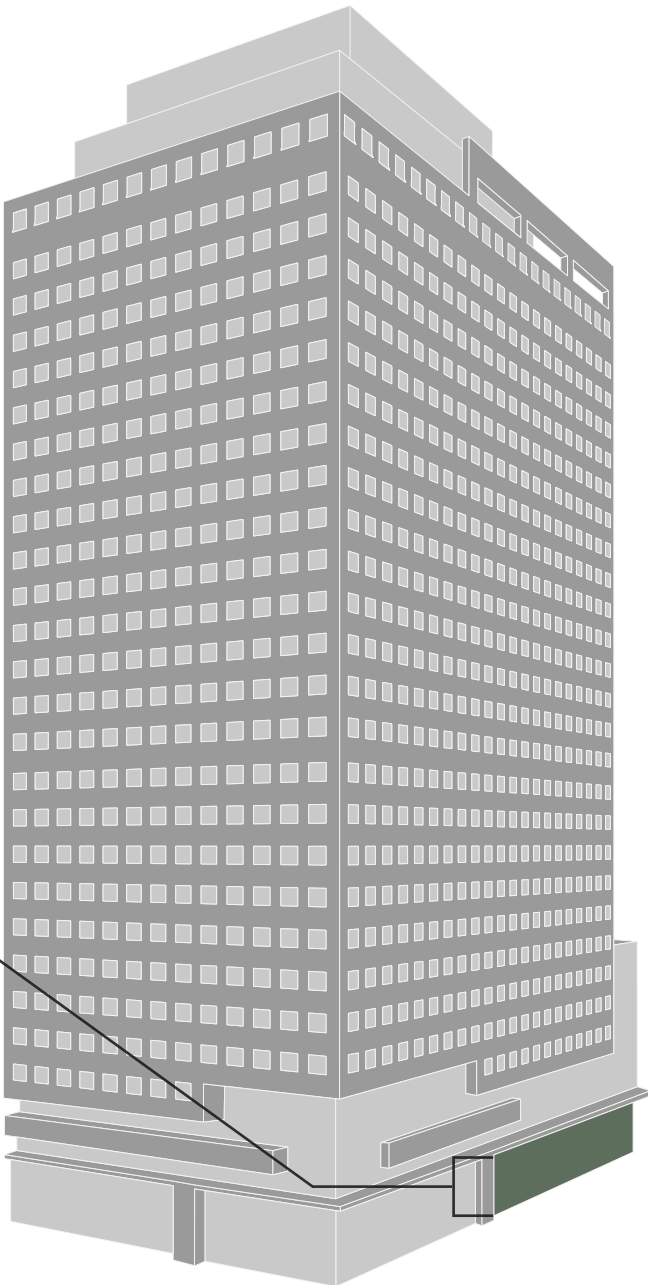


# MARKET HALL RETAIL



- 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



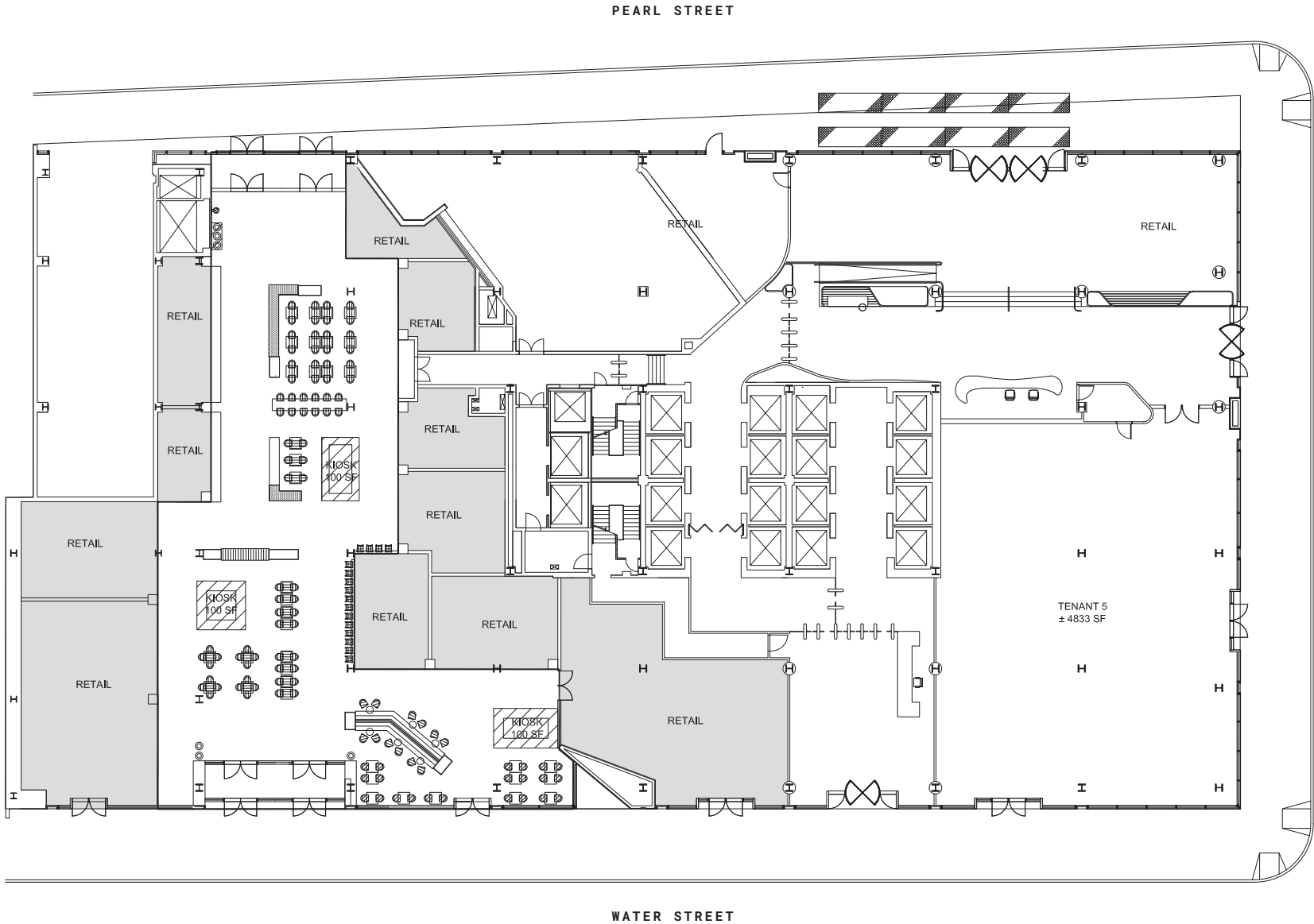


# MARKET HALL RETAIL

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



HANOVER SQUARE



PEARL STREET

WATER STREET

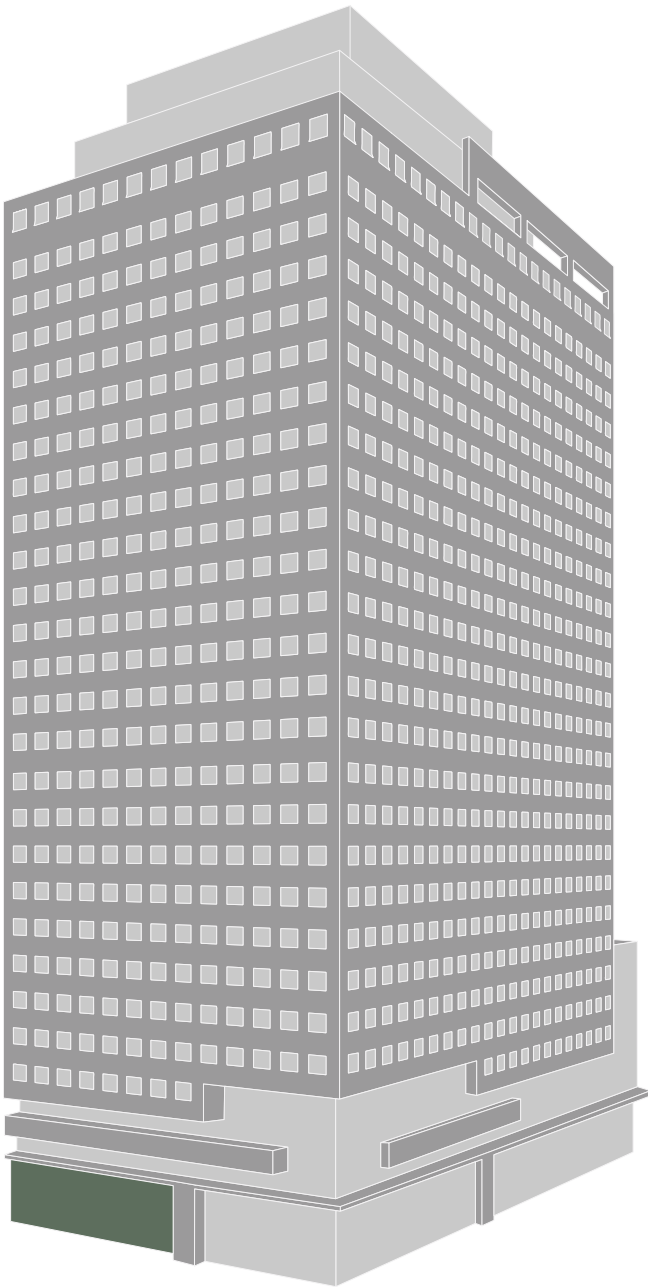


# RESTAURANT RETAIL



- 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



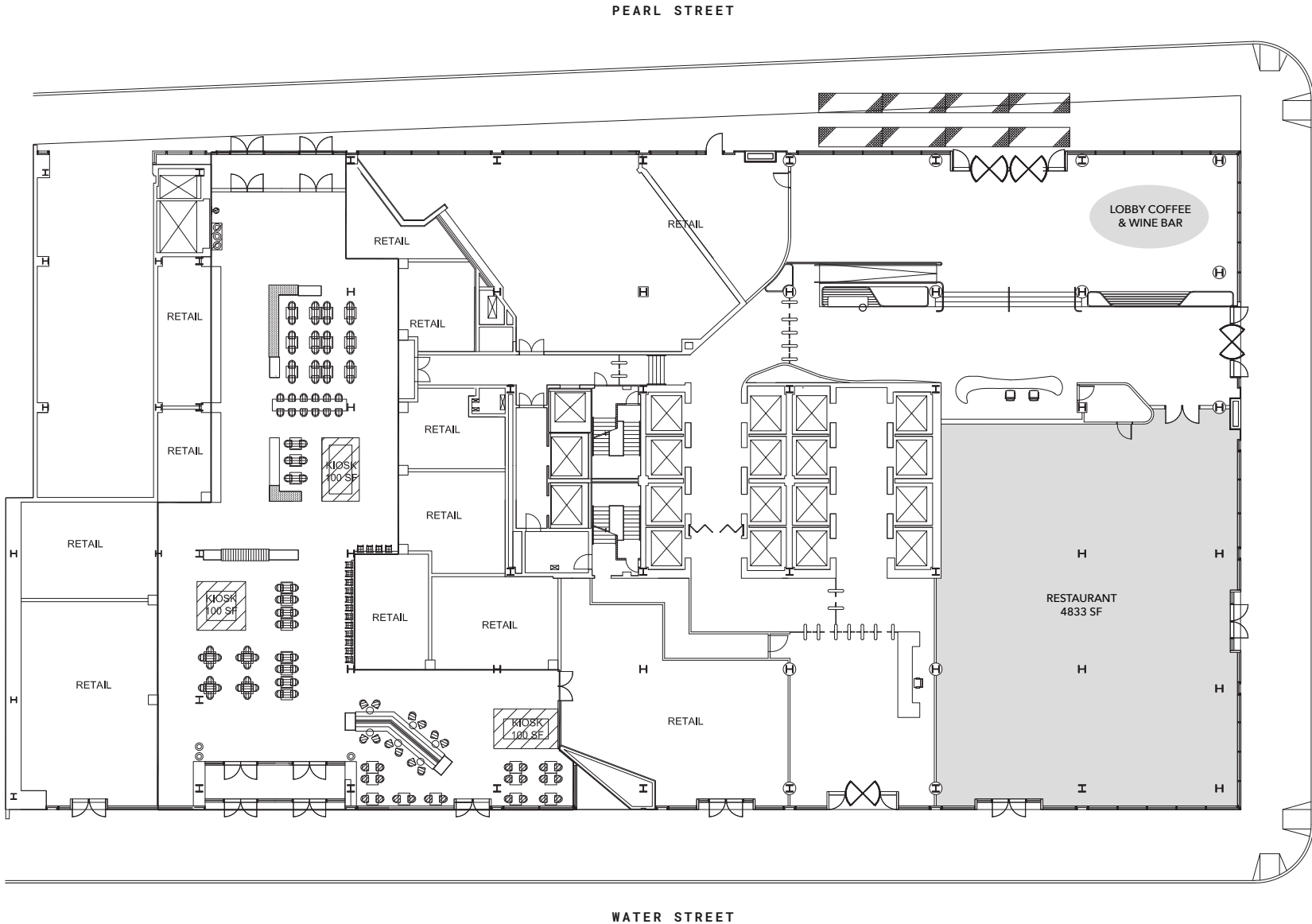


# RESTAURANT RETAIL

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' - 5"  
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

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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.

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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

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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.

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## ARCHITECT

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### 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.

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## CREATIVE

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### 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

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# 100 | PEARL STREET

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