



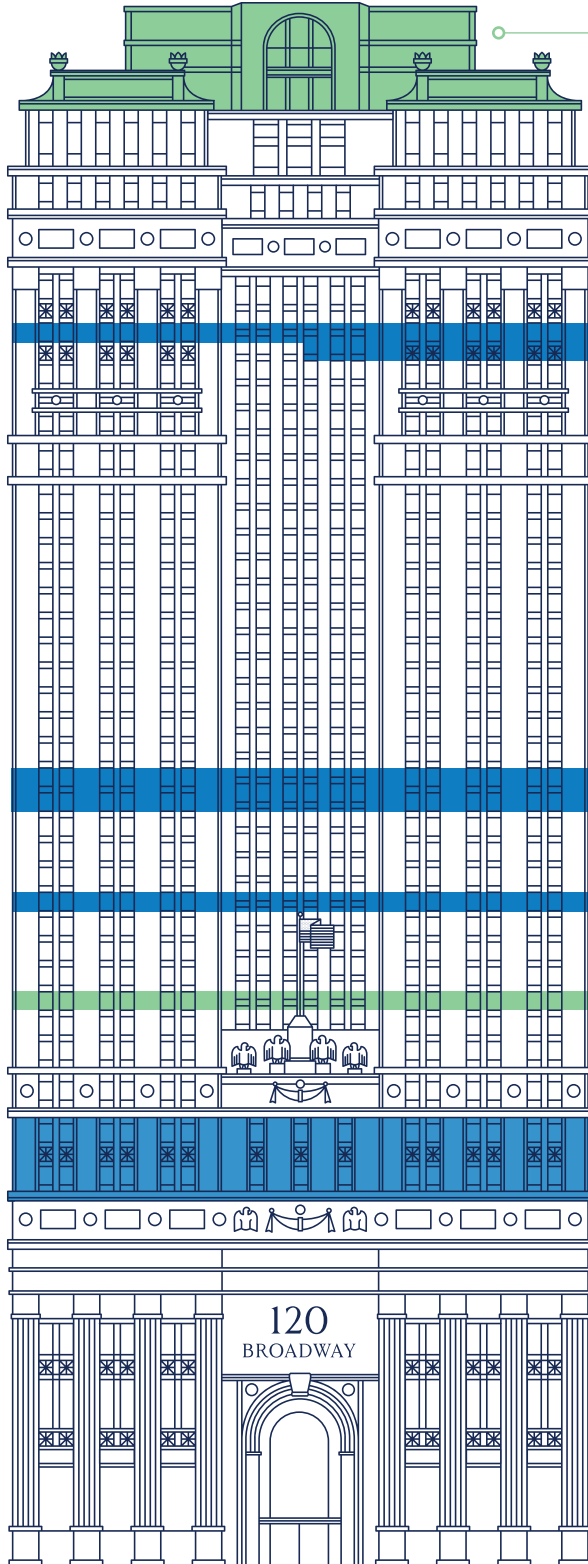
BIG BLOCK SPACE AVAILABILITIES

AT A PREMIER LOCATION

120
BROADWAY

AVAILABILITIES

FULL FLOOR & LARGE BLOCK



THE BANKERS CLUB

TENANT-EXCLUSIVE PENTHOUSE AMENITY WITH ROOFTOP LOUNGE

Floor 35 | 51,536 RSF

[\(View Floor Plan\)](#)

(P) **Floor 34** | 25,490 RSF

[\(View Floor Plan\)](#)

77,026 RSF Total

Floor 19 | 52,124 RSF

[\(View Floor Plan\)](#)

Floor 18 | 52,124 RSF

[\(View Floor Plan\)](#)

104,248 RSF Total

Floor 14 | 51,220 RSF

[\(View Floor Plan\)](#)

THE LANDMARK

10TH FLOOR AMENITY SPACE

(P) **Floor 6** | 31,782 RSF

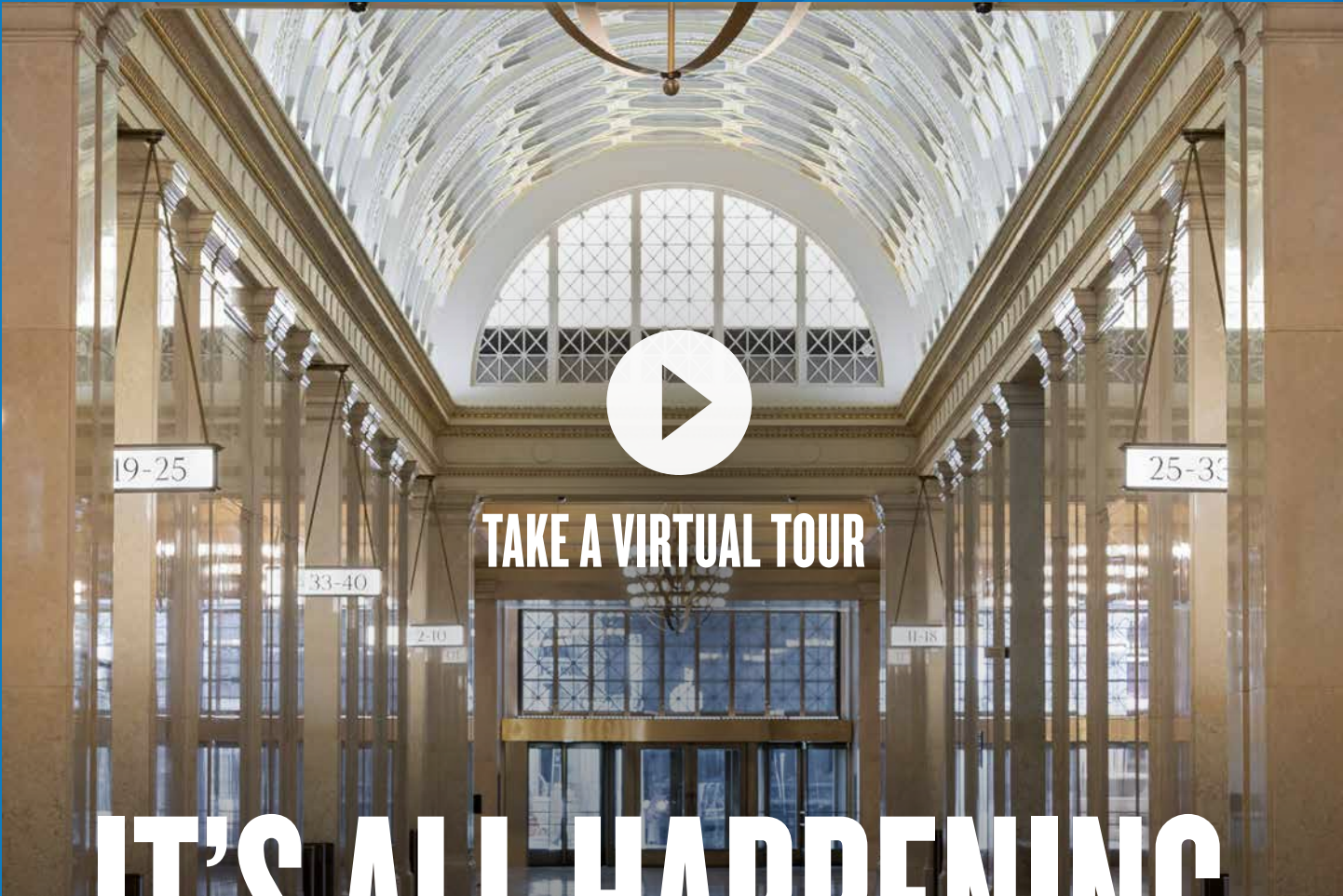
[\(View Floor Plan\)](#)

Floor 5 | 57,398 RSF

[\(View Floor Plan\)](#)

89,180 RSF Total

Featuring 15' slab heights



TAKE A VIRTUAL TOUR

IT'S ALL HAPPENING DOWNTOWN...

AND WE'LL TELL YOU WHY IN 30 SECONDS

An unmatched Downtown location and rare, character-rich availabilities effortlessly come together at 120 Broadway. Silverstein Properties has completed a \$50M restoration of this downtown landmark, as well as the addition of two new amenity spaces: The Bankers Club offers a tenant-exclusive rooftop lounge and food hall, and the tenth-floor amenity space includes a game room, yoga studio, and even a speakeasy.

LEASEHOLD CONDOMINIUM AVAILABLE

In addition to an unmatched Downtown location and luxurious, tenant-exclusive amenities like the penthouse Bankers Club, breakout rooms, food hall, and lounges, qualified 501(3)(c) non-profits enjoy the benefits of a full real estate tax abatement program:

501(C)(3) - \$9.00 + PER RSF PER ANNUM

PROGRAM BENEFITS AT A GLANCE

BENEFIT	
Substantial Real Estate Tax Savings	Qualified 501(c)(3) nonprofit organizations benefit from a full real estate tax exemption. <i>Estimated at \$9.00+ per RSF per annum</i> — a major reduction from standard NYC property taxes.
Lower Initial Capital Commitment	Avoid the high upfront cost of fee-simple acquisition. <i>Leasehold condo structures allow for lower capital outlay</i> while still providing long-term space security.
Longer Amortization of Tenant Improvements	With long-term control of the space, organizations can <i>amortize buildout and improvement costs over an extended period</i> , easing budget pressure and improving financial planning.
Long-Term Economic Certainty	Leasehold condos typically offer terms of ~30 years, locking in predictable occupancy costs. Ideal for nonprofits focused on mission continuity and cost stability.
Occupancy Stability & Autonomy	Tenants gain <i>ownership-like control</i> over their space, minimizing risk of displacement and providing greater control over space use and operations — all within a Class A landmark building.
Ideal Location & Prestige	120 Broadway offers a prestigious address in the heart of Lower Manhattan, with access to top-tier amenities, modern infrastructure, and excellent transit.

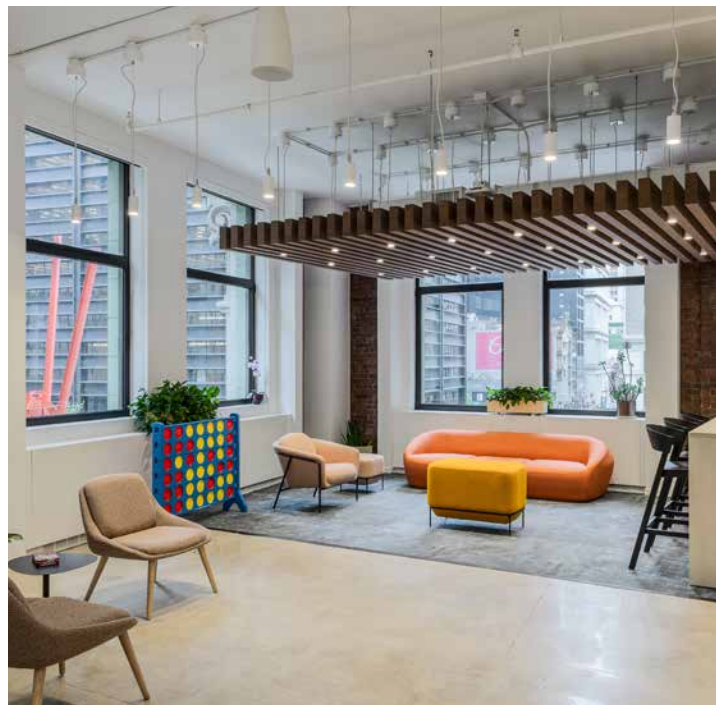


To estimate the savings your business could receive from Lower Manhattan Incentives, please consult the [Incentives Calculator](#).

FLOORS 5/6

BASE FLOOR BLOCK FLOORPLAN

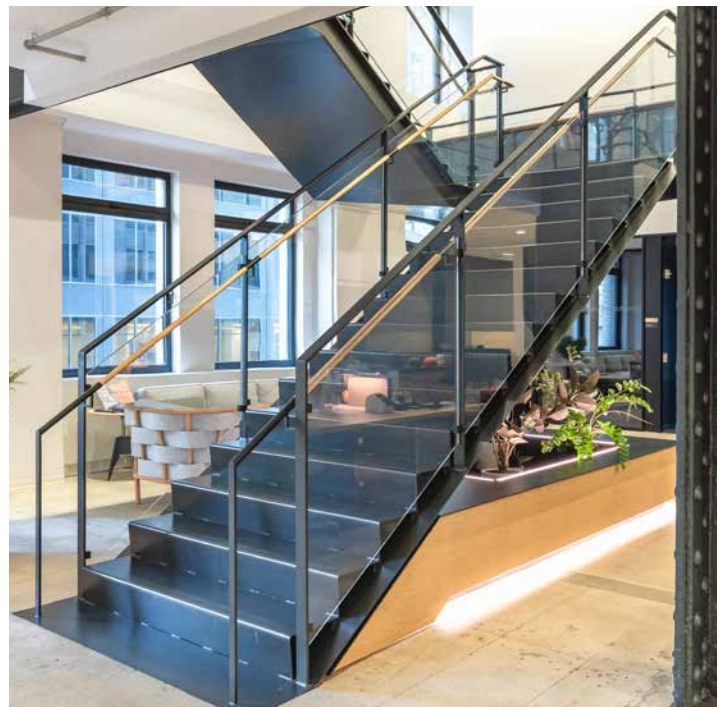
DOWNLOAD FLOORPLANS



FLOORS 18/19

MID-RISE BLOCK FLOORPLAN

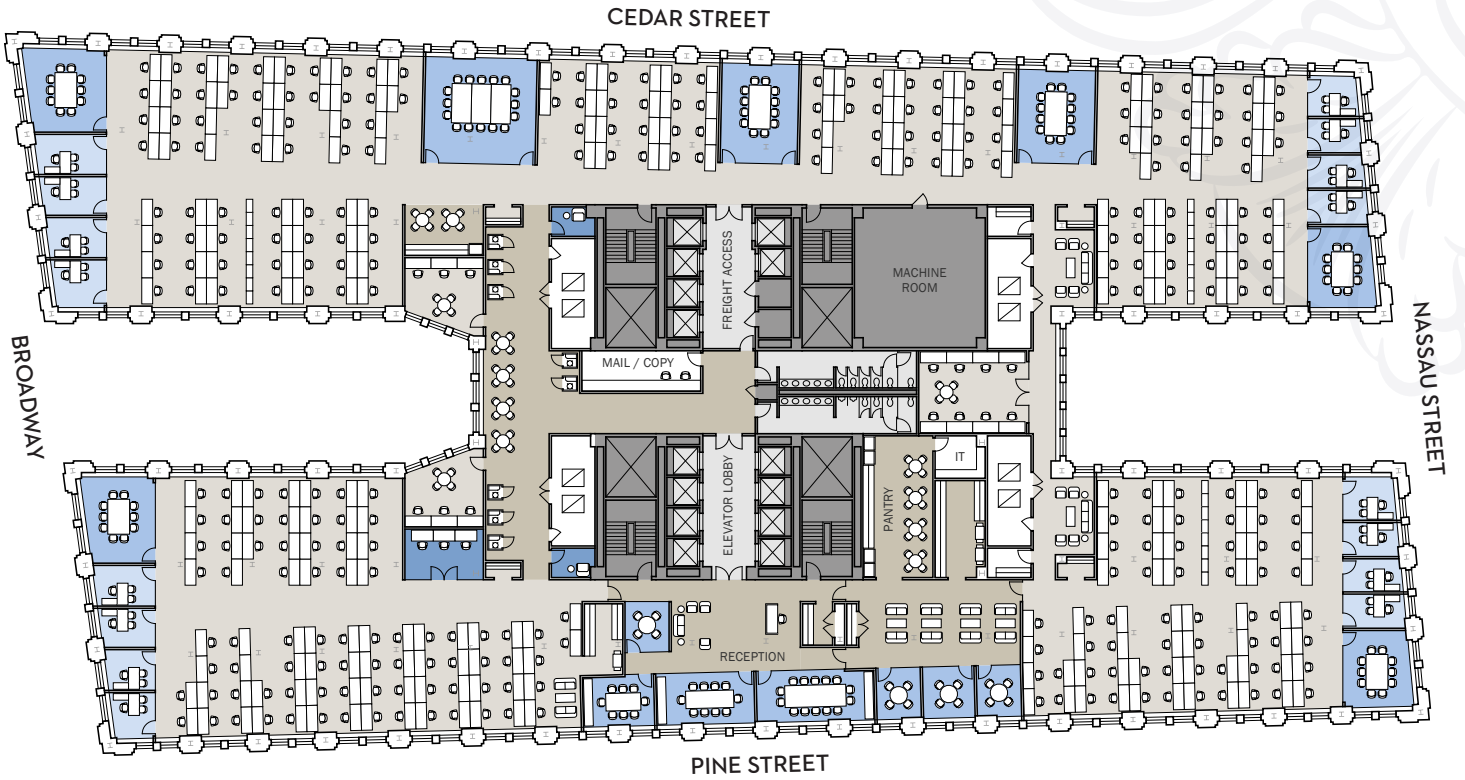
[DOWNLOAD FLOORPLANS](#)

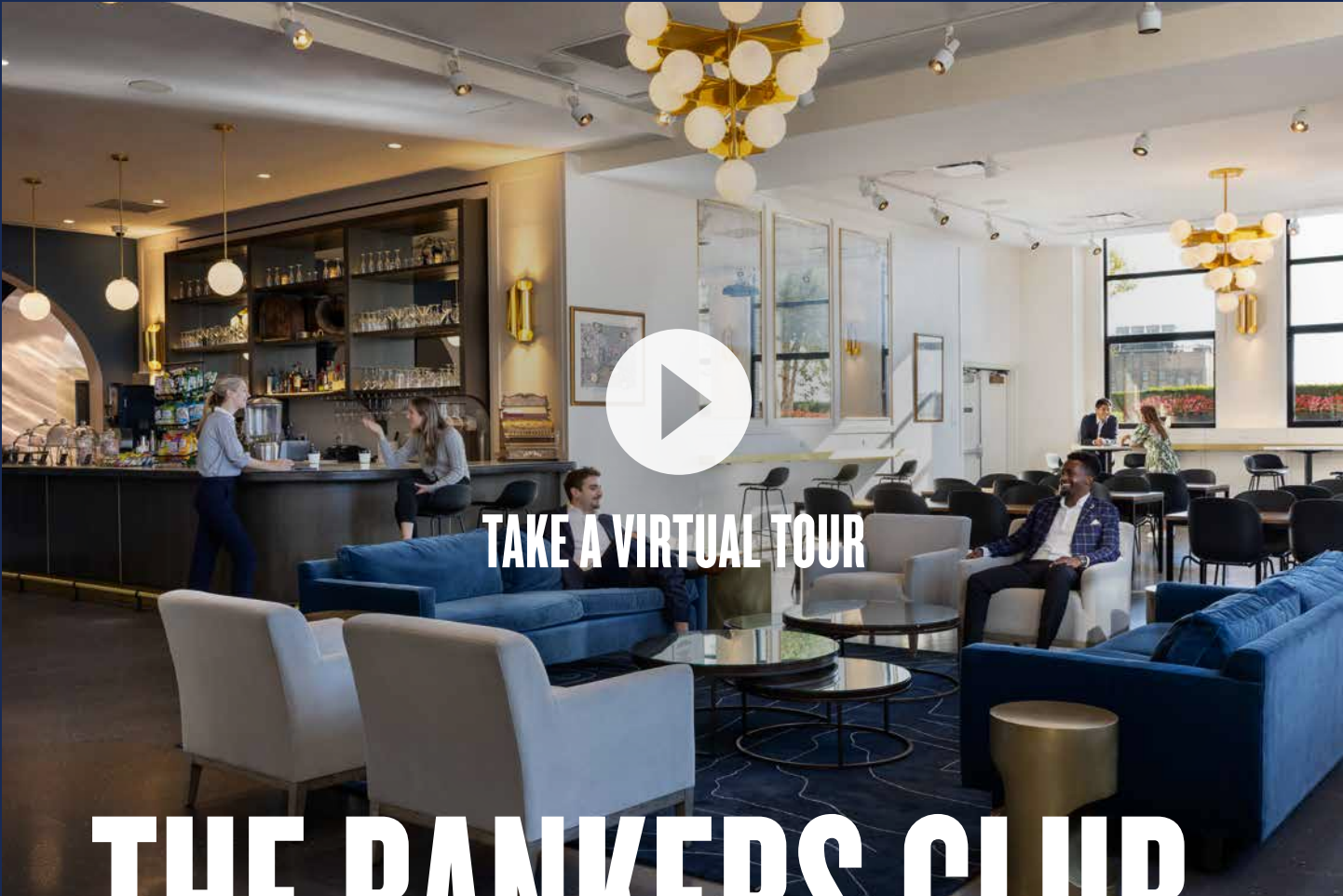


FLOORS 34/35

TOWER BLOCK FLOORPLAN

DOWNLOAD FLOORPLANS





TAKE A VIRTUAL TOUR

THE BANKERS CLUB

WELCOME TO THE TOP





TAKE A VIRTUAL TOUR

PLUS A NEW AMENITY SPACE

Introducing 120 Broadway's second amenity space, The Landmark—a luxurious 10th floor getaway flexibly designed for anything and everything tenants need. From meeting spaces and breakout areas to a yoga studio and a speakeasy, this is an amenity space of endless possibilities.



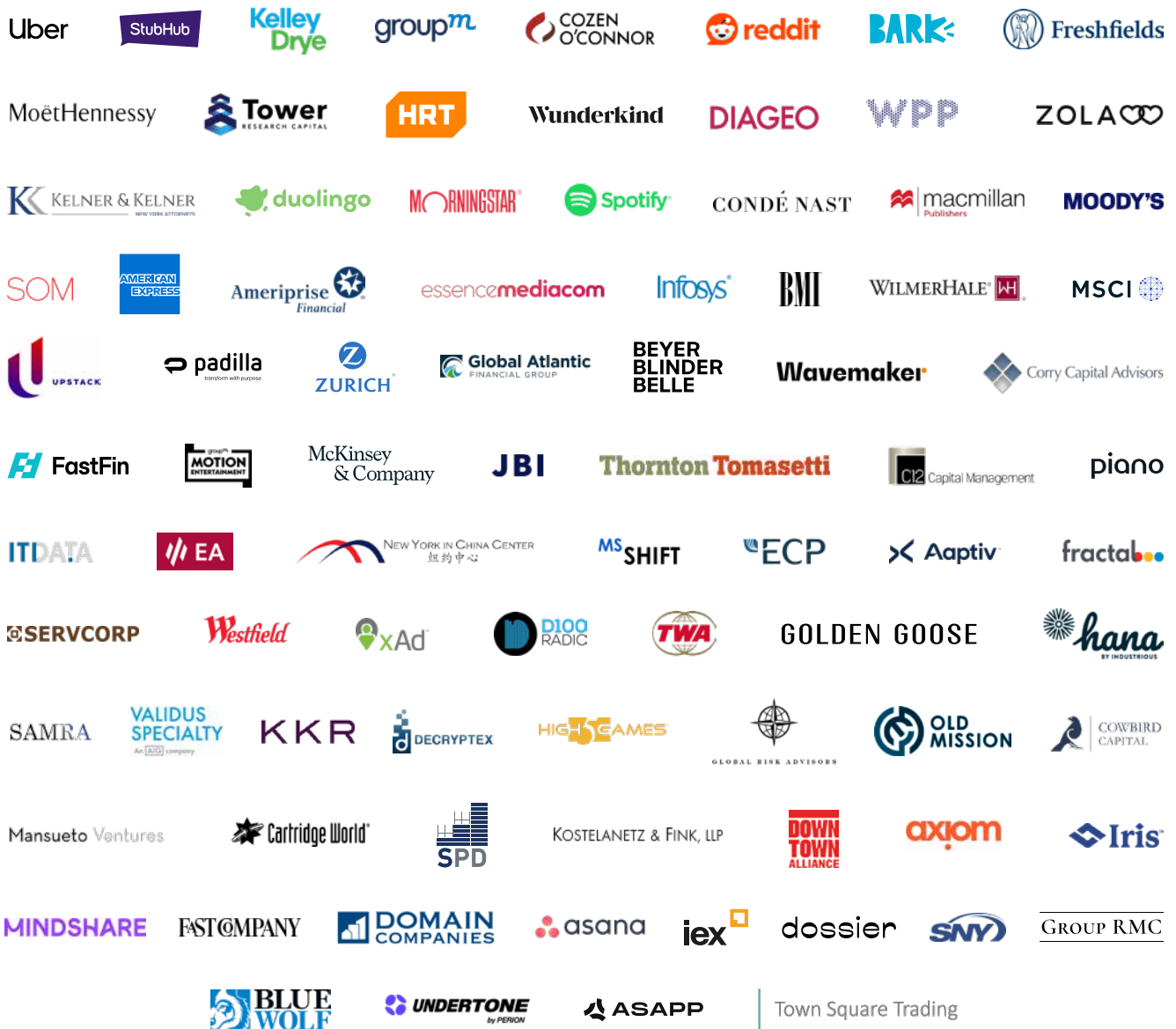
**WORK HOW YOU WANT,
WHERE YOU WANT.
DESK OPTIONAL.**

SPACE FEATURES INCLUDE:

-  **FLEX ROOM—YOGA/TRAINING ROOM**
74 PERSON CAPACITY
-  **FLEX CONFERENCE ROOM**
-  **WORK LOUNGES**
-  **PHONE BOOTHS**
-  **GAME ROOM**
-  **SPEAKEASY**
-  **KITCHEN**
-  **MOTHERS ROOM**
-  **FIREPLACE**

BIG NAMES RIGHT NEXT DOOR

By locating your business at 120 Broadway, you're automatically entered into an exclusive network of global HQs and game-changing companies that you call neighbor.





HOPE YOU'RE HUNGRY

THE NEIGHBORHOOD HAS 540 BARS & RESTAURANTS

KEEPIN' IT QUICK & CASUAL



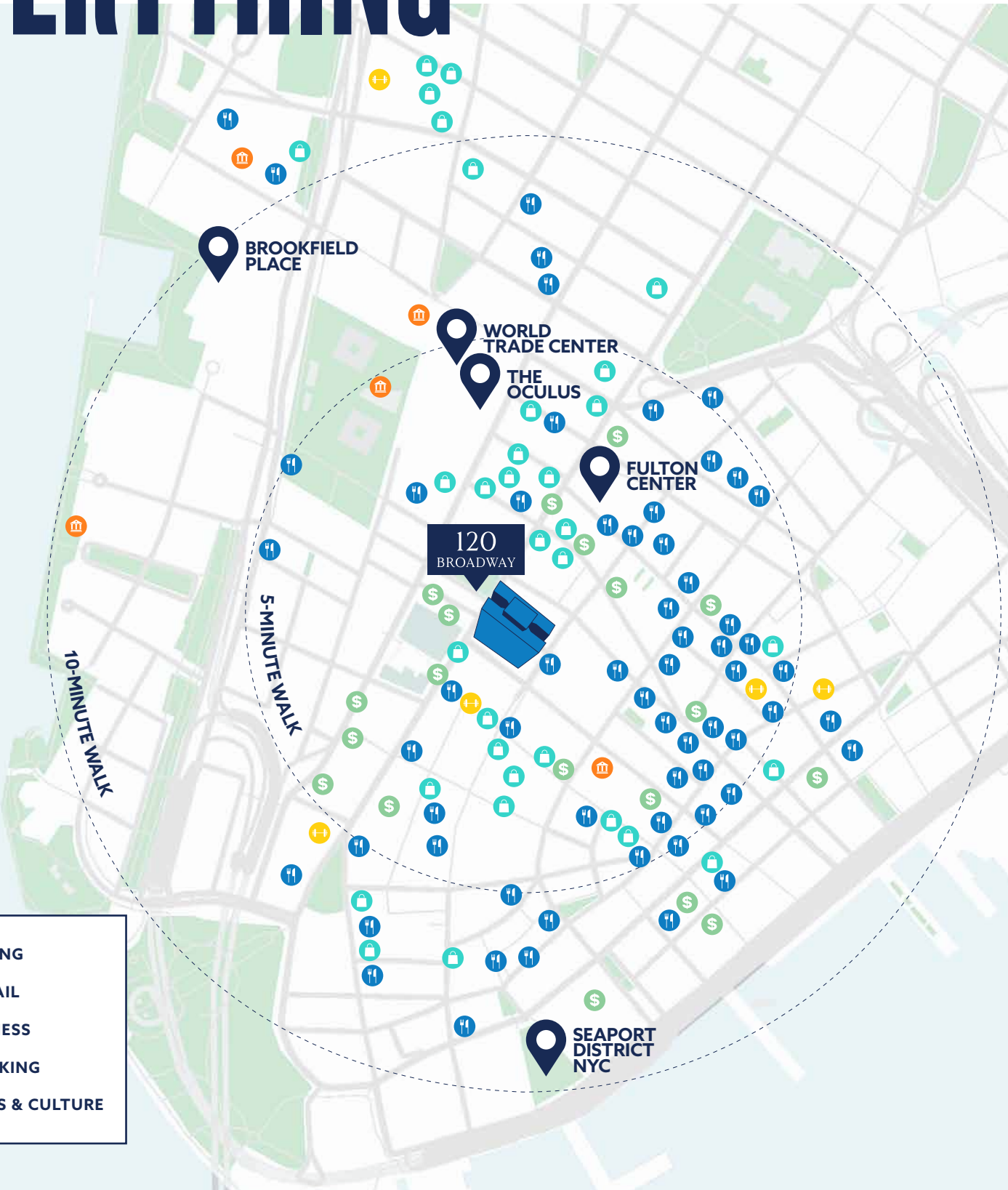
KICKING BACK AFTER WORK



IMPRESSING THE CLIENTS



STEPS TO EVERYTHING



-  DINING
-  RETAIL
-  FITNESS
-  BANKING
-  ARTS & CULTURE



YOU HAVE ARRIVED

GET HERE ANY WAY YOU WANT

From effortless access to the city's main transit hubs to the building's secure bike room, we make it easy to come and go no matter how you move.

DIRECT IN-BUILDING ACCESS TO:



NEARBY ACCESS TO:



COMMUTE TIMES TO MAJOR TRANSIT HUBS THROUGHOUT THE CITY

- 5 Min. | The Oculus
- 18 Min. | Penn Station
- 19 Min. | Port Authority Bus Terminal
- 16 Min. | Grand Central Terminal
- 12 Min. | Atlantic-Barclays Center (Brooklyn)
- 20 Min. | Hoboken PATH Station (New Jersey)
- 25 Min. | St. George Ferry (Staten Island)



SO MUCH TO INSPIRE YOU

Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

Through the Inspire program, occupants of 120 Broadway enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.



**FLEXIBLE WORK
AND MEETING
SPACES**



**AMENITY
SPACES**



**WELLNESS
& SOCIAL
PROGRAMMING**



**FOOD
DELIVERY**



**CONCIERGE
SERVICES**



DISCOUNTS



**INSPIRE
APP**

[INSPIREYOURDAY.COM](https://www.inspireyourday.com)



THE TERRACE
3 World Trade Center | New York, NY



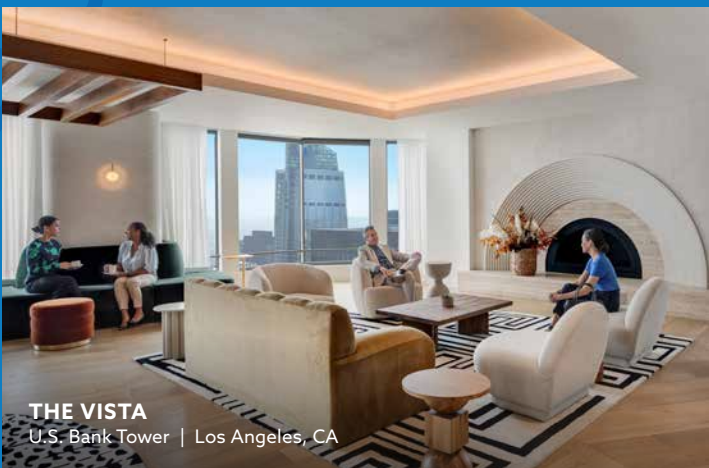
THE LOUNGE
1735 Market Street | Philadelphia, PA

ACCESS TO EVERY AMENITY SPACE ACROSS OUR PORTFOLIO

NEW YORK | PHILADELPHIA | LOS ANGELES



FITNESS CENTER
U.S. Bank Tower | Los Angeles, CA



THE VISTA
U.S. Bank Tower | Los Angeles, CA



THE STUDIO
7 World Trade Center | New York, NY



BUILT TO SUSTAIN



LEED GOLD CERTIFIED

120 Broadway has been LEED certified for over a decade, after achieving certification in 2011 for its operations and maintenance. The building's ongoing sustainable activities are codified in operational policies which meet LEED's stringent standards.



WiredScore
PLATINUM

WIREScore PLATINUM CERTIFIED

One of just 72 buildings in New York to achieve a WiredScore Platinum rating—a certification that recognizes best-in-class digitally connected buildings—120 Broadway supports its tenants with the most stringent technology requirements. The building's design offers state-of-the-art connectivity features that matter most: number and quality of internet service providers; diversity and resiliency of telecommunications and power infrastructure; wireless network infrastructure; ease of installation and capacity to readily support new telecommunications services.



PRESERVING WHAT MATTERS MOST

In partnership with Best Bees, a portion of 120 Broadway's rooftop is now home to worker bee hives that support the local ecosystem, promote pollination, and create a positive impact on the environment around us now and for years to come. We also include our tenants in this process by hosting events in collaboration with Best Bees to educate, inform, and try out the honey.

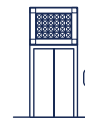
SUSTAINABILITY INITIATIVES

Always striving to go above and beyond greener building standards, 120 Broadway has worked to reduce its energy consumption through:



LIGHTING UPGRADES.

The building has retrofitted all back-of-house and stairwells to more energy efficient LED.



ELEVATOR UPGRADES.

All 40 passenger elevators in the building were converted from motor-generator sets to variable frequency drive systems. These upgrades reduced energy consumption for the elevators.



VARIABLE FREQUENCY DRIVES (VFDs) AND MOTORS.

The building has systematically installed new motors and VFDs on the supply, return and exhaust fans serving the common areas of the building.

120 BROADWAY

SILVERSTEIN
PROPERTIES

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