



**Connect.
Create.
Catapult.**



CBRE

RARE 400K RSF Full Building Sublease Opportunity.

A once-in-a-lifetime opportunity for a turnkey, stand-alone campus **sublease through Q4 2035** Axis at 55 Water Street is a 13-story tower that sits along the East River and adjacent to the Elevated Acre, boasting panoramic East River, Brooklyn, and NYC views.

Floor sizes ranging from approx. 27K-35K SF each with a second floor consisting of approx. 57K SF,

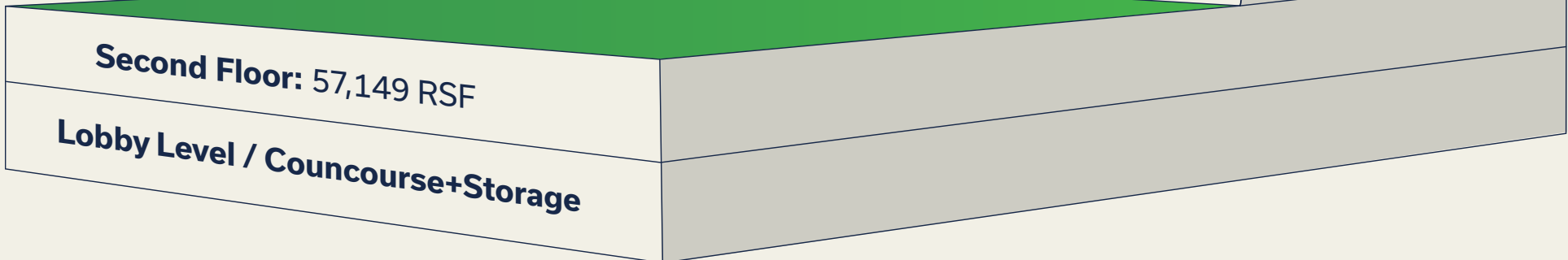


Positioned right on the edge of Manhattan and along the East River, **AXIS55** has a lot to brag about. To start, tenants have access to the Elevated Acre, outdoor garden, and café with grab-and-go dining options. A massive on-campus fitness center complete with showers, lockers, and massage room is available to all building tenants.

Current Availabilities.



Penthouse:	26,372 RSF	_____
Twelfth Floor:	27,366 RSF	_____
Eleventh Floor:	28,230 RSF	_____
Tenth Floor:	29,096 RSF	_____
Ninth Floor:	29,950 RSF	_____
Eighth Floor:	30,888 RSF	_____
Seventh Floor:	31,752 RSF	_____
Sixth Floor:	32,616 RSF	_____
Fifth Floor:	33,480 RSF	_____
Fourth Floor:	34,343 RSF	_____
Third Floor:	31,526 RSF	_____

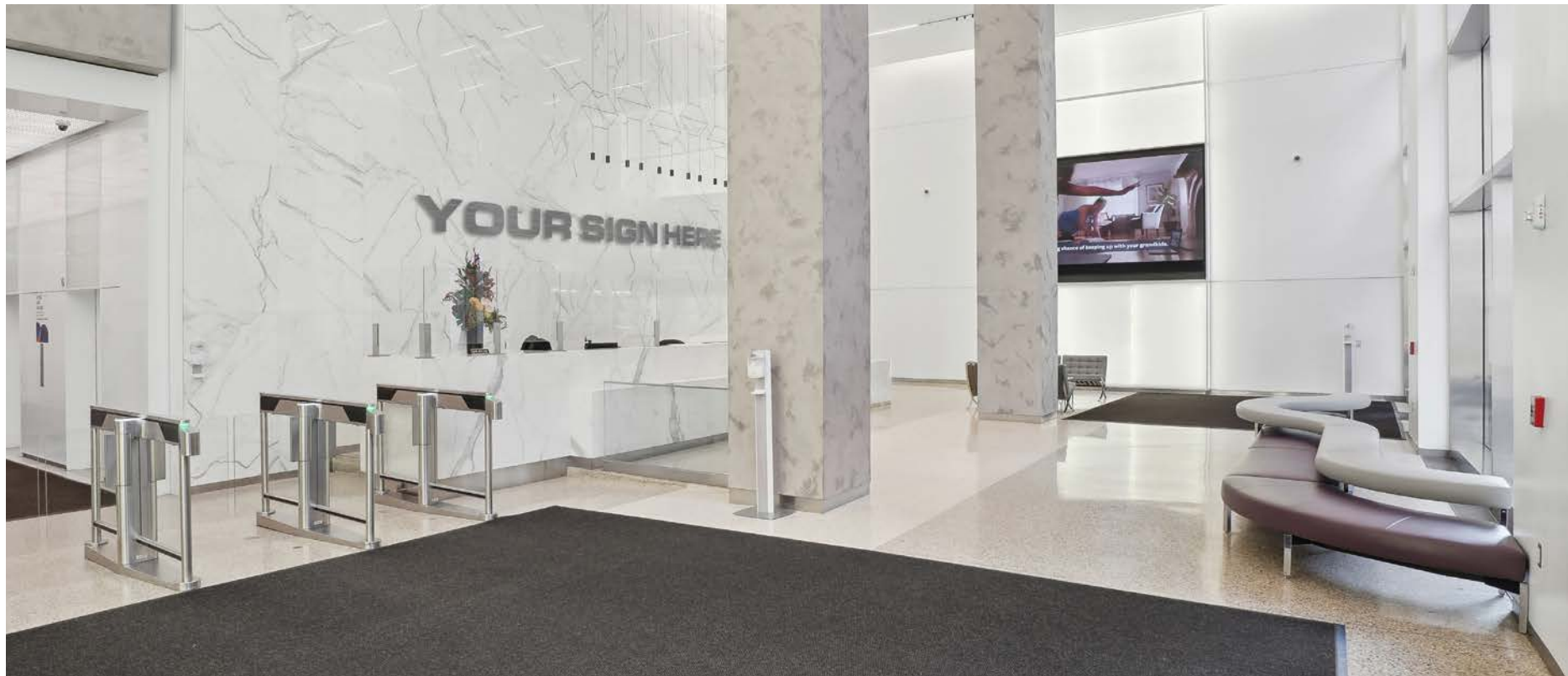




A Grand Entrance.

As part of the building's extensive \$100 million renovation project, the spacious, double-height lobby is a clear testament to the owner's commitment to high building standards through a \$10 million renovation.

Signage available both inside lobby and outside visible from the street.





Where Innovators + Visionaries Thrive.

Each floor has a minimum of one pantry, and multiple conference rooms which can support group sizes from 6 to 12 individuals. The 13th floor has two larger conference rooms that can accommodate 30-40 individuals, and the 3rd floor acts as the conference center which supports anywhere from 12 – 200 people depending on the conference room and setup. Additionally, the third floor contains a large lounge and spacious café with direct outdoor access to the elevated acre, and two fully equipped kitchens.







Renovated Spaces.









Tenant Fitness Center.



Prime Downtown Location. Easy Access to All of NYC.

Axis at 55 Water Street boasts an ideal location that provides unmatched accessibility for its tenants. Nestled along Manhattan's East River, it enjoys expansive waterfront views while also connecting occupants directly to the pulse of the city. The prime spot enables effortless transit to any other borough, for work or leisure. Ferry stops, water taxi landings, subway stops, and a helipad are only steps away from the property. Tenants can catch a ferry for a quick sail to Brooklyn's lively neighborhoods. Several major subway lines are close by to whisk commuters downtown or uptown in minutes. Axis's prime location and transit access give it a major edge over buildings farther from the action. For tenants prioritizing convenience, few locations can match this building's positioning.





Deep History. Iconic Scenery.

The Financial District, one of the city's oldest neighborhoods, was once characterized by busy mornings and empty nights along its streets. Today, "FiDi" as it's now called, remains bustling well after the end of the workday.

In recent years, world-renowned architects, restaurateurs, and luxury retailers have invested in the area. The pandemic brought a younger demographic of renters to FiDi, as rent concessions provided deep discounts on apartments.

Residents, workers, students, and visitors alike enjoy the unbelievable waterfront and city views, strolling the cobblestone streets reminiscent of Manhattan's early days, while gazing up at the sparkling skyscrapers towering above. The Financial District exudes a distinct charm that can only be found in this downtown area, away from the hustle and bustle of the professionals and tourists flooding Midtown. The South Street Seaport, a designated historic district that brings a nautical allure to the area, is steps away.



Bustling Neighborhood.



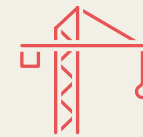
12.1M
Visitors in
2021



41
High Schools +
Higher Education



34K
Existing
Residential Units



5.7K+
Residential Units
Under Construction



100M+ SF
Office Space in
Lower Manhattan



265M
Annual Transit
Ridership



New York Stock Exchange





Elevated Acre Views.



Building Details.

HVAC

- Available Mon-Fri 6am – 2am; Sat-Sun 8am – 8pm
- All floors interior forced air; ice storage system cooling and steam heat
- Each floor operated independently thru multiple VAVs, rear heats, duct heaters, supplemental units (cold water), and BMS (CSG- Controlled Solutions Group). All IT closets have 2ton water cooled supplemental units with back up exhaust fans
- 4-30ton CRAC units dual compressor condenser water provided by LL
- 3-30 ton Mammoth units (3rd flr, 2nd flr, and Concourse) Services 3rd flr conference center, 1st flr lobby and Fitness Center concourse level
- Hot Water Steam Generator and 250 Gallon Electric Water Heater (back up) for fitness center
- Con Ed steam and electric heating

Ceiling Heights

- 13th–4th flr floor to above deck is 12' and 9 ½' from flr to ceiling
- 3rd flr floor to deck is 15' and 12' to ceiling
- 2nd flr floor to deck is 12' and varies between 8 ½' to 9' to ceiling
- 1st flr Medical center floor to ceiling 10'
- 1st flr rear and elevator lobby 15' floor to underside of ceiling (Altegra and hard)
- Main entrance lobby flr to underside of hard ceiling 25'
- Concourse floor to above deck is 12' and 9 ½' from flr to ceiling

Parking on Premises

- First come first served valet parking; approx 480 spaces direct access to 55 Water complex available from Red (4th) level of garage

Power/Electric

- 480 coming in, step down to 277 (lighting), 220/120 phased power for outlets. 2 electrical closets per flr with transformers
- Electrical Wiring 3 phase w/ neutral all within conduit
- Electric is measured by Submeter

Data Wiring

- Data IT closets stacked on flrs 13 thru 3 (1 per flr), 2nd flr 2 IT closets, and Concourse Level 1 IT closet. All closets have fiber and CAT6E
- 2k sq ft data center with MGE Galaxy UPS and 4-30ton Liebert crac units (building condenser water)

Lighting

- With the exception of floors 10, 8 thru 4 are all LED in compliance with 2025 energy code (occupancy sensors)
- The balance of the floors have a mixture of T5 fluorescent and LED

Furniture Details

- Pending on the floor, the furniture consists of AllSteel Stride and AllSteel Terrace
- Custom stone and mill work throughout

Fitness Center

- 8k sq ft gym with free weights, machined weights, multiple cardio equipment, custom rock climbing wall, 200+ foot lockers, 200 daily use lockers, women/men locker rooms, multiple showers, 2 massage rooms, spin room, 3 multi sue rooms, and TRX equipment

Emergency Generator

- Available, currently provides power to data center, all IT closets, pre-determined work stations/offices, security systems, and main lobby.
- Provides emergency power to all elevators, HVAC, emergency/night lighting, ELS

Elevators + Loading Areas

- 7 passenger elevators servicing all flrs thru Concourse including 2 elevators that service all floors thru the sub level.
- 2 freight elevator serves all flrs and only accessible via freight lobby
- Loading dock (north and south bays) with dock levelers with a total of 10 bays
- Straight truck only
- 12' is max height



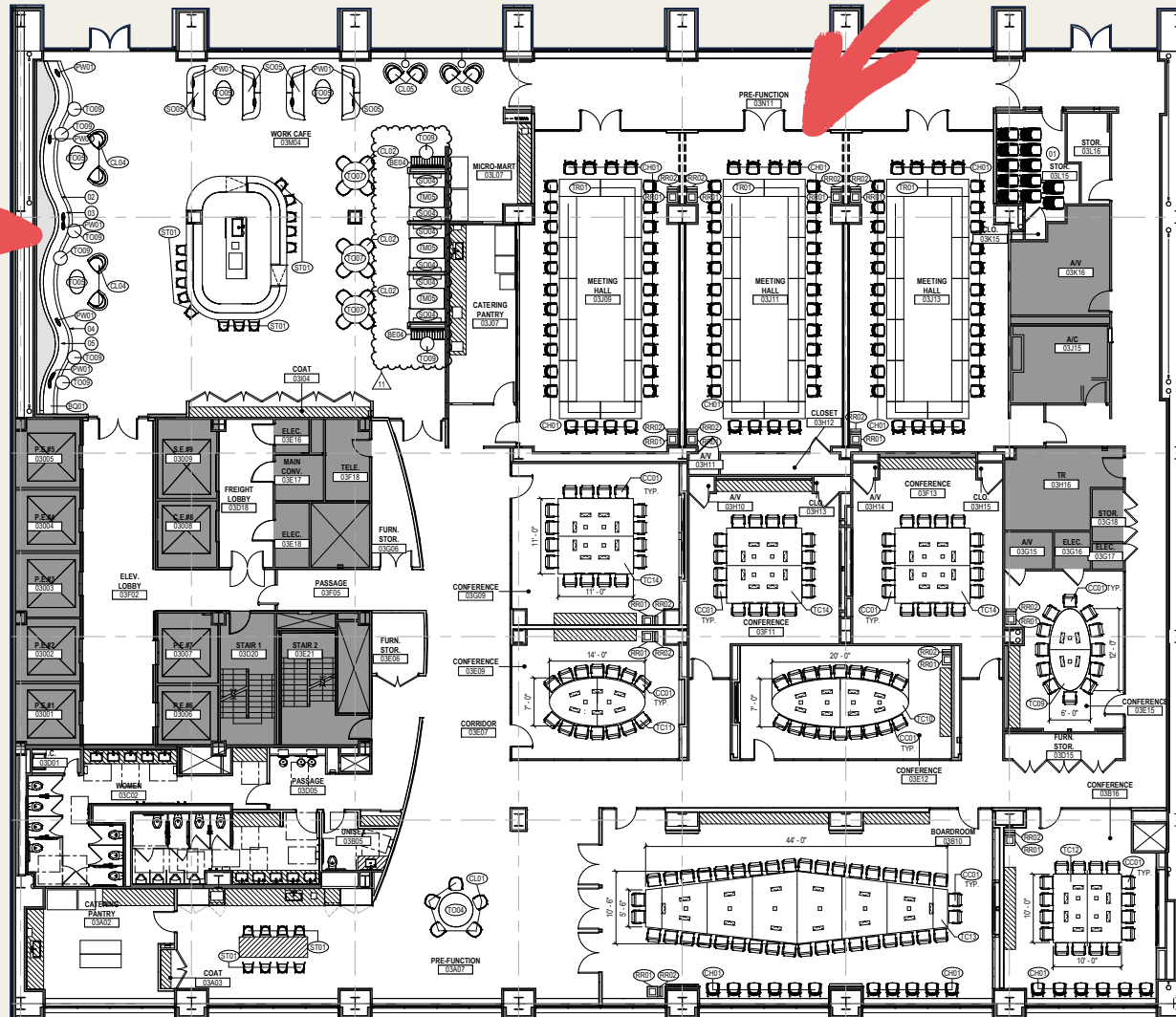
Third Floor. Conference + Amenity Center.



31,526 RSF

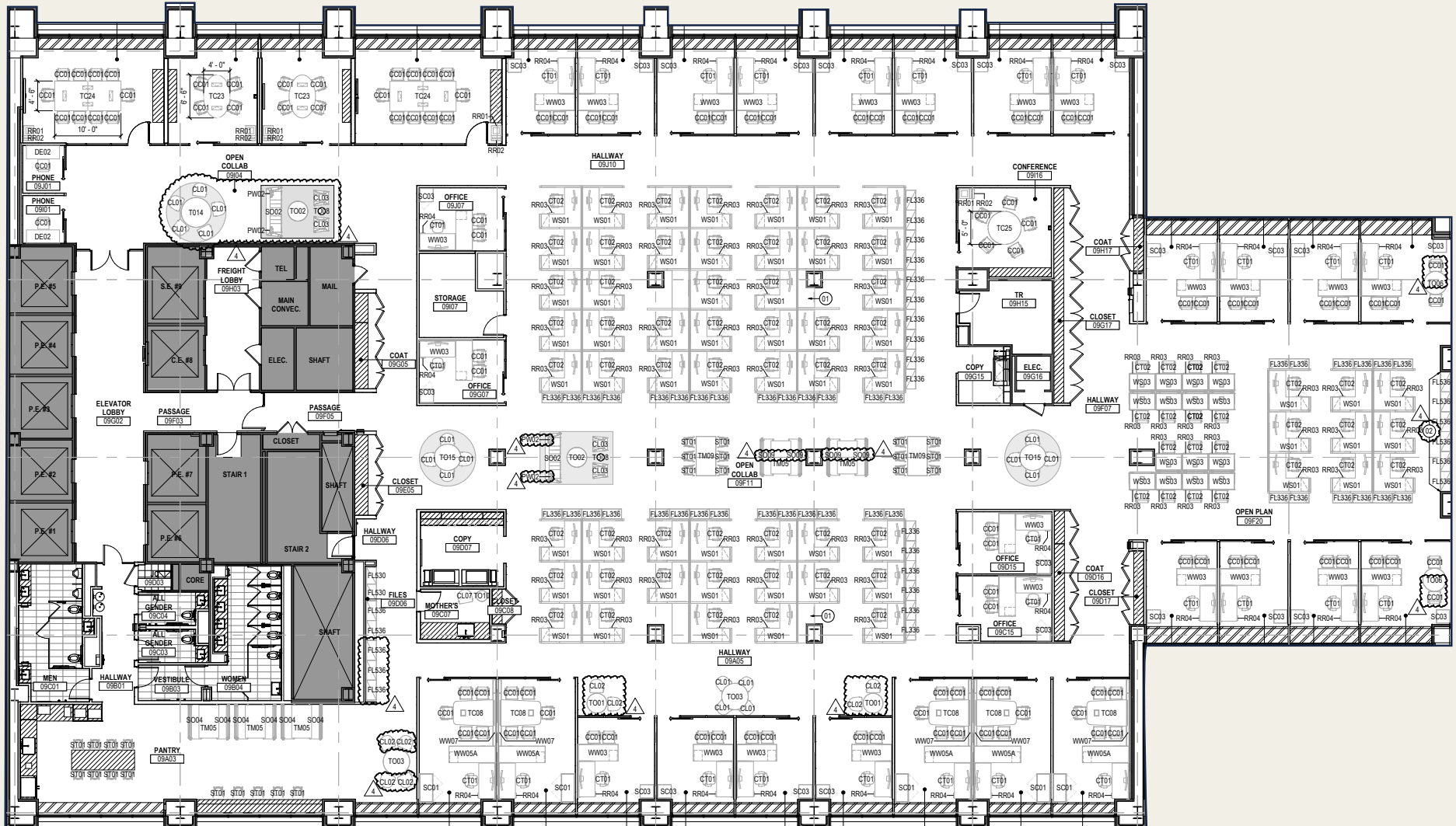
Town Hall

Cafe/Lounge



Ninth Floor. Typical Build-out.

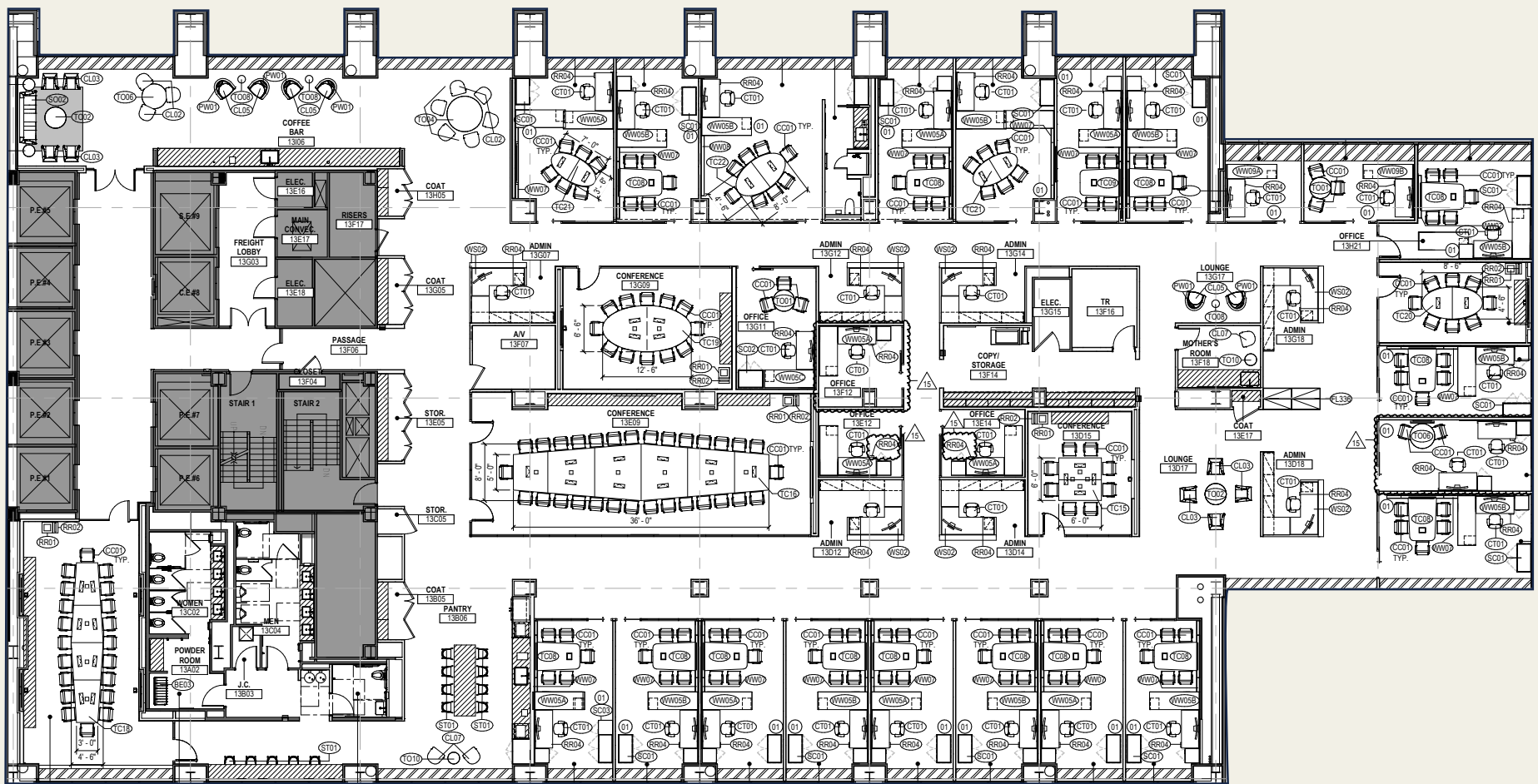
29,950 RSF



Penthouse. Executive Floor.



26,372 RSF





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