

55 WATER STREET

Modern, Furnished +
Wired Sublease with
Spectacular Views

CBRE



CBRE, Inc., as exclusive sublease agent, is pleased to offer the following prime space for sublease:

ENTIRE 42ND FLOOR

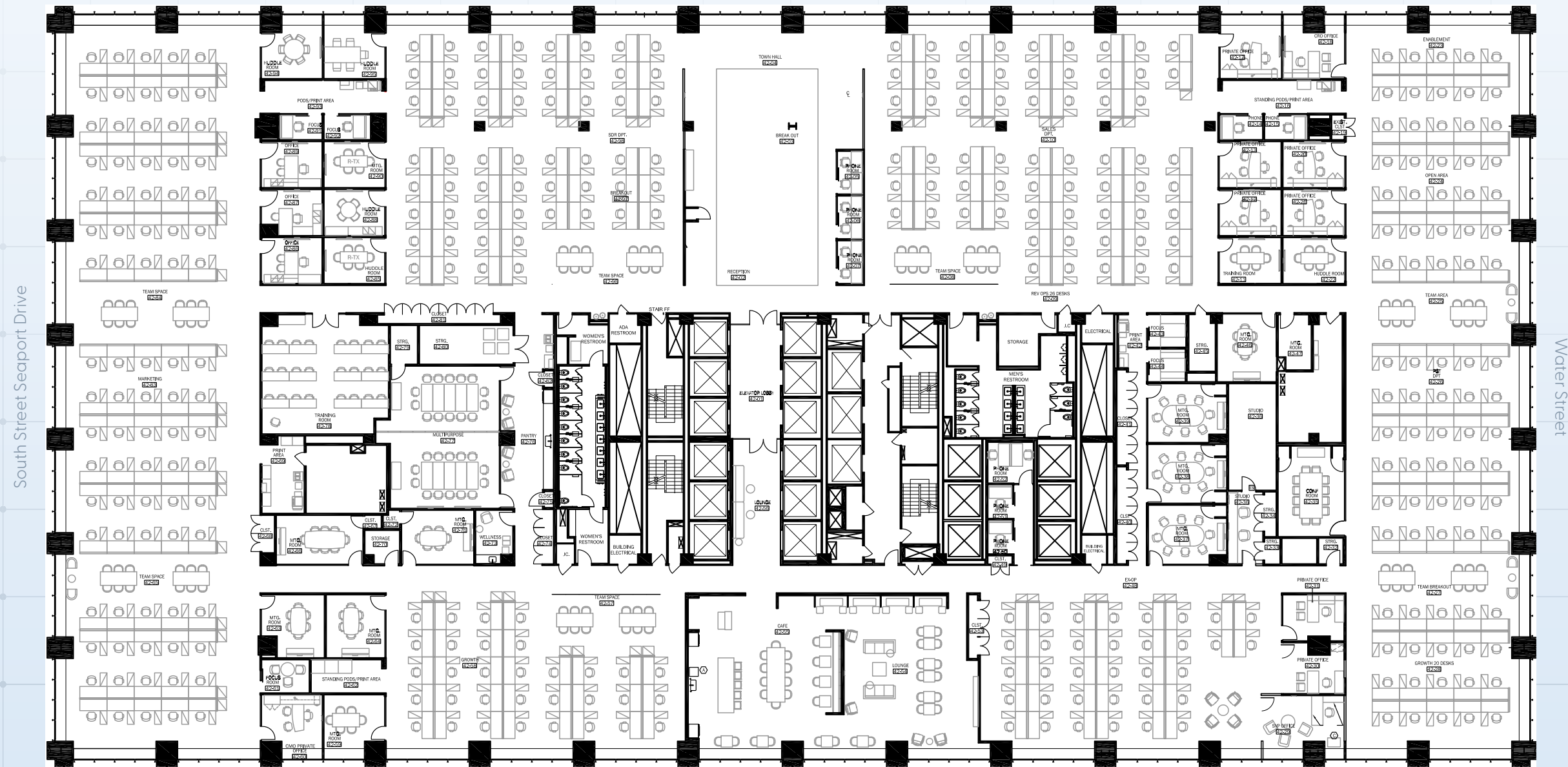
68,756 RSF

Possession: Immediate

Term: 2/28/2033

Space Comments:

- Built with 342 workstations, 14 conference rooms, 12 phone rooms, and 22 offices
- Incredible light and gorgeous views in all directions, including dramatic water views to the south, and impressive Midtown views to the north
- Fully furnished + wired w/ modern furniture and aesthetic

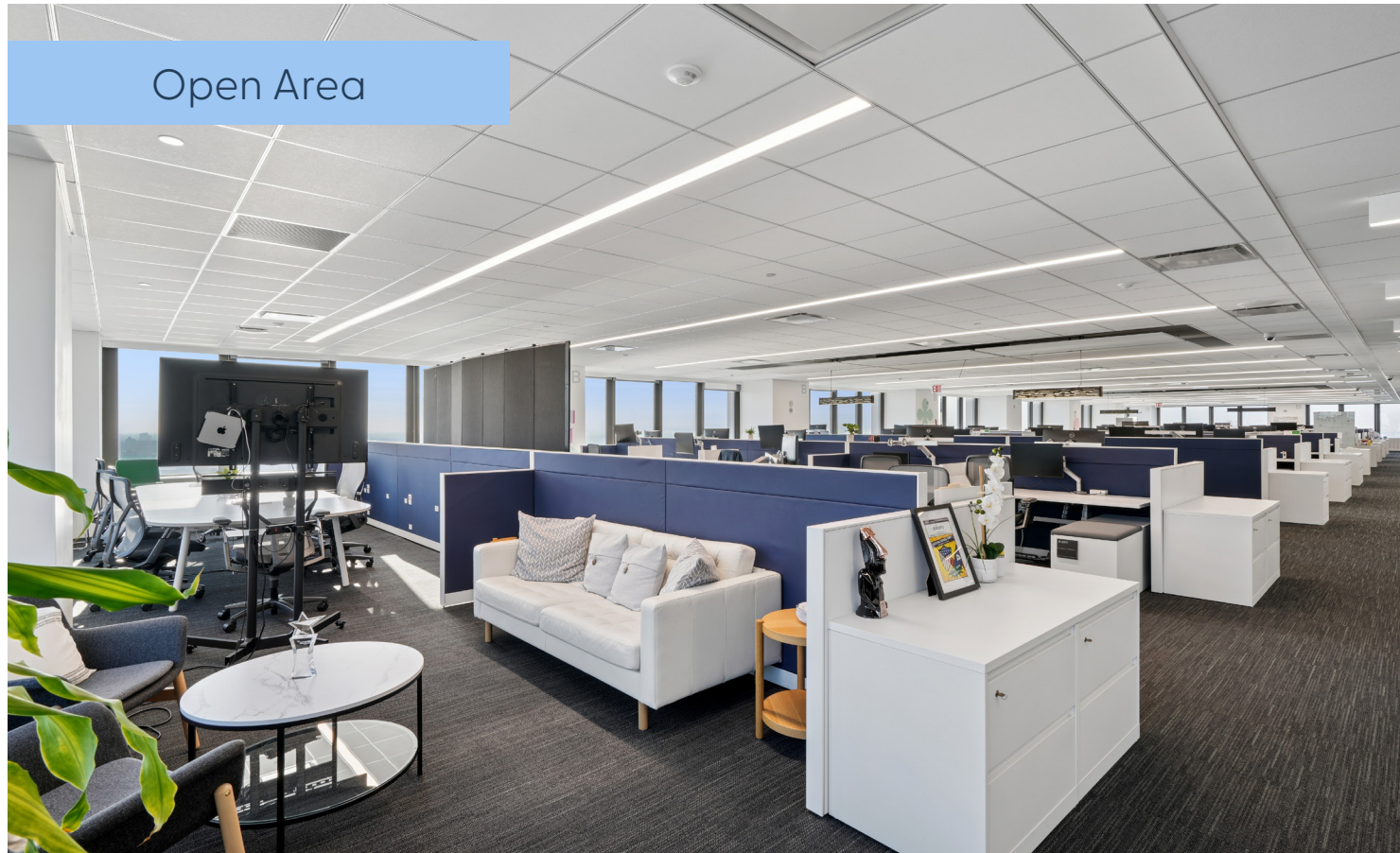




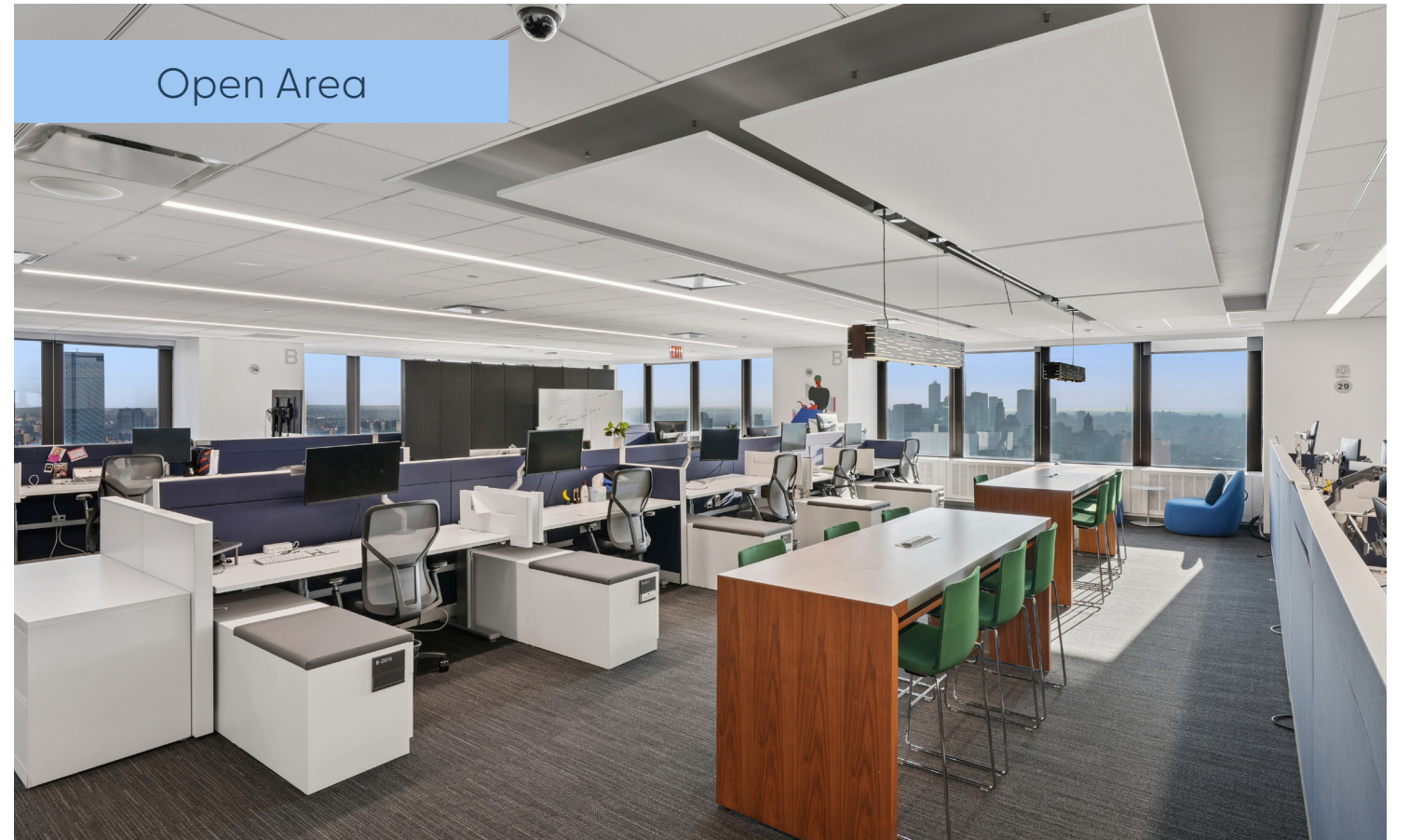
All Hands Space #1



All Hands Space #2



Open Area

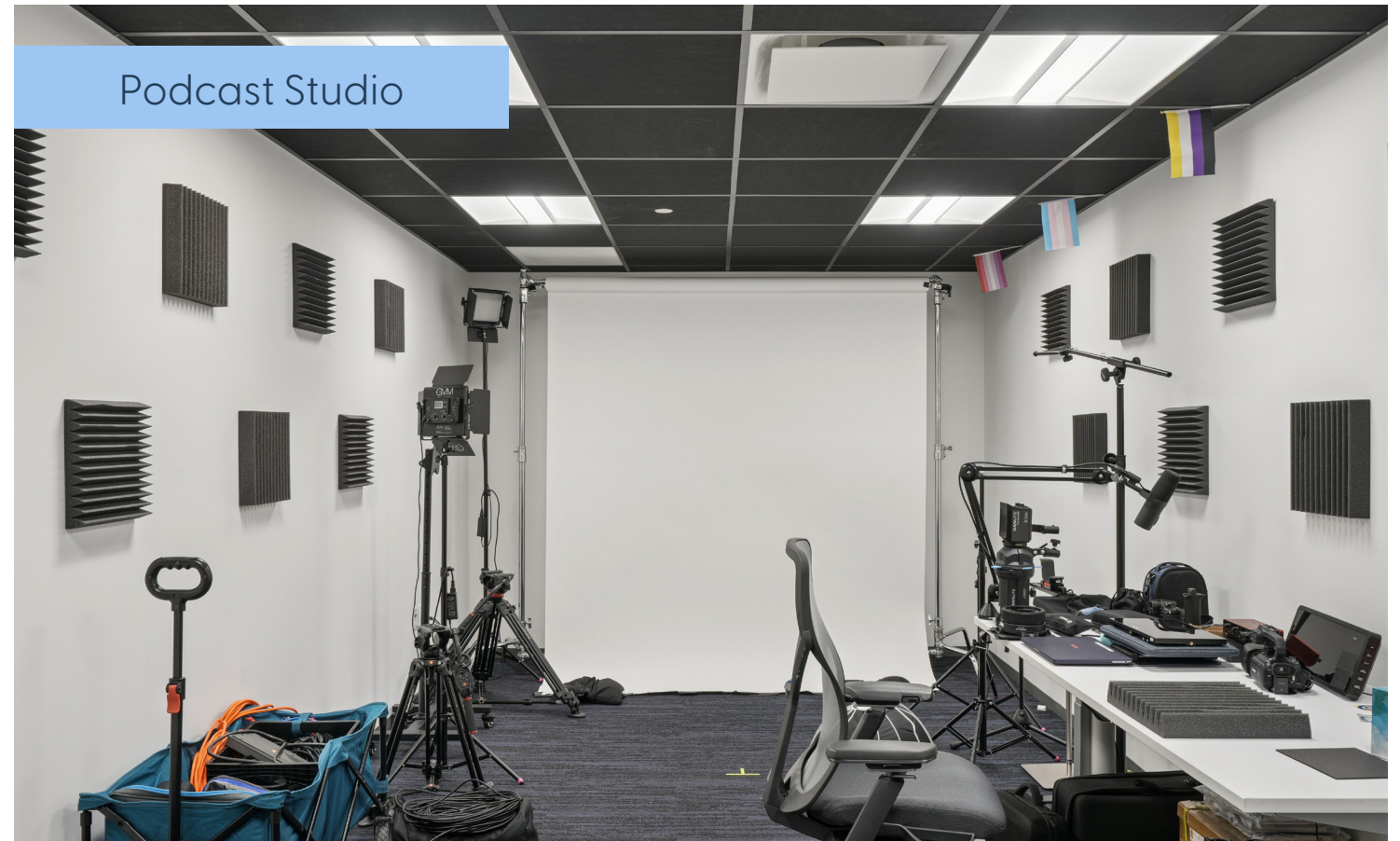


Open Area

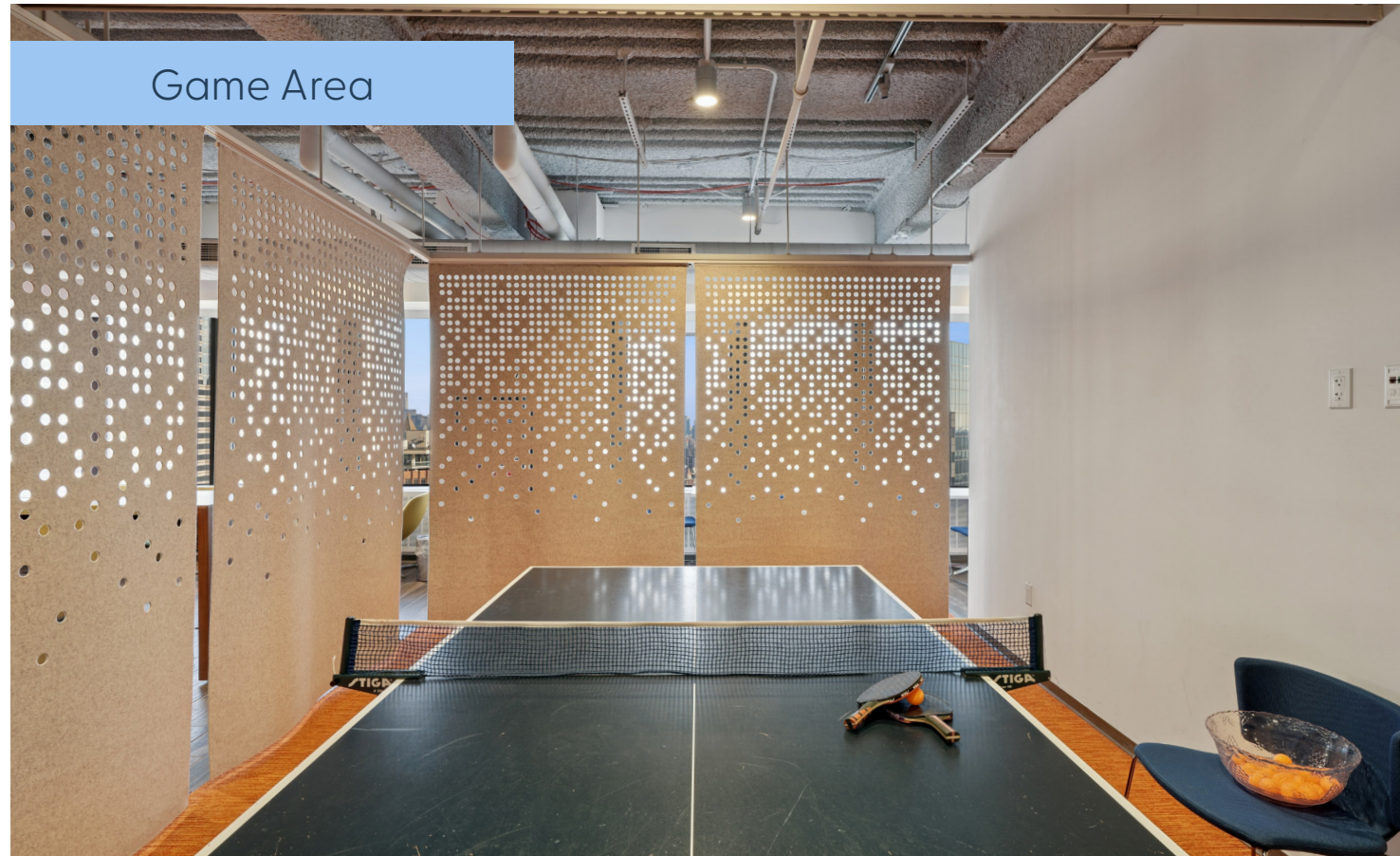
Boardroom



Podcast Studio



Game Area



Views



YOUR OFFICE, AT THE CENTER OF IT ALL



The Heart of a New Era: FiDi's Unmatched Energy

Forget the “9-to-5” reputation—today’s Financial District is a vibrant, 24/7 destination where historic architecture meets a high-energy lifestyle. This neighborhood has successfully transformed into a primary business hub, creating a unique ecosystem where networking happens naturally at every corner. From the cobblestone charm of Stone Street to the revitalized Seaport District, your team will be steps away from New York’s best rooftop bars, Michelin-starred dining, and waterfront parks.

A Commuter’s Dream and a Magnet for Talent

In a city where time is everything, FiDi offers the most efficient commute in Manhattan. With nearly every major subway line converging at the Fulton Center and Oculus, your office will be easily accessible from Brooklyn, Upper Manhattan, and Queens. The neighborhood is also a gateway for commuters from New Jersey and the outer boroughs via the PATH train and the NYC Ferry at Pier 11, making it a top choice for attracting and retaining young talent who value a seamless work-life balance and a scenic walk to the office.

Where History Meets Innovation

Subleasing in FiDi means positioning your business in the most iconic skyline in the world. The area offers a sophisticated professional atmosphere that commands respect, yet it remains more cost-effective than Midtown, allowing you to invest more back into your brand and your team. Whether you’re grabbing coffee at a trendy local cafe or hosting clients with incredible views in all directions, this location provides an inspiring backdrop that captures the true “hustle” of New York City.

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Corner Office



Evan Fiddle
Evan.Fiddle@cbre.com
212 656 0576

Sacha Zarba
Sacha.Zarba@cbre.com
212 984 8317

Mike McCall
Michael.McCall@cbre.com
203 325 5321

CBRE