







A  
PLAYGROUND  
FOR  
*the mind*

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An 8.5M RSF complex located in Lower Manhattan, across 14-acres on the Hudson River, Brookfield Place brings together world-class shopping, curated dining, cultural experiences and modern office spaces for the world's most innovative companies.

# THE *Center* OF DOWNTOWN



200 VESEY STREET

250 VESEY STREET

300 VESEY STREET

FERRY TERMINAL

BFPL RETAIL

225 LIBERTY STREET

200 LIBERTY STREET

CONVENE

WTC OCULUS  
TRANSPORTATION  
CENTER

9/11 MEMORIAL  
& MUSEUM



**\$350M**  
CAPITAL  
IMPROVEMENTS



**8M SF**  
OFFICE



**300K SF**  
RETAIL



**5 ACRE**  
LANDSCAPED  
WATERFRONT  
PLAZA



**YEAR-  
ROUND**  
EVENTS



**30K SF**  
FRENCH-INSPIRED  
MARKETPLACE,  
LE DISTRICT



**14**  
CHEF-DRIVEN  
FAST-CASUAL  
EATERIES



**7**  
SIGNATURE  
RESTAURANTS

# Commuting MADE SIMPLE

Brookfield Place provides a direct connection to Downtown's major transit hubs, Brookfield Place Ferry Terminal and the West Side Highway. Accessible to Midtown, New Jersey and Brooklyn, Brookfield Place makes commuting simple.



**7 MIN**

WALK TO FULTON STREET & WTC TRANSIT CENTERS



**2 MIN**

WALK TO FERRY TERMINAL



**15 MIN**

WALK FROM DOWNTOWN MANHATTAN HELIPAD



**BIKES**

TENANT-ONLY BIKE ROOMS & CITI BIKES ON-SITE



**35 MIN**

CAR RIDE TO, JFK, NEWARK & LAGUARDIA AIRPORTS



**2 MIN**

WALK TO MULTIPLE BUS LINES

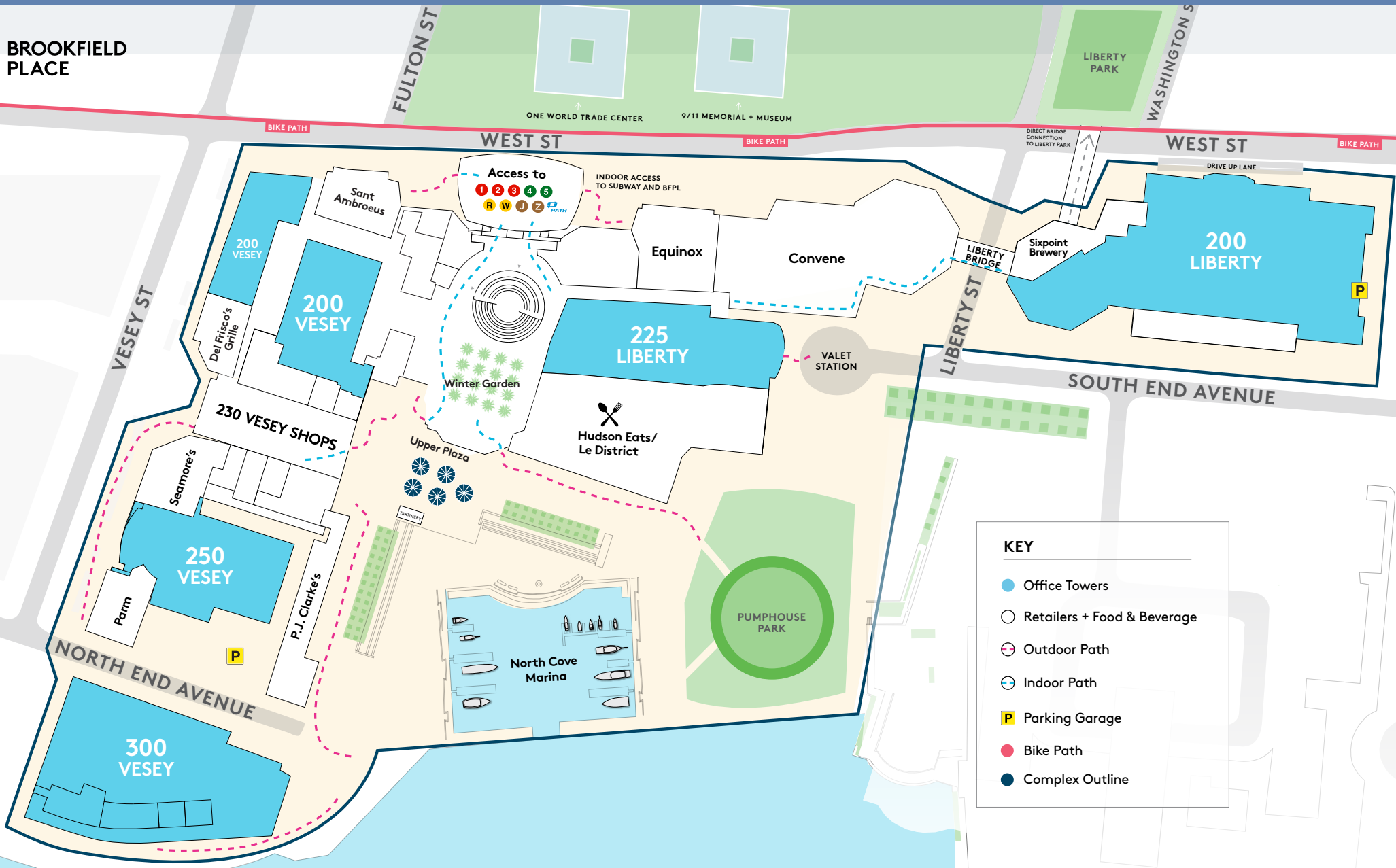
Direct access to 14 Transit lines



# Connectivity

MAP

BROOKFIELD PLACE



**KEY**

- Office Towers
- Retailers + Food & Beverage
- Outdoor Path
- Indoor Path
- P Parking Garage
- Bike Path
- Complex Outline



THE *Ultimate*  
CHANGE OF SCENERY



*Work* THE WAY  
IT WAS *Intended*



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Modern, efficient construction lends itself to unique light-filled interiors. The office is where your culture is built, ideas are generated and your people want to collaborate, together. Brookfield Place also offers a number of public and private outdoor areas.



# Culinary

PARADISE

74 FAST-CASUAL OPTIONS

7 RESTAURANTS

7 CAFÉS / COFFEE SHOPS

## HUDSON EATS

All'Antico Vinaio	Daily Provisions
Black Seed Bagels	Mah Ze Dahr
Blue Ribbon Sushi Bar	Mighty Quinn's
Carrot Express*	Milu
Chopt	Naya
DIG	Springbone Kitchen
Dos Toros	Tartinery

## RESTAURANTS

Del Frisco's Grille	Sant Ambroeus
Liberty Bistro	Seamore's
Parm	Sixpoint Brewery
P.J. Clarke's	

## COFFEE & MORE

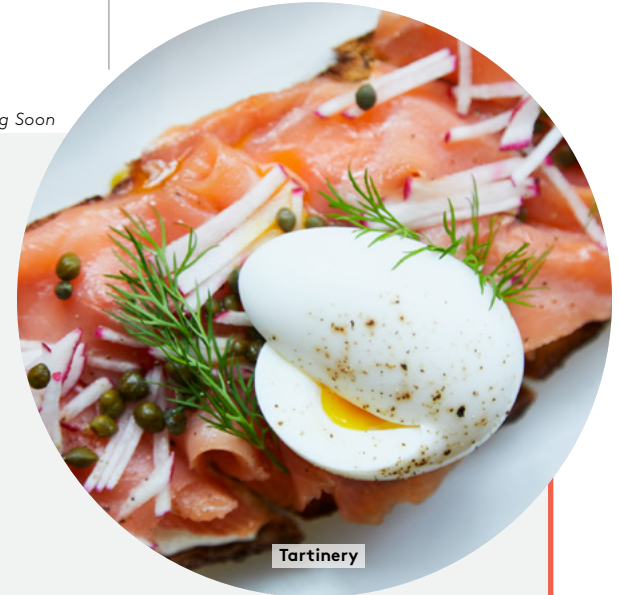
Devon & Blakely	Le District
For Five Coffee	Matchaful
Hutch & Waldo	Starbucks
Juice Press	

\*Coming Soon

FROM HIGH-END CUISINE  
TO FAST-CASUAL OPTIONS,  
BROOKFIELD PLACE PROVIDES  
SEEMINGLY LIMITLESS  
DINING OPPORTUNITIES



Sant Ambroeus



Tartinery



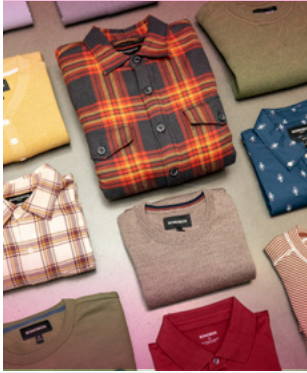
Sixpoint Brewery



Parm



Springbone Kitchen



# Retail THERAPY



- |                     |                  |                |
|---------------------|------------------|----------------|
| Adam Lippes         | Ferragamo        | Michael Kors   |
| Allen Edmonds       | Gucci            | Nike           |
| Arc'teryx           | Janie and Jack   | Oliver Peoples |
| Bonobos             | J.Crew           | Omega          |
| Bottega Veneta      | Jo Malone London | Suitsupply     |
| Club Monaco Men's   | Louis Vuitton    | Theory         |
| Club Monaco Women's | Lululemon        | Tory Burch     |
| Cos Bar             | Madewell         | UNTUCKit       |
| Davidoff of Geneva  | Marine Layer     | ZEGNA          |



# Services AND Amenities

Adam Grooming  
 Amazon Go  
 Angelo's Leather Care  
 Big & Tiny  
 Clean Market

Convене  
 Drybar  
 Equinox  
 Institute of Culinary Education

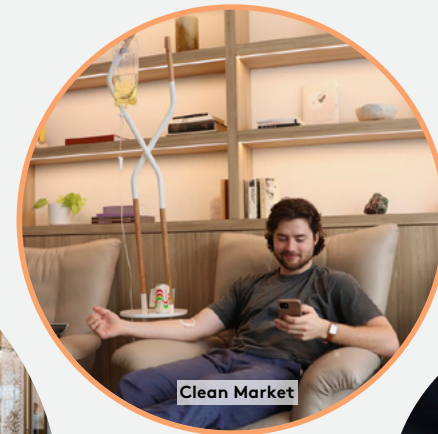
Jack's Hair Salon  
 North Cove Sailing  
 Plaza M Spa

Russian School of Mathematics  
 The Wonder

CURATED WORK-LIFE BALANCE,  
 HEALTH, AND WELLNESS



Big & Tiny Daycare



Clean Market



North Cove Sailing



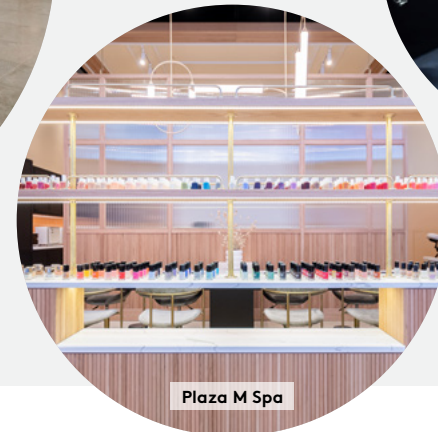
Equinox



Adam Grooming



Institute of Culinary Education



Plaza M Spa





# 200 LIBERTY STREET

The modernization of 200 Liberty marks the final phase in a multi-million dollar large scale redevelopment of Brookfield Place.



VIRTUAL TOUR

# 200 LIBERTY STREET

26TH FL  
PRIVATE  
TERRACE

LAY-BY-LANE

## AVAILABLE FLOORS

<b>FLOOR 33</b>	30,713 RSF	IMMEDIATE
<b>FLOOR 29</b>	29,364 RSF	IMMEDIATE
<b>PARTIAL FLOOR 26</b>	10,958 RSF	IMMEDIATE
<b>FLOOR 25</b>	40,081 RSF	IMMEDIATE
<b>PARTIAL FLOOR 24</b>	16,025 RSF	IMMEDIATE
<b>FLOOR 23</b>	40,081 RSF	IMMEDIATE
<b>FLOOR 22</b>	40,081 RSF	IMMEDIATE
<b>FLOOR 21</b>	41,275 RSF	IMMEDIATE
<b>FLOOR 8</b>	77,061 RSF	IMMEDIATE
<b>FLOOR 4</b>	79,166 RSF	IMMEDIATE
<b>FLOOR 3</b>	58,788 RSF	IMMEDIATE

TOTAL AVAILABLE  
**505,718 RSF**



SIXPOINT

- Recent \$100M+ building renovation and modernization completed, including a new lobby, elevators, commissioned artwork and upgraded retail tenancies
- Sixpoint Brewery, Starbucks, Devon & Blakely are all located within the building
- On-site car & bike parking
- Generator Capacity Available

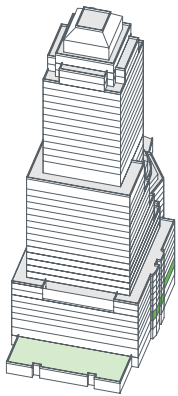
IMPROVEMENT  
ON A  
*Grand Scale*



# 200 LIBERTY STREET

## EFFICIENT BASE FLOOR PLATES

**FLOOR 3**  
**58,788 RSF**



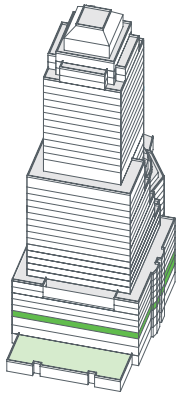
— CEILING HEIGHTS:  
12'9" FT SLAB TO SLAB



# 200 LIBERTY STREET

## EFFICIENT BASE FLOOR PLATES

**FLOOR 4**  
**79,166 RSF**



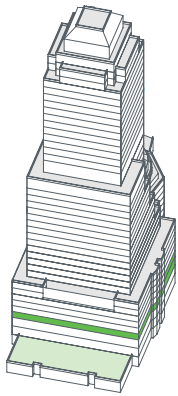
— CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB



# TRADING/DENSITY LAYOUT

200  
LIBERTY  
STREET

FLOOR 4  
79,166 RSF



— CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB

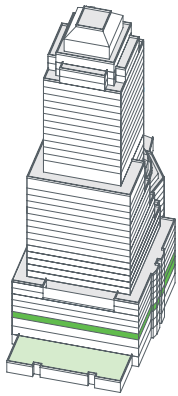


CONFERENCE ROOMS	<b>71</b>
WORKSTATIONS	<b>539</b>
TOTAL HEADCOUNT	<b>540 PPL</b>

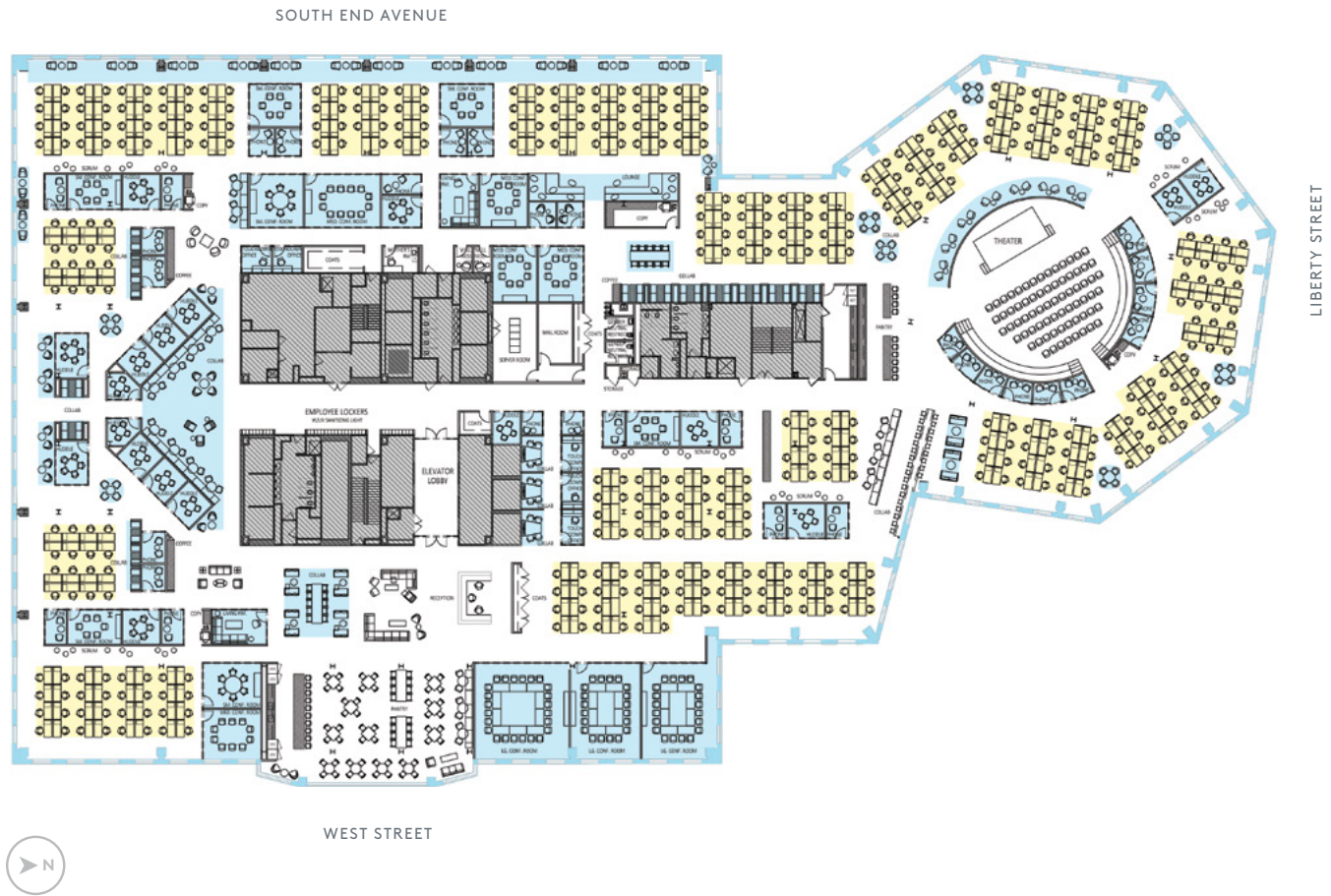
# 200 LIBERTY STREET

## TECH/CREATIVE LAYOUT

FLOOR 4  
79,166 RSF



— CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB



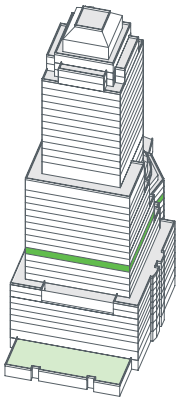
CONFERENCE ROOMS	<b>63</b>
WORKSTATIONS	<b>401</b>
TOTAL HEADCOUNT	<b>404 PPL</b>

# 200 LIBERTY STREET

SAMPLE MID-RISE FLOOR

FLOOR 15

42,125 RSF



— CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB

VIRTUAL TOUR

## EFFICIENT MID-RISE FLOOR PLATES



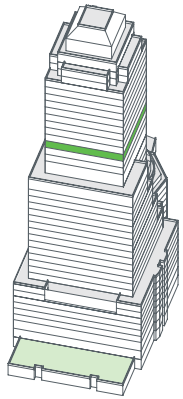
# 200 LIBERTY STREET

## 80/20 - LAYOUT

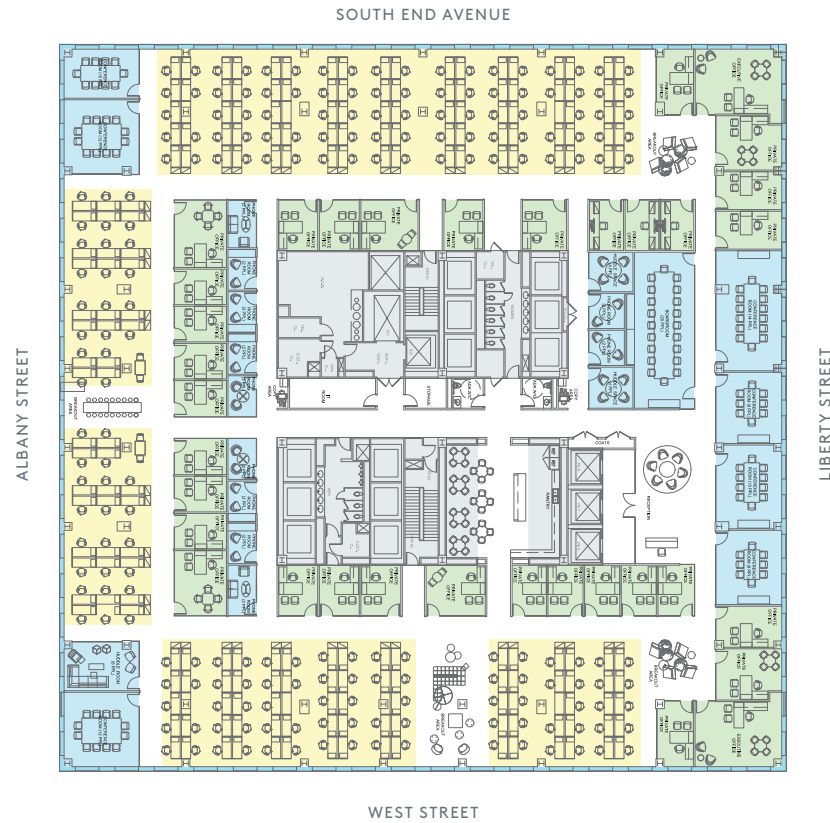
SAMPLE TOWER FLOOR

FLOOR 29

29,364 RSF



— CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB



PRIVATE OFFICES	<b>35</b>
CONFERENCE ROOMS	<b>9</b>
WORKSTATIONS	<b>208</b>
TOTAL HEADCOUNT	<b>243 PPL</b>

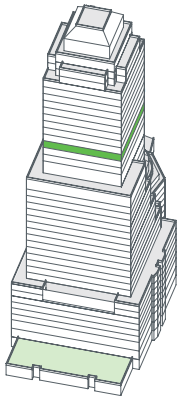
VIRTUAL TOUR

# 200 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOOR 29

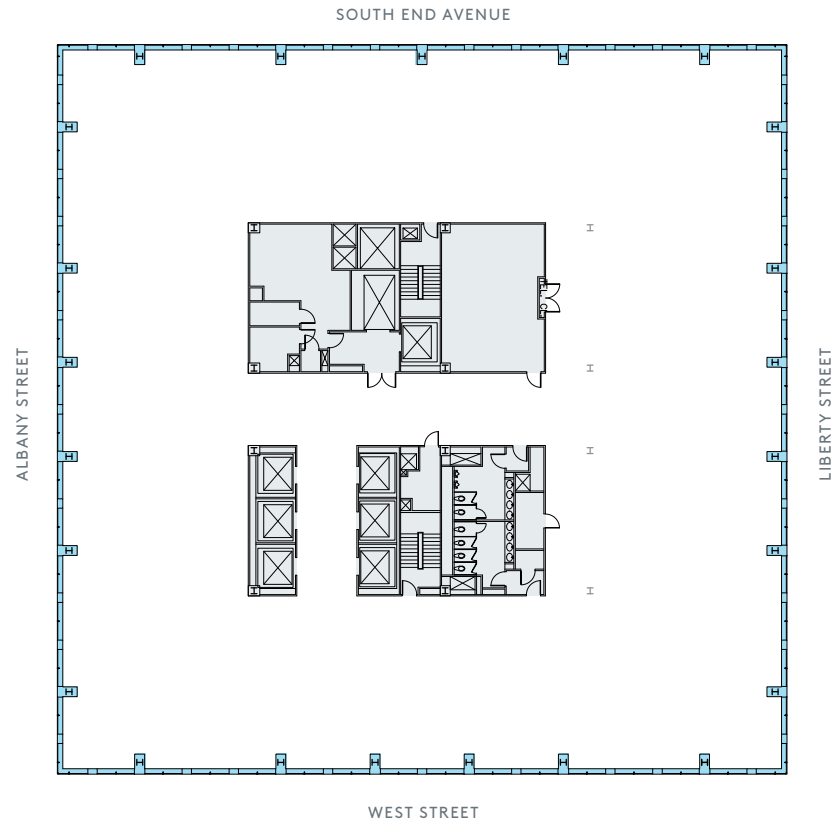
29,364 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

FLOOR 29

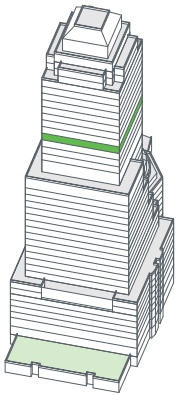
## EFFICIENT TOWER FLOOR PLATES



# 200 LIBERTY STREET

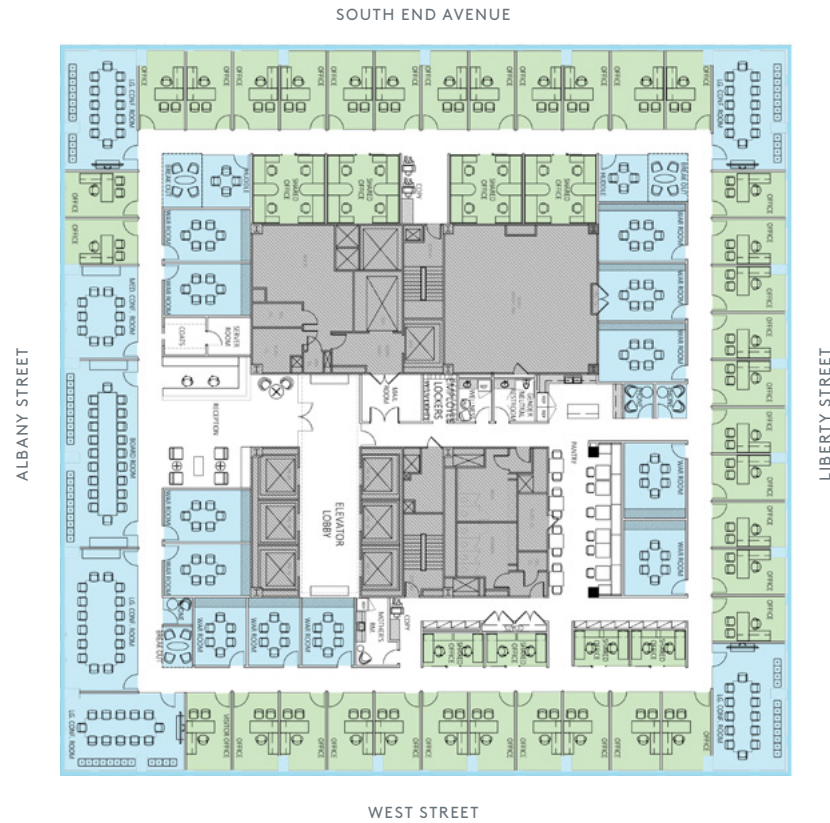
## SERVICE/LAW LAYOUT

FLOOR 29  
29,364 RSF



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

VIRTUAL TOUR

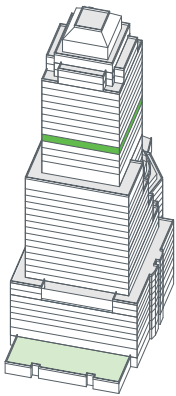


PRIVATE OFFICES	<b>35</b>
CONFERENCE ROOMS	<b>25</b>
WORKSTATIONS	<b>0</b>
TOTAL HEADCOUNT	<b>62 PPL</b>

# 200 LIBERTY STREET

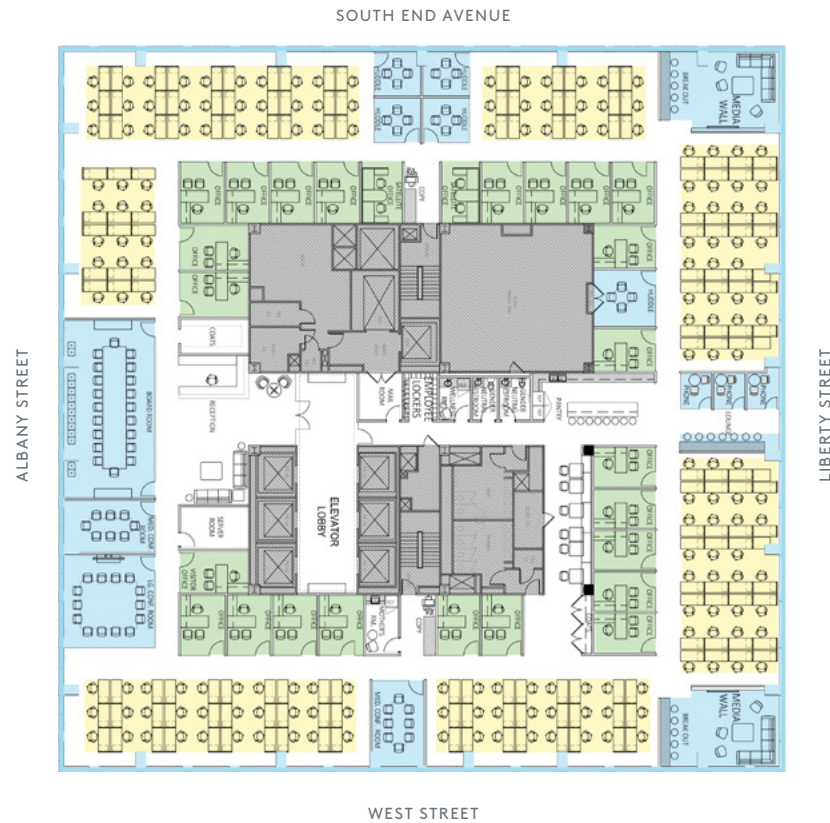
## 80/20 - LAYOUT

**FLOOR 29**  
**29,364 RSF**



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

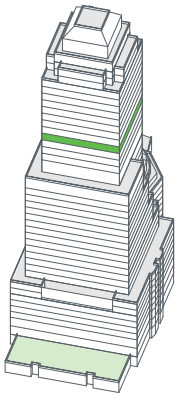
[VIRTUAL TOUR](#)



PRIVATE OFFICES	<b>24</b>
CONFERENCE ROOMS	<b>13</b>
WORKSTATIONS	<b>189</b>
TOTAL HEADCOUNT	<b>214 PPL</b>

# 200 LIBERTY STREET

**FLOOR 29**  
**29,364 RSF**



- CEILING HEIGHTS:  
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

**VIRTUAL TOUR**

## TECH/CREATIVE LAYOUT



CONFERENCE ROOMS	<b>19</b>
WORKSTATIONS	<b>150</b>
TOTAL HEADCOUNT	<b>151 PPL</b>

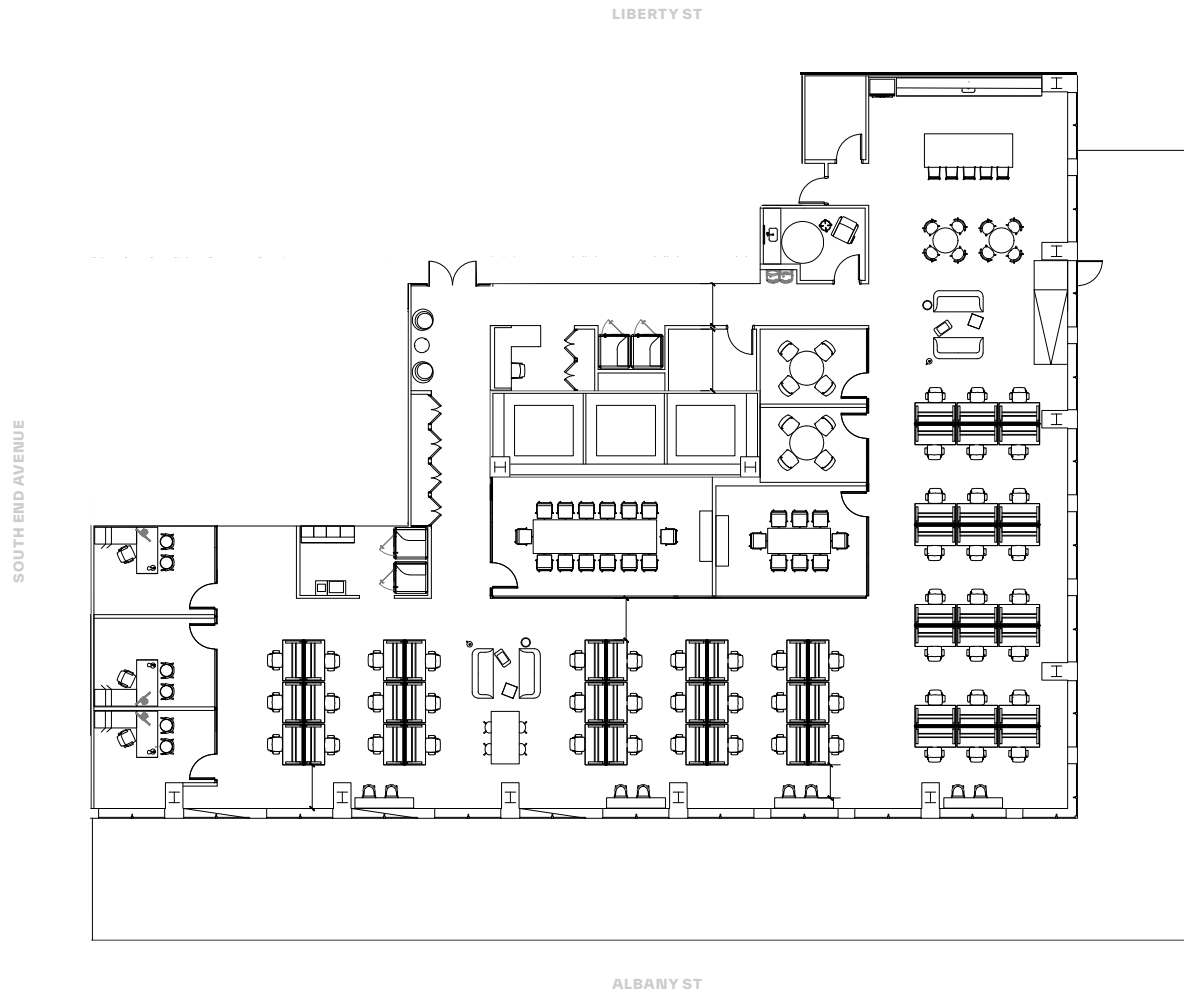


# 200 LIBERTY STREET

26th Floor | Suite 2608 | 10,958 RSF



- PANTRY 1
- RESPIRE 1
- BOARDROOM 1
- WORKSTATIONS 54
- SMALL CONFERENCE 3
- PRIVATE OFFICES 3



# Convene

73K SF

FLAGSHIP CONVENE AT  
225 LIBERTY STREET



Convene offers premium meeting and event spaces, flexible workspaces and hospitality amenities. This location also includes a For Five Café.





# Get Axiis working for you.

The Axiis tenant app is your community connection. Axiis by Brookfield Properties revolves around your workday, providing easy access to building information, events, contests, perks, and more!

**FREE**

mobile app offered  
exclusively to  
Brookfield Properties  
tenants.

Digital access control  
Exclusive events  
Tenant work orders  
Exclusive promotions  
Loyalty rewards program  
Exclusive wellness programming  
Access to parking / rooms  
Building Forms  
Parking applications  
Contests & Promotions  
Emergency Two-way  
Communication  
Employee Engagement Channel  
In App-payments  
Food Ordering  
Retail Directory  
Mobile Tips  
Handbook  
Bookings  
Bookings  
Director Management  
Digital access control  
Exclusive events  
Tenant work orders  
Exclusive promotions  
Loyalty rewards program  
Exclusive wellness programming  
Access to parking  
Building Forms  
Parking applications  
Contests & Promotions  
Emergency Two-way  
Communication  
Employee Engagement Channel

# YEAR-ROUND Events

Brookfield Place animates its grand indoor and outdoor public spaces year round through a mix of culture and events, bringing together New Yorkers and visitors from all over the world. Arts Brookfield brings our public spaces to life through art and experience, making BFPL an iconic destination.



**Pickleball**

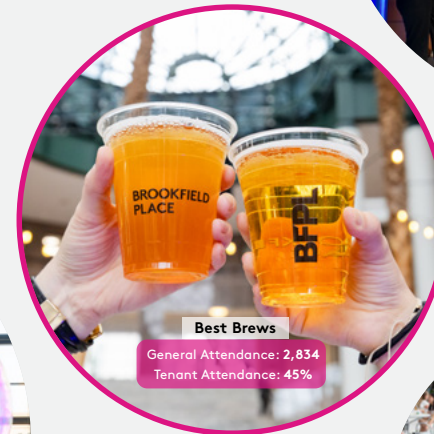
General Attendance: 1,467  
Tenant Attendance: 27%



**Elemental by Pixar**



**Hot Shots**

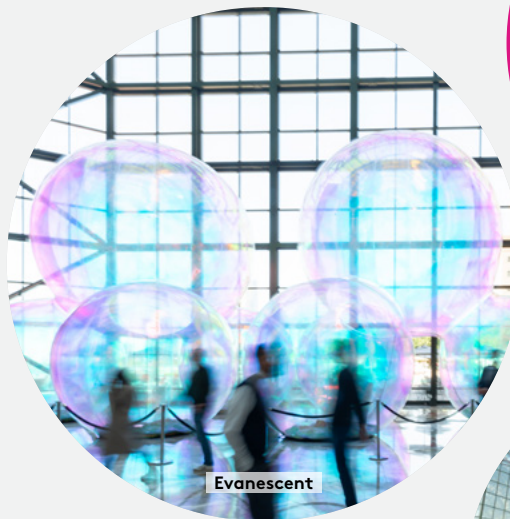


**Best Brews**

General Attendance: 2,834  
Tenant Attendance: 45%



**Icy Hot Event**



**Evanescent**



**BFPL Vineyard**

General Attendance: 178  
Tenant Attendance: 53%



**Pride**



**BFPL Open**

General Attendance: 534  
Tenant Attendance: 27%



# BRAND *Visibility*

With 27+ million visitors to Brookfield Place per year, use Brookfield Place for sponsorship opportunities, co-branding and events.



**504K**  
WEEKLY  
TRAFFIC



**69%**  
MILLENNIALS  
AGE 25-44



**90%**  
COLLEGE  
EDUCATED



**65%**  
EARN  
\$175K+

COMPLIMENTARY  
TENANT  
*Marketing*

TENANT MARKETING OPPORTUNITIES TO GENERATE  
BRAND AWARENESS, FOOT TRAFFIC, AND SALES



**BROOKFIELD  
PLACE**

Shopping, Dining, & Culture →



NATIONAL MEDIA  
**CAMPAIGNS**

APPROXIMATELY  
550M impressions in annual paid advertising

550M



ON-SITE  
**SIGNAGE**

APPROXIMATELY  
250K weekly impressions of complimentary on-site advertising

250K

\$13K value of complimentary marketing support based on paid advertiser rate

\$13K



LOCALIZED & MAINSTREAM  
**PRESS**

APPROXIMATELY  
3.6B impressions annually garnered through media alerts, press releases, and site visits

3.6B



ORGANIC & PAID  
**SOCIAL MEDIA**

67K followers on @bfplny account on Instagram

10K followers on @bfplny account on TikTok

\$100K spent on paid influencer marketing

67K

10K

\$100K



COMMUNITY  
**ENGAGEMENT**

123K email subscribers to monthly newsletter

9K tenants registered on building app

40+ annual events with retail integration opportunities

123K

9K

40+

# Sustainability

Brookfield Place was named one of New York City's Greenest Office Buildings. We remain committed to sustainability, earning LEED GOLD and Energy Star certifications for each tower in the complex. Our initiatives include energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation parking, environmentally friendly cleaning materials and erosion control.

Looking ahead, Brookfield Properties will continue to be a leader in sustainability, advancing environmentally friendly best practices to build a better tomorrow.



# 100% OF THE ELECTRICITY REQUIREMENTS FOR THE NEW YORK OFFICE PORTFOLIO SUPPLIED THROUGH HYDROPOWER BY 2024.

BROOKFIELD PROPERTIES

# ESG

## BENEFITS TO TENANTS

1



**INCREASES** demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.

2



**SUPPORTS** New York State's Climate Leadership and Community Protection Act legislative goals of achieving a 70% renewable power mix by 2030 and a 100% emissions free grid by 2040.

3



**24/7 CARBON FREE ENERGY** ensuring contracted zero emissions electricity from in-state, run-of-river hydropower plants is flowing into the grid at the same time power is being drawn from the grid at each property.

**WE WILL ACHIEVE** this through a bundled physical power purchase agreement (PPA) for electricity from in-state hydropower plants, including both the underlying electricity and the renewable energy credits (RECs).

**Brookfield** | Real estate,  
Properties | reimaged.

  [brookfieldproperties.com](https://www.brookfieldproperties.com)





# CONTACT

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Properties

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IT'S ALL  
*Right Here*