

**AVISON
YOUNG**

VIRTUALLY STAGED

FULL FLOOR OFFICE SPACES FOR LEASE
14,000 RSF - 56,000 RSF AVAILABLE

83

MAIDEN
LANE DOWNTOWN



PREMISES

3rd Floor	14,000 RSF
4th Floor	14,000 RSF
5th Floor	14,000 RSF
6th Floor	14,000 RSF
Total	56,000 RSF

Floors can be leased separately

AVAILABILITY

Immediately

CEILING HEIGHTS

10'10" Slab-to-slab

TERM

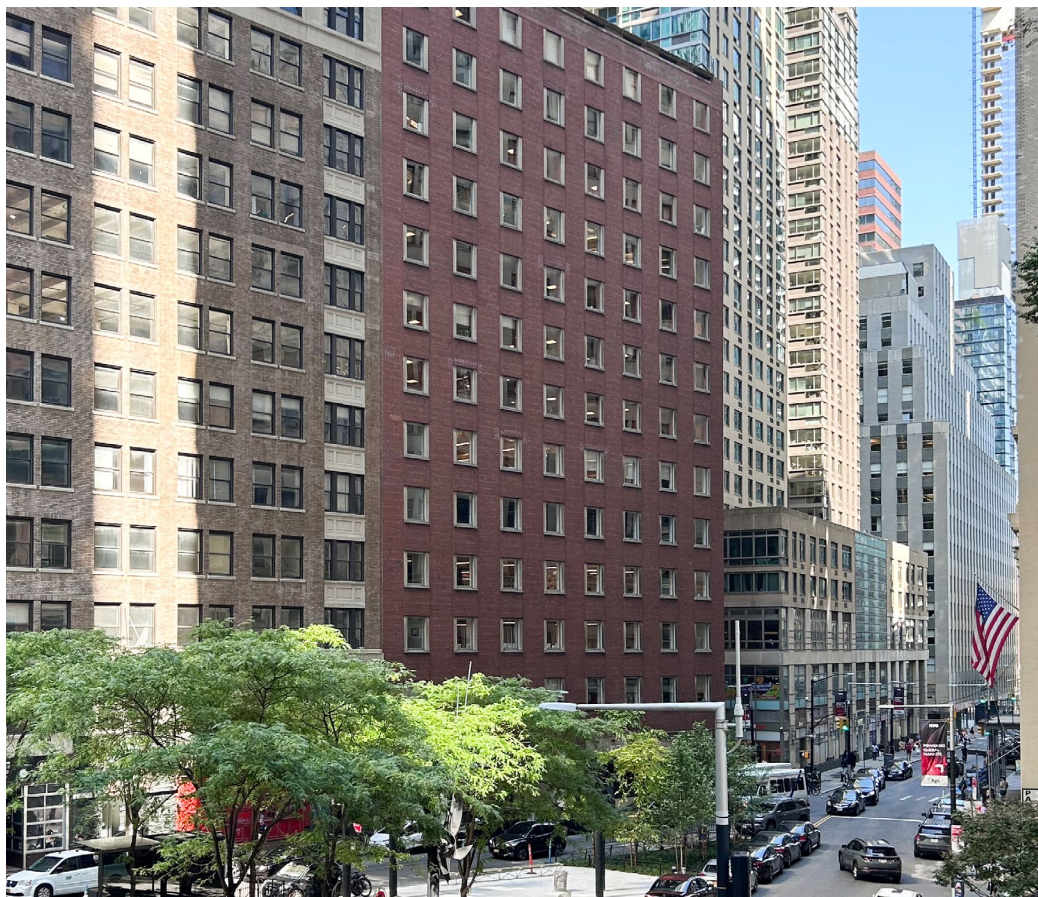
Negotiable

RENTAL RATE

Upon request

SPACE HIGHLIGHTS

- Newly constructed
- Three meeting rooms
- Two private offices
- Pantry area
- One large conference room
- Multi-stall restrooms
- Energy-efficient LED lighting throughout
- Polished concrete floors
- Corner exposure with windows on two sides





BUILDING HIGHLIGHTS

- Located in the heart of Manhattan's Financial District
- Excellent corner exposure with south and east-facing windows along Maiden Lane and Gold Street
- Building amenities include:
 - Attended lobby and on-site building manager
 - Nearby restaurants such as Mezcali, Traditas Pizza, and Giardino D'Oro Italian Restaurant
- Surrounded by a wide variety of amenities:
 - Westfield WTC
 - The Seaport
 - Eataly
 - Capital Grille
 - Fogo de Chao
 - Felice
 - Equinox, Crunch Fitness, and Pure Gym
- Nonprofit-owned building with the potential to structure a property tax incentive for qualified nonprofit tenants, subject to eligibility and review

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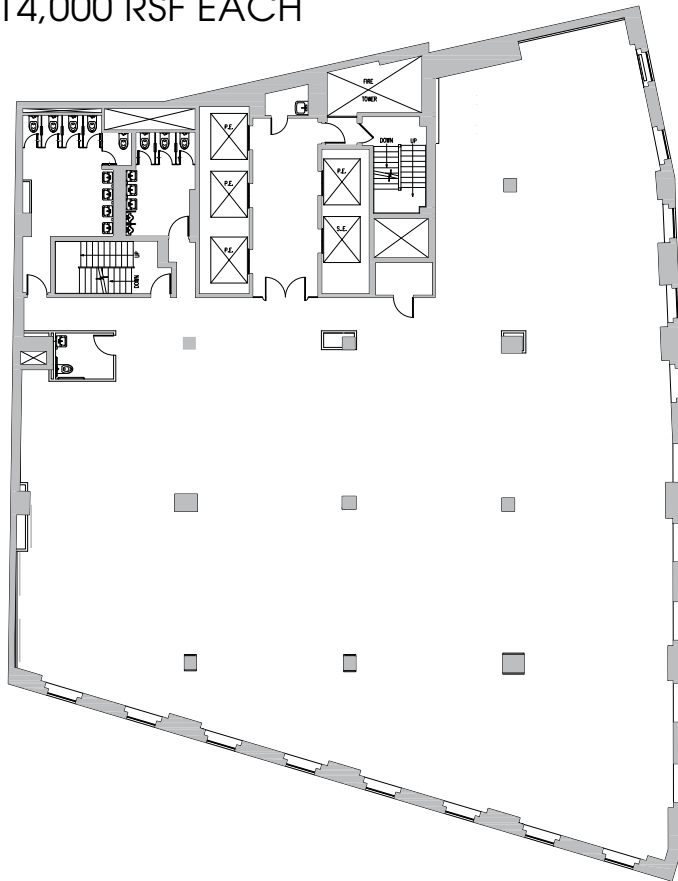




VIRTUALLY STAGED

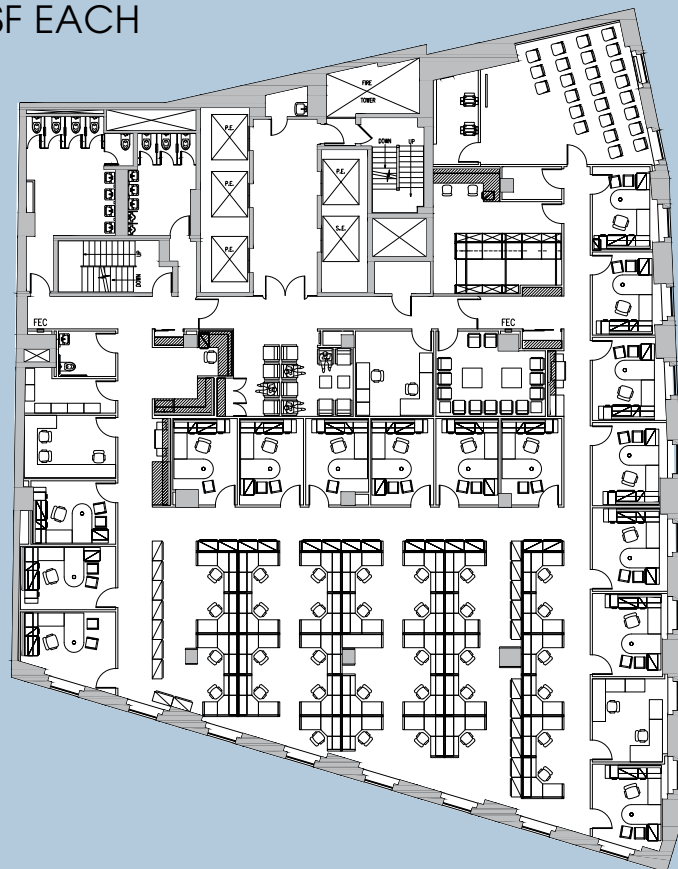
FLOORS 3-6

CORE AND SHELL 14,000 RSF EACH

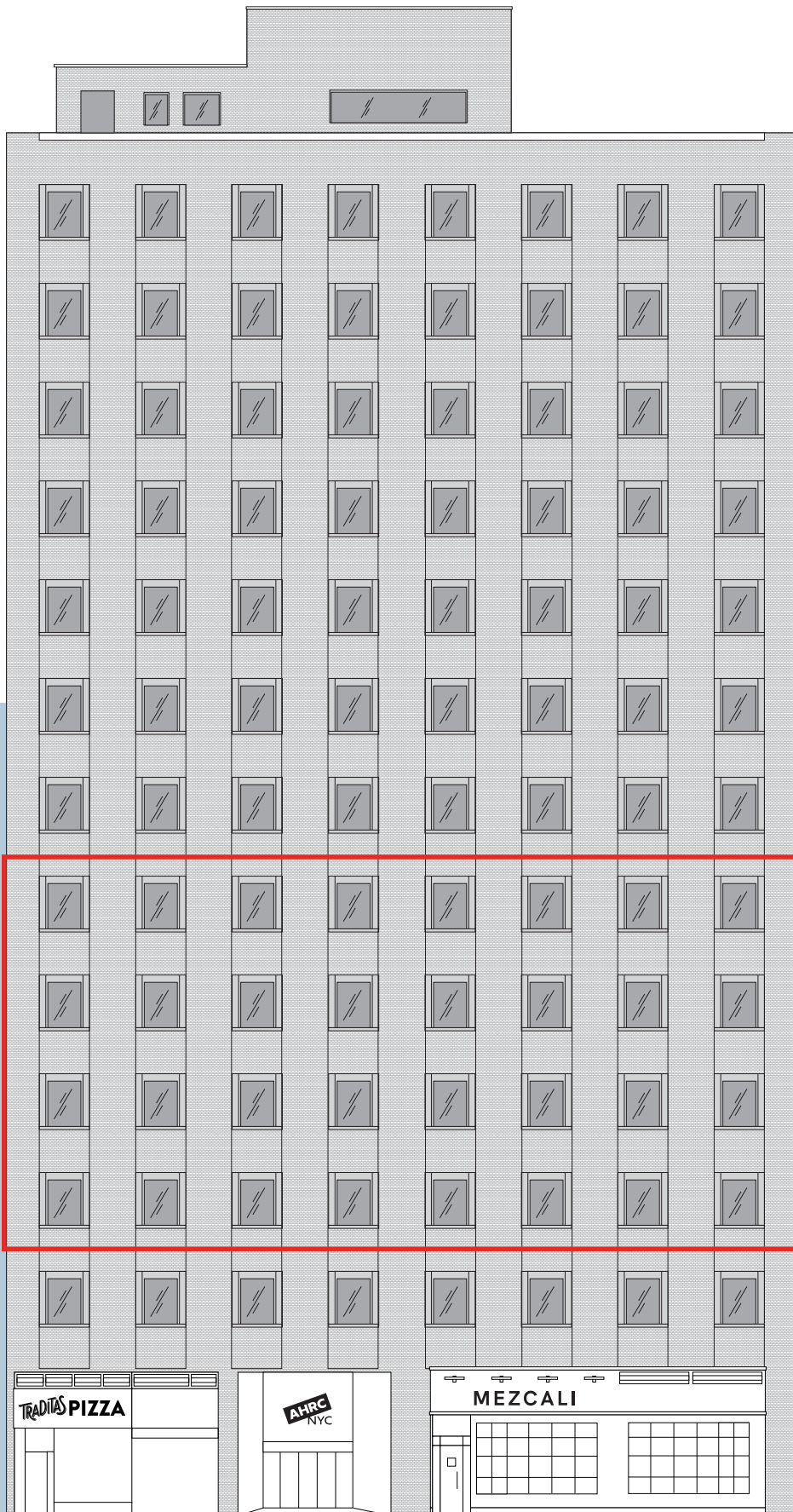


FLOORS 3-6

TEST-FIT - 14,000 RSF EACH



56,000 RSF LARGE BLOCK OPPORTUNITY



ENTIRE 3RD-6TH FLOORS

56,000 rsf total
14,000 rsf each

Floors can be
leased separately

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LANE** DOWNTOWN



**COMMUTE TIME FROM 83 MAIDEN LANE TO
MAJOR TRANSIT HUBS THROUGHOUT THE CITY:**

- 16 MINS TO PENN STATION
- 18 MINS TO GRAND CENTRAL TERMINAL
- 18 MINS TO ATLANTIC TERMINAL / BARCLAYS CENTER
- 8 MINS TO NYC FERRY TERMINAL
- 12 MINS TO HOBOKEN PATH STATION
- 20 MINS TO PORT AUTHORITY BUS TERMINAL



AREA AND TRANSPORTATION HIGHLIGHTS

- Exceptional transit connectivity with immediate access to Fulton Center and numerous subway lines including: **2 3 4 5 A C E J Z N R W**
- Vibrant neighborhood that is close to South Street Seaport and iconic New York landmarks including Wall Street and the World Trade Center
- Strong amenity base with nearby fitness centers, hotels, and shopping

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For more information, please contact:

DAVON PETERS

D. 212 858 9236 | M. 347 554 7859
davon.peters@avisonyoung.com

MICHAEL GOTTLIEB

D. 212 729 6809 | M. 201 906 8436
michael.gottlieb@avisonyoung.com

PATRICK STEFFENS

D. 212 729 7945 | M. 347 922 8109
patrick.steffens@avisonyoung.com

MARTIN COTTINGHAM

D. 212 729 6325 | M. 347 237 2200
martin.cottingham@avisonyoung.com

Avison Young | 530 5th Avenue, Floor 4 | New York, NY 10036
T 212 729 7140 | F 917 591 9300 | avisonyoung.com

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