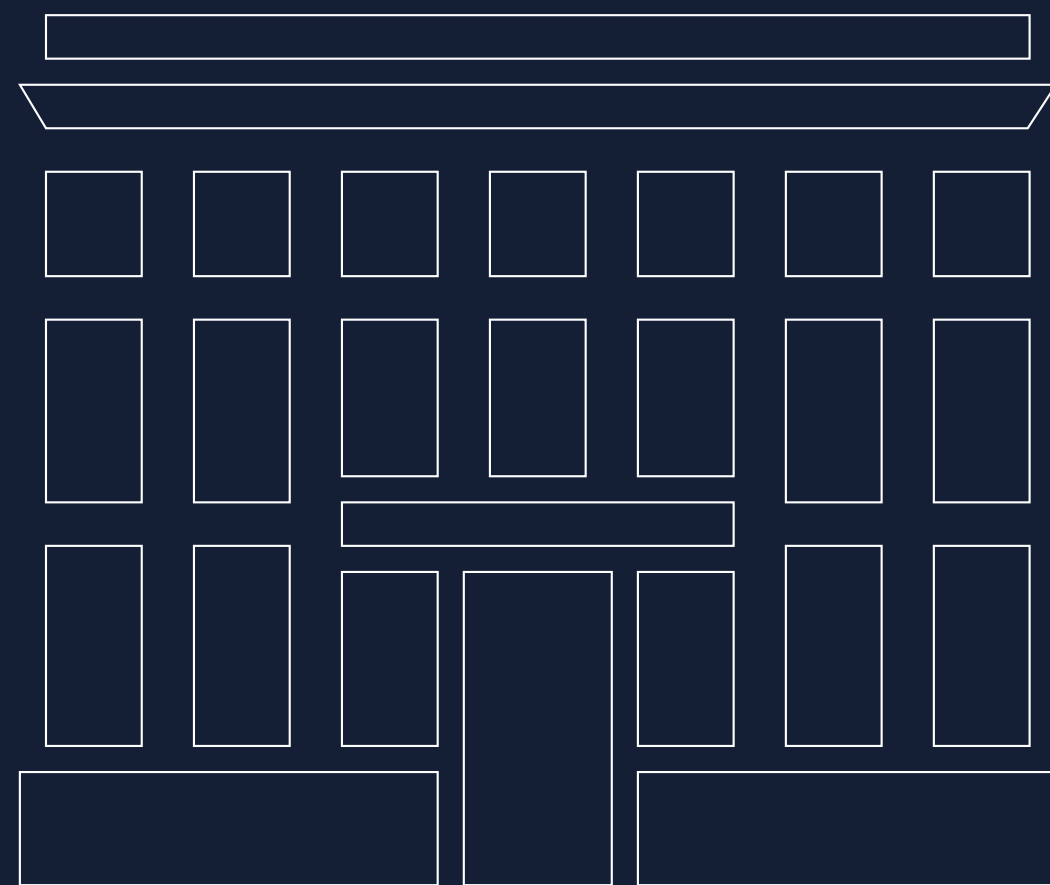
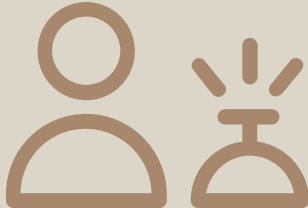




ONE HANOVER



LANDMARK 3-STORY BUILDING

		BRAND NEW BOUTIQUE OFFICE SPACE WITH ONE-OF-A-KIND AMENITIES			
		 TRANSFORMATIVE REDEVELOPMENT of one of lower Manhattan's most historic buildings.		2,850 SF FINAL DEBUT of highly-designed Class-A office space.	
		 LANDMARK, 3-STORY BUILDING with unprecedented branding opportunity on exterior street-facing flags.		 FULL FLOOR OF AMENITIES with personalized concierge services.	



LIVING ROOM, BAR & LOUNGE



THIS BOUTIQUE
OFFICE PROVIDES AN
UNMATCHED EXPERIENCE
FOR DISCERNING
TENANTS

The entire ground floor is
comprised of building amenities
that have been carefully curated
to provide a home away from
home and to reflect modern
workplace preferences.



NEW YORK
COTTON
EXCHANGE

1872-
1885



INDIA HOUSE MEMBER'S
CLUB. A PRIVATE CLUB
FOR GENTLEMEN
INVOLVED IN FOREIGN
COMMERCE

1914-
2020



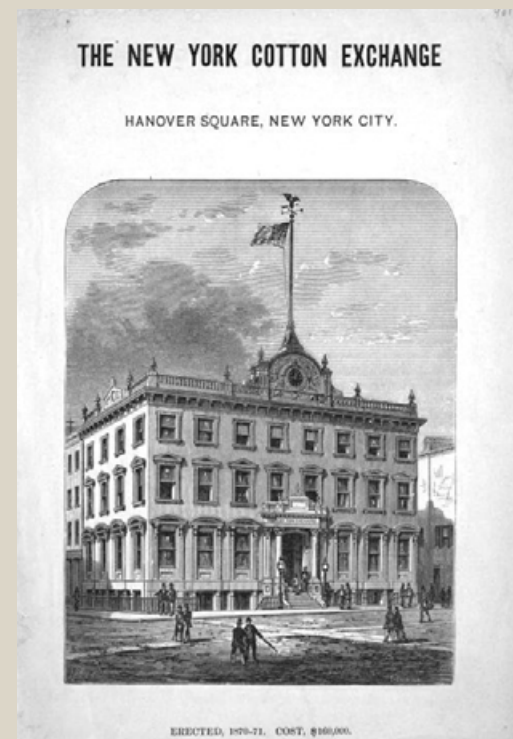
ONE HANOVER IS
INTRODUCED FOR
THE FIRST TIME AS
BOUTIQUE OFFICE

2022



1851-
1854

THE HANOVER
BANK
IS ERECTED



1885-
1912

W.R. GRACE
& COMPANY



1972

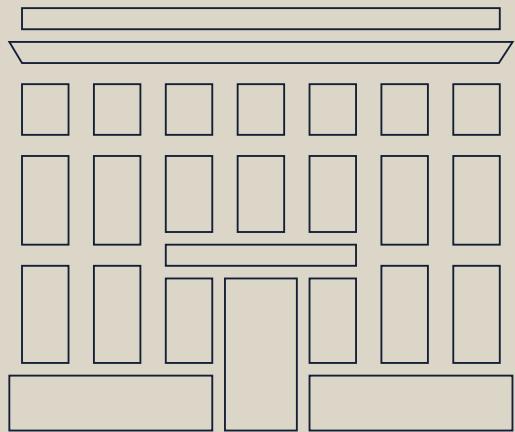
HARRY'S STEAKHOUSE
OPENS. WALL STREET'S
PREFERRED LUNCH
DESTINATION



The background is a dark blue rectangle. A thin blue line forms a diamond shape in the center, with its vertices at the midpoints of the rectangle's sides. This diamond is divided into four triangles by a horizontal and a vertical line that intersect at its center. These lines also divide the entire rectangle into a 2x2 grid of four equal squares.

FLOOR PLANS AND RENDERINGS

BUILDING
ELEVATION



ONE HANOVER



THIRD FLOOR

REMARKABLE
BRANDED FLAG
OPPORTUNITY

SECOND FLOOR

2,850 RSF AVAILABLE

PARLOR FLOOR

EXCLUSIVE AMENITIES

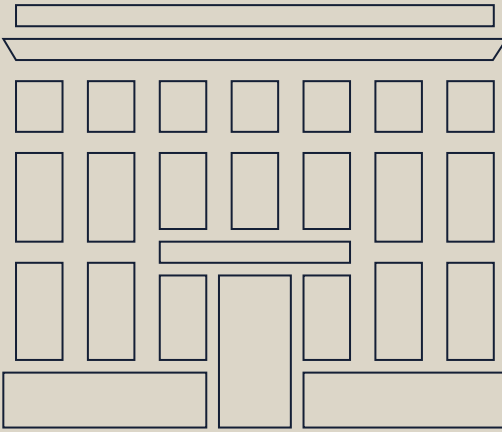
HARRY'S RESTURANT

GROUND FLOOR
RECEPTION
&
VESTIBULE

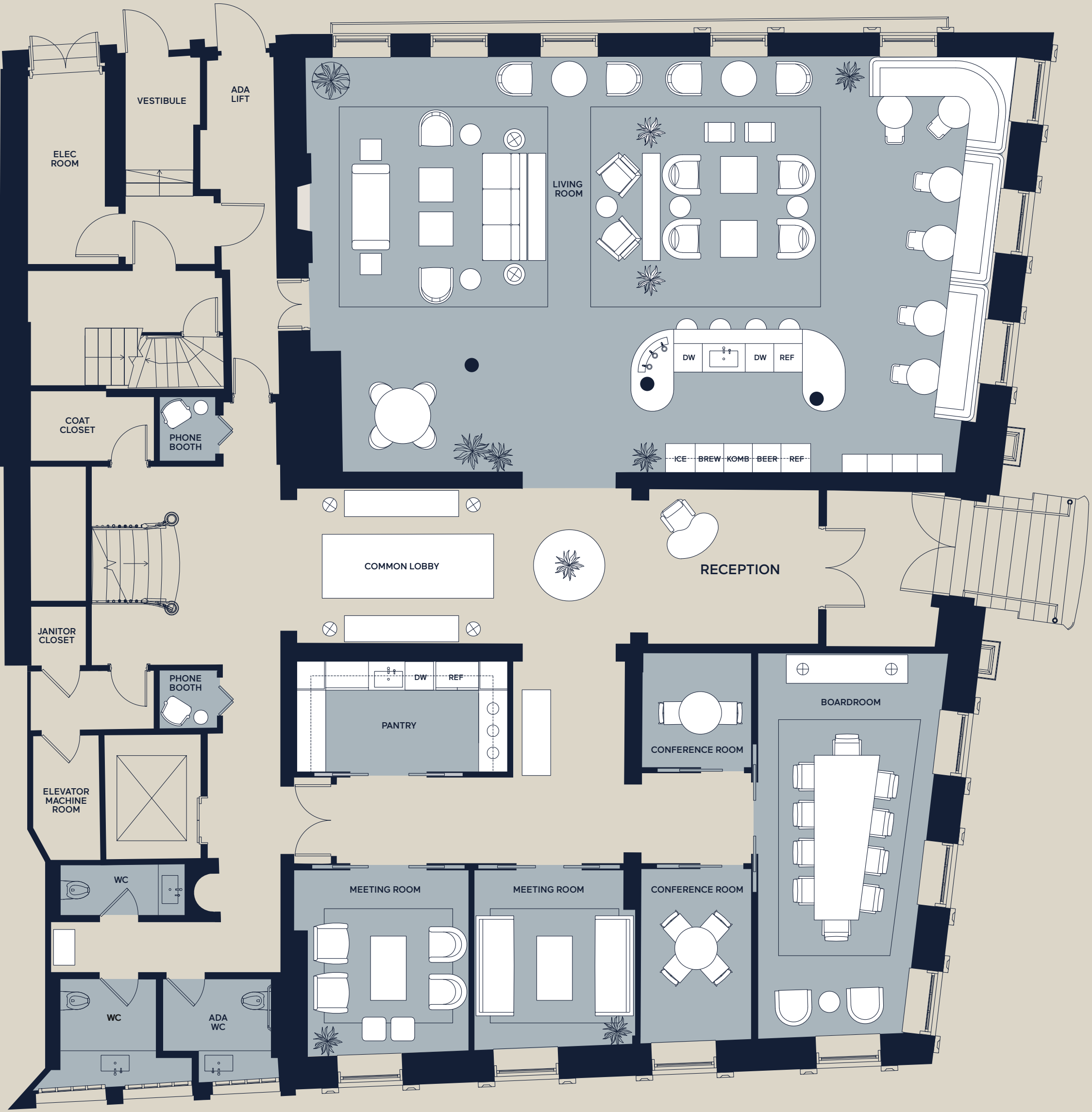


GROUND FLOOR
EXCLUSIVE
TENANT
AMENITIES

OVER 5,000 SF



ONE HANOVER



GROUND FLOOR
LIVING ROOM,
BAR &
LOUNGE

2,500SF





RELAX, WORK OR UNWIND

Fresh coffee is served at the bar every morning, and beer and cold brew are always on tap. Private liquor lockers are available for tenants' use.

The Living Room can be reserved for luncheons, cocktail parties, and fireside presentations.

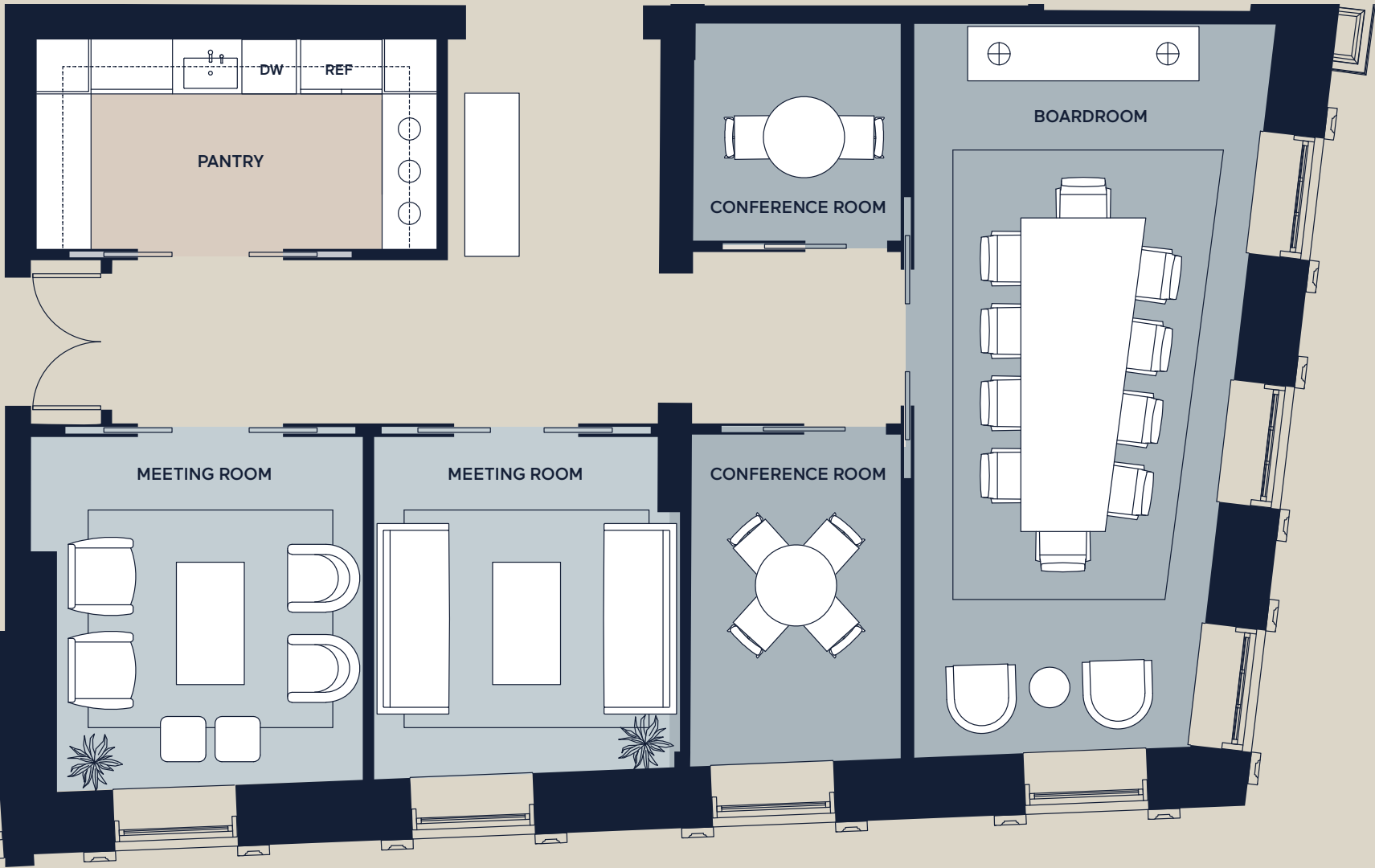
GROUND FLOOR

BOARDROOM & MEETING SPACE



MEETING ROOMS
WHEN YOU NEED THEM

One Hanover provides five separate conference facilities to accommodate meetings of all sizes. These reservable rooms are equipped with state-of-the-art IT/AV and upscale furnishings. A pantry is centrally located for any catering needs.





PARTNERSHIP WITH
HARRY'S STEAKHOUSE

CATERING ON DEMAND

One Hanover has established an exclusive arrangement with this Wall Street institution. Lunch, dinner, or after-work bites can be ordered on demand via a QR code and delivered straight to your desk or office via a secret back door entrance.

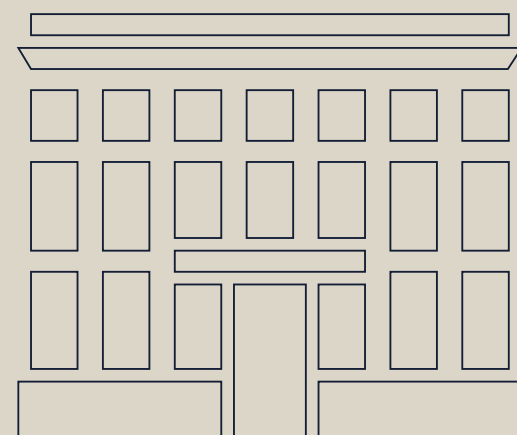
GROUND FLOOR
RESTROOMS





SECOND FLOOR

SUITE 202: 2,850 RSF



ONE HANOVER



- AMENITY AREAS
- CONFERENCE/BOARD ROOMS
- MEETING ROOMS
- SUPPORT

BUILDING SPECIFICATIONS		SomeraRoad is completing a \$20M+ gut renovation of One Hanover Square to create at one-of-a-kind, owner-occupied, boutique office building.	
AMENITIES 2,500 SF exclusive Living Room with full bar, private liquor cabinets, sound system, and fireplace. State-of-the-art conferencing center with a board room and four other meeting rooms. Exclusive Partnership with Harry’s Steakhouse to deliver a drink, a meal, or entire-office catering on demand. Personalized concierge services.	BUILDING COMPLETION DATE Built 1854 / Renovated 2023 FLOORS 3+ English Basement ARCHITECTURE S9 Architecture INTERIOR DESIGN Husband Wife STRUCTURAL ENGINEER Silman MEP ENGINEER EP Engineering PROPERTY MANAGEMENT JLL	SPECIFICATIONS LOBBY, ACCESS AND SECURITY - 24/7/365 access - Full-service front desk - 24/7 video surveillance - Secure access controls - Delivery entrance CEILING HEIGHTS Range from 9' 2" to 16' 4" HVAC All electric air-cooled VRF systems with supplemental steam radiators. ELECTRICITY 6 watts/sf demand load exclusive of base building systems. LIFE SAFETY Fully-sprinklered with two way voice communication fire alarm system with smoke/heat/CO detection. TELECOM/DATA Risers with extra capacity for tenants’ use, telecom closets on each floor, capacity for a multitude of carriers. BATHROOM Fully finished throughout. PANTRIES Domestic water and sanitary connections provided.	

NEIGHBORHOOD

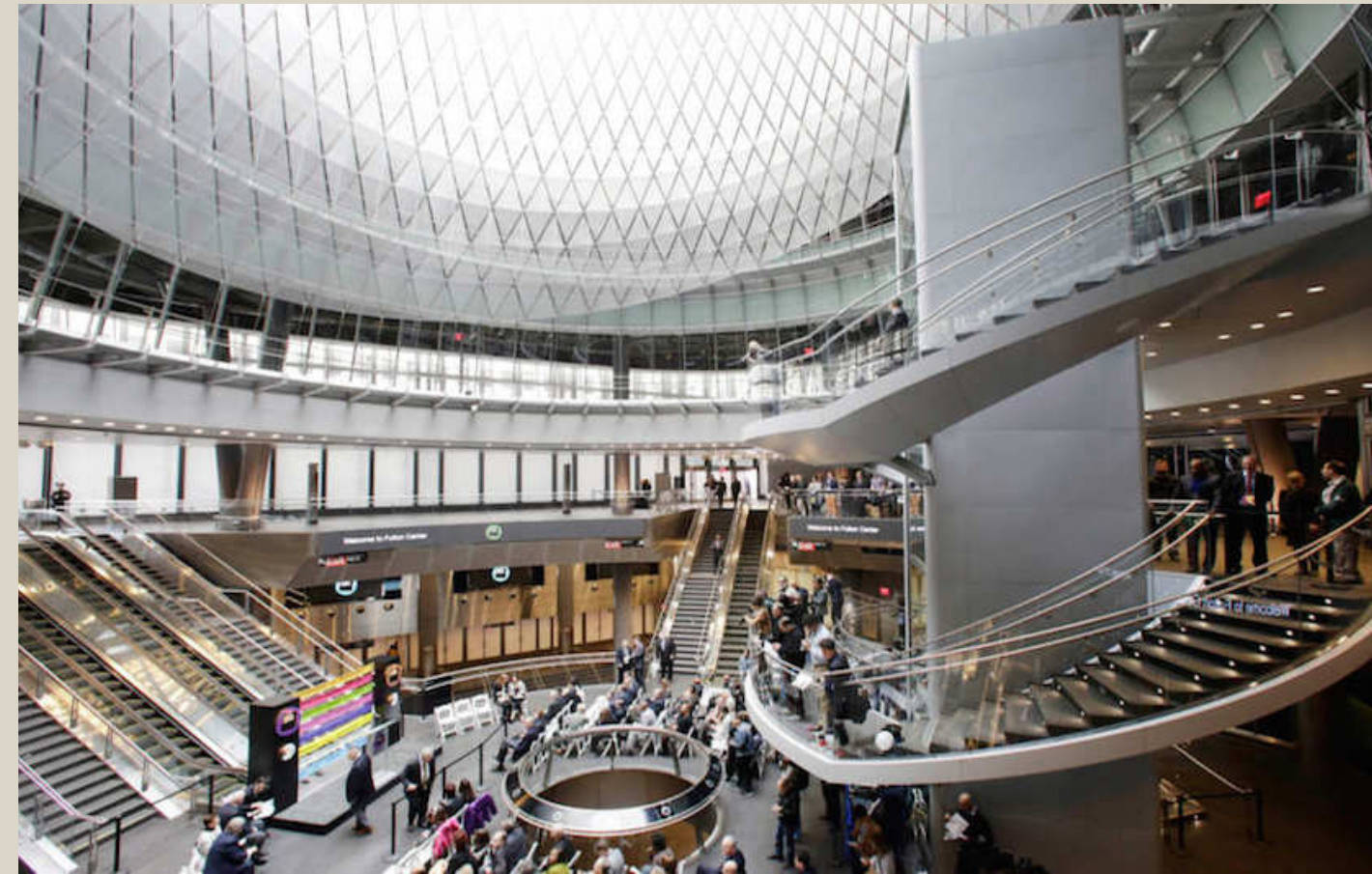


ONE HANOVER IS
SITUATED IN THE MOST
HISTORICALLY-RICH PART
OF MANHATTAN

It has recently undergone
a renaissance and now boasts
many of the City's most exciting
new attractions.

TRANSPORTATION

One Hanover is conveniently located at the nexus of every form of transportation. Subway stations, Citibike docks, the ferry to Brooklyn, and even a heliport are within minutes by foot.



FULTON TRANSIT HUB



CITIBIKE



NYC FERRY CONNECTIONS



DOWNTOWN MANHATTAN HELIPORT

TRANSPORT

14 Subway Lines

1 2 3

A C E

4 5 6

N R W J Z

30 Bus Routes

6 Ferry Lines

28 Citibike Stations

WALK TO

1 Min to Stone Street

5 Mins to NY Ferry

6 Mins to Battery Park

6 Mins to NYC Water Taxi

8 Mins to Fulton Transit Hub

10 Mins to WTC Cortlandt

11 Mins to Oculus

TRAIN TO

9 Mins Downtown Brooklyn

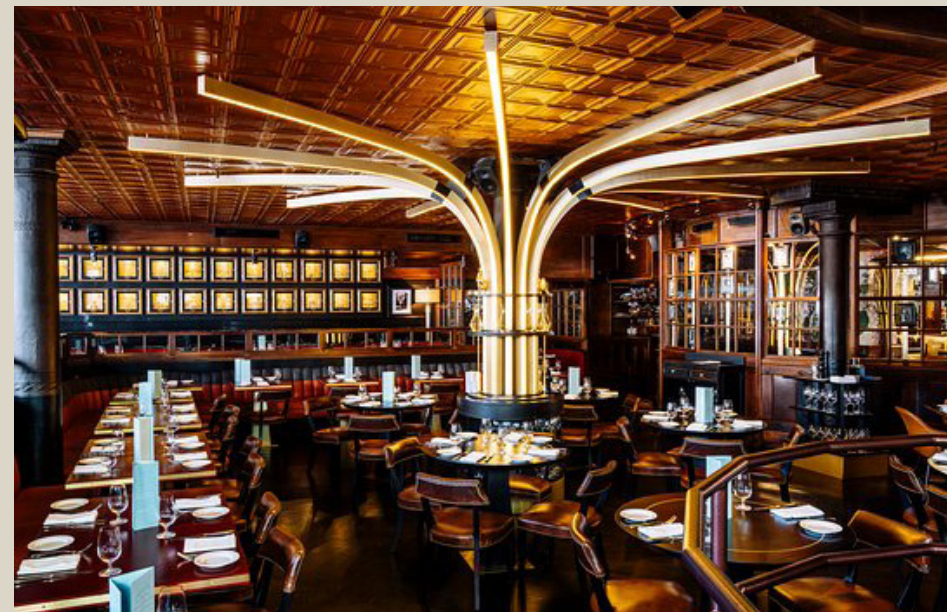
18 Mins Penn Station

20 Mins Grand Central Station



NEIGHBORHOOD

Lower Manhattan is a culturally rich and historically significant neighborhood. It boasts some of New York's finest restaurants and bars, and is one of the most densely amenitized parts of the city.



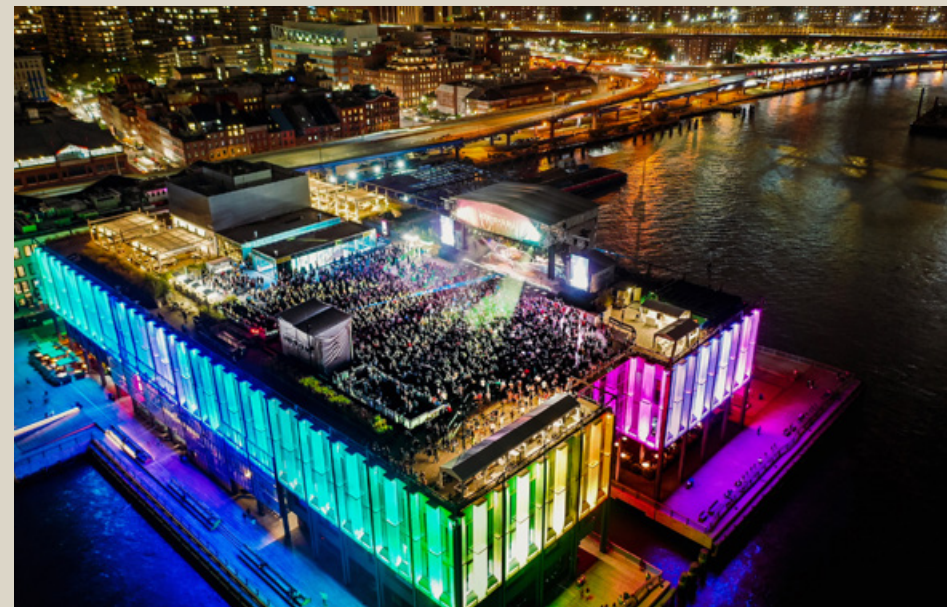
HARRY'S STEAKHOUSE



QUEEN ELIZABETH PARK



URBANSPACE FOODHALL



PIER 17 / THE TIN BUILDING
FROM JEAN-GEORGES



CASA CIPRIANI



BARCLAY REX CIGAR LOUNGE



STONE STREET BARS
AND RESTAURANTS



SOUTH STREET SEAPORT



THE OCULUS



EQUINOX WALL STREET

● RESTAURANTS AND BARS

- 1 Harry's
- 2 Barclay Rex Cigar Lounge
- 3 Urbanspace Foodhall

Stone Street

- 4 The Gin Dam
- 5 Gran Via
- 6 Ulysess
- 7 Adrienne's Pizzabar
- 8 Stone Street Tavern
- 9 Underdog
- 10 The Cauldron
- 11 The Dubliner
- 12 Beckett's Bar and Grill
- 13 Route 66 Smokehouse

- 14 The Dead Rabbit Grocery and Grog

- 15 Toro Loco

- 16 Dig Inn

- 17 Delmonico's (to reopen)

- 18 Leo's Bagels

- 19 Sweetgreen

- 20 Joe & the Juice

- 21 Cipriani Club

- 22 Full Shilling

- 23 La Colombe Coffee Roasters

- 24 Chopt Creative Salad Co.

- 25 Black Fox Coffee

- 26 Neapolitan Express

- 27 Juice Generation

- 28 Cedar Local

- 29 Dos Toros Taqueria

- 30 Manhatta (to reopen)

- 31 Industry Kithcen

- 32 Nobu

- 33 Luchadores NYC

- 34 Carne Mare

35 Tin Building

- Seeds & Weeds
- Shikku
- Fulton Fish Co.
- The Frenchman's Dough
- T.brasserie
- House Of The Red Pearl

36 Pier 17

- The Greens
- Ssäm Bar
- Heineken Riverdeck
- Mister Dips
- Malibu Farm
- Dante Seaport
- The Fulton

● RETAIL

- 1 Hermès

- 2 Seaport District NYC

- 3 The Oculus

- 4 Brookfield Place

● CULTURE

- 1 Queen Elizabeth Park

- 2 Hyatt Centric Wall Street

- 3 Radisson Hotel New York

- 4 Federal Hall

- 5 New York Stock Exchange

- 6 South Street Seaport / Museum

- 7 Pier 17 concert venue

- 8 The Beekman a Thompson Hotel

● FITNESS

- 1 Retro Fitness

- 2 Casa Cipriani

- 3 Equinox Wall Street

- 4 Crunch Fitness - FIDi





LEASING



FOR LEASING INQUIRIES
PLEASE CONTACT:

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andrew.coe@am.jll.com

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Associate

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OUR TEAM

SomeraRoad

S9ARCHITECTURE

HUSBAND WIFE



NOTE: THESE CONCEPTUAL DRAWINGS ARE
FOR PLANNING PURPOSES ONLY. SITE SPECIFIC
INFORMATION SUCH AS EXISTING CONDITIONS,
ZONING, CODE, PARKING AND LANDSCAPE
REQUIREMENTS MUST BE HUSBAND WIFE VERIFIED.