WELCOME TO ONE WTC

EVERYTHING YOU NEED IS HERE
Vibrant, state-of-the-art space where work is elevated. Panoramic views, world-class amenities and an eclectic mix of industries. Surround yourself with inspiration.
OFFICE SPACES
at One World Trade Center

HIGH-END PREBUILTS
• Creative Layouts
• Breakout Spaces
• Glass Office Fronts
• Full-Service Pantry

DurstReady
• Premium Move-In Ready Offices
• Fully Furnished and Wired
• Open Work Layouts with Meeting, Huddle, and Conferencing Spaces
• Flexible Lease Terms and Expedited Execution

FULL AND PARTIAL FLOORS
FULLY CUSTOMIZABLE
• Limitless Possibilities
• LEED Gold v2.0 Core + Shell
• Open or 9’ Finished Ceilings (13’-6” Slab-to-Slab)

IMMEDIATE AVAILABILITIES
FLEXIBLE TERM LENGTHS
COLUMN-FREE FLOORS
ICONIC PANORAMIC VIEWS
COMMUNITY OF INNOVATIVE PEERS

OFFICE SPACES at One World Trade Center

IMMEDIATE AVAILABILITIES
FLEXIBLE TERM LENGTHS
COLUMN-FREE FLOORS
ICONIC PANORAMIC VIEWS
COMMUNITY OF INNOVATIVE PEERS
WORLD-CLASS AMENITIES
at One World Trade Center

CONNECT. REFUEL. RECHARGE.

Newly expanded and reimagined convenience on the 64th Floor, Well& By Durst is a constantly evolving amenity experience comprising seasonal cuisine, seamless meeting spaces, and tenant programming. Exclusive access for all tenants. Everything you need is here.

A multimedia game room complete with shuffleboard, video gaming consoles, billiards, table tennis, and space for casual gatherings is complemented by a café serving fresh, locally sourced menu items. State-of-the-art, multi-purpose meeting rooms perfectly suited to corporate events, trainings, and social receptions are also available.
Rising over the Lower Manhattan skyline, One World Trade Center is the tallest building in the Western Hemisphere. This Class A office property features state-of-the-art construction with reinforced steel and concrete slabs, column-free floors, tenant-controlled HVAC units, and floor-to-ceiling glass curtain walls.

Built by The Port Authority of New York and New Jersey and The Durst Organization in an unparalleled public-private partnership, One World Trade Center sets a new standard of design, construction, and prestige. Bringing a wealth of private sector experience to One World Trade Center, The Durst Organization is also responsible for marketing, leasing, and managing the property.

**Completion**
2014

**Architect**
Skidmore Owings & Merrill

**Stories**
104

**Building Area**
3 million SF

**Sustainability**
LEED Gold for core and shell

**Slab Height**
13’-4” typical

**Floor Plates**
- Below the Sky Lobby: 37,000 to 48,000 SF
- Above the Sky Lobby: 31,700 to 40,000 SF

**Building Height**
1,776 FT

**MAJOR TENANTS**
- Ameriprise
- Carta
- Condé Nast
- GroundTruth
- Moody’s
- Olo
- Sailthru
- Stagwell
- Undertone
- Wunderkind

**LOBBY**
One World Trade Center’s lobby features soaring 50-foot ceilings, white marble-clad walls, and multiple security desks and points of entry for office tenants. A separate entrance is provided for Observatory patrons. The building also has a secondary Sky Lobby on the 64th floor — a double-height space with panoramic views looking north — that provides elevator access to the upper floors of the building.

**HEATING, VENTILATION, & AIR CONDITIONING**
Two water-cooled, tenant-controlled DX condenser package units per floor supply variable air volumes ranging from 22,000 to 36,000 cfm/floor. Perimeter hot water heating is provided via low-rise fin tube elements.

**BASE BUILDING AND LIFE SAFETY**
One World Trade Center was designed and built to exceed current code requirements; it features extra-wide reinforced egress stairs with multiple exit points. There is a separate third stair for use only by first responders, allowing them unimpeded access to the building. The hardened, reinforced core forms a cocoon around critical infrastructure — including life safety — providing robust protection of all systems.

**TELECOMMUNICATIONS**
The property has a complete state-of-the-art telecommunications system including two-way radio for communication between building management, building services, engineers, and security.

**ELECTRICAL SYSTEM**
Electricity is provided via four diverse medium voltage (13.8kV) service entrances serving eight Power Distribution Centers (PDCs). Eight medium voltage (13.8kV) feeders run from the PDCs via four sets of concrete-encased conduits (two live and two spare) to each spot network. There are five interior 265/460V, double-contingent spot networks, each consisting of four 2500kVA transformers, four network protectors, and an 8,000-amp service switchboard.

**SECURITY**
The building is part of a site-wide integrated security plan for coordinated event response with interface among all buildings, The Port Authority Police Department, NYPD, and FDNY. Building security staff is supplemented with a network of CCTV cameras and sensors.

**CLEANING**
High-caliber green cleaning services are provided by The Durst Organization to help tenants achieve and maintain optimal efficiency and a healthier work environment.

**TENANT SERVICES**
One World Trade Center Tenant Services, under the direction of The Durst Organization, is available to assist tenants with any additional products or services they may require.

**MESSENGER CENTER**
The World Trade Center site is served by a central Vehicle Security Center (VSC) that provides truck-level scanning and inspection for all site-wide deliveries. The building has a separate mail and messenger center for all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger center staff utilize an automated delivery tracking system which preserves the integrity of the building’s security procedures while keeping the flow of business moving for our tenants.

**WELL& BY DURST**
Well& By Durst is an exclusive tenant amenity space on the 64th floor at One World Trade Center. Well& By Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work and thrive. The Well& By Durst food hall is nourished by illy, and offers a seasonal and fresh menu. Curated event programming provides tenants the chance to reignite creative sparks and discover their next hobby. Meeting and event space is powered by Legends to host conferences, town halls, corporate events and more.
**PROPERTY FACTS**

**TRANSPORTATION**
The World Trade Center Transit Hub, designed by Santiago Calatrava, provides a signature design and daylight-filled gateway to One World Trade Center. Downtown access is unsurpassed with connections to 12 subway lines, PATH, and ferries through a vast new concourse system that extends from the Hudson River to within a few short blocks of the South Street Seaport on the East River.

**SUSTAINABILITY OVERVIEW**
One World Trade Center achieved LEED Gold Certification under the USGBC's LEED Core and Shell v2. OneWTC is the tallest LEED Certified building in the Western Hemisphere.

**High Performance Curtain Wall**
Vision glass at OneWTC is treated with a low-emissivity coating that reduces the amount of ultraviolet and infrared light entering the building, while allowing in the majority of visible light, thereby giving spaces in OneWTC a high degree of natural daylight with minimal heat gain.

**Advanced Controls**
Recent upgrades have been made to advance the DX packaged unit controls for cooling the tenant spaces.

**Lighting**
OneWTC employs occupancy/vacancy sensors and time-of-day timers to curtail lighting when no occupants are present. Tenant systems utilize LED lighting as part of a building-wide practice to reduce consumption.

**Additional Energy Saving Measures**
267 variable-speed fans and pumps are used throughout OneWTC to maximize energy efficiency.

Elevators use Variable Voltage/Variable Frequency drives and hoist motors that produce energy through regenerative braking. Depending on conditions, the motors will feed electricity captured from regenerative braking back into OneWTC's electricity distribution system.

Heat from the steam condensate system is recovered and used in the perimeter hot water heating system.

Tenant floors have demand control ventilation that resets the ventilation air supplied to each floor based on measured CO2 levels. This reduces building ventilation requirements, which in turn reduces cooling loads in the summer, heating loads in the winter, and ventilation fan energy requirements year-round.

**WATER CONSERVATION & QUALITY**

**Capture & Storage of Storm and Grey Water**
OneWTC Capture & Storage of Storm and Grey Water and rainwater in a sophisticated three-zone system. Captured water is treated and used as makeup water for the cooling tower and supply water for irrigation. This system captures significant amounts of rainwater from the main roof areas, public plaza, cooling coil condensate, and steam condensate. Collecting and reusing water significantly reduces OneWTC's volume of stormwater runoff entering the City sewer system and OneWTC's use of municipal potable water. Total storage capacity for the entire system is 165,790 gallons.

**Water Efficient Plumbing Fixtures**
The base building installed water-conserving plumbing fixtures that achieve an overall reduction in water usage greater than 42 percent (compared to the LEED Core and Shell v2 baseline). All plumbing fixtures included in tenant fit-outs must meet or exceed the base building performance requirements.

**INDOOR ENVIRONMENTAL QUALITY**

**Fresh Air Supply System**
Outside air is supplied to each floor via a supply air duct riser located within each local fan room. A constant volume regulator (CVR) supplies minimum outside air to each fan room, and a maximum outside air tap with combination fire and smoke damper (FSD) in each fan room can provide outside air on a selected floor-by-floor basis, periodic purging of indoor pollutants, and assist in smoke purging pressurization during and after a fire. The low zone outside air system has the capacity to supply 100 percent outside air to a minimum of six floors simultaneously. The high zone outside air system has the capacity to supply 100 percent outside air to a minimum of three floors simultaneously.

Each air conditioning unit is provided with class I MERV 8 prefilters, class 1 MERV 16 final filters, and a premium efficiency variable speed motor. Additional specialized air filtration is provided per OneWTC building standards.

**MATERIALS STREAM OPTIMIZATION**
Waste reduction is a primary concern of The Durst Organization. Efforts to reduce waste at all Durst properties take place through informed building material selection, renovation-specific demolition and construction waste landfill diversion efforts, and everyday building waste reduction through recyclable and compostable waste collection.
AVAILABILITIES at One World Trade Center

INSPIRING. INNOVATIVE. CREATIVE.

• Home to New York City’s largest TAMI (technology, advertising, media, information) tenant community.

• State-of-the-art architectural, environmental, and structural design combines with unmatched convenience, ample amenities, and a vibrant neighborhood.

• Direct access to 11 subway lines, the PATH, two ferry terminals, numerous bus routes, and five Citi Bike stations.

• Located in the heart of Lower Manhattan’s vibrant retail, dining, and cultural hub.

Click on links for more details

ONE WORLD TRADE CENTER

FULLY CUSTOMIZABLE

PREBUILT

DurstReady

LOBBY

SKY LOBBY AND WELL& AMENITY SPACE

Partial Floor 79 — 11,033 SF
Partial Floor 76 — 7,945 SF
Entire Floor 73 — 40,144 SF
Partial Floor 71 — DurstReady — 9,499 SF
Partial Floor 71 — 9,329 SF

Partial Floor 58 — 26,292 SF

Partial Floor 49 — 4,719 SF
Partial Floor 47 — 4,156 SF
Partial Floor 46 — DurstReady — 12,456 SF
Partial Floor 45 — DurstReady — 8,590 SF

ONE WORLD OBSERVATORY

Partial Floor 79 — 11,033 SF
Partial Floor 76 — 7,945 SF
Entire Floor 73 — 40,144 SF
Partial Floor 71 — DurstReady — 9,499 SF
Partial Floor 71 — 9,329 SF

Partial Floor 58 — 26,292 SF

Partial Floor 49 — 4,719 SF
Partial Floor 47 — 4,156 SF
Partial Floor 46 — DurstReady — 12,456 SF
Partial Floor 45 — DurstReady — 8,590 SF

Click on links for more details

Click on links for more details
11,033 SF FULLY CUSTOMIZABLE
Partial Floor 79 – Suite D LEARN MORE

AVAILABILITY FEATURES

• Available Immediately
• Column-Free Space
• 13’4” Slab-to-Slab
• Fully Customizable
• Iconic, Panoramic Views: East River, NY Harbor
• World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
• LEED Gold v2.0 Core + Shell
**7,945 SF PREBUILT**
Partial Floor 76 – Suite A  LEARN MORE ›

**AVAILABILITY FEATURES**
- Available Q3 2022
- High-End Prebuilt
- Iconic, Panoramic Views: Midtown Manhattan, Hudson River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

**PLAN DETAILS (Suggested Layout)**
- 31 Workstations
- 6 Private Offices
- 2 Conference Rooms
- 1 Copy Room
- 1 Pantry
- 1 IDF Room
- 1 Reception

< BACK TO AVAILABILITIES
40,144 SF FULLY CUSTOMIZABLE

Entire Floor 73 LEARN MORE ›

AVAILABILITY FEATURES

- Available Immediately
- Column-Free Floor
- 13’4” Slab-to-Slab
- Iconic, Panoramic Views: Midtown Manhattan, East River, NY Harbor, Hudson River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS (Suggested Layout)

246 Workstations
13 Conference Rooms
8 Phone Booths
6 Huddle Rooms
3 Private Offices
3 Copy Rooms
2 IDF Rooms
2 Wellness Rooms
1 Reception

< BACK TO AVAILABILITIES

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9,499 SF DurstReady
Partial Floor 71 – Suite J LEARN MORE

AVAILABILITY FEATURES
• Available Immediately
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Fully Wired
• LED Lighting

WORKSPACE
56 Workstations
3 Private Offices
1 Reception

COLLABORATION SPACE
2 Conference Rooms
1 Huddle Space

PLANNED SUPPORT
3 Phone Rooms
1 Pantry
1 IDF Room
1 Copy Room

< BACK TO AVAILABILITIES

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AVAILABILITY FEATURES

- Available Q3 2022
- High-End Prebuilt
- Iconic, Panoramic Views: Midtown Manhattan, Hudson River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64th Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS (Suggested Layout)

- 21 Workstations
- 3 Conference Rooms
- 1 Copy Room
- 1 Pantry
- 1 IDF Room
- 1 Wellness Room
- 1 Reception

View of Midtown Manhattan

View of Hudson River
26,292 SF FULLY CUSTOMIZABLE
Partial Floor 58 LEARN MORE ›

AVAILABILITY FEATURES
• Available Immediately
• Column-Free Space
• 13’4” Slab-to-Slab
• Fully Customizable
• Iconic, Panoramic Views: Midtown Manhattan, East River, Hudson River
• World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64th Floor
• LEED Gold v2.0 Core + Shell
4,719 SF PREBUILT
Partial Floor 49 – Suite M LEARN MORE

AVAILABILITY FEATURES
- Available Immediately
- Column-Free Space (9’ Finished Ceiling)
- High-End Prebuilt
- Iconic, Panoramic Views: Hudson River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS (Suggested Layout)
40 Workstations
1 Conference Room
1 Pantry
1 Reception
1 IDF Room

< BACK TO AVAILABILITIES
AVAILABILITY FEATURES
• Available Immediately
• Column-Free Space
• 9’ Finished Ceiling
• High-End Prebuilt
• Iconic, Panoramic Views: Midtown Manhattan, Hudson River
• World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
• LEED Gold v2.0 Core + Shell

PLAN DETAILS (Suggested Layout)
7 Workstations
3 Private Offices
1 Conference Room
1 Huddle Room
1 Pantry
1 Reception
1 IDF Room

< BACK TO AVAILABILITIES
12,456 SF DurstReady
Partial Floor 46 – Suite E LEARN MORE ›

AVAILABILITY FEATURES
• Available Immediately
• Column-Free Space
• 9' Finished Ceiling
• High-End Prebuilt
• Furnished and Wired
• Iconic, Panoramic Views: East River, NY Harbor
• World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
• LEED Gold v2.0 Core + Shell

EXISTING PLAN DETAILS
68 Workstations
7 Conference Rooms
1 Private Office
1 Pantry
1 Reception

< BACK TO AVAILABILITIES
AVAILABILITY FEATURES
• Available Immediately
• Column-Free Space
• 9’ Finished Ceiling
• High-End Prebuilt
• Furnished and Wired
• Iconic, Panoramic Views: NY Harbor
• World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64th Floor
• LEED Gold v2.0 Core + Shell

EXISTING PLAN DETAILS
56 Workstations
3 Team Rooms
1 Wellness Room
1 Private Office
1 Phone Booth
1 Conference Room
1 Pantry
1 Reception

< BACK TO AVAILABILITIES
WE LOOK FORWARD TO WELCOMING YOU TO OUR GROWING COMMUNITY