Lower Manhattan's Premier Prebuilt, DurstReady and Fully Customizable Office Spaces
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

HIGH-END PREBUILTS

DurstReady

- Creative Layouts
- Breakout Spaces
- Glass Office Fronts
- Full-Service Pantry

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

HIGH-END PREBUILTS

DurstReady

- Creative Layouts
- Breakout Spaces
- Glass Office Fronts
- Full-Service Pantry

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
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.

Eric Engelhardt
212.667.8704
EEngelhardt@durst.org

Karen Rose
212.667.8705
KRose@durst.org

David Falk
212.372.2271
David.Falk@nmrk.com

Peter Shimkin
212.372.2150
Peter.Shimkin@nmrk.com

Hal Stein
212.233.8185
Hal.Stein@nmrk.com

Jason Greenstein
212.372.2349
Jason.Greenstein@nmrk.com

Nathan Kropp
212.372.2056
Nathan.Kropp@nmrk.com
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

**Investigator**
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
- Celonis
- Conde Nast

**Sustainability**
LEED Gold for core and shell

**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.

**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.

**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.

**PROPERTY FACTS**

**EFFECTIVE BUILDING PERIMETER**

<table>
<thead>
<tr>
<th>Property Fact</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below the Sky Lobby</td>
<td>37,000 to 48,000 SF</td>
</tr>
<tr>
<td>Above the Sky Lobby</td>
<td>31,700 to 40,000 SF</td>
</tr>
</tbody>
</table>

**BASE BUILDING AND LIFE SAFETY**

- **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.

**EFFECTIVE BUILDING PERIMETER**

**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.

**BASE BUILDING AND LIFE SAFETY**

- **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.

**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.

**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.

**BASE BUILDING AND LIFE SAFETY**

- **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.

**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.

**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.

**BASE BUILDING AND LIFE SAFETY**

- **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.

**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.

**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.

**BASE BUILDING AND LIFE SAFETY**

- **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.

**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.
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 OBSERVATORY
Partial Floor 79 — 11,033 SF
Partial Floor 76 — 12,340 SF
Entire Floor 73 — 40,144 SF
SKY LOBBY AND WELL& AMENITY SPACE
Entire Floor 59 — 44,133 SF
Partial Floor 58 — 26,292 SF
Partial Floor 49 — 10,804 SF
Partial Floor 47 — 3,210 SF

LOBBY

Click on links for more details

FULLY CUSTOMIZABLE
PREBUILT
DurstReady

Eric Engelhardt
212.667.8704
EEngelhardt@durst.org
Karen Rose
212.667.8705
KRose@durst.org
David Falk
212.372.2271
David.Falk@nmrk.com
Peter Shimkin
212.372.2150
Peter.Shimkin@nmrk.com
Hal Stein
212.233.8185
Hal.Stein@nmrk.com
Jason Greenstein
212.372.2349
Jason.Greenstein@nmrk.com
Nathan Kropp
212.372.2056
Nathan.Kropp@nmrk.com
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
12,340 SF PREBUILT
Partial Floor 76 – Suite G LEARN MORE

AVAILABILITY FEATURES
• Available Immediately
• 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)
42 Workstations
7 Private Offices
3 Conference Rooms
1 Executive Suite
1 Copy Room
1 IDF Room
1 Pantry
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

View of Midtown Manhattan
View of East River
View of NY Harbor
View of Hudson River

< BACK TO AVAILABILITIES
AVAILABILITY FEATURES

- Available Immediately
- High-End Fully Furnished and Wired Installation
- Featuring Audio/Video Production Rooms
- 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

EXISTING PLAN DETAILS

- 232 Workstations
- 22 Huddle Rooms
- 3 Conference Rooms
- 3 Pantries
- 2 Phone Rooms
- 2 IDF Rooms
- 2 Copy Rooms
- 2 Supply Rooms
- 1 Game Room
- 1 Wellness Room
- 1 Showroom
- 1 Test Lab
- 1 Mailroom

View of Midtown Manhattan
View of East River
View of NY Harbor
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
10,804 SF PREBUILT
Partial Floor 49 – Suite J

AVAILABILITY FEATURES
• Available Immediately
• 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)
65 Workstations
2 Conference Rooms
1 Private Office
1 Quiet Room
1 Pantry
1 IDF Room
1 Reception

View of NY Harbor

< BACK TO AVAILABILITIES
3,210 SF PREBUILT
Partial Floor 47 – Suite M

AVAILABILITY FEATURES
• Available Immediately
• 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)
18 Workstations
1 Conference Room
1 Private Office
1 Pantry
1 IDF Room
WE LOOK FORWARD TO WELCOMING YOU TO
OUR GROWING COMMUNITY

Ambac Ameriprise Financial ASAPP Aspen Capital Rx carta celonis

Conde Nast Constellation Cowbird Capital DAZN Energy Aspects ennead Energy Capital Partners Epoch ESW.

Fractal Global Risk Advisors GroupRMC GSA theguarantors IBISWorld Hyperscience (h[s])...ichnos...

Infosys iie IRIS ITIDATA JORDAN PARK Up Khan Funds koneksa LEGENDS LiveIntent Lone Star Capital

MCR Development Medical Knowledge Group MS SHIFT Network Capital Newsweek New York Life Nitra NOFRAUD NYSHEX OLAM

Onyx Point Global Orbital Insight PHOENICIAN RESOURCES Pilot Ponto RADIX TRADING SCALE FACILITATION SERVCORP SHIFTSmart Signifyd

SIRIUS Global slalom STAGWELL Studio71 Targetspot Templafy thyssenkrupp Undertale WW

Durst Durst NEWMARK NEWMARK

David Falk 212.372.2271 David.Falk@nmrk.com
Peter Shimkin 212.372.2150 Peter.Shimkin@nmrk.com
Hal Stein 212.233.8185 Hal.Stein@nmrk.com
Jason Greenstein 212.372.2349 Jason.Greenstein@nmrk.com
Nathan Kropp 212.372.2056 Nathan.Kropp@nmrk.com