RISE
ABOVE IT ALL

Lower Manhattan's Premier **Prebuilt**, Durst*Ready* and **Fully Customizable** Office Spaces

ONE™
WORLD TRADE CENTER

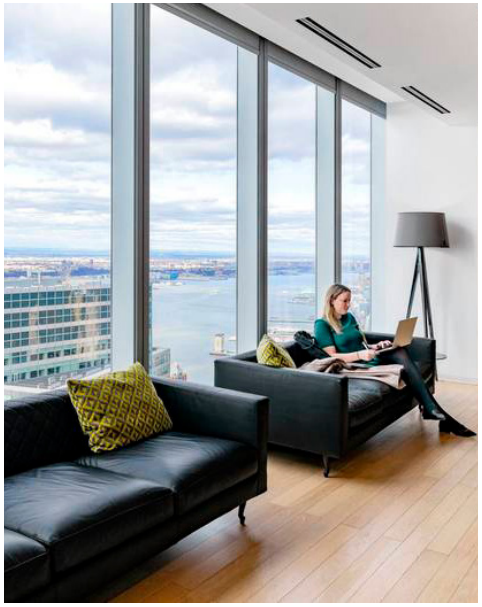
WELCOME TO ONEWTC

ONE™ WORLD TRADE CENTER









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.

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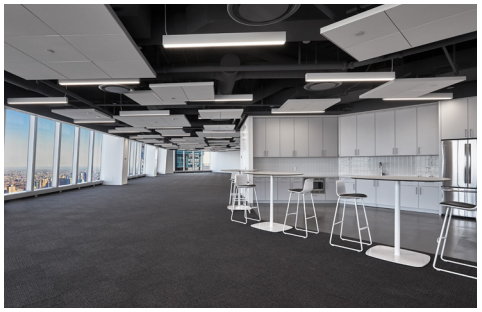
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OFFICE SPACES
at One World Trade Center

ONE WORLD TRADE CENTER

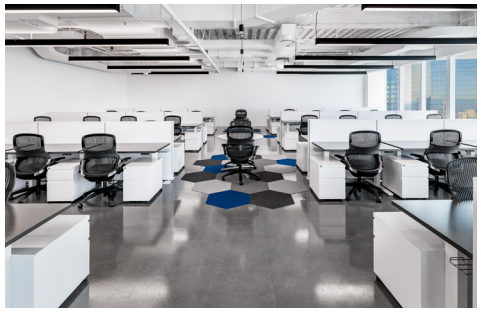
HIGH-END **PREBUILTS**





- 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 (Up to 23′ Slab-to-Slab Heights)

IMMEDIATE
AVAILABILITIES

FLEXIBLE
TERM LENGTHS

COLUMN-FREE
FLOORS

ICONIC
PANORAMIC VIEWS

COMMUNITY
OF INNOVATIVE PEERS

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WORLD-CLASS AMENITIES

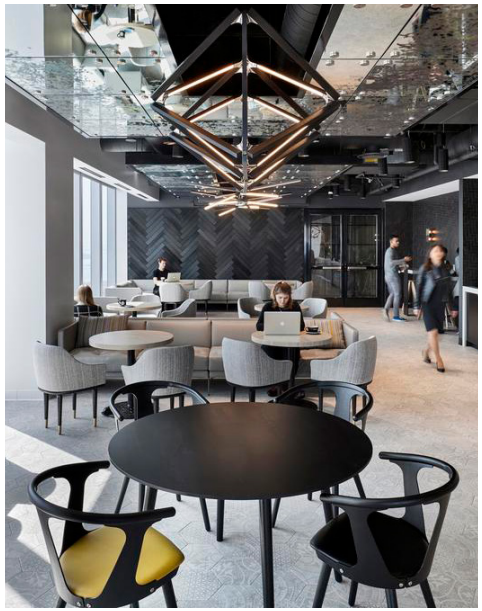
at One World Trade Center

Well& by Durst™









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.

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PROPERTY FACTS

ONE™ WORLD TRADE CENTER

DESIGN & CONSTRUCTION

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
Celonis
Condé Nast
GroundTruth
Stagwell Global
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.

SAFETY ACT

One World Trade Center received a certification award through the Department of Homeland Security's SAFETY Act. The building's entire security program — including the way the building's lobbies and immediate exteriors are monitored 24/7; mail and package screening protocols; the hiring, vetting, training, and management oversight of employees; and more — has been vetted through the Department of Homeland Security and received the highest possible security award. The larger World Trade Center campus is certified as well.

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.

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PROPERTY FACTS

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.

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.

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AVAILABILITIES

at One World Trade Center





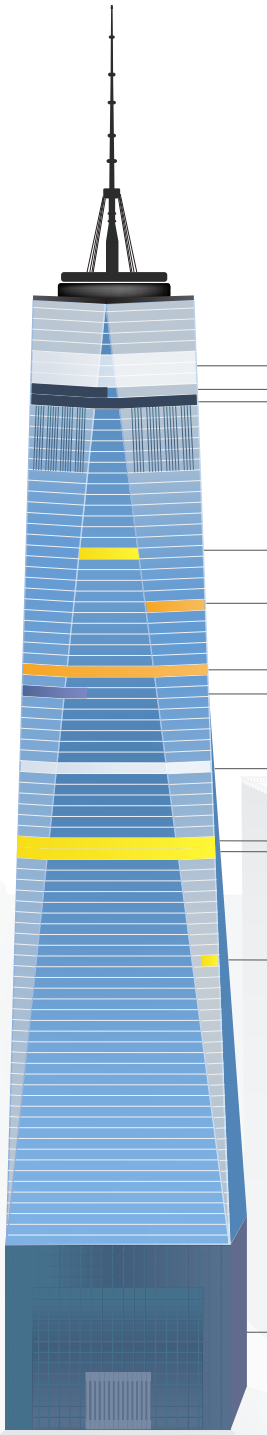


INSPIRING. INNOVATIVE. CREATIVE.

- 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 eight Citi Bike stations.
- Located in the heart of Lower Manhattan's vibrant retail, dining, and cultural hub.

ONE™ WORLD TRADE CENTER

Click on links for more details



ONE WORLD OBSERVATORY
Penthouse II — 12,908 SF
Penthouse I — 33,043 SF

Partial Floor 84 — 9,986 SF

Partial Floor 79 — 11,033 SF

Entire Floor 73 — 40,114 SF
Partial Floor 71 — DurstReady — 9,499 SF

SKY LOBBY AND WELL& AMENITY SPACE

Entire Floor 57 — 37,385 SF
Entire Floor 56 — 37,927 SF

Partial Floor 46 — 2,578 SF

DurstReady
FULLY CUSTOMIZABLE
PREBUILT
PENTHOUSE

LOBBY

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2,578 SF PREBUILT

Partial Floor 46 – Suite P LEARN MORE >

ONE WORLD TRADE CENTER



LOBBY



WELL& BY DURST AMENITY SPACE



SUNRISE AT ONE WORLD TRADE CENTER

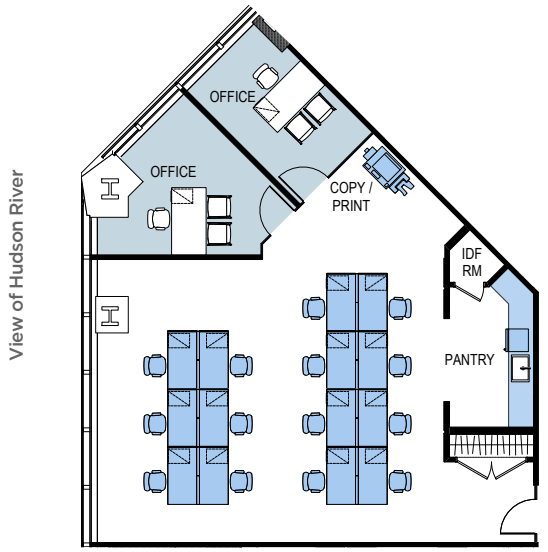
AVAILABILITY FEATURES

- Available Immediately
- Built Space
- Views of Hudson River and Midtown Manhattan
- 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)

14	Workstations
2	Private Offices
1	Pantry
1	IDF Room
1	Copy Room

View of Midtown Manhattan



< BACK TO AVAILABILITIES

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37,927 SF PREBUILT

Entire Floor 56 LEARN MORE >

ONE WORLD TRADE CENTER



LOBBY



WELL& BY DURST AMENITY SPACE



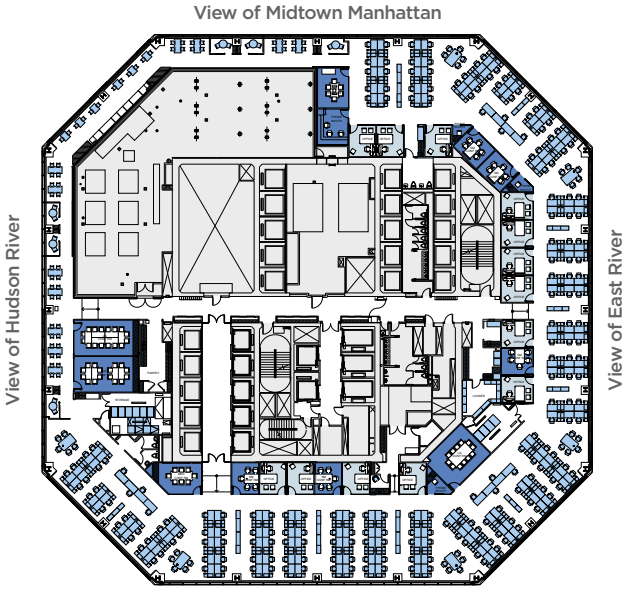
SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available December 2027
- Column-Free Floor
- Floor-to-Ceiling Windows
- High-End Prebuilt
- Iconic, Panoramic Views: Midtown Manhattan and NY Harbor
- World-Class Amenities Exclusively Available to All Tenants, Including Well& By Durst on the 64TH Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS (Existing Plan)

208	Workstations
13	Private Offices
12	Breakout Spaces
10	Conference Rooms
6	Huddle Rooms
4	Phone Booths
2	Pantries



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37,385 SF PREBUILT

Entire Floor 57 LEARN MORE >

ONE WORLD TRADE CENTER



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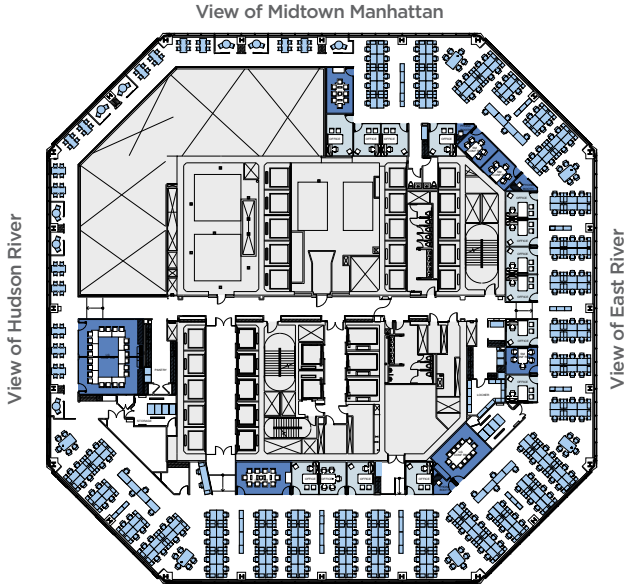
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PLAN DETAILS (Existing Plan)

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8	Huddle Rooms
3	Phone Booths
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9,499 SF DurstReady

Partial Floor 71 – Suite J LEARN MORE >

ONE™ WORLD TRADE CENTER



OPEN WORK AREA



WELL& BY DURST AMENITY SPACE



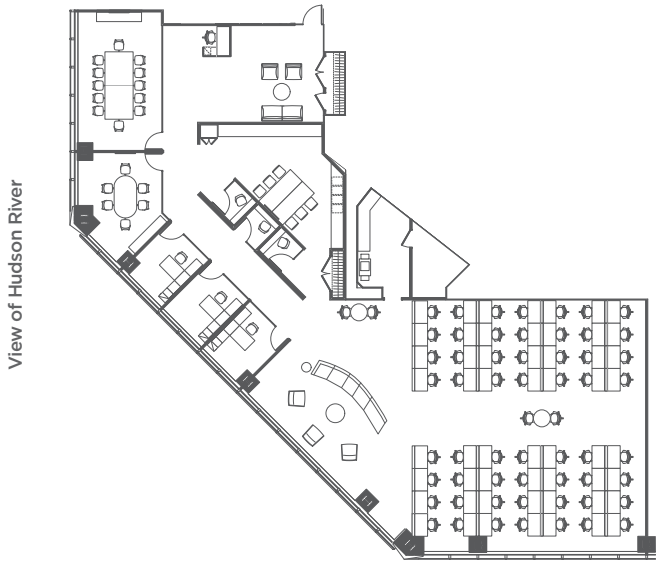
TAKE A VIRTUAL TOUR

AVAILABILITY FEATURES

- Available January 2027
- Premium Move-In Ready Office Space
- Blended Open/Private Office Layout
- Fully Furnished and Wired
- Views of Hudson River and NY Harbor
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64th Floor
- LEED Gold v2.0 Core + Shell

PLAN DETAILS

56	Workstations
3	Private Offices
3	Phone Rooms
2	Conference Rooms
1	Reception
1	Huddle Space
1	Pantry
1	IDF Room
1	Copy Room



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40,114 SF FULLY CUSTOMIZABLE

Entire Floor 73 LEARN MORE >

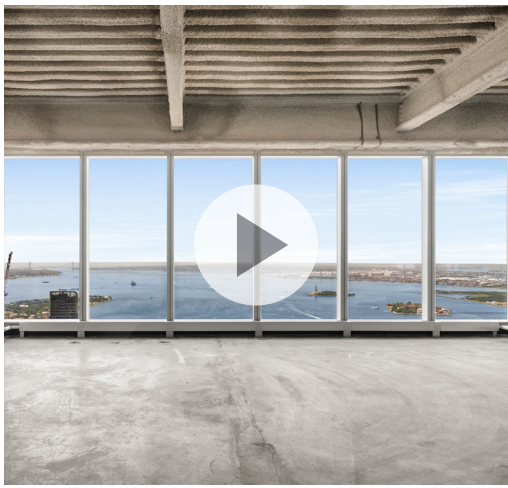
ONE™ WORLD TRADE CENTER



360-DEGREE VIEWS



WELL& BY DURST AMENITY SPACE



TAKE A VIRTUAL TOUR

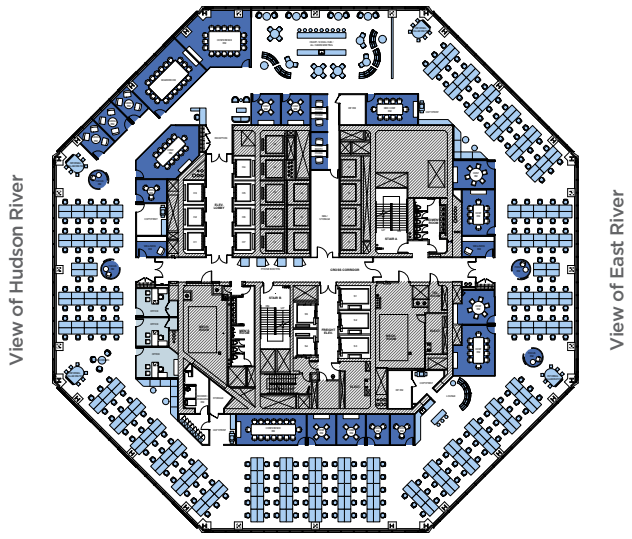
AVAILABILITY FEATURES

- Available Immediately
- Column-Free Floor
- 13′4″ Slab-to-Slab
- Views of NY Harbor, East River, Hudson River, and Midtown Manhattan
- 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 NY Harbor

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11,033 SF FULLY CUSTOMIZABLE

Partial Floor 79 – Suite D LEARN MORE >

ONE WORLD TRADE CENTER



LOBBY



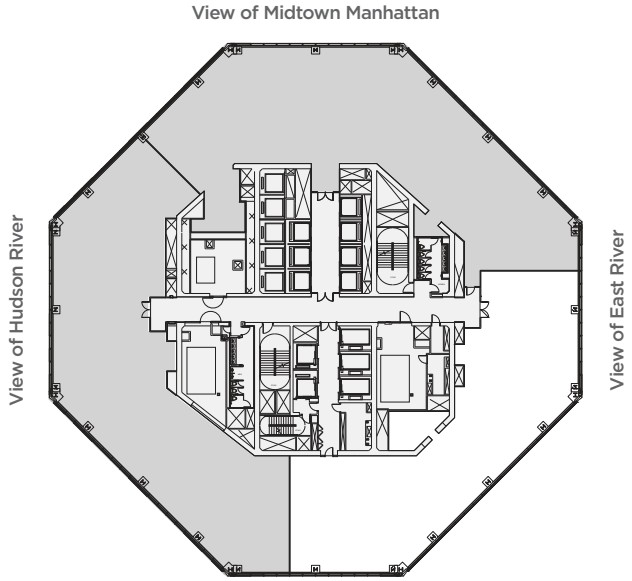
WELL& BY DURST AMENITY SPACE



SUNRISE AT ONE WORLD TRADE CENTER

AVAILABILITY FEATURES

- Available Immediately
- Column-Free Space
- 13′4″ Slab-to-Slab
- Fully Customizable
- Views of NY Harbor and East River
- World-Class Amenities Exclusively Available to All Tenants, Including Well& by Durst on the 64th Floor
- LEED Gold v2.0 Core + Shell



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9,986 SF PREBUILT

Partial Floor 84 – Suite A LEARN MORE >

ONE WORLD WORLD TRADE CENTER



LOBBY



WELL& BY DURST AMENITY SPACE



SUNRISE AT ONE WORLD TRADE CENTER

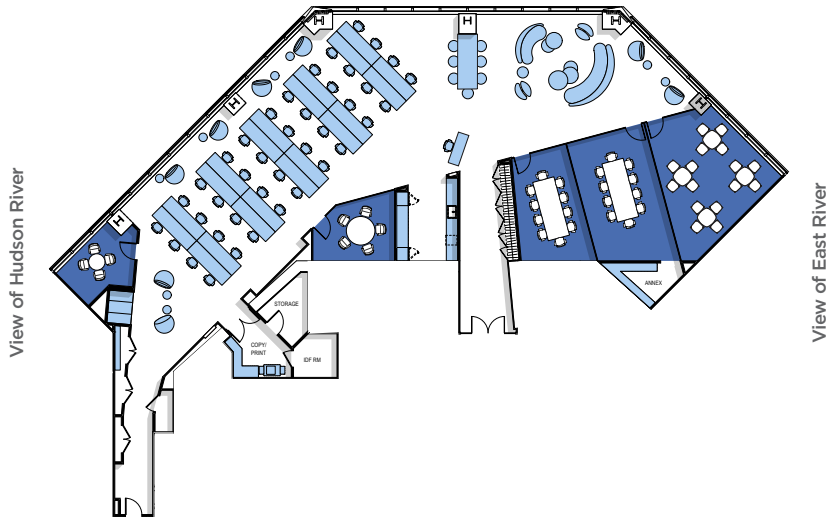
AVAILABILITY FEATURES

- Available Immediately
- Column-Free Space (9′ Finished Ceiling)
- High-End Prebuilt
- 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

PLAN DETAILS (Existing Plan)

40	Workstations
4	Conference Rooms
1	Strategy Room
1	Lounge
1	Reception
1	Pantry
1	Copy Room
1	IDF Room
1	Annex
1	Storage

View of Midtown Manhattan



< BACK TO AVAILABILITIES

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PENTHOUSE I

33,043 SF

LEARN MORE >

ONE WORLD TRADE CENTER PENTHOUSE I & II



PENTHOUSE I

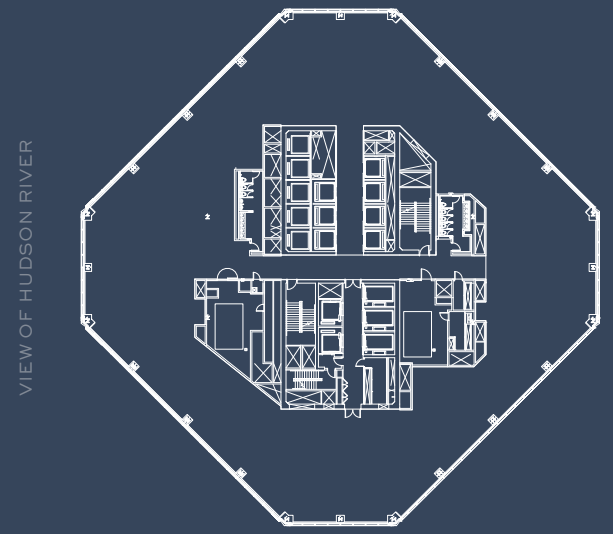


EXECUTIVE OFFICE

AVAILABILITY FEATURES

- 360-Degree NYC Views
- Fully Customizable
- Highest Leasable Office in Western Hemisphere
- 23' Slab-to-Slab Heights
- 45,951 SF Block if Leased with Penthouse II

VIEW OF MIDTOWN MANHATTAN



VIEW OF HUDSON RIVER

VIEW OF EAST RIVER

VIEW OF NY HARBOR

< BACK TO AVAILABILITIES

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PENTHOUSE II

12,908 SF LEARN MORE >

ONE™ WORLD TRADE CENTER PENTHOUSE I & II



PENTHOUSE II

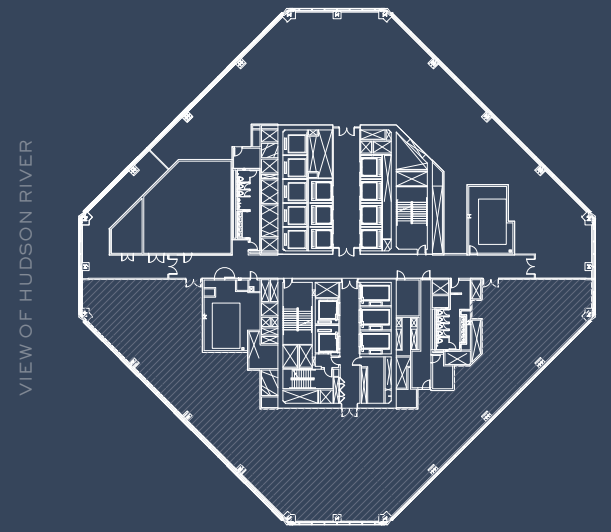


CONFERENCE ROOM

AVAILABILITY FEATURES

- Column-Free Floor
- Highest Leasable Office in Western Hemisphere
- 21' Slab-to-Slab Heights
- Panoramic Views of Midtown Manhattan
- 45,951 SF Block if Leased with Penthouse I

VIEW OF MIDTOWN MANHATTAN



VIEW OF HUDSON RIVER

VIEW OF EAST RIVER

VIEW OF NY HARBOR

< BACK TO AVAILABILITIES

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ONE™ WORLD TRADE CENTER

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