







BEPL

A PLAYGROUND FOR THE MIND

An 8.5M RSF mixed-use community located in Lower Manhattan, across 14-acres on the Hudson River, Brookfield Place brings together world-class shopping, curated dining, cultural experiences and modern office spaces for the world's most innovative companies.



COMMUTING MADE SIMPLE

Brookfield Place provides a direct connection to Downtown's major transit hubs, Brookfield Place Ferry Terminal and the West Side Highway. Accessible to Midtown, New Jersey and Brooklyn, Brookfield Place makes commuting simple.

7 MIN
WALK TO
FULTON STREET
& WTC TRANSIT
CENTERS

2 MIN
WALK TO
FERRY
TERMINAL

6 MIN
WALK FROM
DOWNTOWN
MANHATTAN
HELIPAD

Bikes
TENANT-ONLY
BIKE ROOMS
& CITI BIKES
ON-SITE

35 MIN
CAR RIDE TO,
JFK, NEWARK
& LAGUARDIA
AIRPORTS

2 MIN
WALK TO
MULTIPLE
BUS LINES

THE CENTER OF DOWNTOWN

200 VESEY STREET

250 VESEY STREET

300 VESEY STREET

FERRY TERMINAL

BFPL RETAIL

225 LIBERTY STREET

200 LIBERTY STREET

CONVENE

WTC OCULUS
TRANSPORTATION
CENTER

9/11 MEMORIAL
& MUSEUM



\$350M
CAPITAL
IMPROVEMENTS



7.5M SF
OFFICE



300K SF
RETAIL



5 ACRE
LANDSCAPED
WATERFRONT
PLAZA



100+
EVENTS
A YEAR



30K SF
FRENCH-INSPIRED
MARKETPLACE,
LE DISTRICT



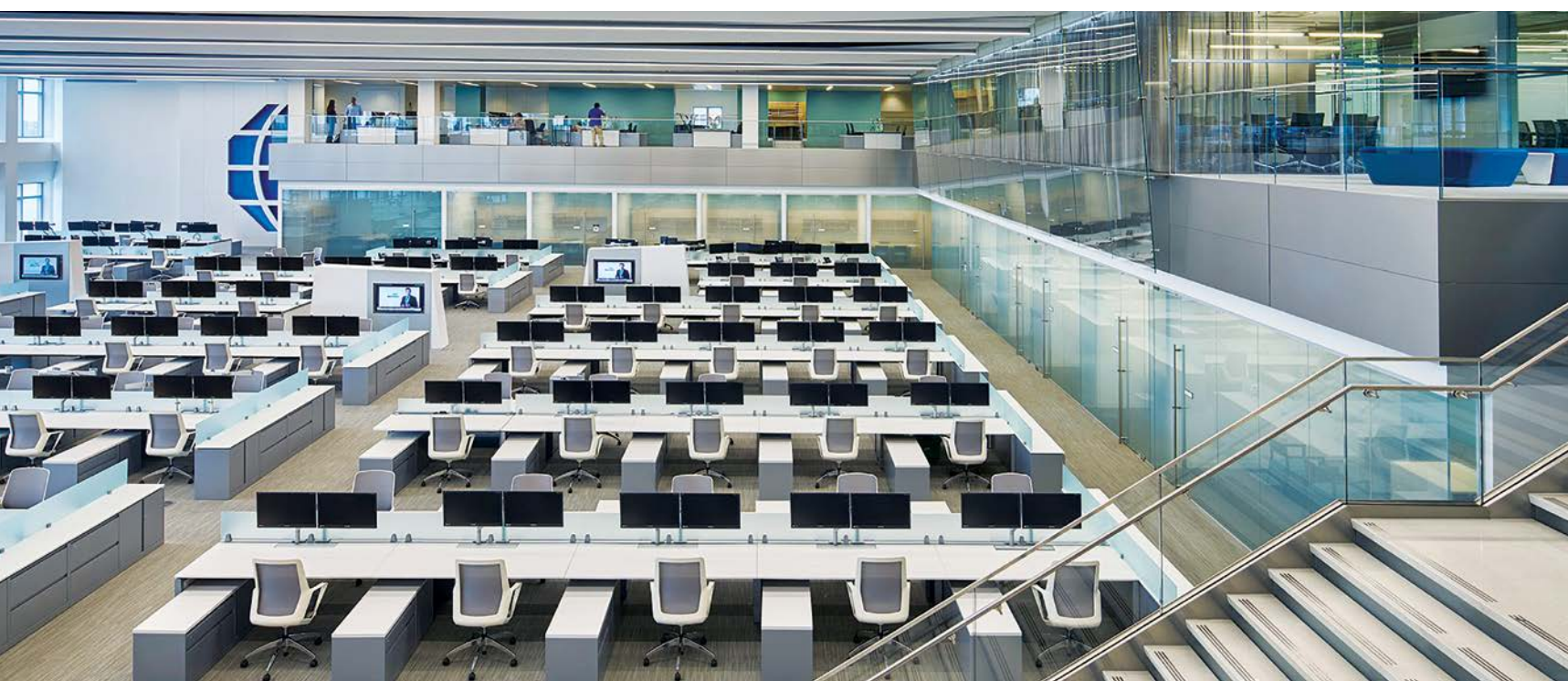
14
CHEF-DRIVEN
FAST-CASUAL
EATERIES



8
SIGNATURE
RESTAURANTS

THE ULTIMATE CHANGE OF SCENERY





WORK THE WAY IT WAS INTENDED

Modern, efficient construction lends itself to unique light-filled interiors. The office is where your culture is built, ideas are generated and your people want to collaborate, together. Brookfield Place also offers a number of public and private outdoor areas.

FOODIE'S PARADISE

From high-end cuisine to fast-casual options, Brookfield Place provides seemingly limitless dining opportunities.

HUDSON EATS

Black Seed Bagels
Blue Ribbon Sushi Bar
Chop't
DIG
Dos Toros
Fuku
Mighty Quinn's
Num Pang
Olive's
Sprinkles
Tartinery
Umami Burger

COFFEE + TREATS

For Five Café
Juice Press
Laughing Man Coffee
Starbucks Reserve Bar

RESTAURANTS

Del Frisco's Grille
Le District
P.J. Clarke's
Sant Ambroeus
Seamore's



For Five Café



Le District



Del Frisco's Grille



Umami Burger



Tartinery



Fuku



P.J. Clarke's



Seamore's



Blue Ribbon Sushi Bar



Louis Vuitton



Suitsupply



Theory



Oliver Peoples



Gucci



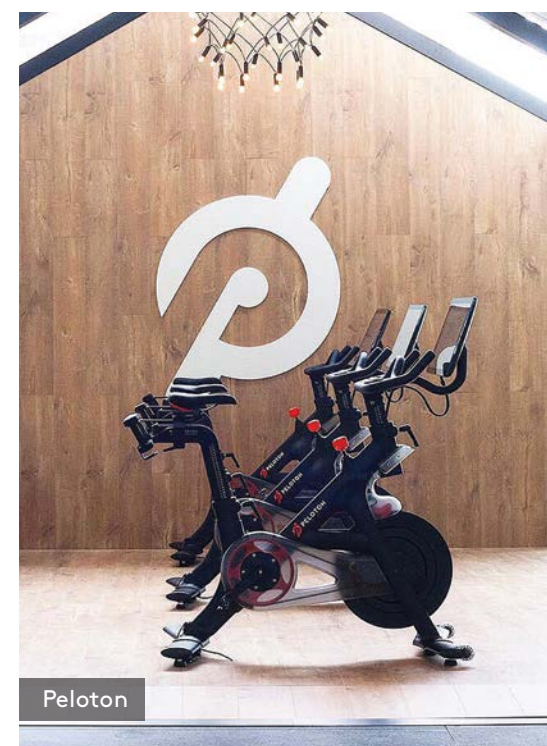
Jo Malone



Club Monaco



Cos Bar



Peloton

RETAILERS

Brookfield Place is Lower Manhattan's most iconic shopping destination.

- | | |
|-------------------|---------------------|
| Allen Edmonds | Madewell |
| Bonobos | Michael Kors |
| Bottega Veneta | Monica + Andy |
| Club Monaco | Oliver Peoples |
| Cos Bar | Omega |
| Davidoff Cigars | Peloton |
| Ermenegildo Zegna | Rhone |
| Gucci | Salvatore Ferragamo |
| Hickey Freeman | Suitsupply |
| J.Crew | Theory |
| Jo Malone London | Tory Burch |
| Louis Vuitton | UNTUCKit |
| Lululemon | Vince |



New Stand



Amazon Go

SERVICES

From head to toe, Brookfield Place has services to help cut down on additional stops and get you where you need to be, faster.

Adam Grooming*

Amazon Go

Cobbler Express

Drybar

Institute of Culinary Education

Jack's Barber Shop

New Stand

Rite Aid

Zip Car

**Coming Soon*



Drybar



Institute of Culinary Education



Jack's Barber Shop



Zip Car



Adam Grooming

AMENITIES

Brookfield Place curates an easier work-life balance, providing a full range of lifestyle amenities, creating a unique tenant experience.

CAMPUS

- Arts Brookfield
- Campus Perks Program
- Concierge

FITNESS & HEALTH

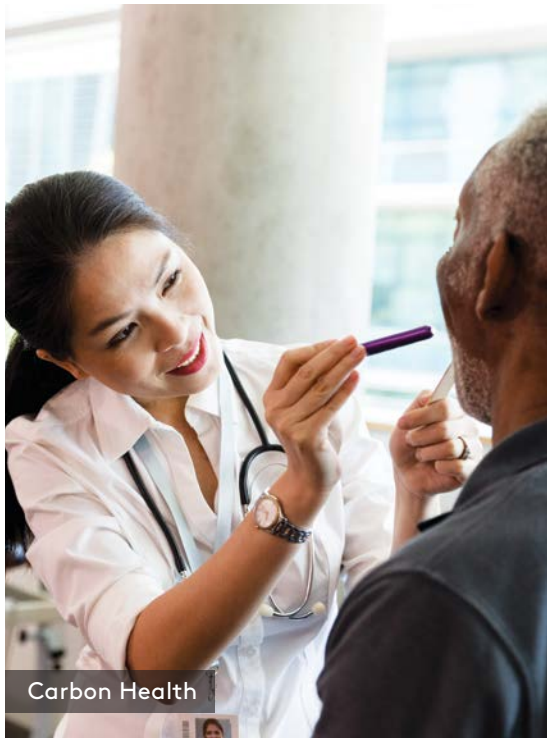
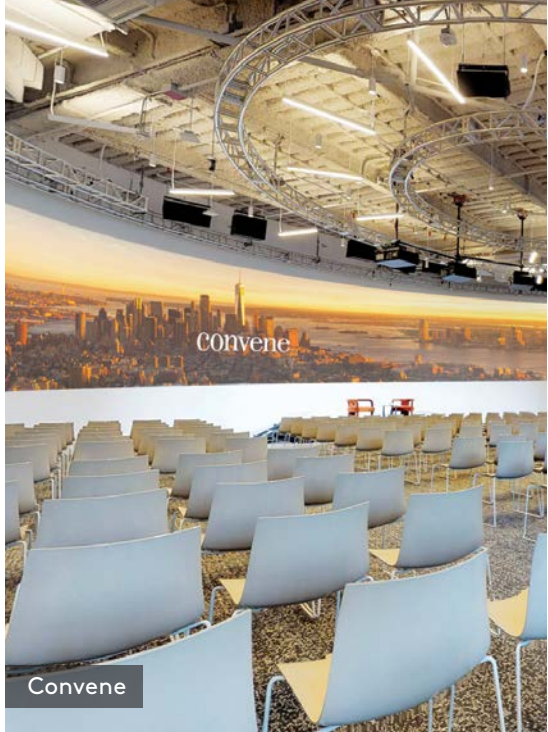
- Bike Parking
- Carbon Health
- Citi Bike
- Clean Market
- Equinox
- Showers On-Site

BUSINESS

- Brand Visibility
- Convene
- Digital Connectivity
- Sponsorship Opportunities

OUTDOOR SPACE

- Dedicated Tenant Terraces
- Green Gardens
- North Cove Marina







200 LIBERTY STREET



The modernization of 200 Liberty marks the final phase in a multi-million dollar, large scale redevelopment of Brookfield Place.

200 LIBERTY STREET



- NEW LOBBY, ELEVATORS & RETAIL IMPROVEMENTS (NOW OPEN)
- EXCLUSIVE BRANDED ENTRANCE OPPORTUNITY
- ON-SITE CAR & BIKE PARKING

PRIVATE
TERRACE

BFPL



AVAILABLE FLOORS

FLOOR 29	29,364 RSF	01/01/2021
FLOOR 28	29,959 RSF	01/01/2021
PARTIAL FLOOR 21	15,416 RSF	IMMEDIATE
FLOOR 15	42,192 RSF	IMMEDIATE
FLOOR 4	79,166 RSF	ARRANGED
FLOOR 3	81,623 RSF	IMMEDIATE
FLOOR 2	37,225 RSF	IMMEDIATE
FLOOR 1	11,280 RSF	IMMEDIATE

TOTAL AVAILABLE

326,225 RSF

209,294 RSF
CONTIGUOUS BLOCK

BUILDING-WITHIN-A-BUILDING
OPPORTUNITY

YOUR
BRAND
HERE

DEDICATED ENTRANCE



IMPROVEMENT ON A GRAND SCALE



PRIVATE LOBBY

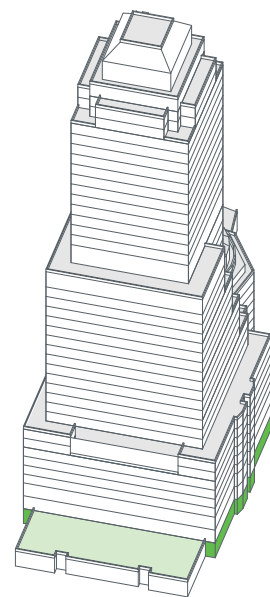


BRANDED ENTRANCE

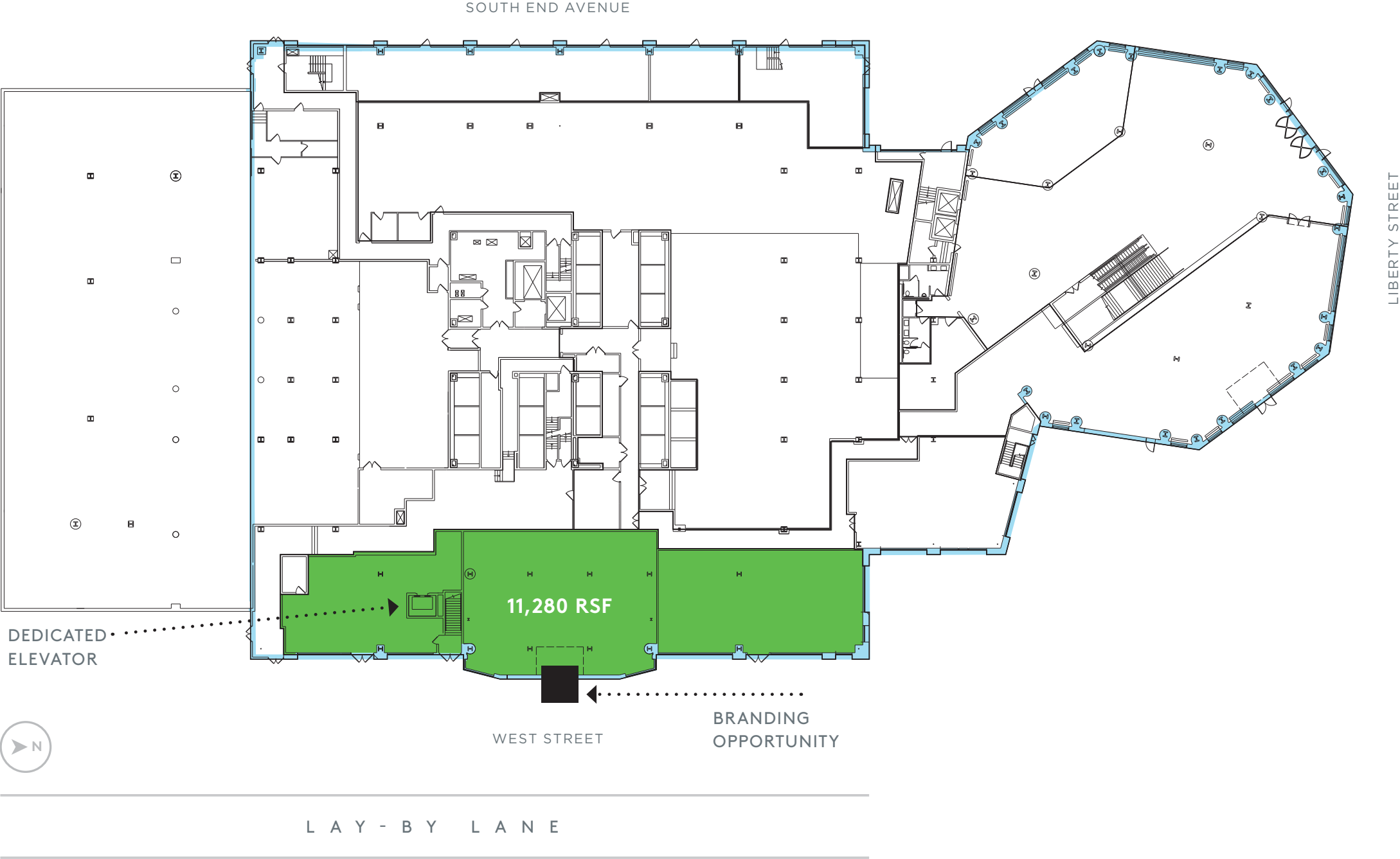
200 LIBERTY STREET

GROUND FLOOR

11,280 RSF



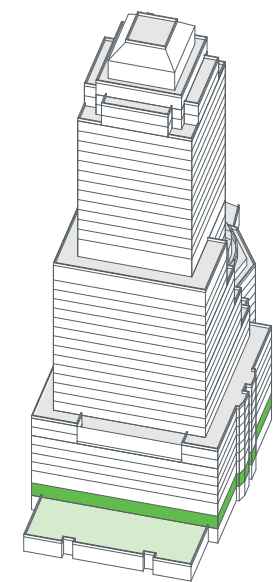
- CEILING HEIGHTS:
40 FT SLAB TO SLAB
- PRIVATE ELEVATOR
- DEDICATED LAY-BY LANE
- DOUBLE-HEIGHT PRIVATE
ENTRANCE OPPORTUNITY



EFFICIENT BASE FLOORPLATES

200 LIBERTY STREET

FLOOR 2
37,225 RSF



- CEILING HEIGHTS:
22 FT SLAB TO SLAB
- DIRECT ACCESS TO BUILDING LOBBY
- DOUBLE-HEIGHT PRIVATE
ENTRANCE OPPORTUNITY



EXCLUSIVE ROOF TERRACE

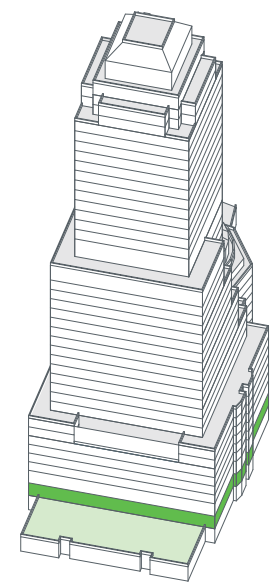
16,000 SF OF DEDICATED GREEN SPACE



TRADING/DENSITY LAYOUT

200 LIBERTY STREET

FLOOR 2
37,225 RSF



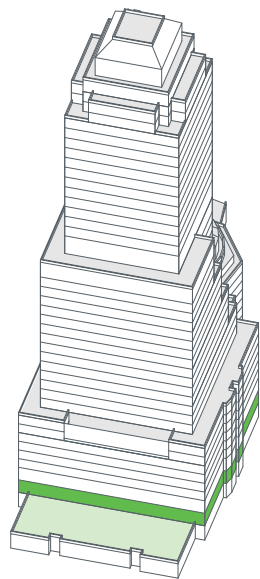
- CEILING HEIGHTS:
22 FT SLAB TO SLAB
- DIRECT ACCESS TO BUILDING LOBBY
- LARGE DEDICATED TERRACE



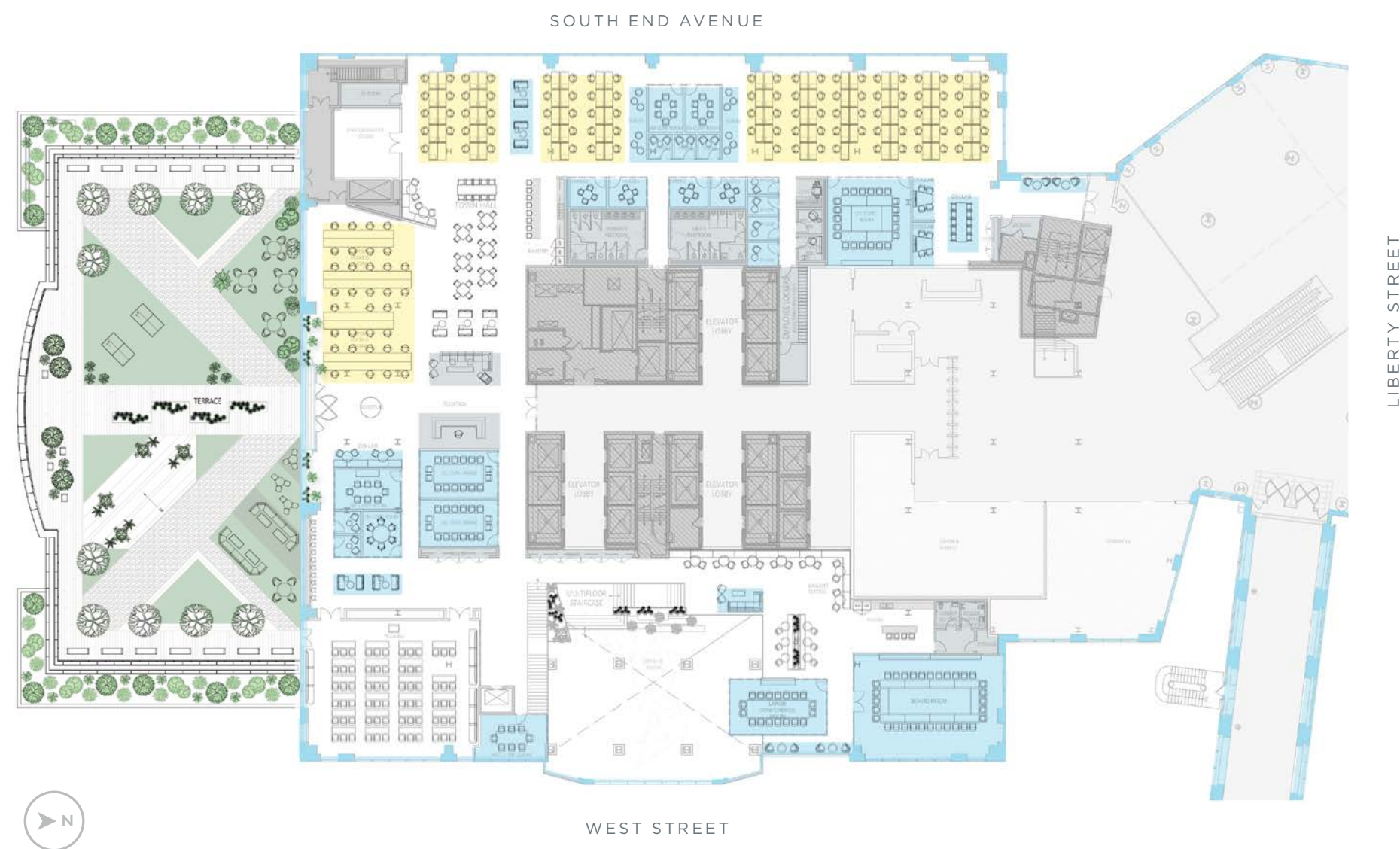
CONFERENCE ROOMS	25
WORKSTATIONS	241
TOTAL HEADCOUNT	283 PPL

FLOOR 2

37,225 RSF



- CEILING HEIGHTS:
22 FT SLAB TO SLAB
- DIRECT ACCESS TO BUILDING LOBBY
- LARGE DEDICATED TERRACE



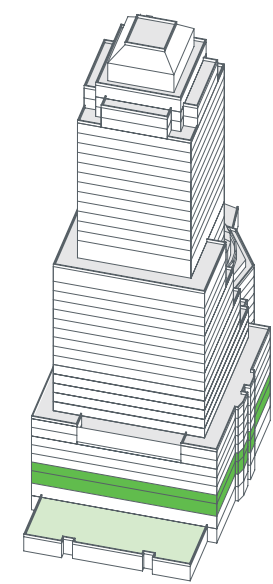
CONFERENCE ROOMS	81
WORKSTATIONS	510
TOTAL HEADCOUNT	516 PPL

EFFICIENT BASE FLOORPLATES

200 LIBERTY STREET

SAMPLE BASE FLOOR

FLOORS 3-4
80,000 RSF



■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

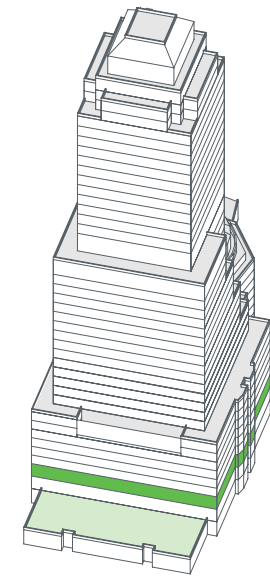


TRADING/DENSITY LAYOUT

200 LIBERTY STREET

FLOOR 3

81,623 RSF

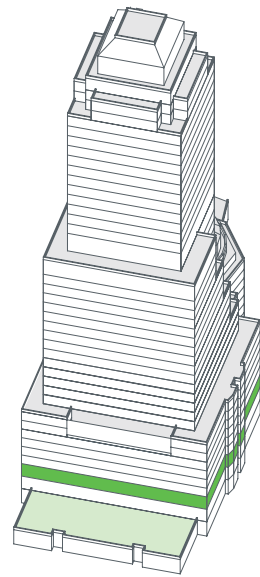


■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB



CONFERENCE ROOMS	71
WORKSTATIONS	539
TOTAL HEADCOUNT	540 PPL

81,623 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

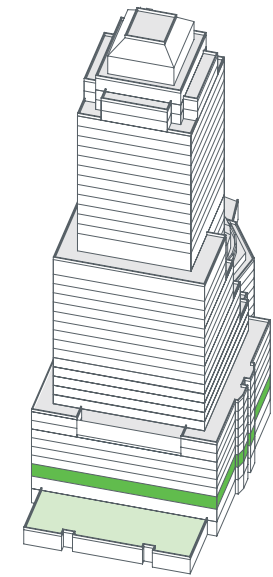


CONFERENCE ROOMS	63
WORKSTATIONS	401
TOTAL HEADCOUNT	404 PPL

TECH/CREATIVE MULTI-FLOOR LAYOUT

200 LIBERTY STREET

FLOOR 3
81,623 RSF



■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB



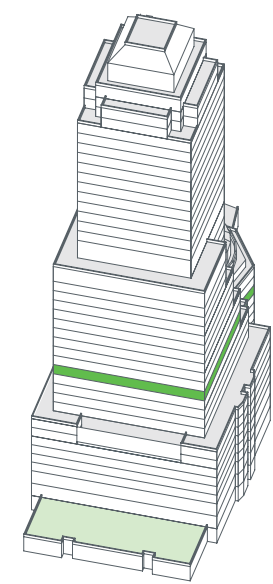
CONFERENCE ROOMS	81
WORKSTATIONS	510
TOTAL HEADCOUNT	516 PPL

EFFICIENT TOWER FLOORPLATES

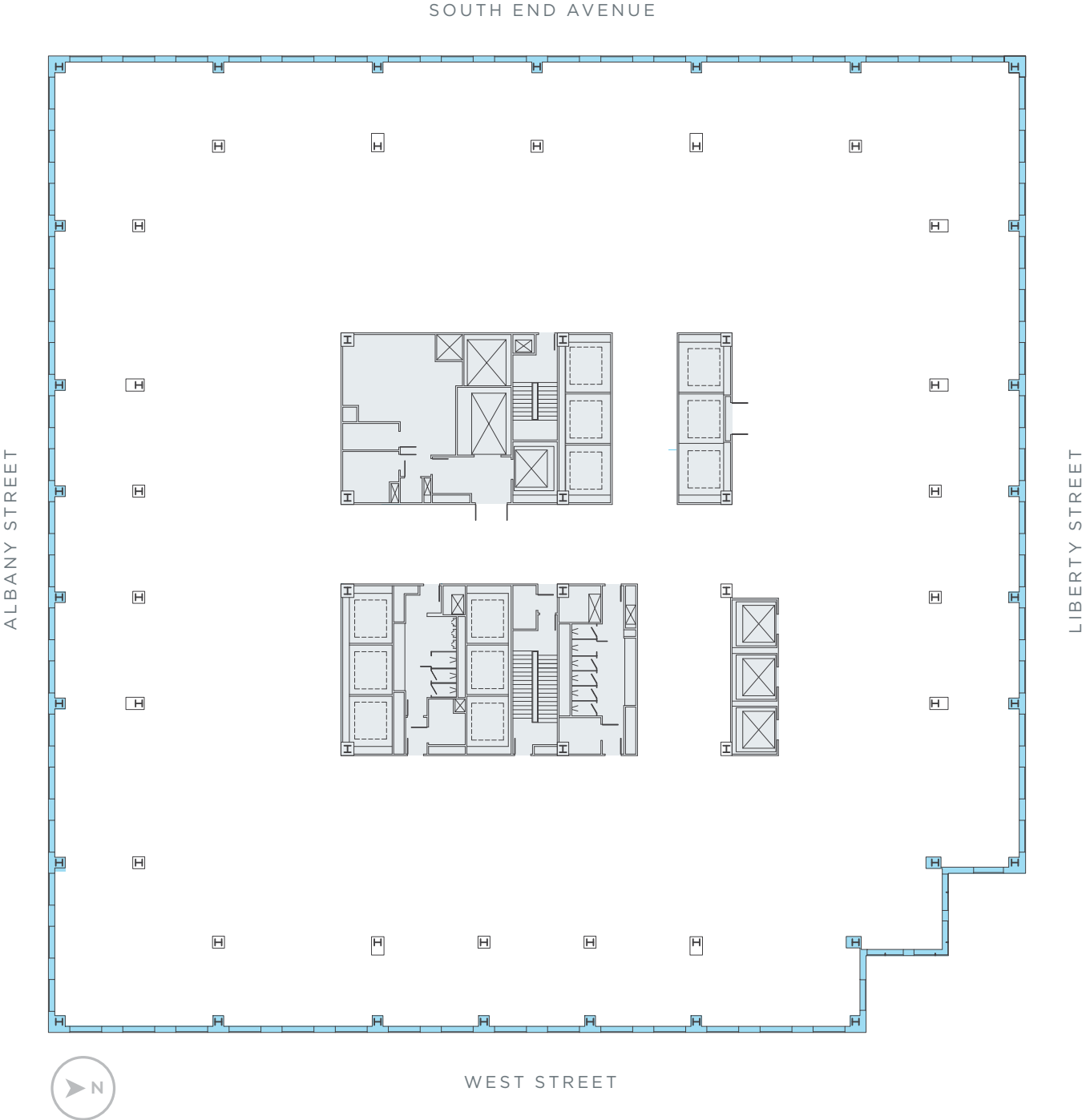
200 LIBERTY STREET

SAMPLE MID-RISE FLOOR

FLOOR 15
42,000 RSF



■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

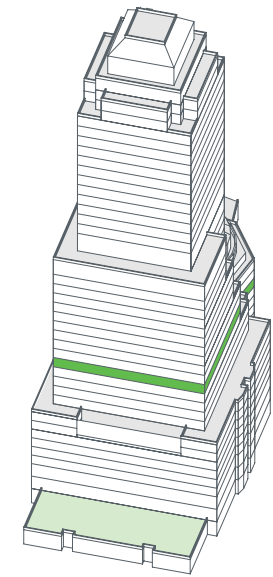


SERVICE/LAW LAYOUT

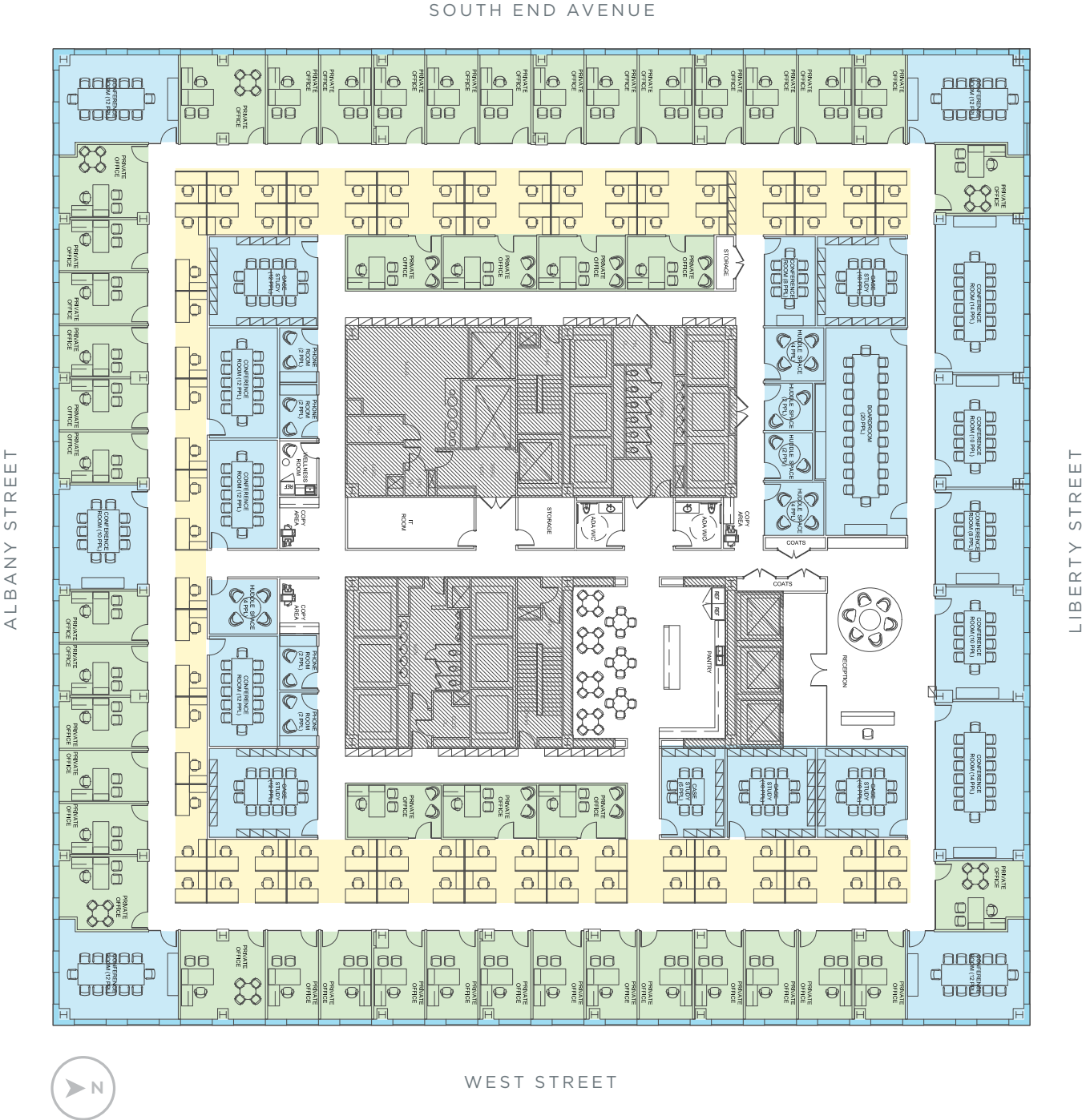
200 LIBERTY STREET

FLOOR 15

42,192 RSF



■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

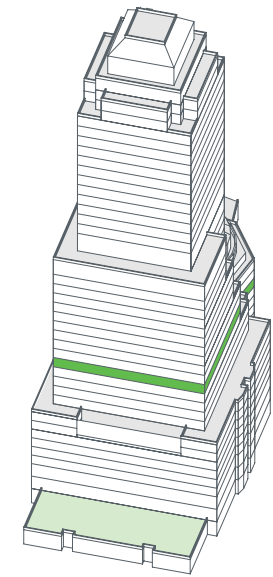


80/20 LAYOUT

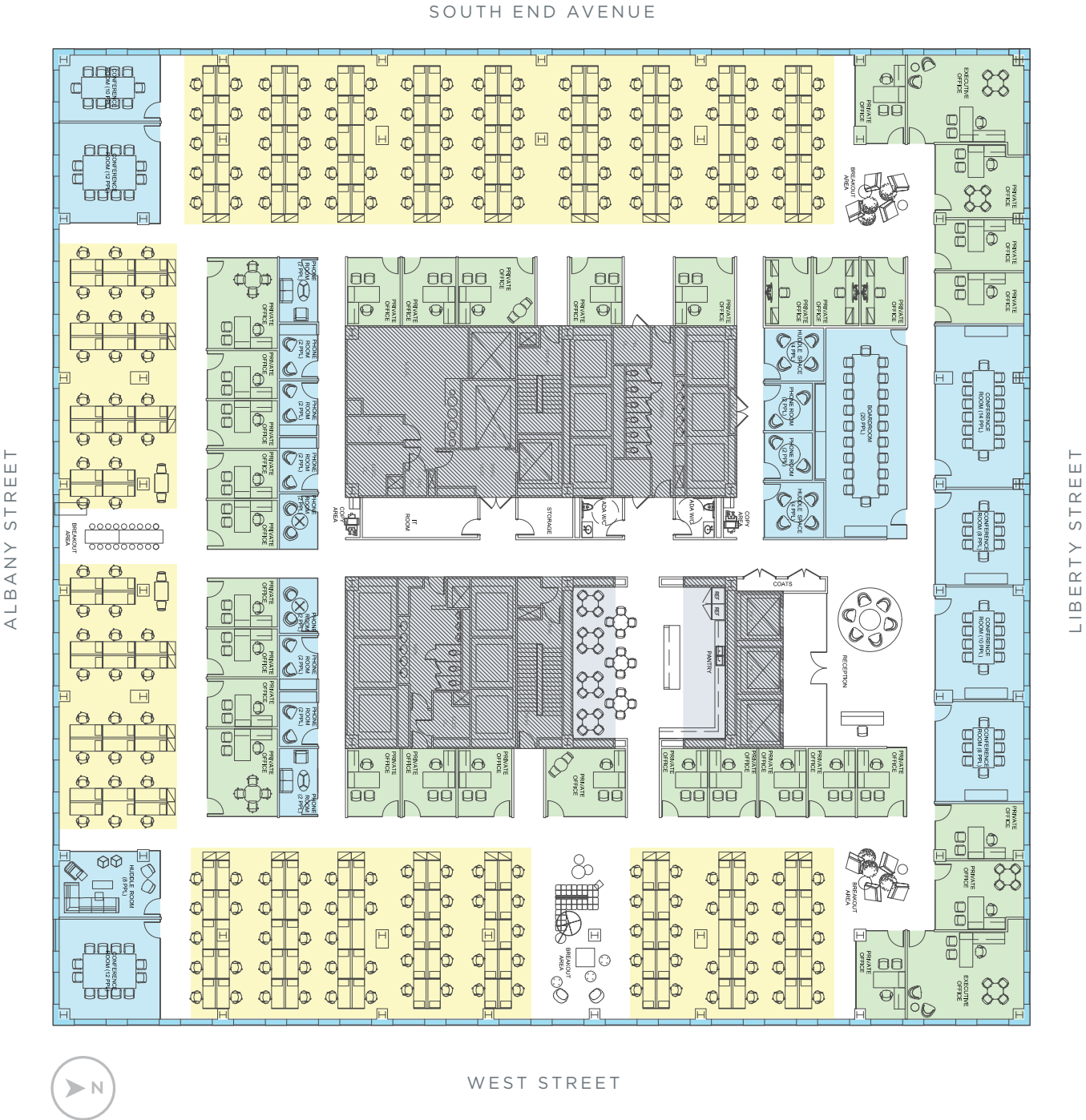
200 LIBERTY STREET

FLOOR 15

42,192 RSF



■ CEILING HEIGHTS:
12'6" FT SLAB TO SLAB



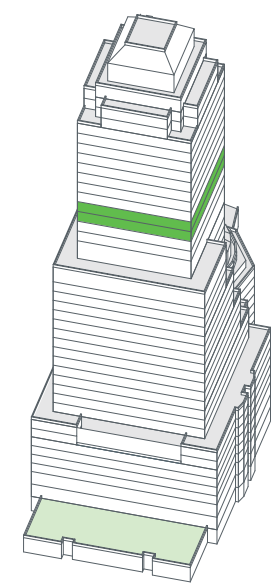
PRIVATE OFFICES	35
CONFERENCE ROOMS	9
WORKSTATIONS	208
TOTAL HEADCOUNT	243 PPL

EFFICIENT TOWER FLOORPLATES

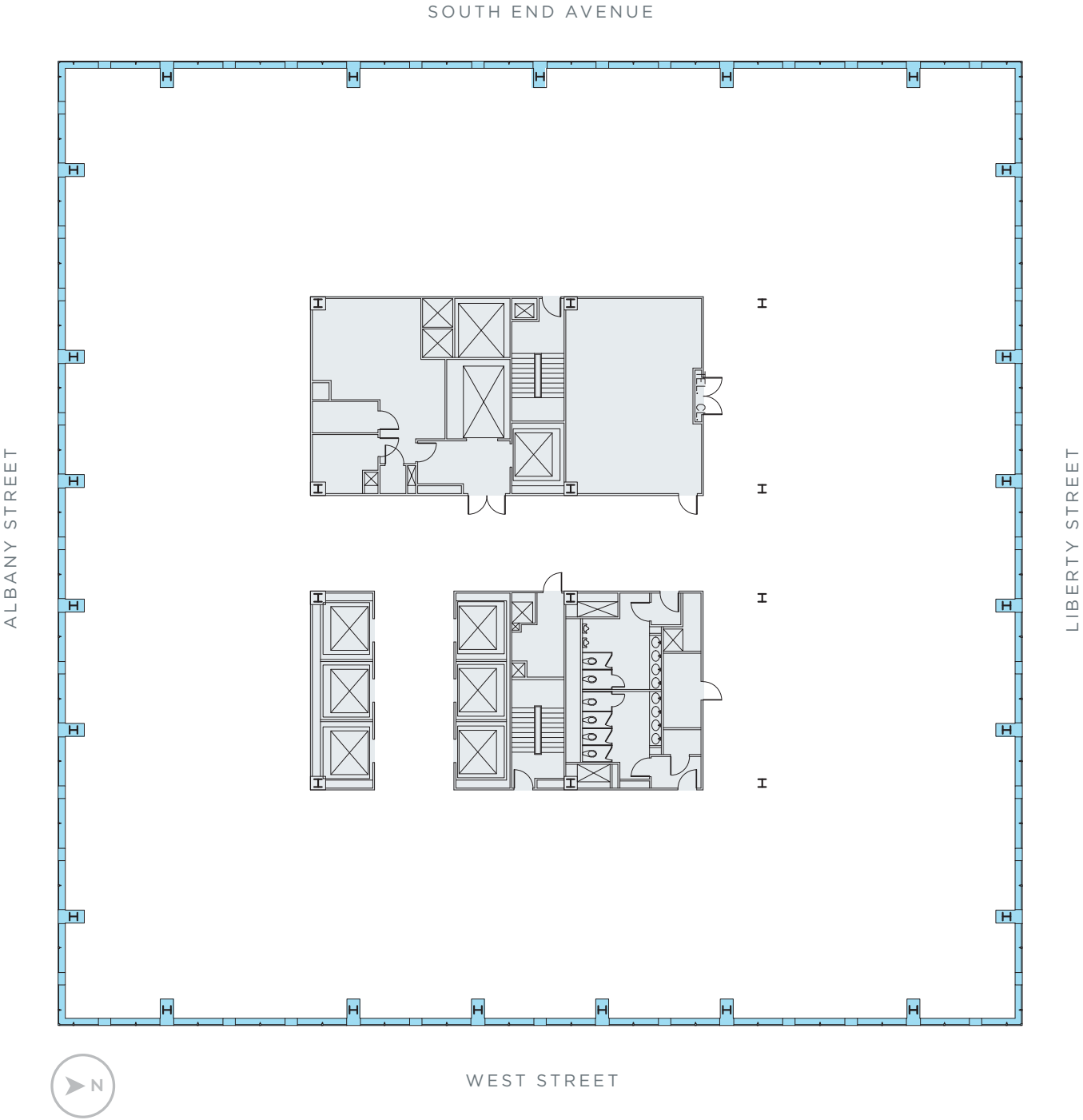
200 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOORS 28-29
30,000 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE



- # BFPL

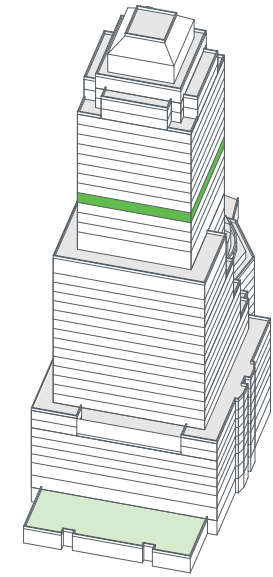


80/20 LAYOUT

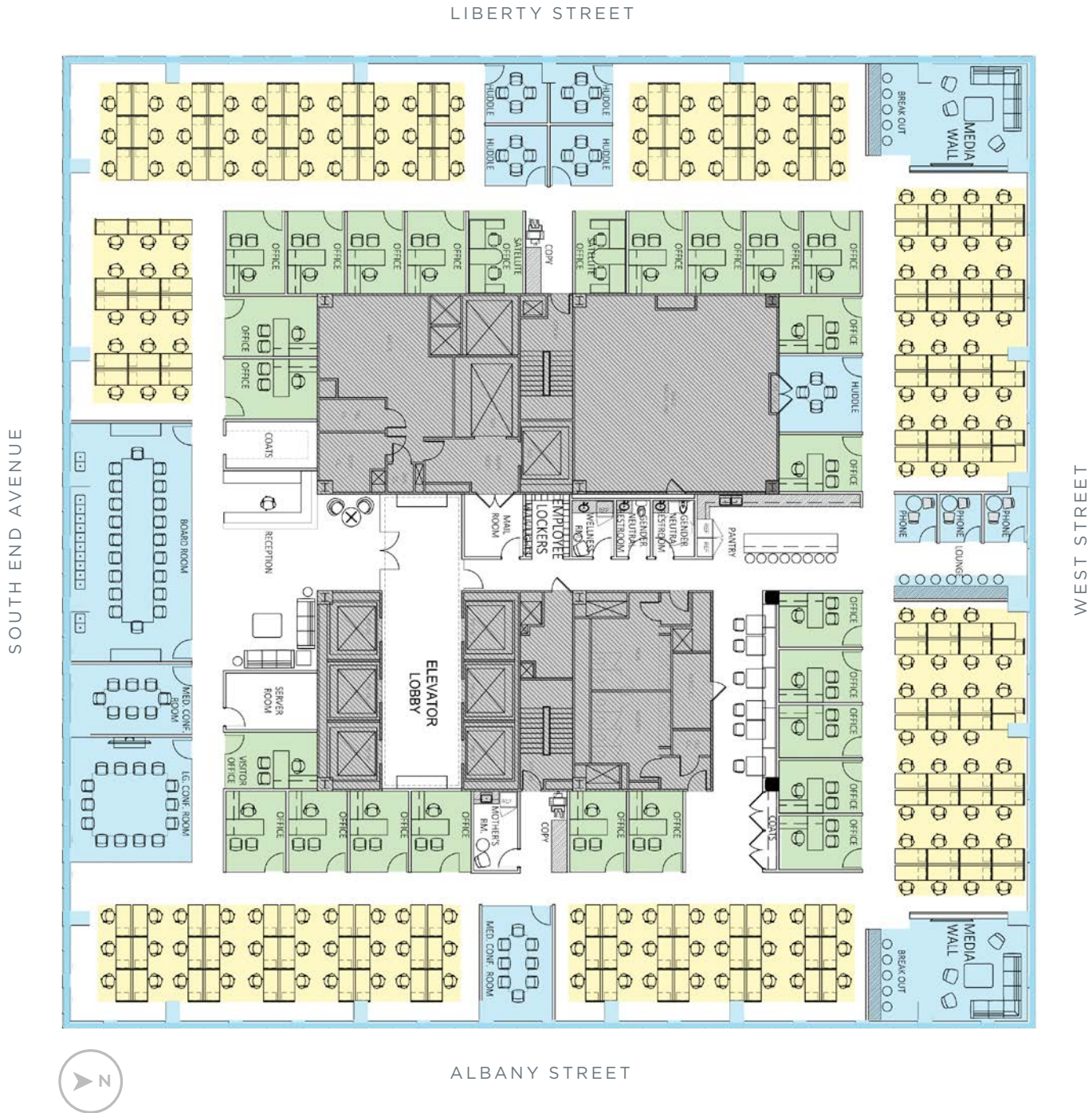
200 LIBERTY STREET

FLOOR 29

29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE



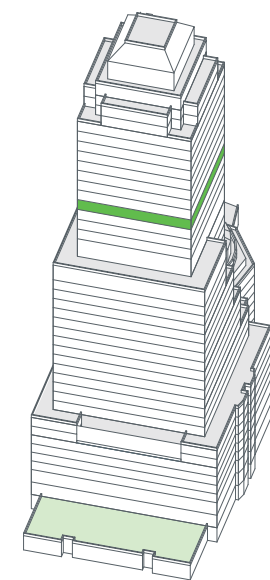
PRIVATE OFFICES	24
CONFERENCE ROOMS	13
WORKSTATIONS	189
TOTAL HEADCOUNT	214 PPL

TECH/CREATIVE LAYOUT

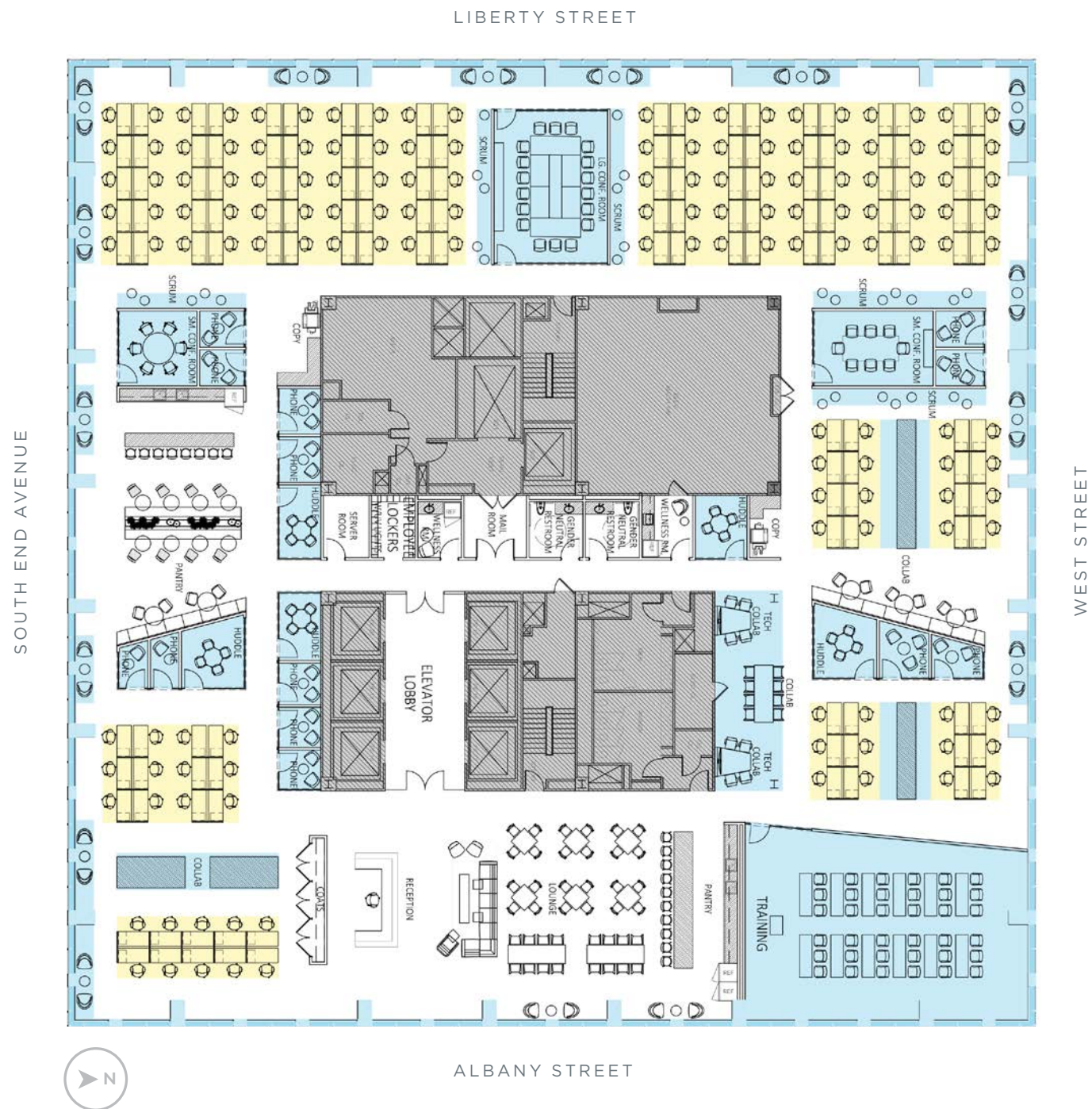
200 LIBERTY STREET

FLOOR 29

29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE



CONFERENCE ROOMS	19
WORKSTATIONS	150
TOTAL HEADCOUNT	151 PPL

CONVENE

73K SF Flagship Convene at 225 Liberty Street

Convene offers premium meeting and event spaces, flexible workspaces and hospitality amenities. This location also includes a For Five Café.





America's Cup



Transcendent Arts



Halloween Bash



US Open



Best Brews



Summer Fitness Series

100+ EVENTS ON-SITE ANNUALLY

Brookfield Place animates its grand indoor and outdoor public spaces year round through a mix of culture and events, bringing together New Yorkers and visitors from all over the world. Arts Brookfield brings our public spaces to life through art and experience, making BFPL an iconic destination.



Luminaries



Lunar New Year



Pride

BRAND VISIBILITY

With 27+ million visitors to Brookfield Place per year, use Brookfield Place for sponsorship opportunities, co-branding and events.



504K
WEEKLY
TRAFFIC



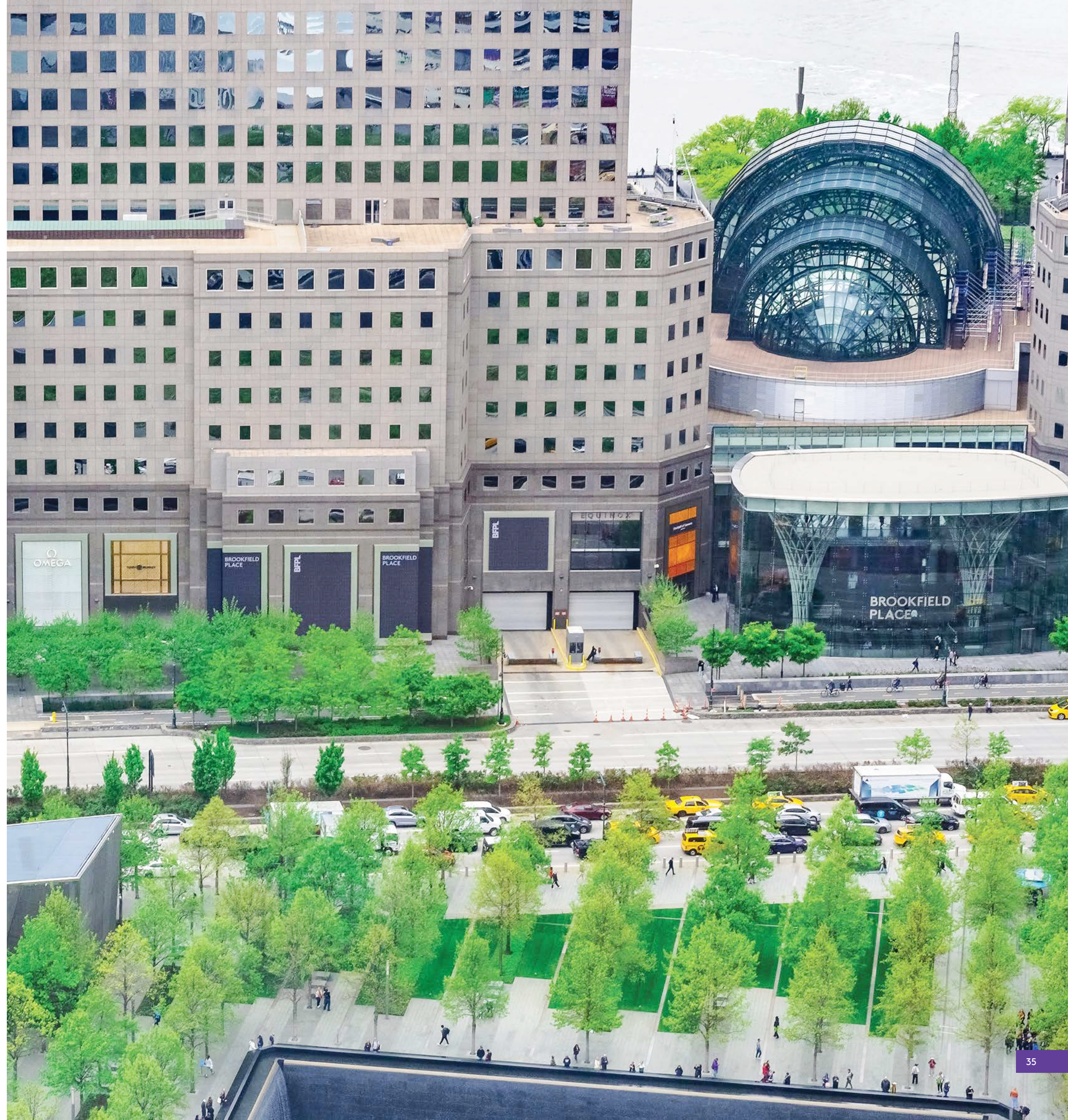
61%
MILLENNIALS
AGE 25-44



90%
COLLEGE
EDUCATED



65%
EARN
\$175K+





SUSTAINABILITY

Brookfield Place was named one of New York City's Greenest Office Buildings. We remain committed to sustainability, earning LEED GOLD and Energy Star certifications for each tower in the complex. Our initiatives include energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation parking, environmentally friendly cleaning materials and erosion control.

Looking ahead, Brookfield Properties will continue to be a leader in sustainability, advancing environmentally friendly best practices to build a better tomorrow.



SAFETY & WELLNESS STANDARDS

In keeping with Brookfield Properties' commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



Social Distancing Directional Signage

All of our commercial properties have been outfitted with physical distancing signage to help tenants and visitors navigate the building safely.



Required Personal Protective Equipment

All tenant-facing building employees are required to wear personal protective-wear and we ask that all visitors entering the building wear a mask as well.



Carbon Health Program

The opportunity to partner with Carbon Health is available for daily temperature tracking and symptom monitoring to keep you and your people safe.



Increased Cleaning Frequencies

High-touch areas are routinely cleaned throughout the day in accordance with new disinfecting guidelines.



Lobby Entrances

Lobby doors are open during peak periods to provide a touchless entry. Tenants can use app-enabled technology to check in and move through turnstiles with ease.



Mandatory Temperature Reading Station

As a safety precaution, mandatory temperature screening is in place as an amenity to tenants.



Front Desk Procedures

See-through protective screens have been installed at the manned locations, including concierge desks.



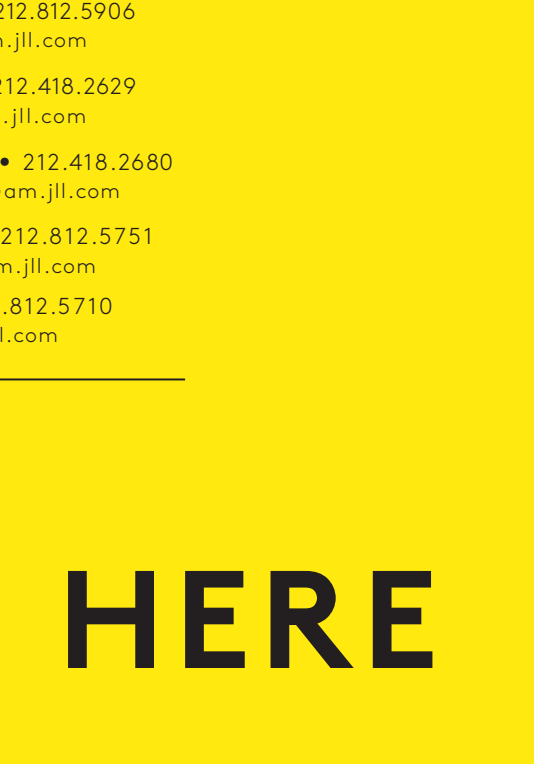
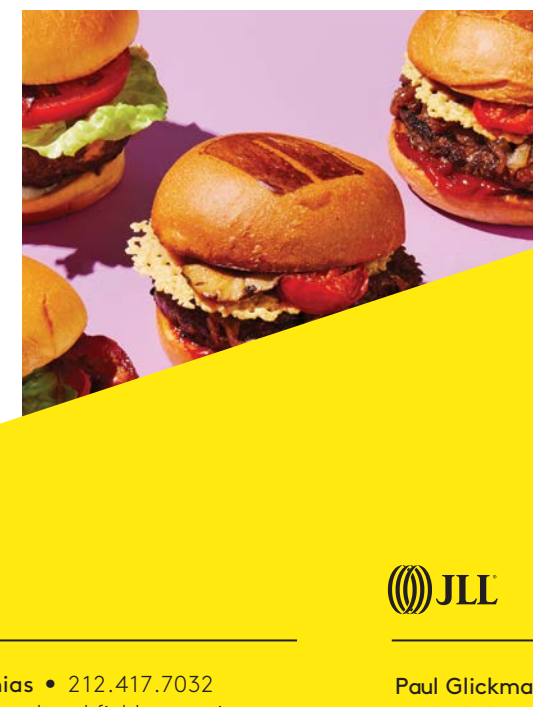
Elevator Occupancy

In order to practice safe distancing, elevator occupancy has been limited. Building signage clearly indicates occupancy requirements.



Air Filtration & HVAC Systems

Our building HVAC and air filtration ensures optimal air quality and functionality with an increase in outside air ventilation, air filtration efficiency and cleaned systems.



**Brookfield
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IT'S ALL RIGHT HERE