







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



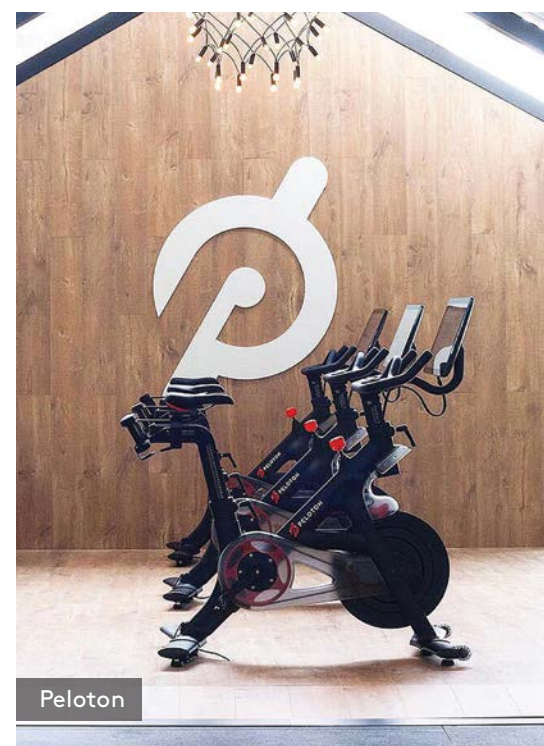
Jo Malone



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

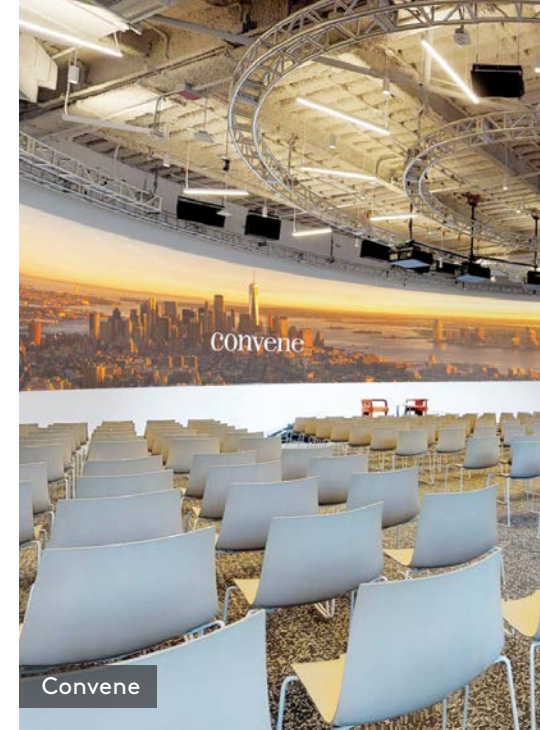
Bike Parking
Carbon Health
Citi Bike
Clean Market
Equinox
Showers On-Site

BUSINESS

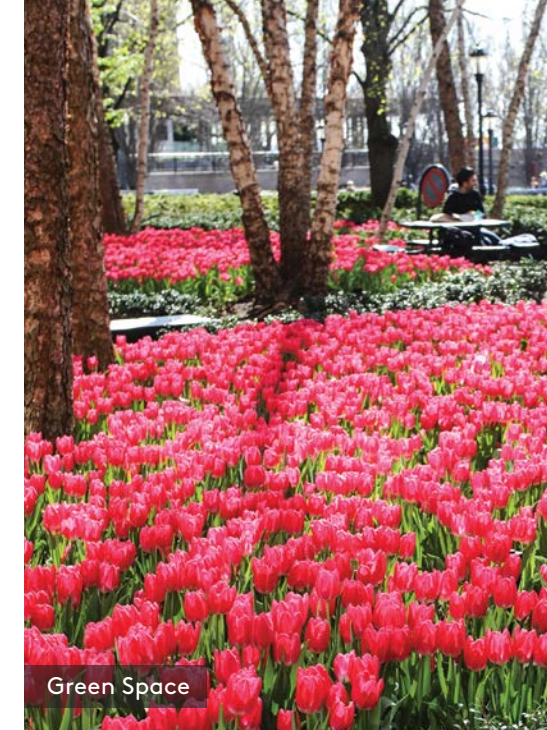
Brand Visibility
Convene
Digital Connectivity
Sponsorship Opportunities

OUTDOOR SPACE

Dedicated Tenant Terraces
Green Gardens
North Cove Marina



Convene



Green Space



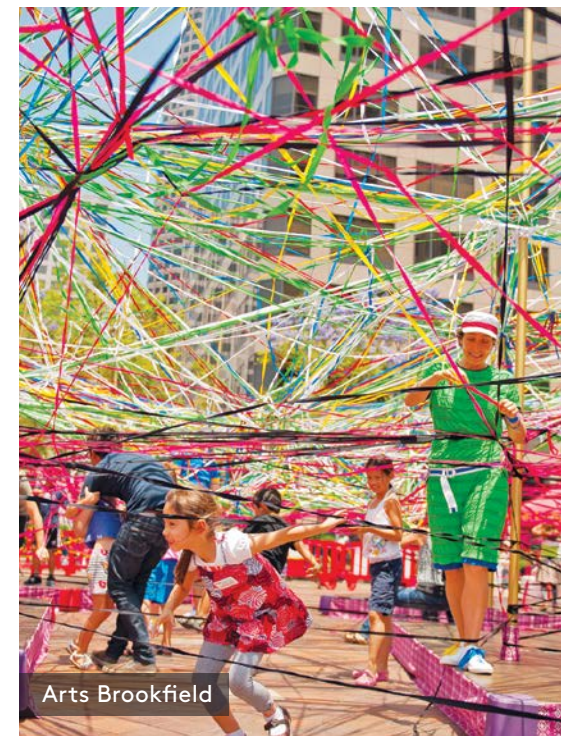
Clean Market



Carbon Health



North Cove Marina



Arts Brookfield



Digital Marketing



Equinox



Citi Bike





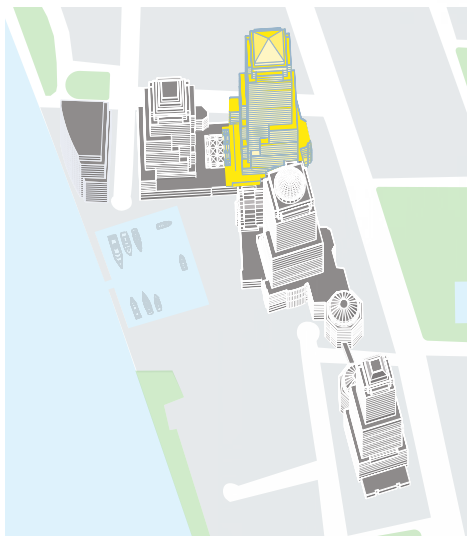
BEPL

200 VESEY STREET

Panoramic views, direct access to the Winter Garden and in-house amenities—including a fitness center and cafeteria—provide one of the most complete tenant experiences available.

200 VESEY STREET

BUILDING SIZE
1,266,000 SF



- IN-BUILDING FITNESS CENTER & CAFETERIA OPERATED BY AMERICAN EXPRESS
- FEATURING 180° HARBOR VIEWS
- GENERATOR CAPACITY AVAILABLE
- BIKE PARKING

AVAILABLE FLOORS

PARTIAL FLOOR 25	8,811 RSF	Q1 2021
FLOOR 21	55,124 RSF	09/01/2022
FLOOR 18	56,325 RSF	09/01/2022
FLOOR 17	56,325 RSF	09/01/2022
FLOOR 16	54,495 RSF	09/01/2022
FLOOR 15	54,495 RSF	09/01/2022
PARTIAL FLOOR 4	25,761 RSF	09/01/2022

TOTAL AVAILABLE
311,336 RSF

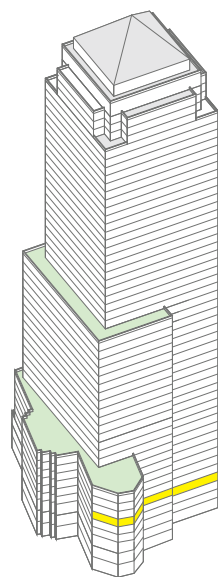
221,640 RSF
CONTIGUOUS BLOCK

DEDICATED AMENITY SPACE

200
VESEY
STREET

PARTIAL FLOOR 4

25,761 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA
- DEDICATED OUTDOOR SPACE



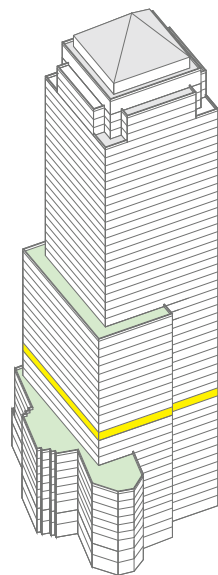
CONFERENCE ROOMS	2
WORKSTATIONS	2
TOTAL HEADCOUNT	2 PPL

EFFICIENT TOWER FLOORPLATES

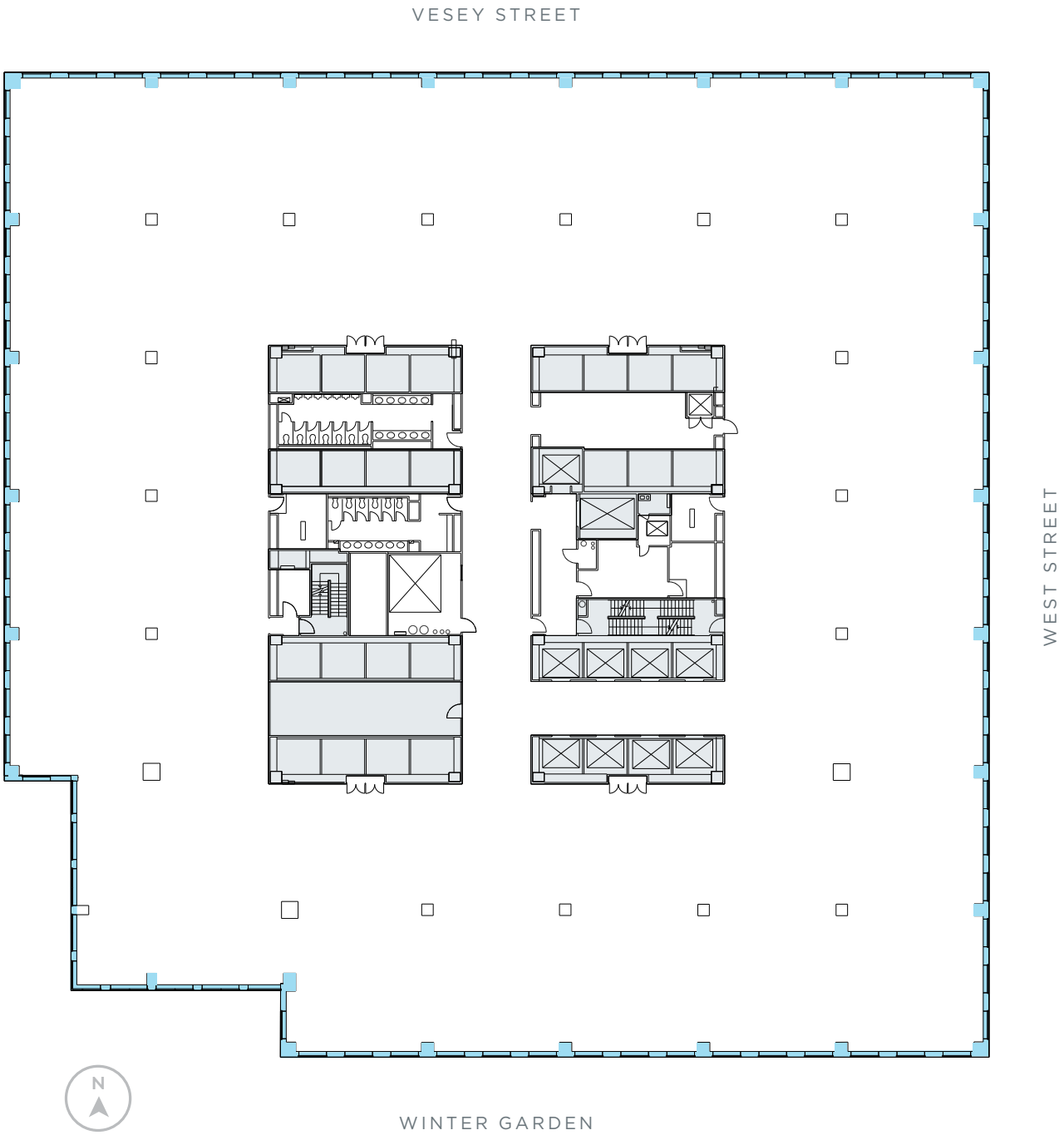
200 VESEY STREET

FLOOR 15

54,495 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

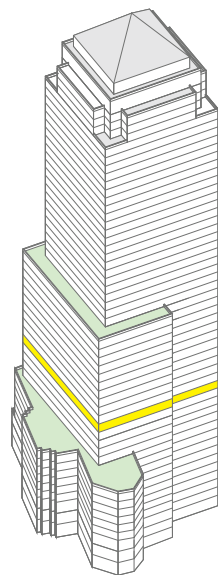


EFFICIENT TOWER FLOORPLATES

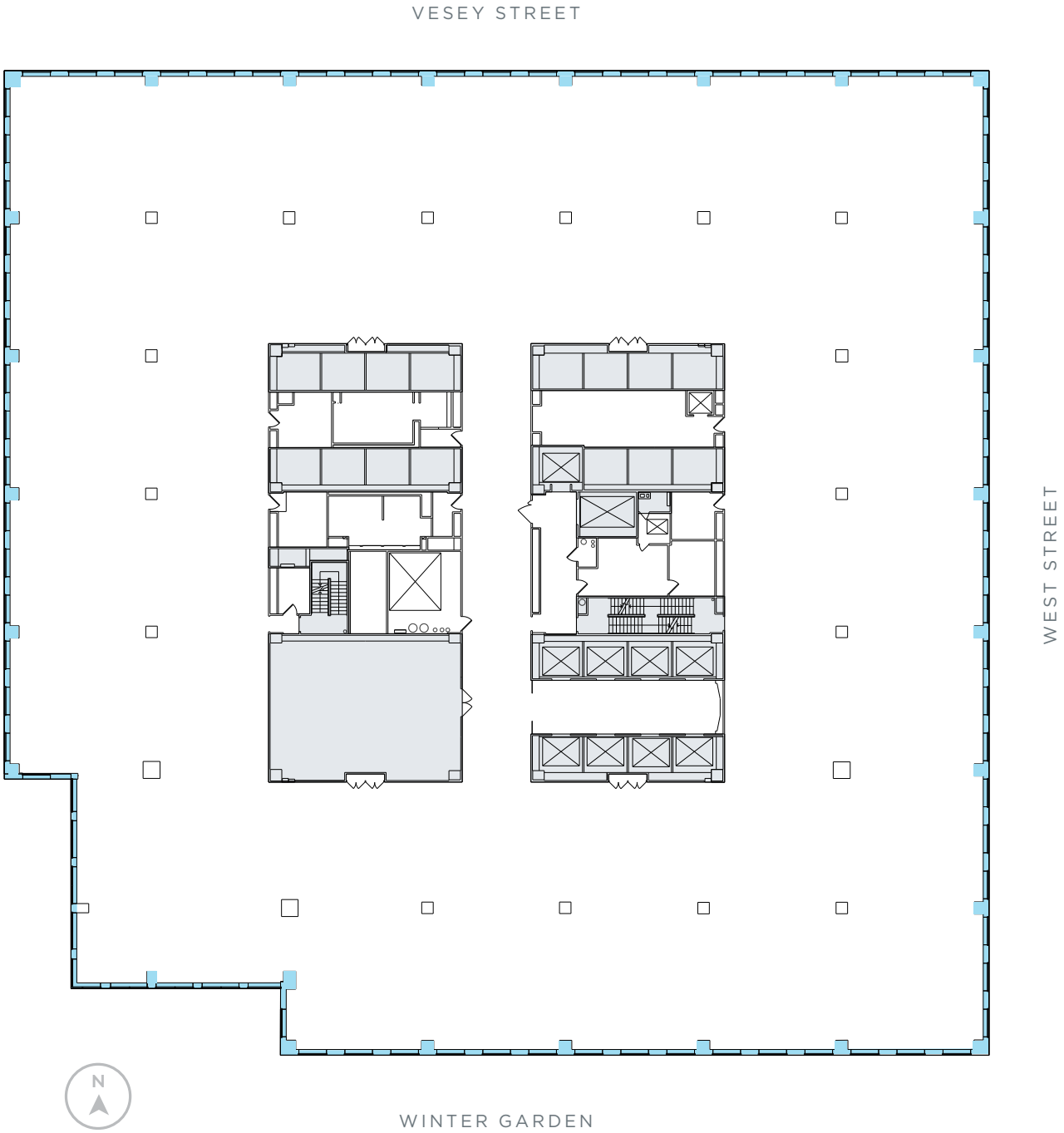
200
VESEY
STREET

FLOOR 16

54,495 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

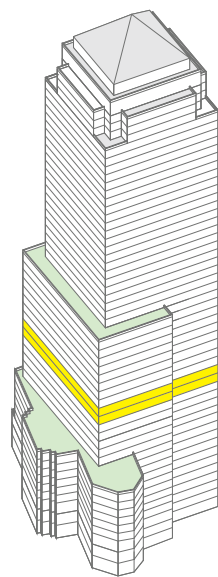


EFFICIENT TOWER FLOORPLATES

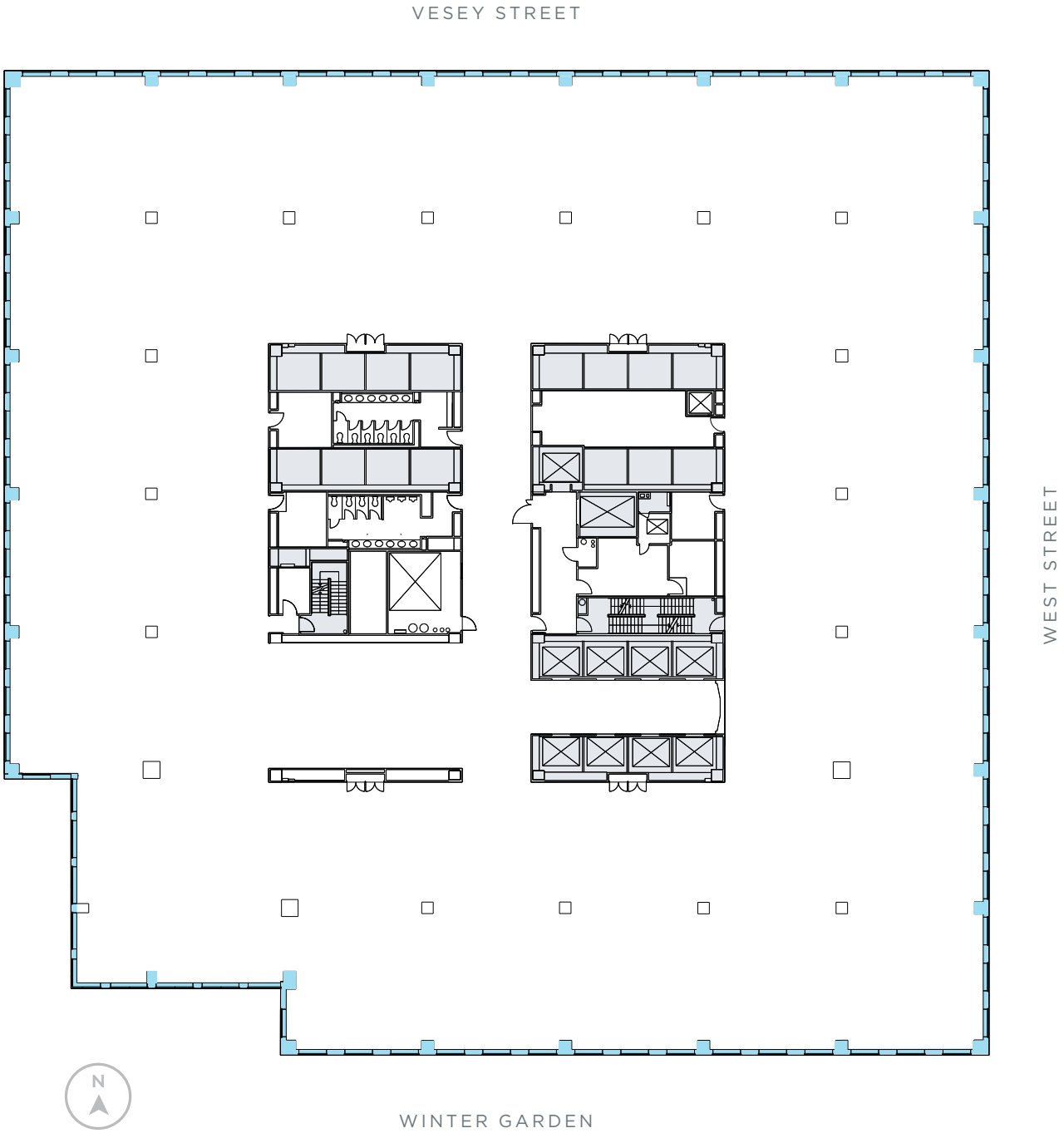
200 VESEY STREET

FLOOR 17 & 18

56,325 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

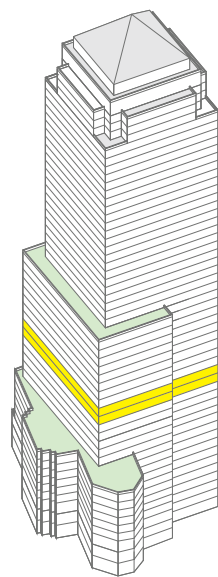


TRADING/DENSITY LAYOUT

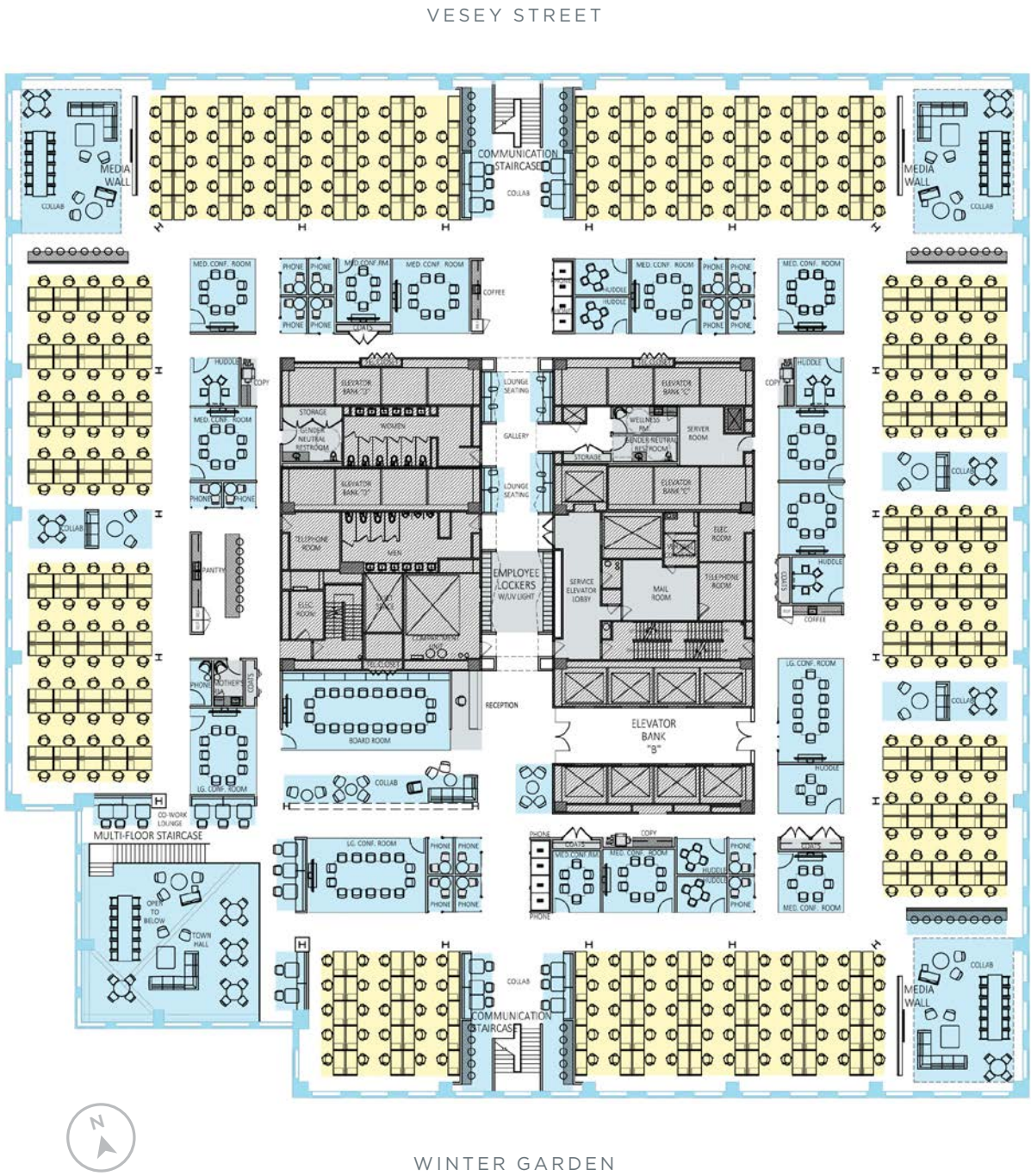
200
VESEY
STREET

FLOOR 17 & 18

56,325 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA



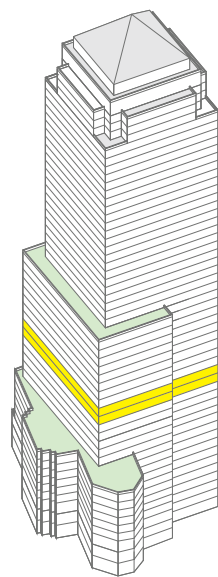
CONFERENCE ROOMS	45
WORKSTATIONS	359
TOTAL HEADCOUNT	360 PPL

SERVICE/LAW LAYOUT

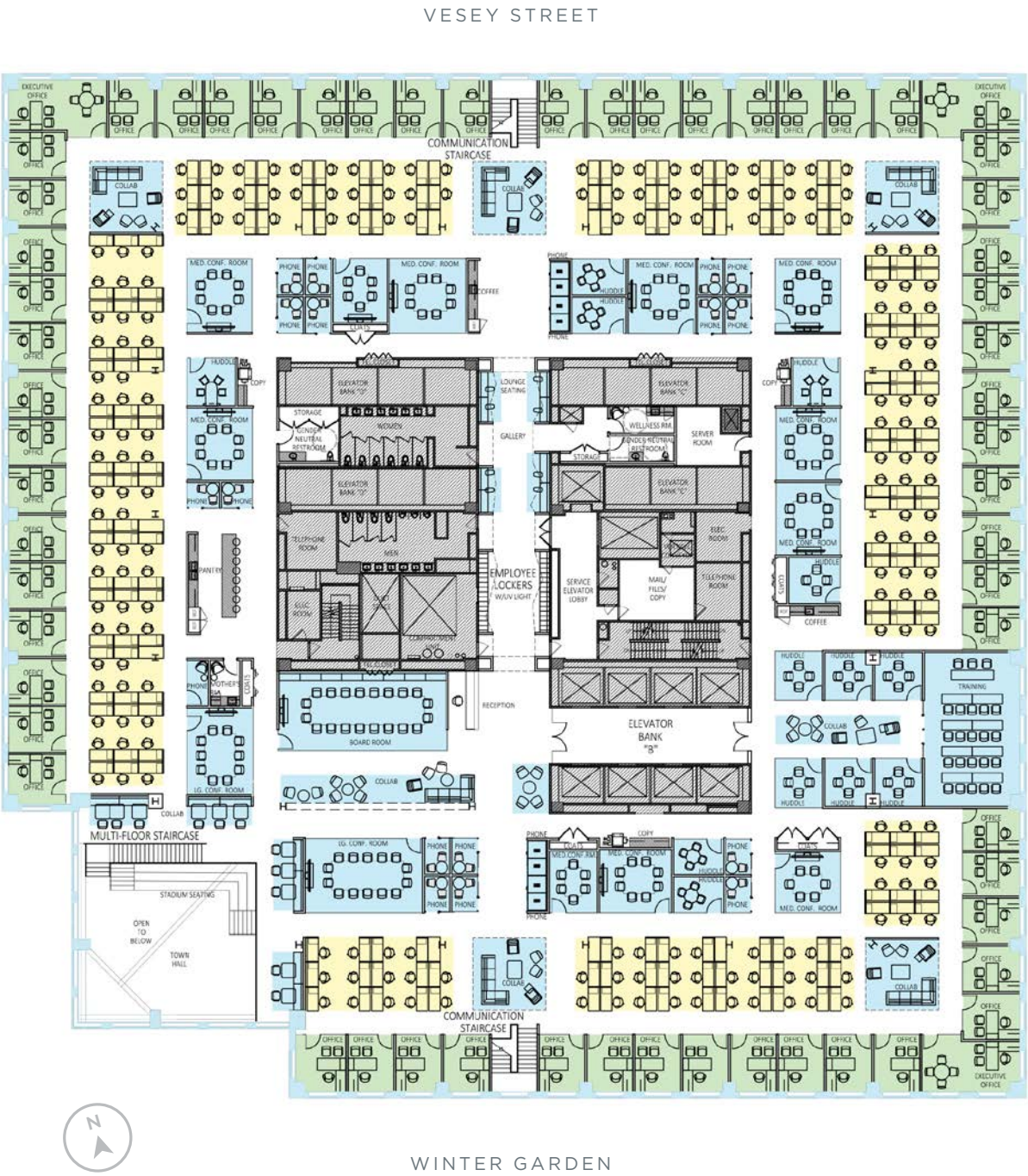
200 VESEY STREET

FLOOR 17 & 18

56,325 RSF

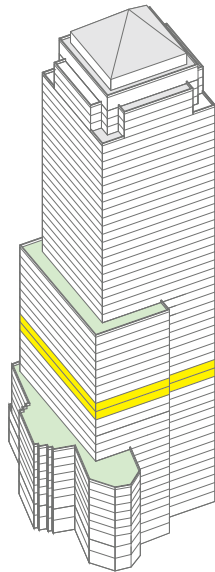


- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

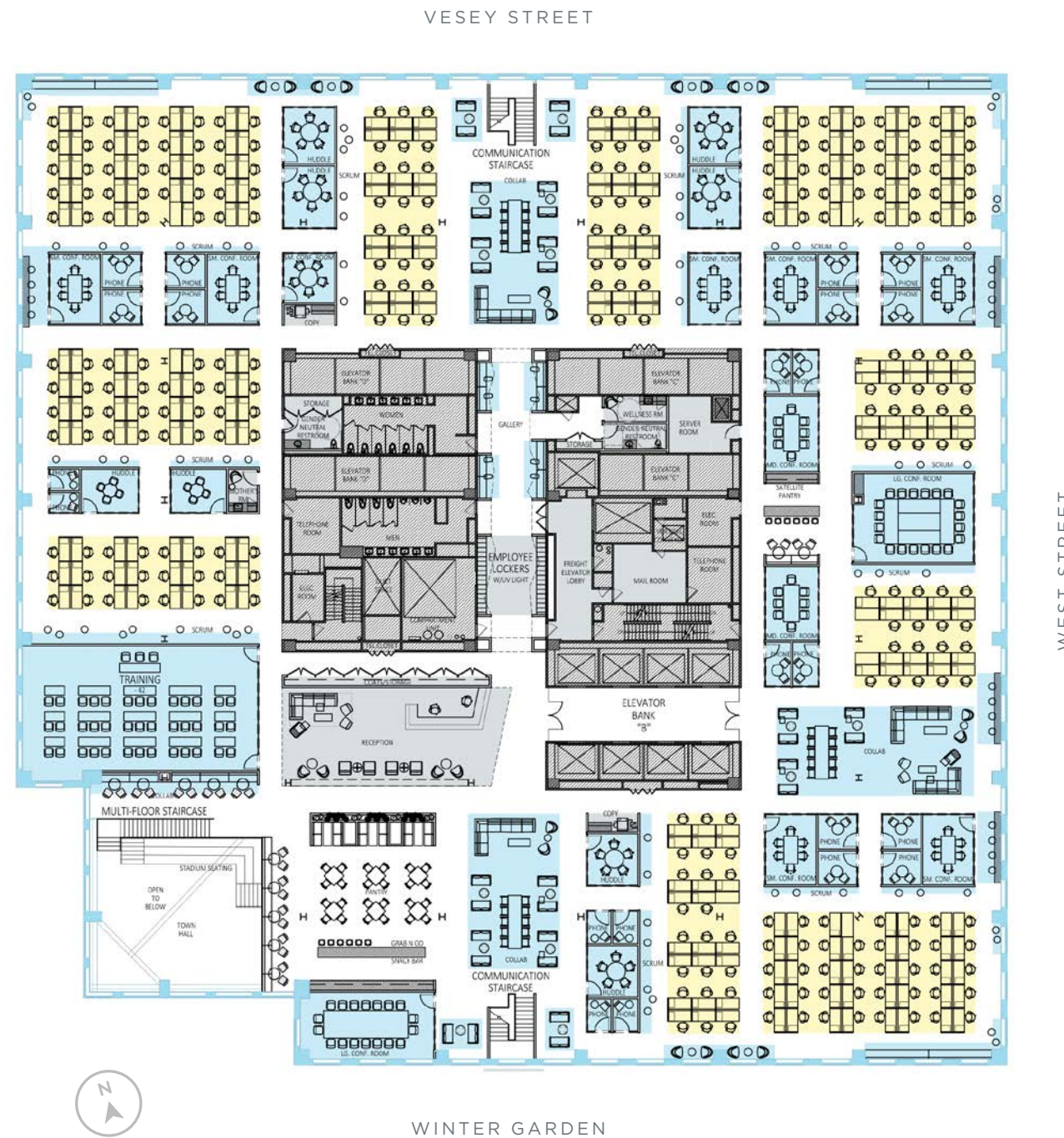


CONFERENCE ROOMS	48
WORKSTATIONS	204
EXECUTIVE OFFICES	3
PRIVATE OFFICES	58
TOTAL HEADCOUNT	266 PPL

56,325 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA



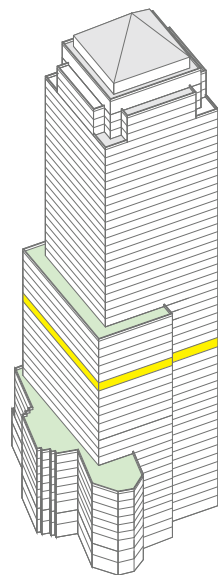
CONFERENCE ROOMS	39
WORKSTATIONS	280
TOTAL HEADCOUNT	282 PPL

EFFICIENT TOWER FLOORPLATES

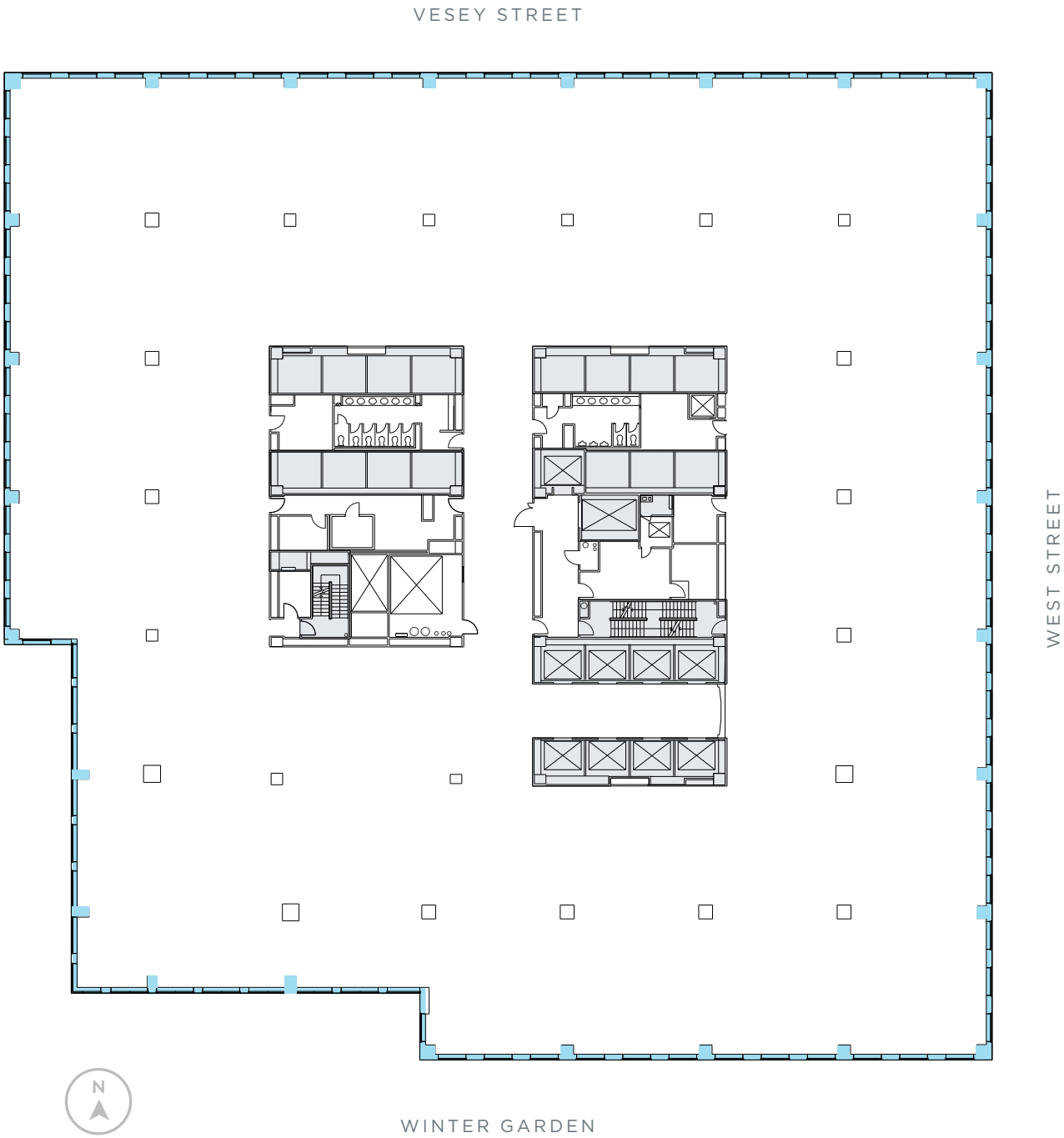
200 VESEY STREET

FLOOR 21

55,124 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

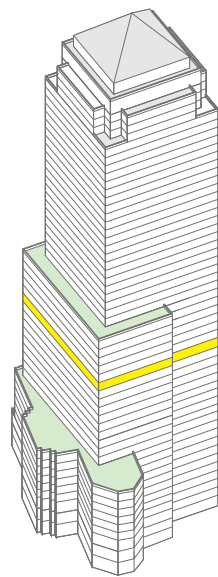


TECH/CREATIVE LAYOUT

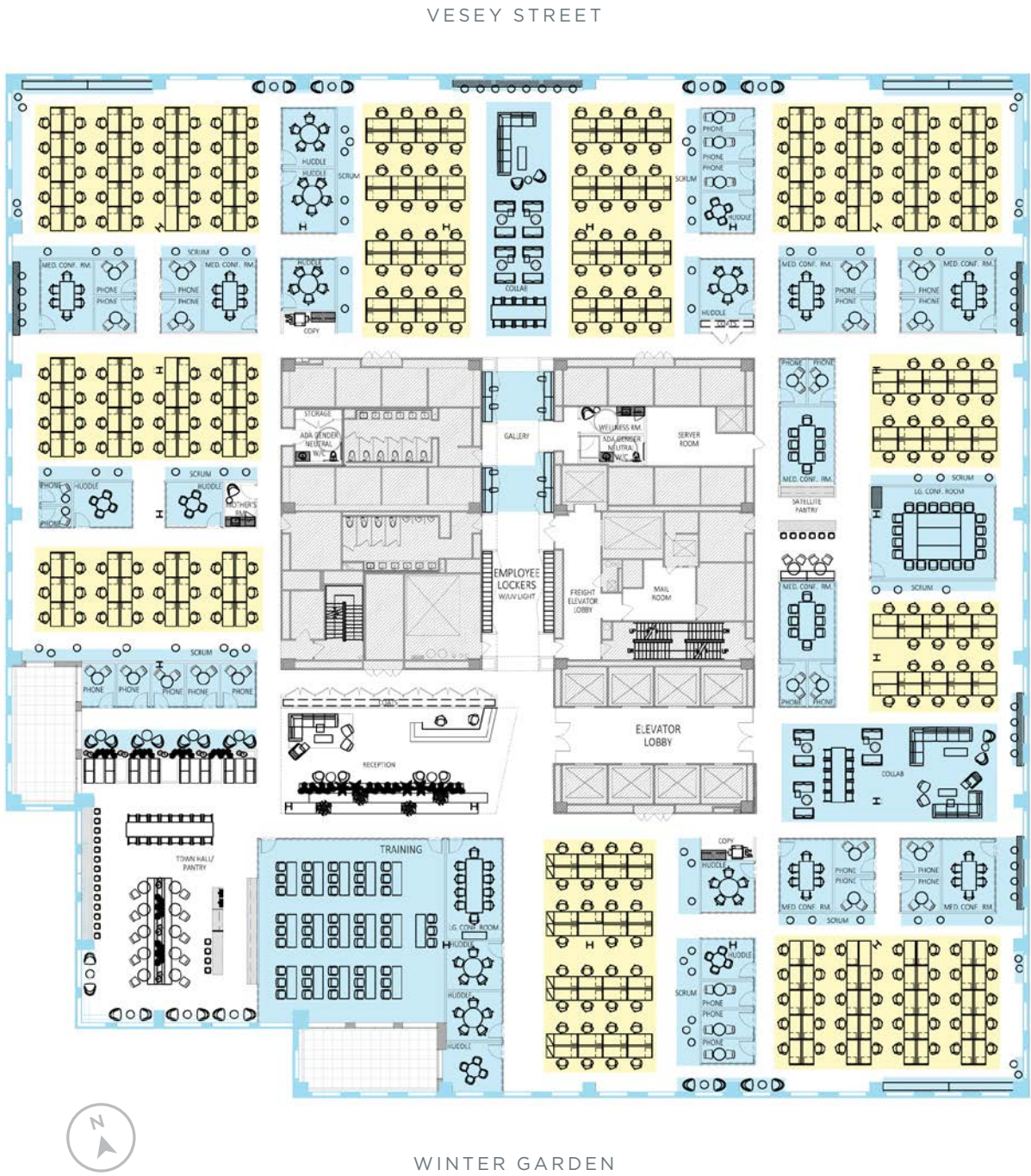
200
VESEY
STREET

FLOOR 21

55,124 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA



WEST STREET

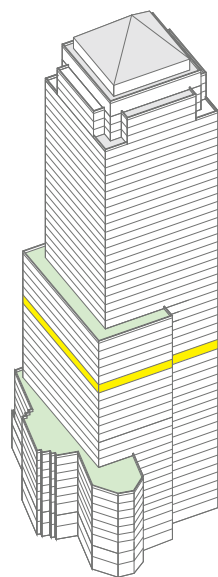
CONFERENCE ROOMS	51
WORKSTATIONS	304
TOTAL HEADCOUNT	306 PPL

SERVICE/LAW LAYOUT

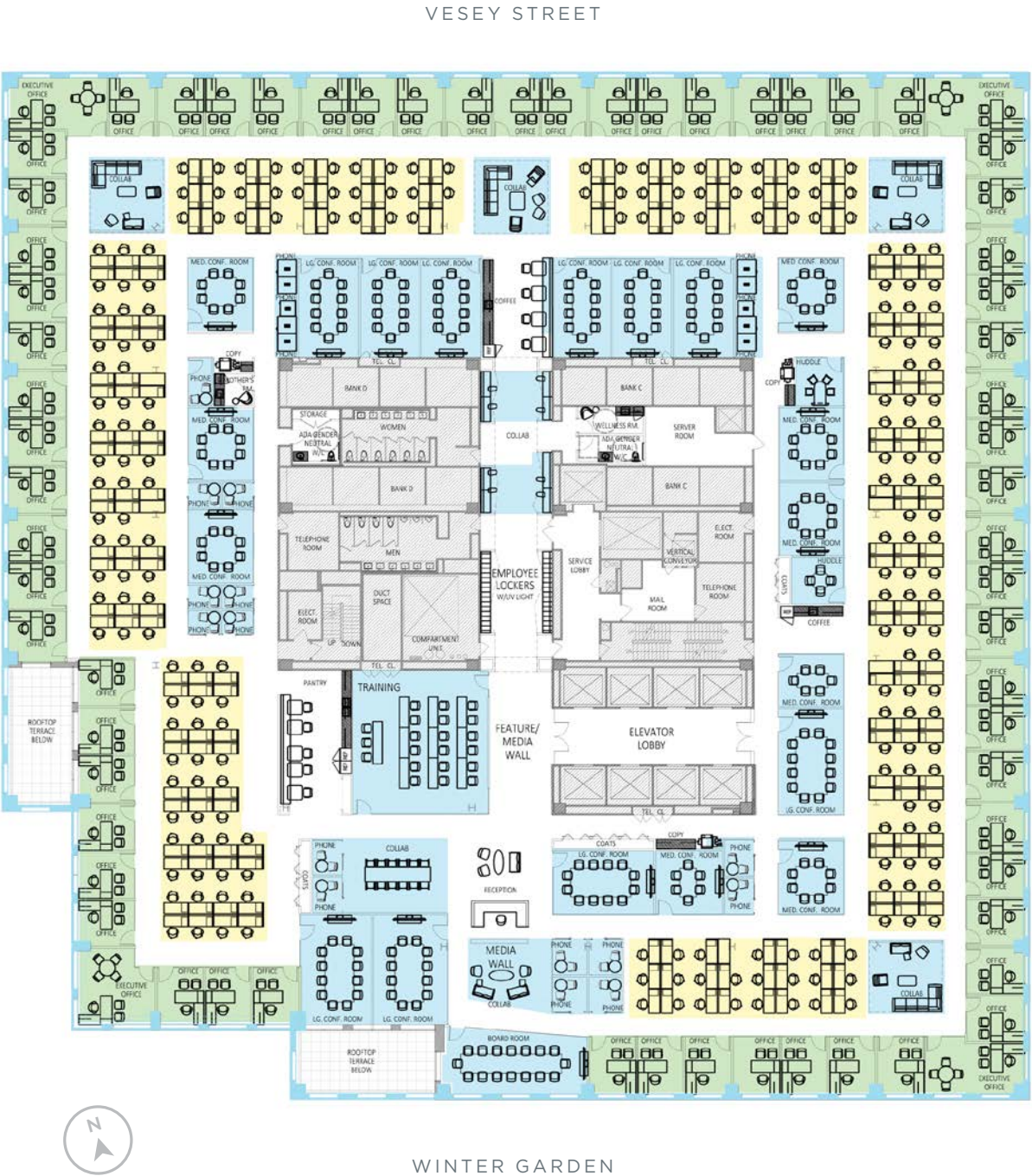
200
VESEY
STREET

FLOOR 21

55,124 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA



WEST STREET

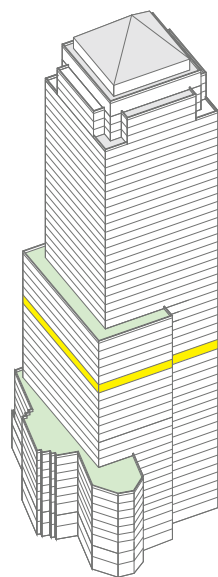
CONFERENCE ROOMS	48
WORKSTATIONS	221
EXECUTIVE OFFICES	4
PRIVATE OFFICES	63
TOTAL HEADCOUNT	266 PPL

TRADING/DENSITY LAYOUT

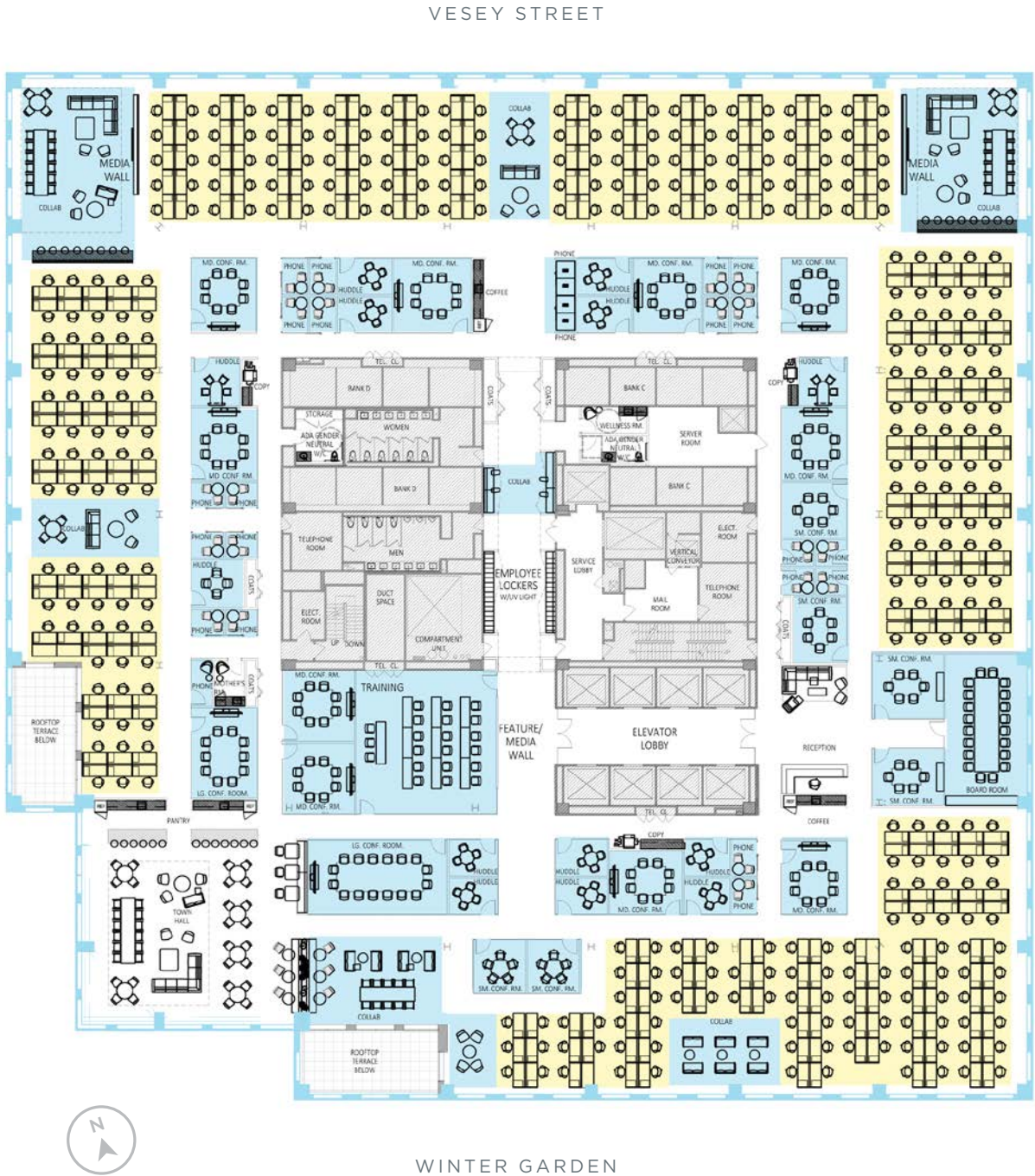
200
VESEY
STREET

FLOOR 21

55,124 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA



WEST STREET

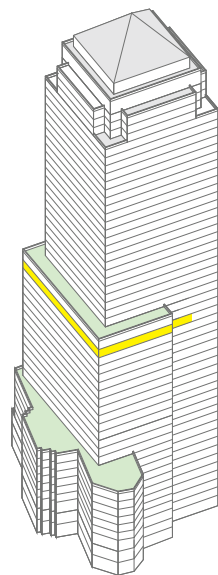
CONFERENCE ROOMS	54
WORKSTATIONS	359
TOTAL HEADCOUNT	360 PPL

EFFICIENT TOWER FLOORPLATES

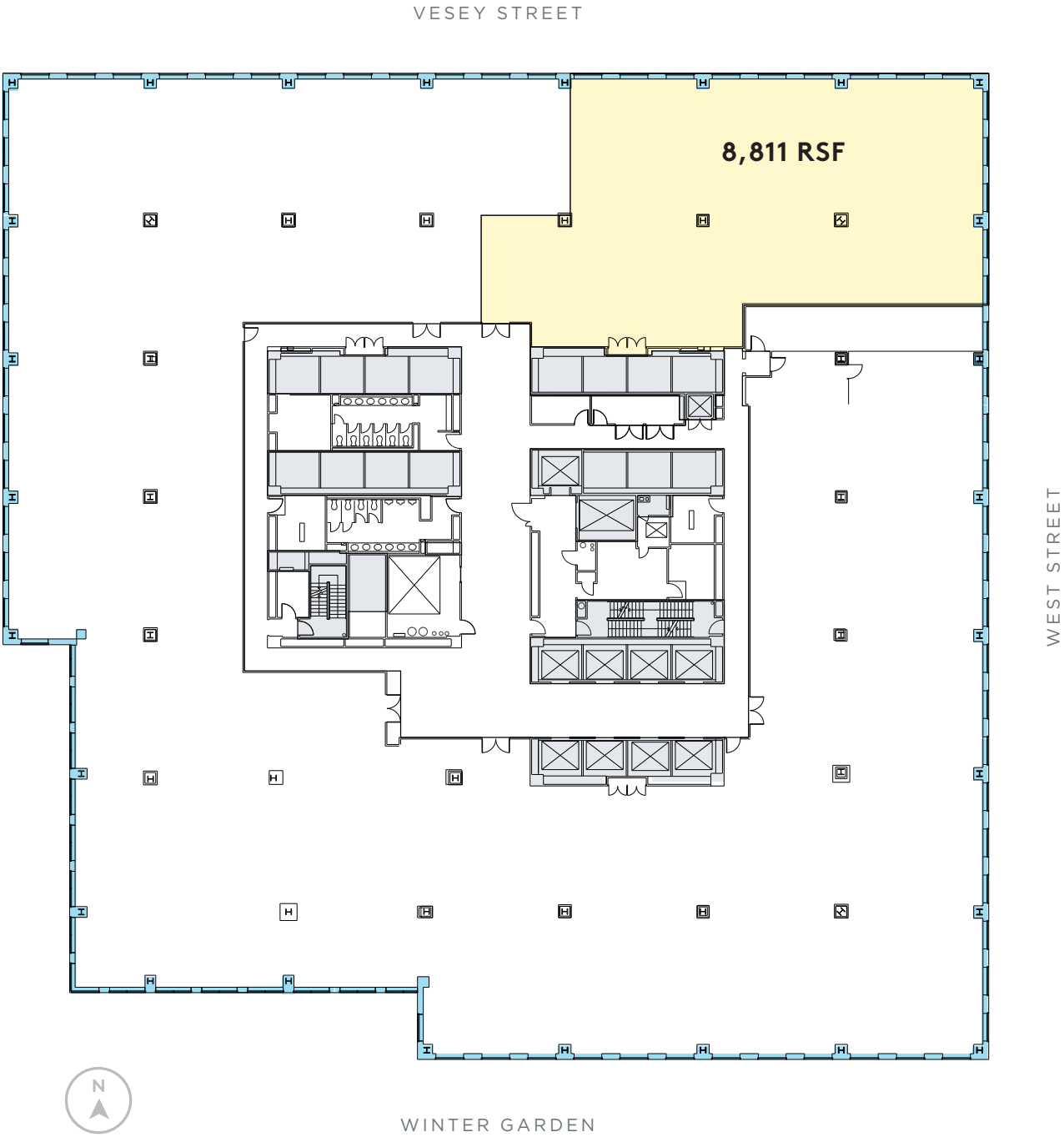
200 VESEY STREET

PARTIAL FLOOR 25

8,811 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA

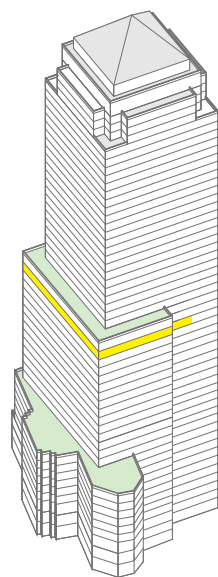


PRE-BUILT LAYOUT

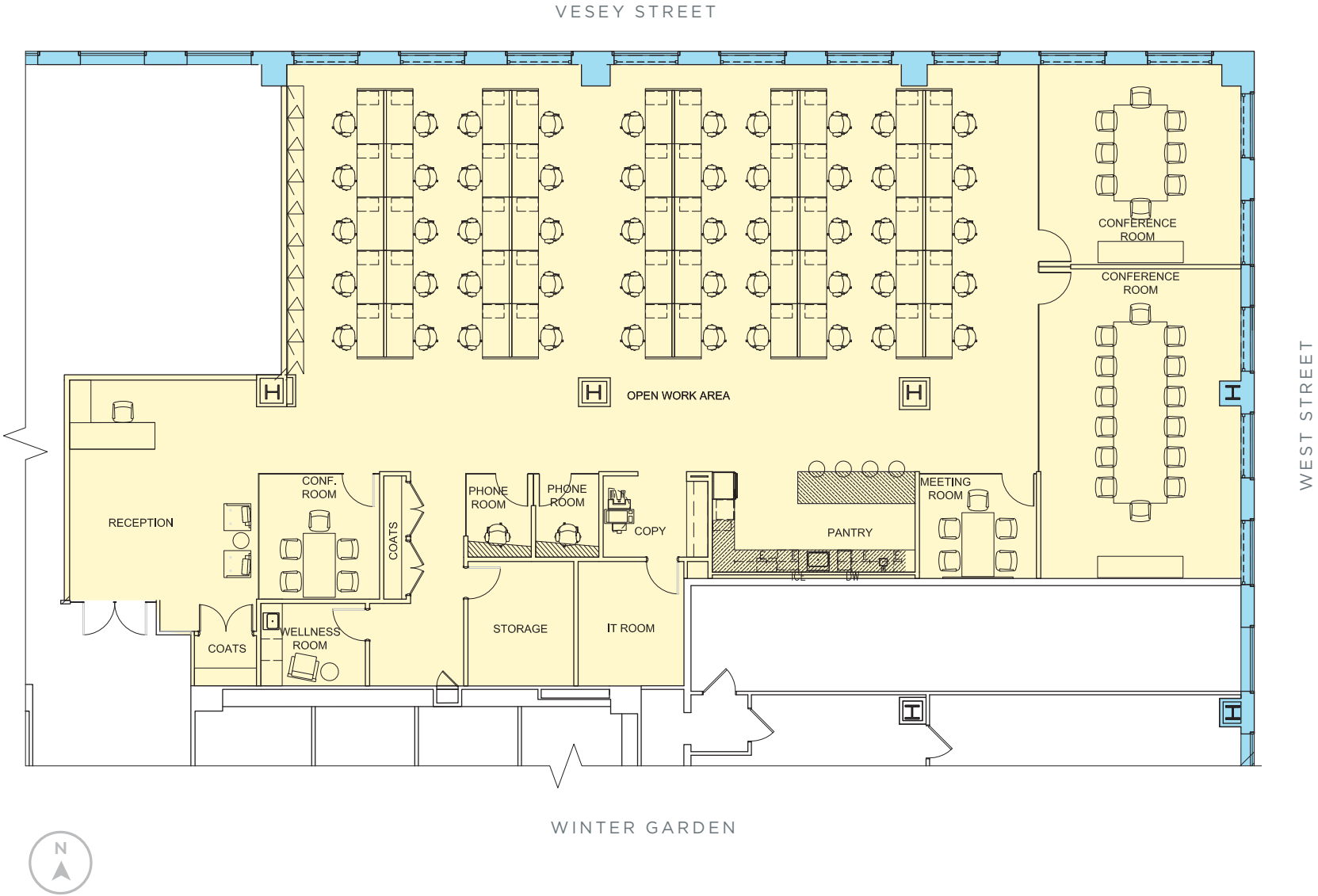
200
VESEY
STREET

PARTIAL FLOOR 25

8,811 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS & CAFETERIA
- HIGH-END INSTALLATION
- FURNITURE AVAILABLE



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



Luminaries



Lunar New Year



Pride

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.

BRAND VISIBILITY

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



504K
WEEKLY
TRAFFIC



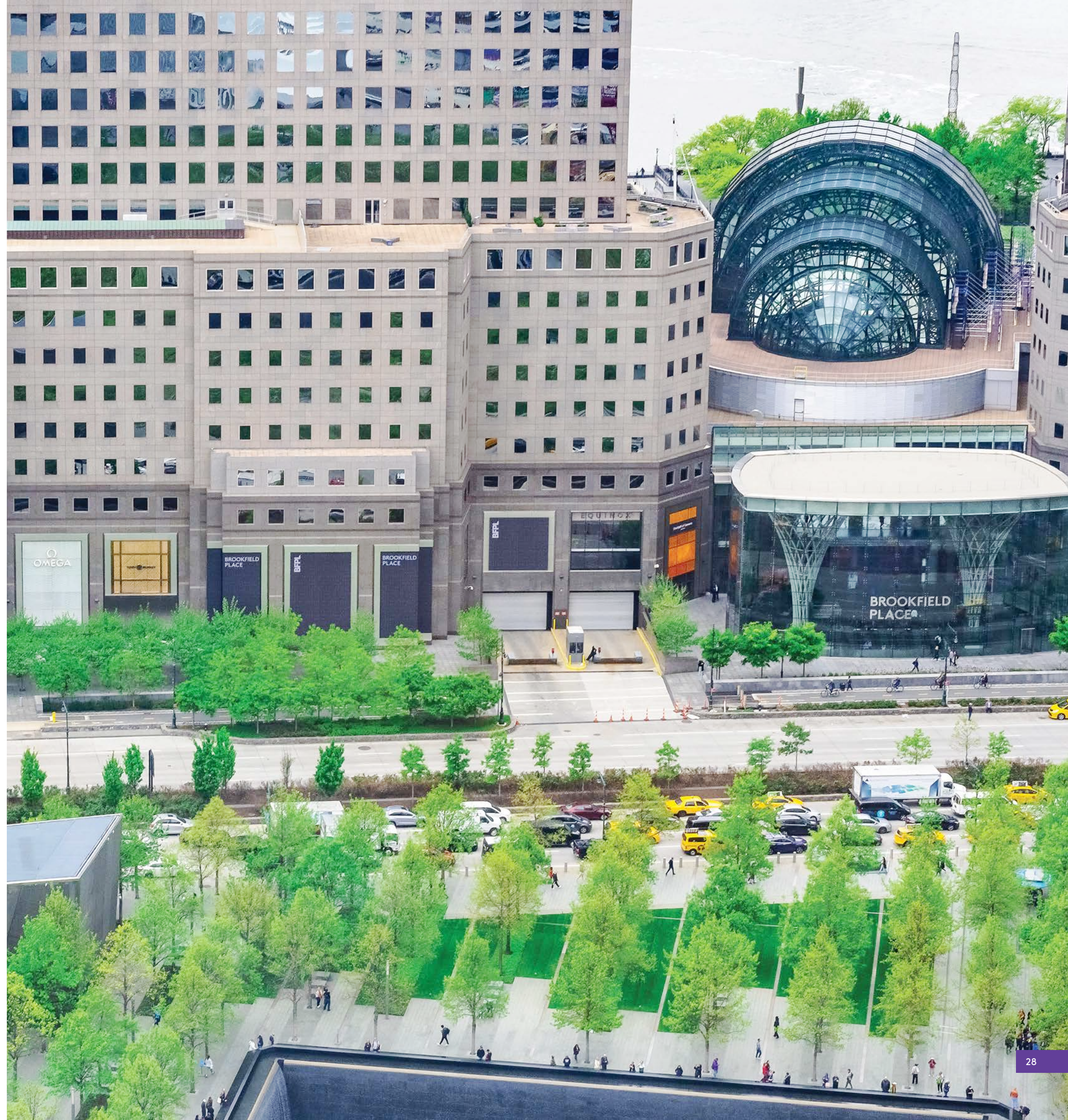
61%
MILLENNIALS
AGE 25-44



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.



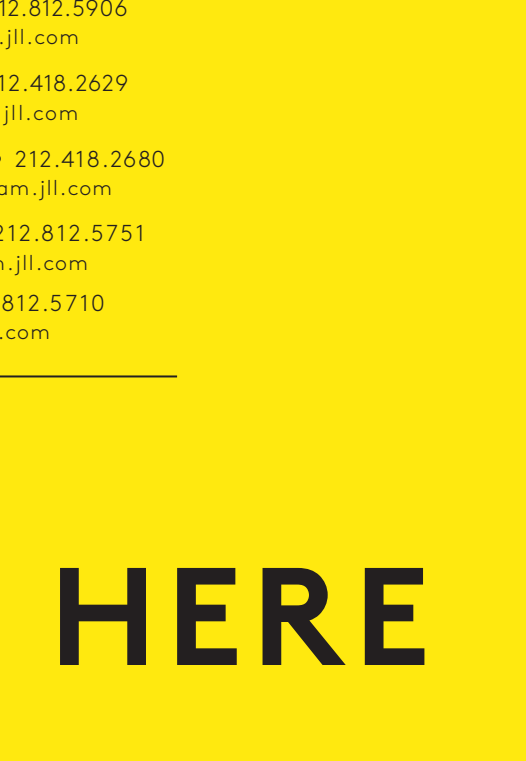
Elevator Occupancy

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
Properties**

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IT'S ALL RIGHT HERE