

An aerial photograph of the New York City skyline at dusk. The sky is a deep blue, transitioning to a lighter orange near the horizon. The city is densely packed with skyscrapers, many of which are illuminated with warm yellow lights from within. The Manhattan River flows through the center of the image, with the Manhattan Bridge and the Triborough Bridge visible in the distance. The overall scene is a vibrant and detailed representation of a major metropolitan area.

ONE

LIBERTY PLAZA

THE HEIGHT OF DOWNTOWN

ONE LIBERTY PLAZA

Offering stunning views, spatial efficiency and world-class lifestyle amenities, One Liberty Plaza provides large, column-free floorplates, multiple branding and signage options, and in-building connection to WTC and Fulton Street Transit hubs. Premium full-circle amenities include a flagship **Convene** on-site, **For Five Cafe**, **hOM**, and **Amazon Go**.

389,537 RSF
TOTAL AVAILABLE



ONE

LIBERTY PLAZA

AVAILABILITIES

LARGE BLOCK AVAILABILITY

FLOORS 47-53
330,234 RSF

Floor 53	47,596 RSF	Q3 2022
Floor 52	47,595 RSF	Q2 2021
Floor 51	47,596 RSF	Q2 2021
Floor 50	47,596 RSF	Q2 2021
Floor 49	47,596 RSF	Q2 2021
Floor 48	46,070 RSF	Q2 2021
Floor 47	46,185 RSF	Q2 2021
P Floor 29	13,122 RSF	Q3 2021
P Floor 28	11,502 RSF	IMMEDIATE
P Floor 27	6,037 RSF	IMMEDIATE
P Floor 27	28,642 RSF	Q2 2021

**TOTAL AVAILABLE
389,537 RSF**



ELEVATE YOUR DAY TO DAY

RISE • GRIND • UNWIND



RELAX

Break for a mid-day mindfulness class with **hOM**.



COMMUTING

The right place, right on time.
Your commute is made easy at
One Liberty Plaza.



COLLABORATE

Take a meeting in our flagship **Convene** conferencing space.



BUT FIRST, COFFEE

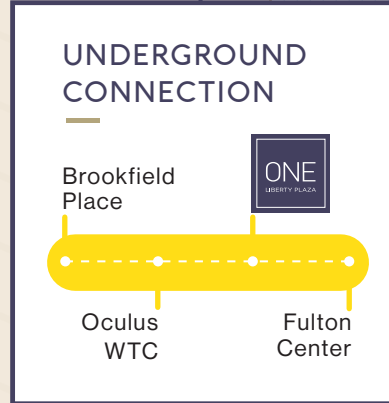
Enjoy freshly roasted coffee from
For Five Café to start your morning right.



EXPLORE

The very best in fine dining including near by
Nobu, Manhatta & Eataly.

UNRIVALED CONNECTIVITY



TRANSIT TIMES

- Grand Central Terminal
12 Minutes
- Port Authority Bus Terminal
12 Minutes
- Penn Station
12 Minutes
- Barclay's Center
15 Minutes

- 13 Subway Lines
- 30 Bus Routes

- 17 Ferry Routes
- 2 PATH Train Routes

- 27 CitiBike Stations

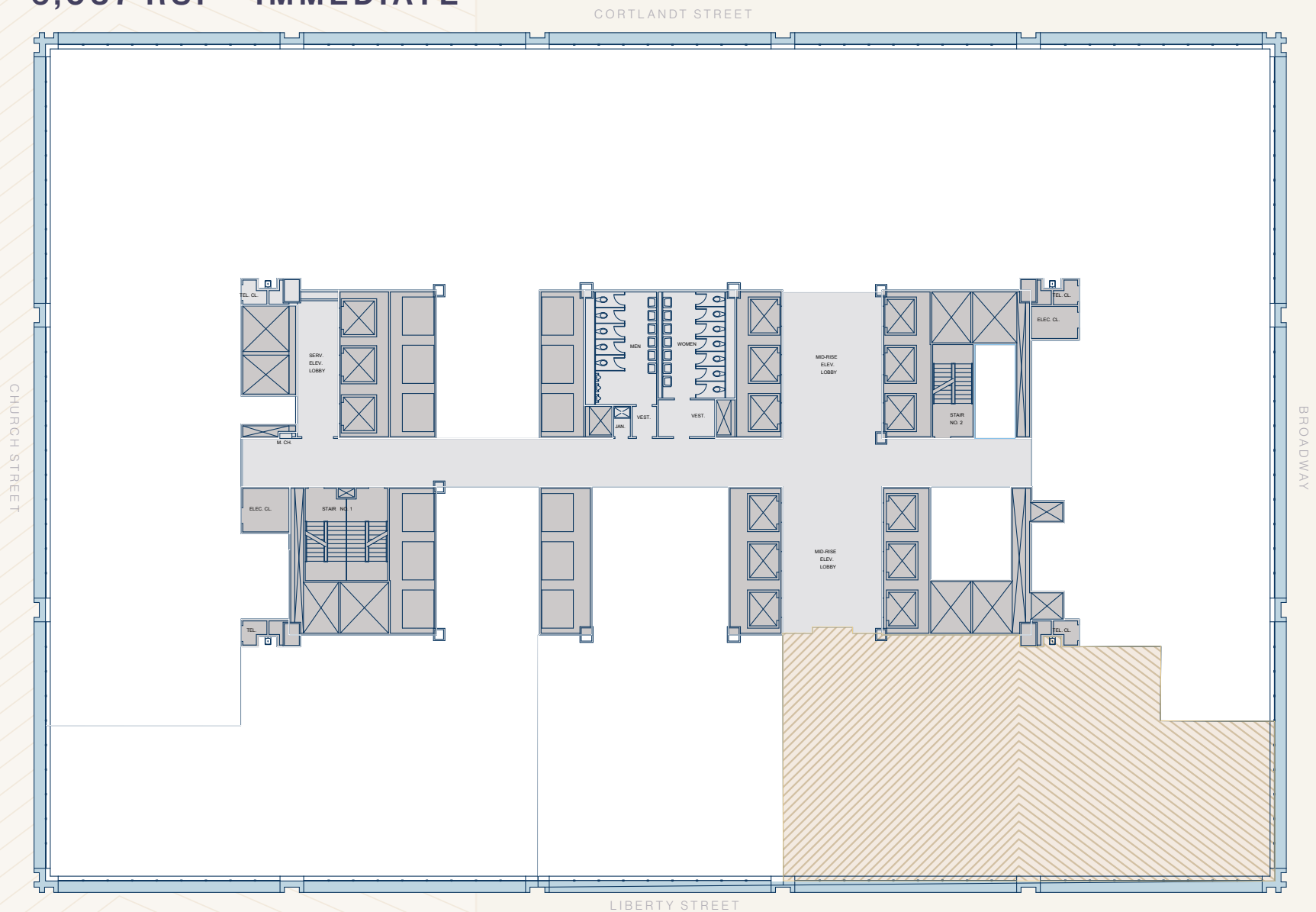
UPWARD
BOUND

389,537 RSF
TOTAL AVAILABLE



PARTIAL 27TH FLOOR

6,037 RSF - IMMEDIATE

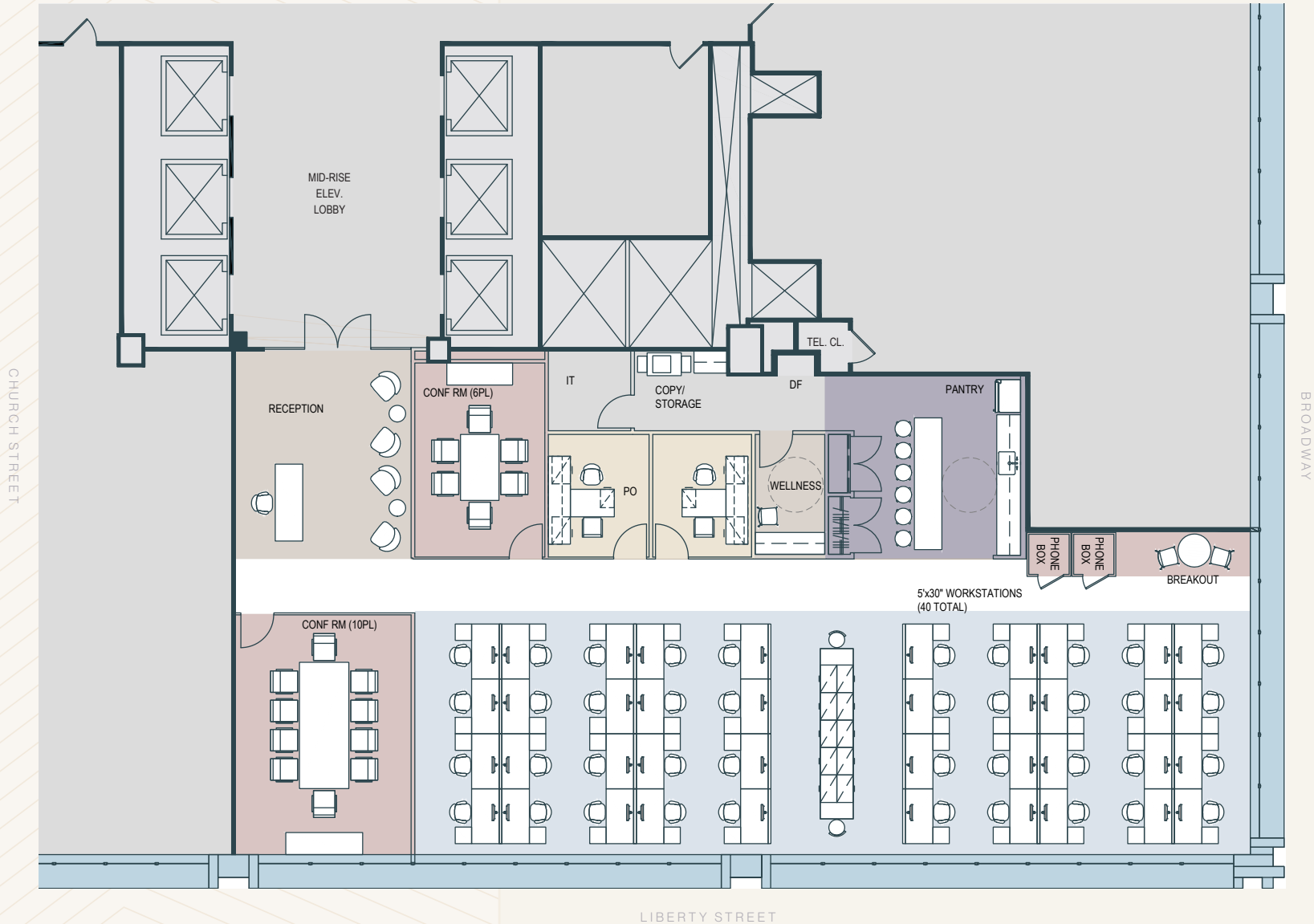


PRE-BUILT 27TH FLOOR

6,037 RSF

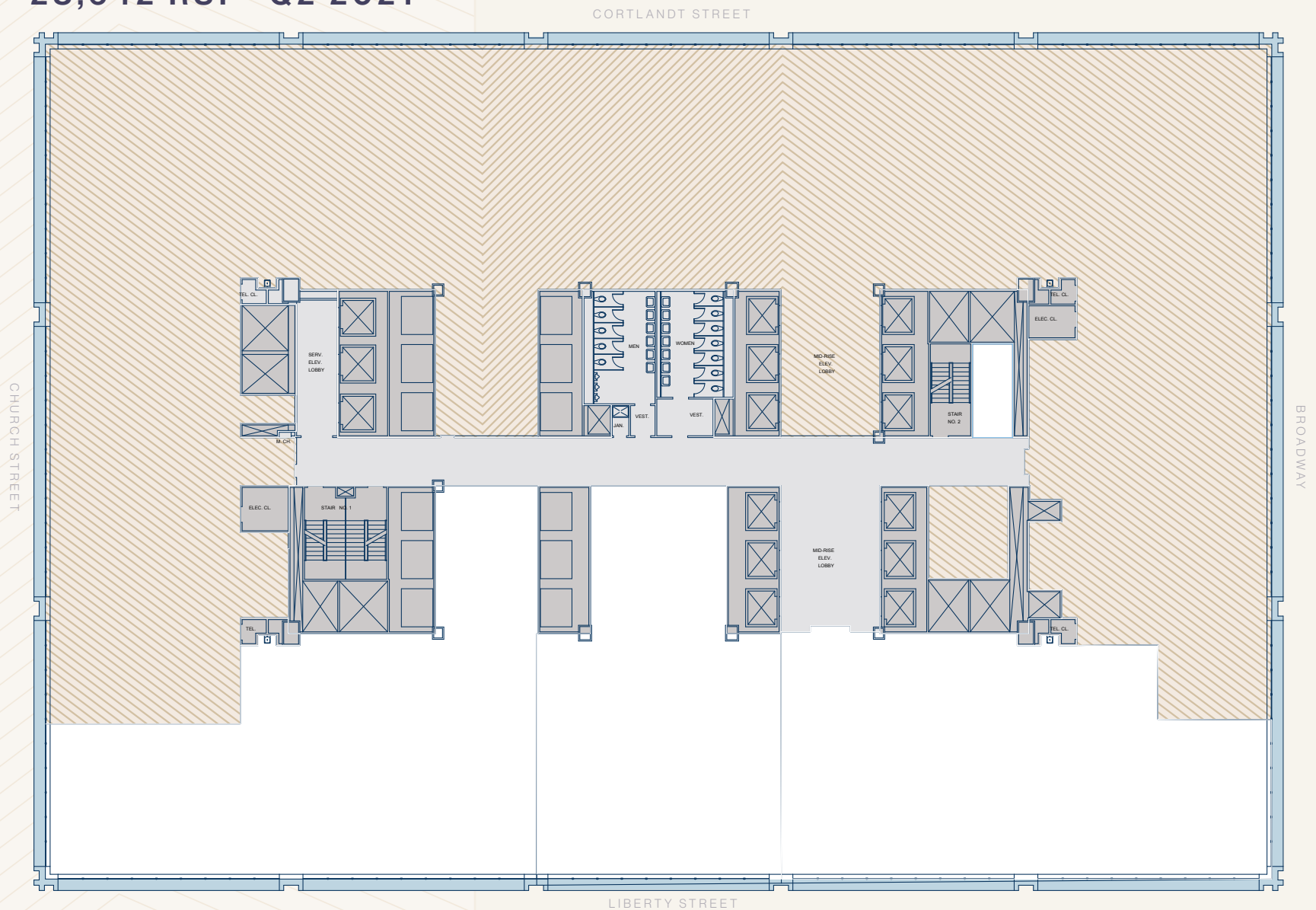
RECEPTION 1 EXECUTIVE OFFICES 4 CONFERENCE 2 PANTRY 1
WORKSTATIONS 40 COLLABORATIVE SEATS 30

CORTLANDT STREET



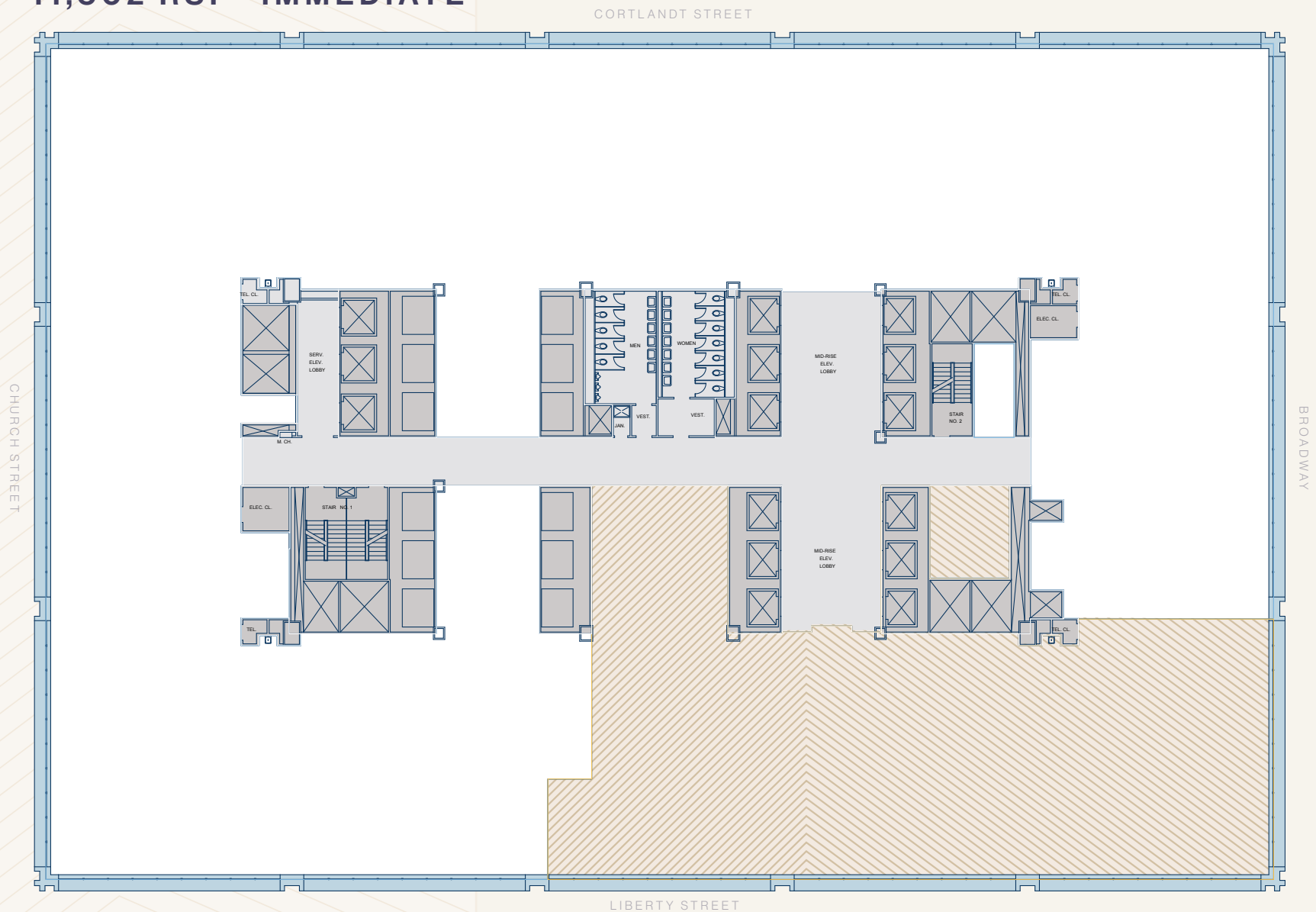
PARTIAL 27TH FLOOR

28,642 RSF - Q2 2021



PARTIAL 28TH FLOOR

11,502 RSF - IMMEDIATE

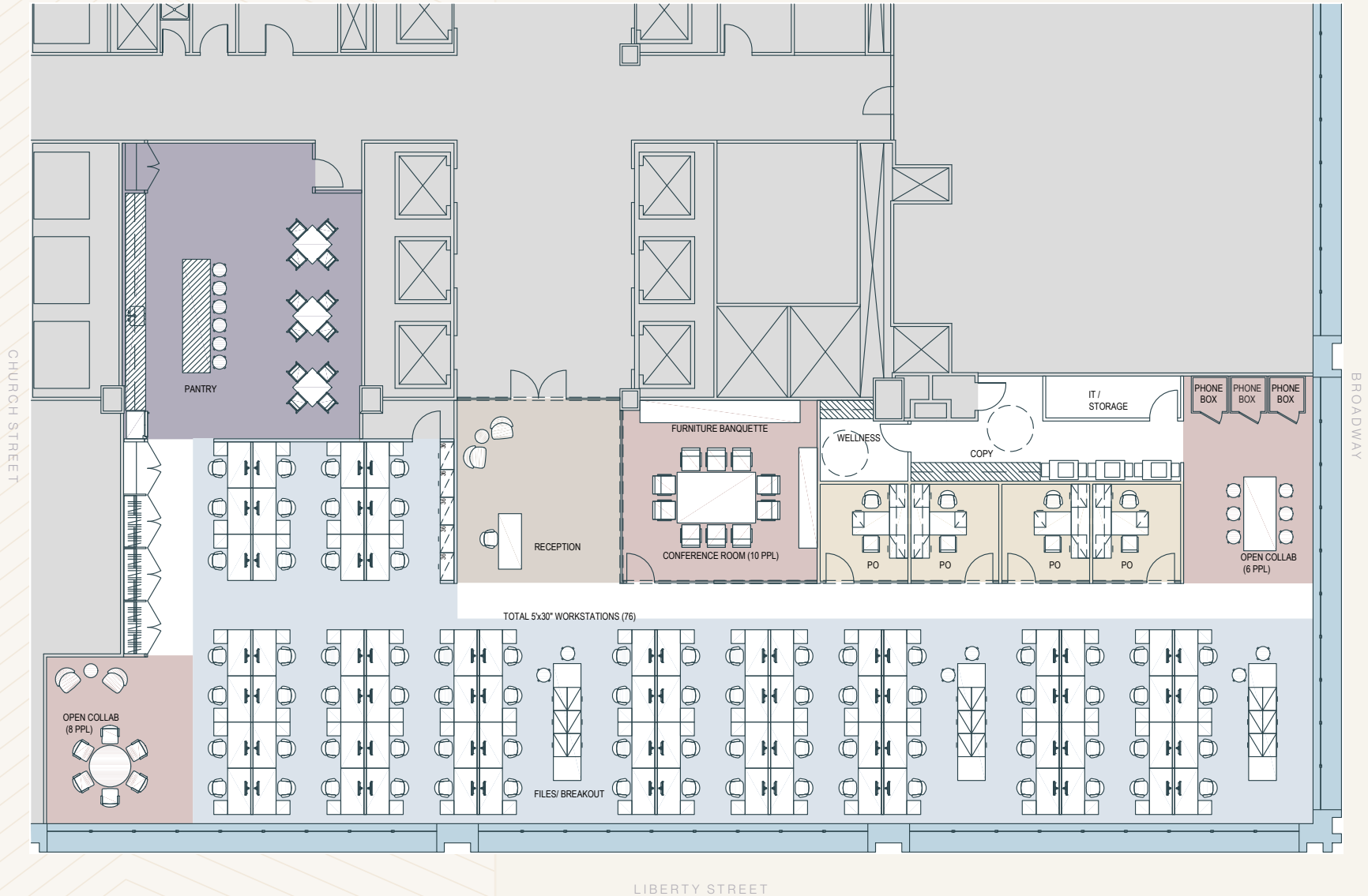


PRE-BUILT 28TH FLOOR

11,502 RSF

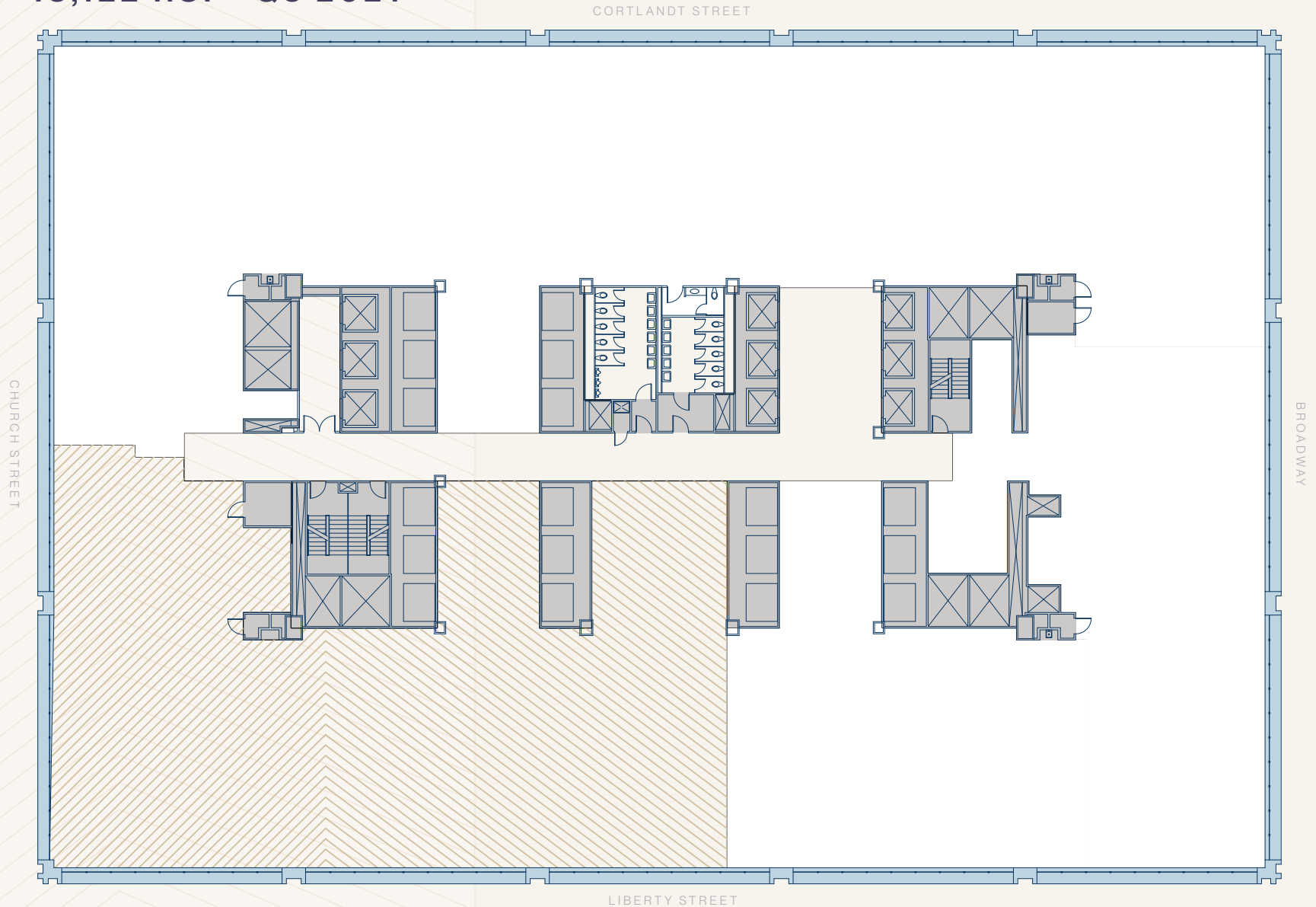
RECEPTION 1 CONFERENCE 3 PRIVATE OFFICE 4 PANTRY 1
WORKSTATIONS 76 COLLABORATIVE SEATS 42

CORTLANDT STREET



PARTIAL 29TH FLOOR

13,122 RSF - Q3 2021





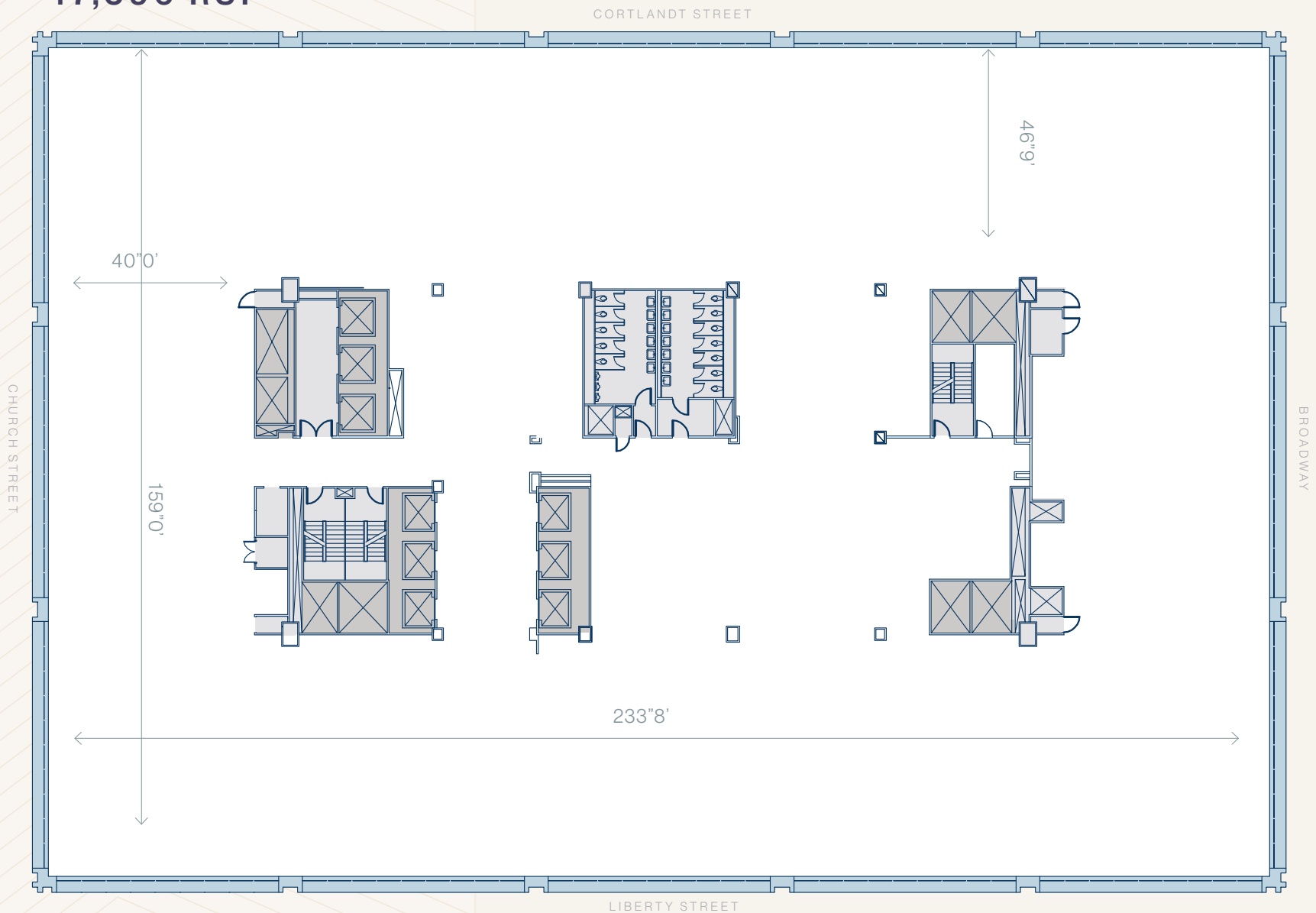
Collaborative and creative spaces

TYPICAL TOWER FLOOR

~47,596 RSF

THE HEIGHT OF EFFICIENCY

- SLIM CONVECTORS
- NO COLUMNS
- 12' 6" CEILING HEIGHTS
- 110 RSF / PERSON MAX DENSITY

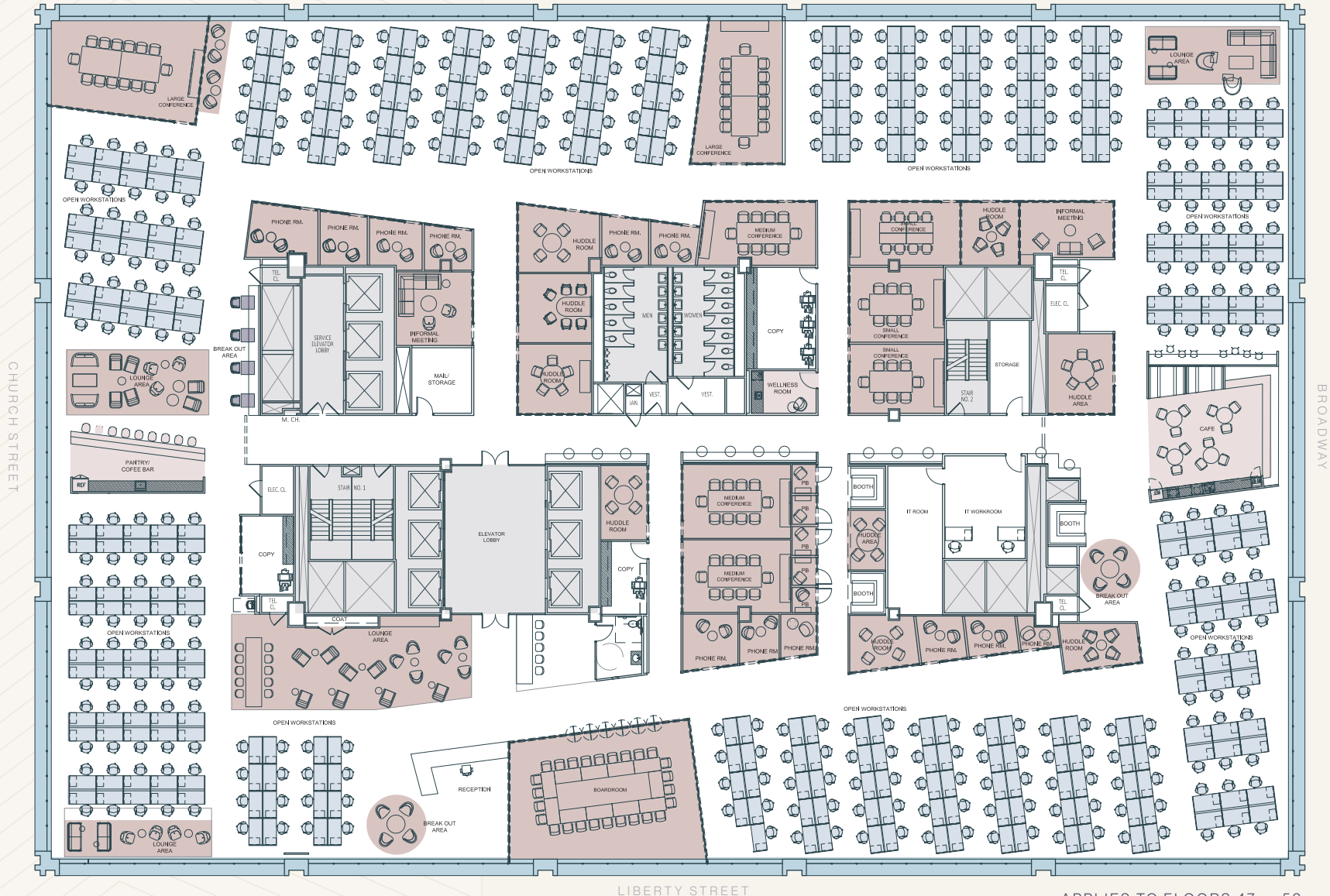


~47,596 RSF

RECEPTION 1 WORKSTATIONS 359 CONFERENCE ROOMS 9

HUDDLE AREAS 9 BREAK OUT AREAS 2 TOTAL HEADCOUNT 360 PPL

CORTLANDT STREET



APPLIES TO FLOORS 47 — 52





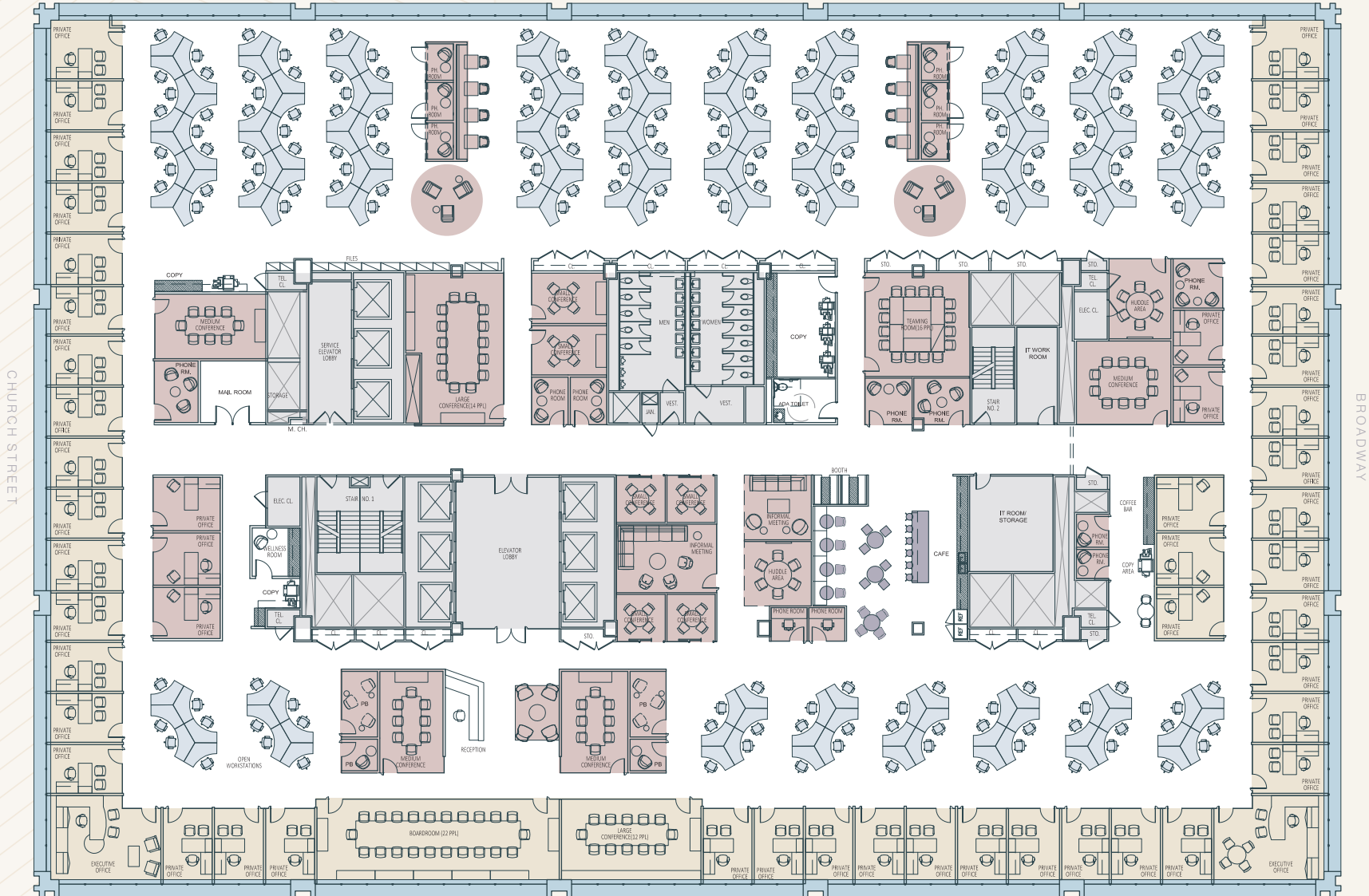
Large, column-free floor spans

80 / 20

~47,596 RSF

RECEPTION 1 EXECUTIVE OFFICE 2 PRIVATE OFFICE 53 WORKSTATIONS 188
HOT DESKS 8 TOTAL HEADCOUNT 252 PPL

CORTLANDT STREET



LIBERTY STREET

APPLIES TO FLOORS 47 — 52





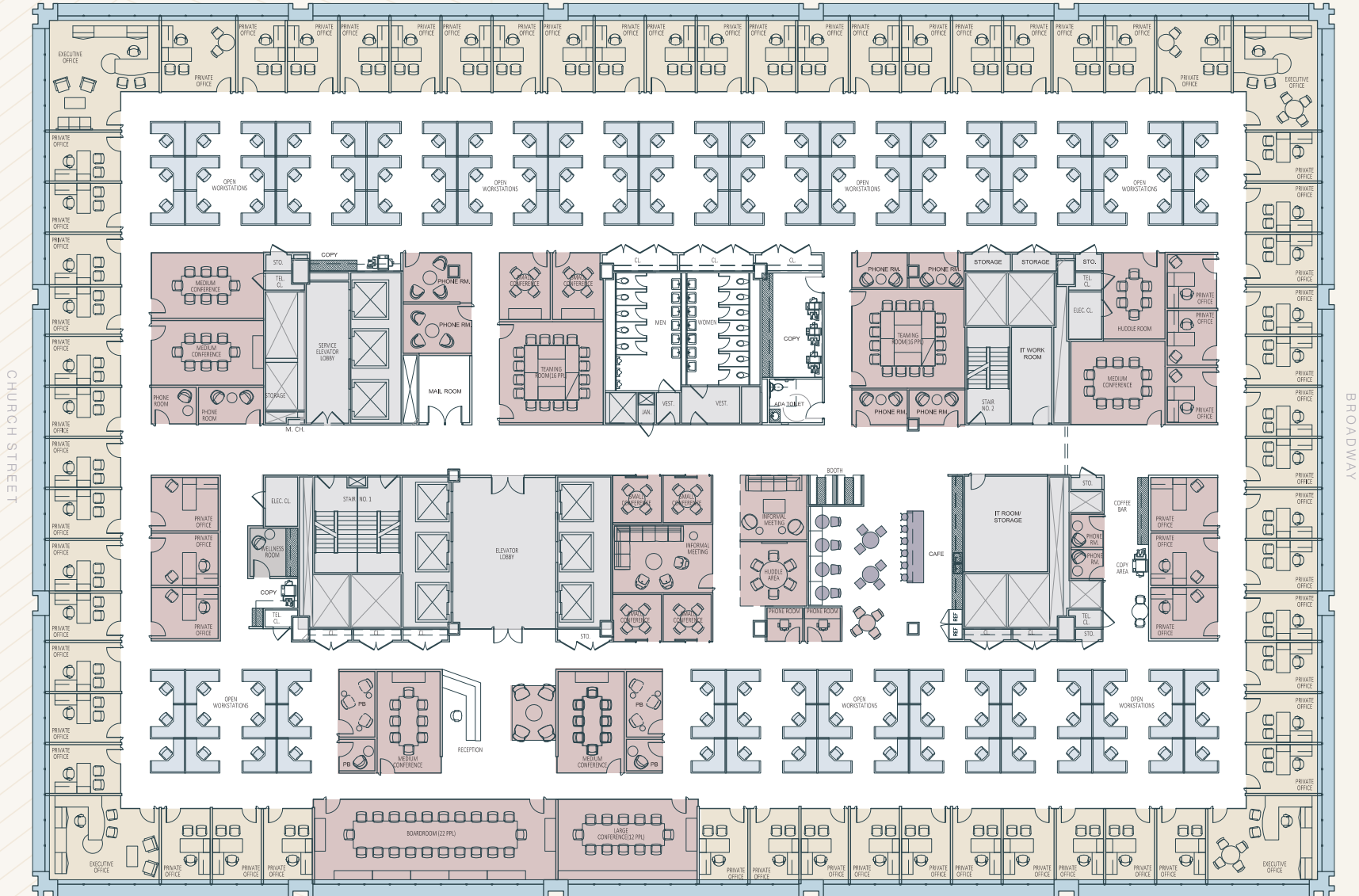
Flexible, modern construction

OFFICE INTENSIVE

~47,596 RSF

RECEPTION 1 EXECUTIVE OFFICES 4 PRIVATE OFFICE 59 INTERNAL OFFICE 9
WORKSTATIONS 120 TOTAL HEADCOUNT 193 PPL

CORTLANDT STREET



CHURCH STREET

BROADWAY

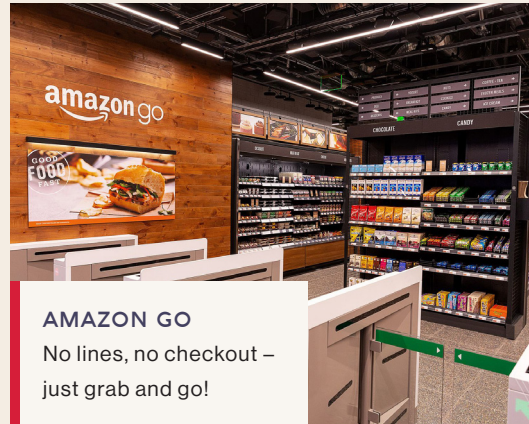
LIBERTY STREET

APPLIES TO FLOORS 47 — 52



AMENITIES ABOUND

FOR FIVE CAFE • CONVENE • hOM
AMAZON GO • NEW STAND • FIDELITY



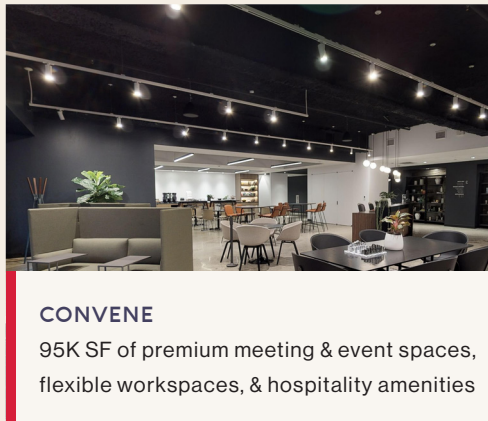
AMAZON GO

No lines, no checkout –
just grab and go!



NEW STAND

transforming, irrelevant
newsstands into useful
and inspiring places



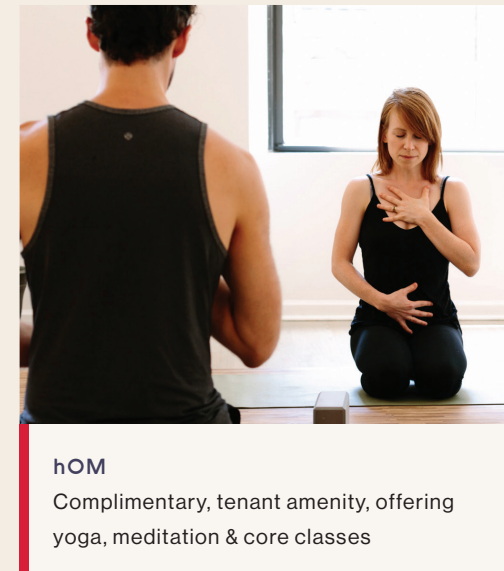
CONVENE

95K SF of premium meeting & event spaces,
flexible workspaces, & hospitality amenities



FOR FIVE CAFE

A one-stop-shop
for all things coffee



hOM

Complimentary, tenant amenity, offering
yoga, meditation & core classes

NOW OPEN



AMAZON GO

AMAZON GO is a new kind of store featuring the world's most advanced shopping technology. No lines, no checkout – just grab and go! The One Liberty Plaza location offers breakfast, lunch, dinner, snacks, grocery essentials and last but not least coffee.

NEW STAND is on a mission to transform the old, irrelevant newsstands into useful and inspiring places. Their convenient little shops refresh your routine with a thoughtful assortment of essentials, deals, and programming. Located in the lobby, New Stand is more than just your one-stop-shop to find whatever it is to get you through your day. It's about day improvement.



NEW STAND

DISCOVER NEW HORIZONS

PANORAMIC VIEWS FROM THE TOP OF
ONE LIBERTY PLAZA



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 numerous physical distancing and directional markers to safely help tenants and visitors navigate building traffic flow.



INCREASED CLEANING FREQUENCIES

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



FRONT DESK PROCEDURES

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



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.



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.



ELEVATOR OCCUPANCY

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



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.



MANDATORY TEMPERATURE READING STATION

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



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 EXPERIENCE

Brookfield is setting a new benchmark for the modern, urban **live-work-play** environment, embracing the changing lifestyle of today's sophisticated individual.



Brookfield Place, New York



Arts Brookfield



Manhattan West, New York

LEASING CONTACTS

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BUILDING SPECIFICATIONS

ONE
LIBERTY PLAZA

General Description:

One Liberty Plaza is a 2.3 million square foot office building unique to the Lower Manhattan core. One of the most prestigious buildings in the Downtown Submarket located centrally at Liberty Street and Broadway, this 54-story steel and glass tower is distinguished by an open plaza at its entrance with direct access to Zuccotti Park, providing an unparalleled open view rarely found in the concentrated space of supply-constrained New York. Major tenants include Cleary Gottlieb, AON Insurance, Investment Technology Group, New Avon and Business Insider.

Design Architect:

Skidmore, Owings & Merrill

General Contractor:

Turner Construction Company

Mechanical Engineer:

Syska & Hennessy, Inc

Structural Engineer:

Paul Weidlinger: Weiskopf & Pickworth

Completion Date:

One Liberty Plaza, completed 1972

Building Height:

54 stories

Design Load Offices:

50-100 lbs/sq. ft.

Mechanical floors:

250 lbs/sq. ft.

ONE

LIBERTY PLAZA

Rentable Area Approximately: 2,300,000 sq. ft.

Typical Floor Area Approximately: 45,000 sq. ft.

Ceiling Heights: Slab-to-slab heights on office floors average 12'6"

Mullion Spacing: 5 feet

Interior Column: Spacing column-free interior space, generally every 20 ft. at perimeter wall

Heating, Ventilation and Air Conditioning: The Building Automation and Energy Management System is primarily Honeywell equipment. In addition to equipment operation and control, the system performs optimized start/stop, enthalpy, and totalization of chilled water, steam, and electric consumption.

Design Criteria: The building's HVAC systems are designed to meet or exceed New York City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.

Heat: Heat is supplied by high-pressure utility steam. After pressure reduction, the heat is exchanged to provide hot water heating and tempered air through the building.

Air Conditioning: Cooling is provided by Steam Driven Turbines and a supplemental electric plant which provides approximately 40 tons per floor of additional chilled water for computer rooms and tenant comfort use. Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation: 8:00 AM to 6:00 PM, Monday through Friday

ELECTRICITY

General: Building-standard power consists of 6 watts per usable square foot, connected load, provided by ConEd Additional power is available based upon demonstrated need.

ONE

LIBERTY PLAZA

Electric Closet: Two per floor. Under floor cell system available.

Telephone Closet: Four per floor

PASSENGER ELEVATORS

Number of Elevators: 36 elevators organized into 6 banks:
Floors: Lobby – 11
Floors: 12 –19
Floors: 20 –28
Floors: 29 – 33 and 35
Floors: 34 and 36 – 45
Floors: 45 – 53

Elevator Capacity: 4,000 lbs depending on elevator bank

Elevator Speed: 500 – 1,200 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS

Number of Elevators: 3

Elevator Capacity: 5,000 lbs.

Elevator Size: 6'-8" long, 6'-2". wide, 12'-6". high

BUILDING AMENITIES:

- Newsstand and Brooks Brothers retail store
- Zuccotti Park featuring 50 trees and public seating
- Building entrances located on Liberty Street, Broadway and Cortlandt Street
- Flexible column-free floor plates