



**Brookfield**  
Properties



# ONE

NEW YORK PLAZA

One New York Plaza is the destination of choice for large, efficient floorplates, incredible light and views, and on-site building amenities. With a recently upgraded retail concourse and steps away from 12 subway lines and ferry transportation, One New York Plaza is a compelling choice in today's thriving Downtown.



ONE

NEW YORK PLAZA





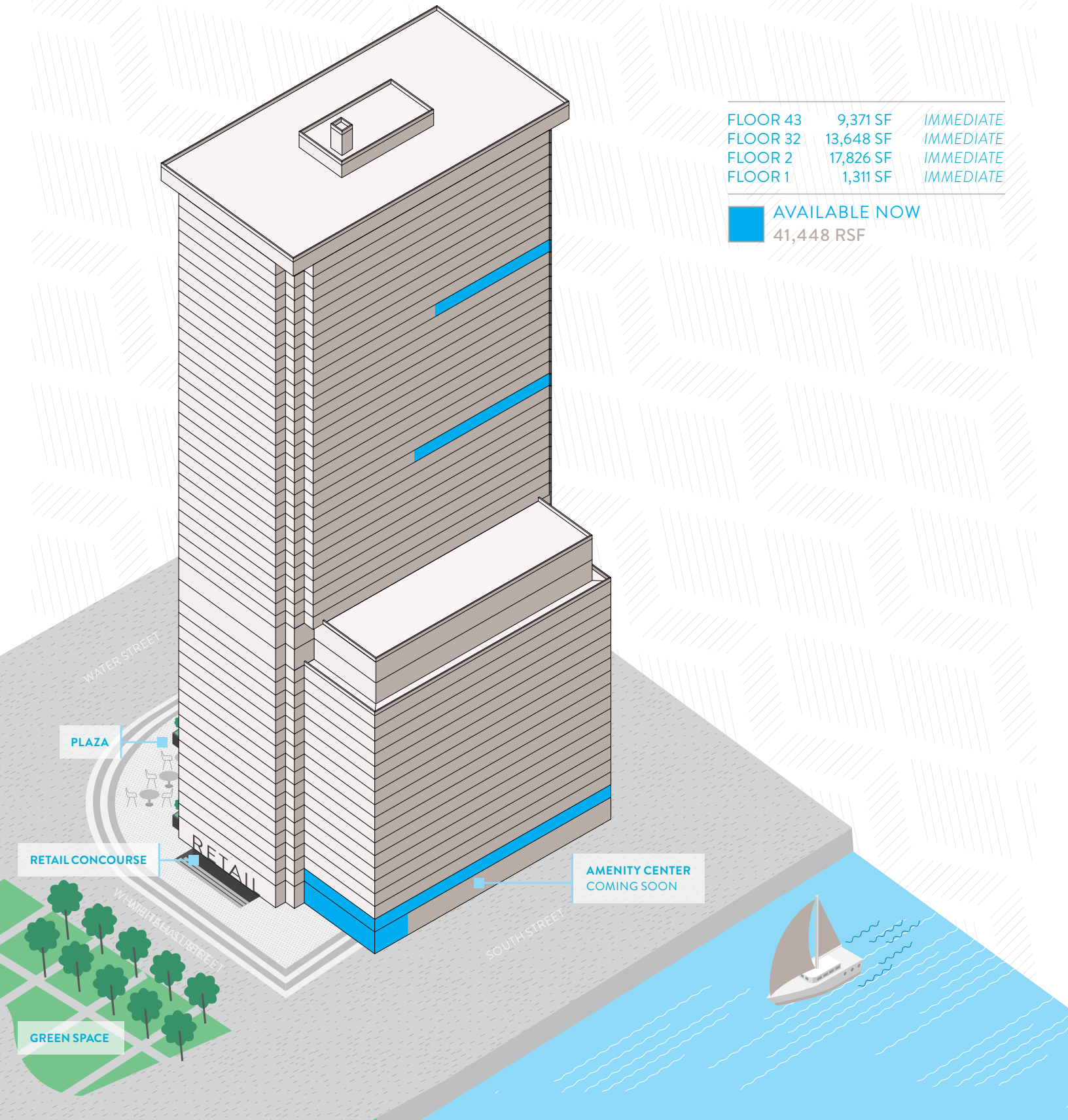
# ONE

NEW YORK PLAZA

## OPPORTUNITY AWAITS

FLOOR 43	9,371 SF	IMMEDIATE
FLOOR 32	13,648 SF	IMMEDIATE
FLOOR 2	17,826 SF	IMMEDIATE
FLOOR 1	1,311 SF	IMMEDIATE

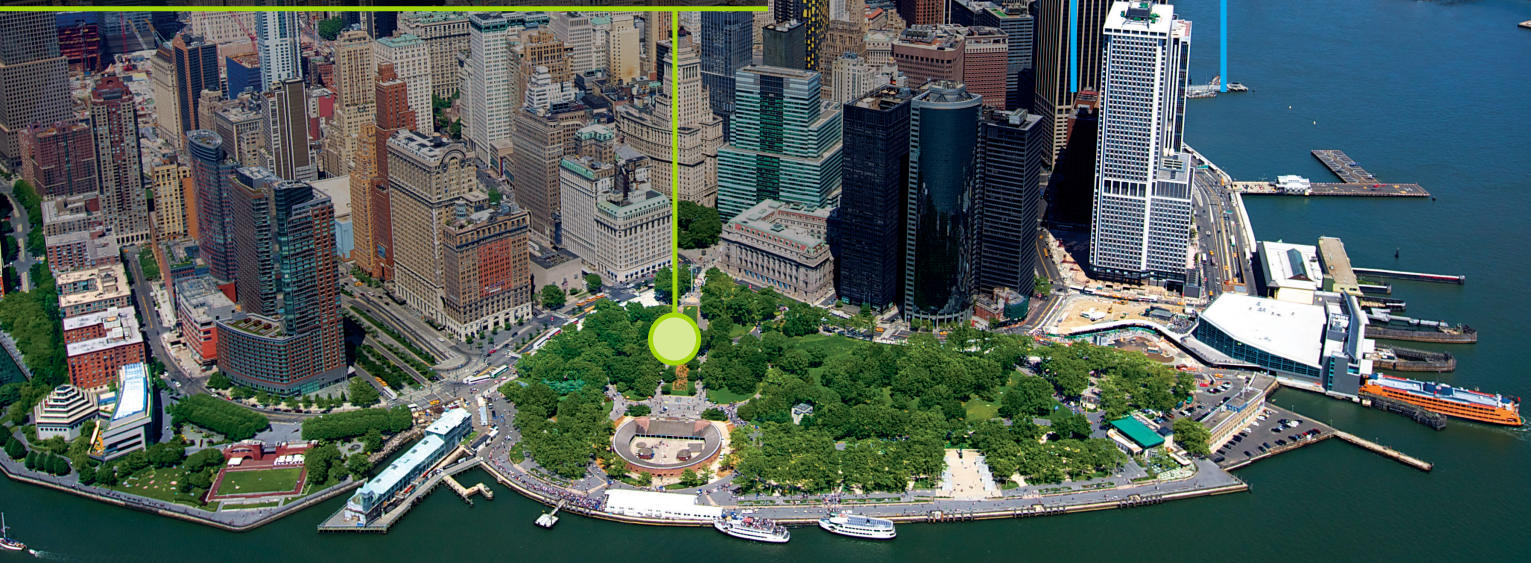
 AVAILABLE NOW  
41,448 RSF





# GREEN SPACE

The Battery is one of New York City's oldest public parks. Located next to One New York Plaza, overlooking the New York Harbor, the Battery is the front lawn of Lower Manhattan. Seven million residents, workers and tourists visit the park annually.

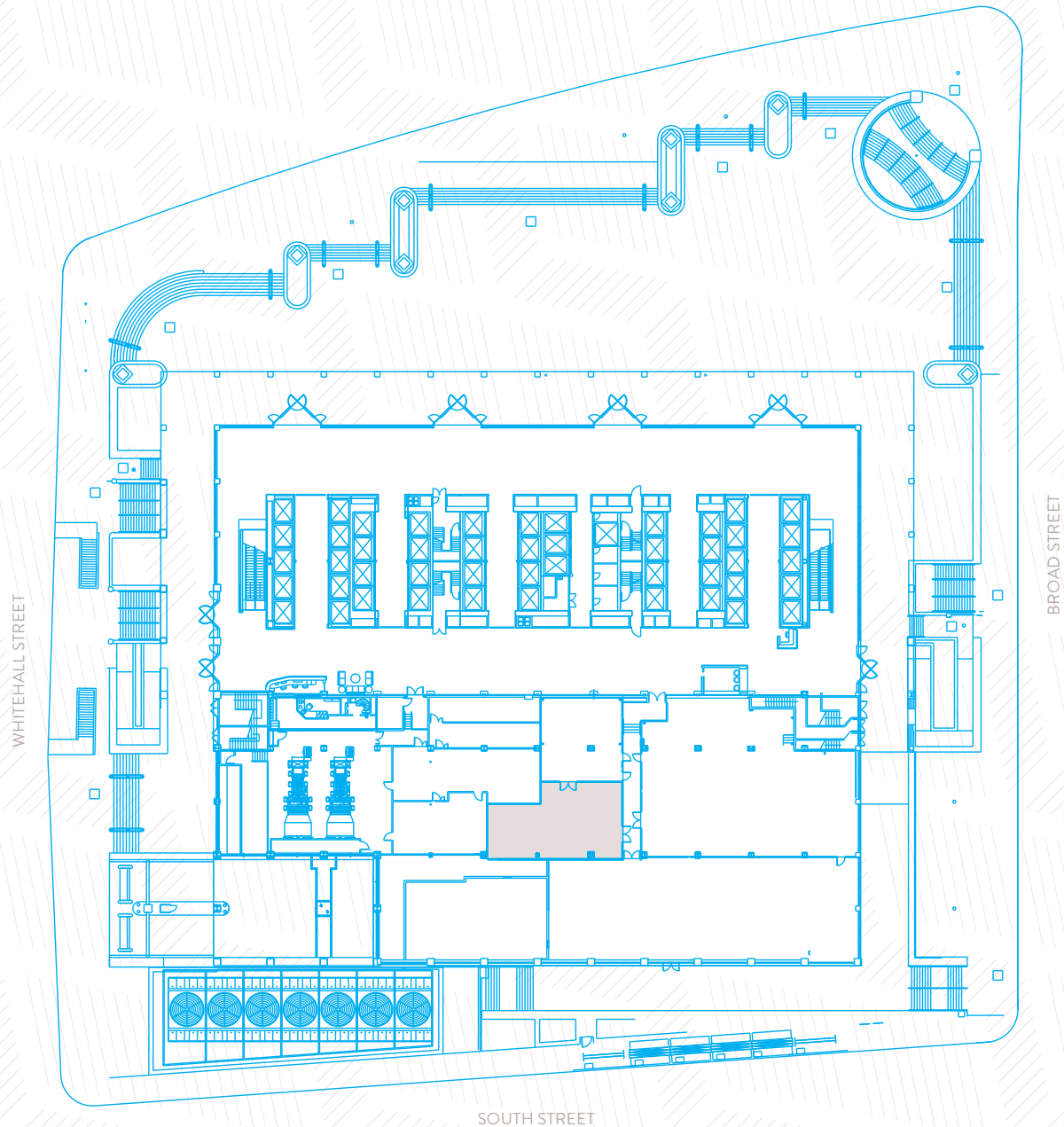




ONE

NEW YORK PLAZA

UNIQUE.  
CREATIVE.  
EFFICIENT.



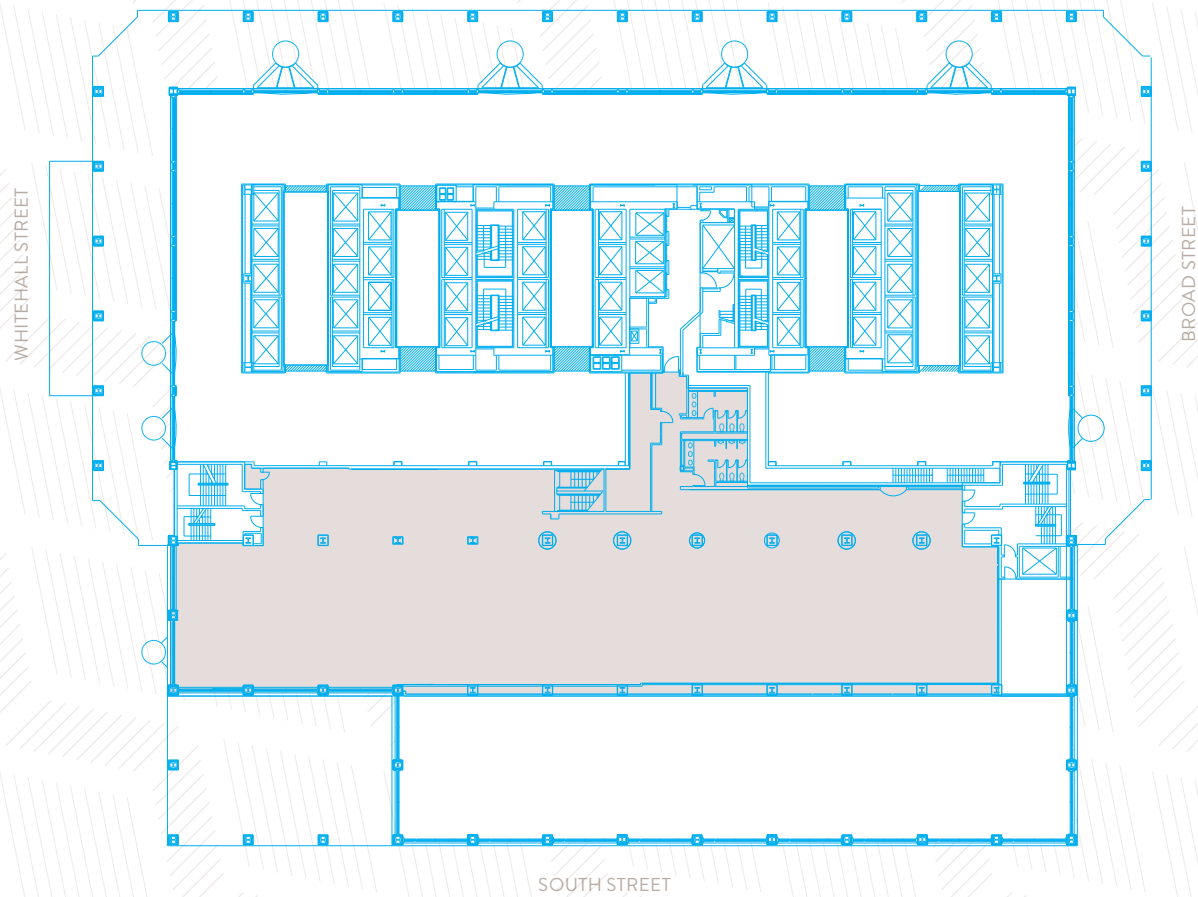
PARTIAL 1ST FLOOR

1,311 RSF



# ONE

NEW YORK PLAZA

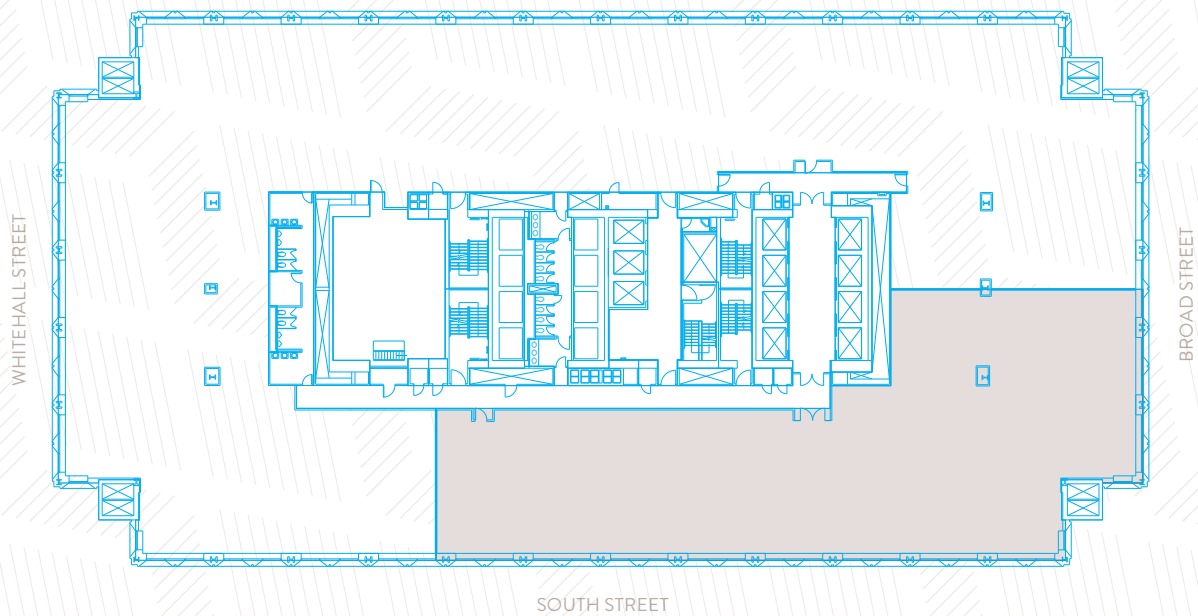


PARTIAL 2ND FLOOR  
17,826 RSF



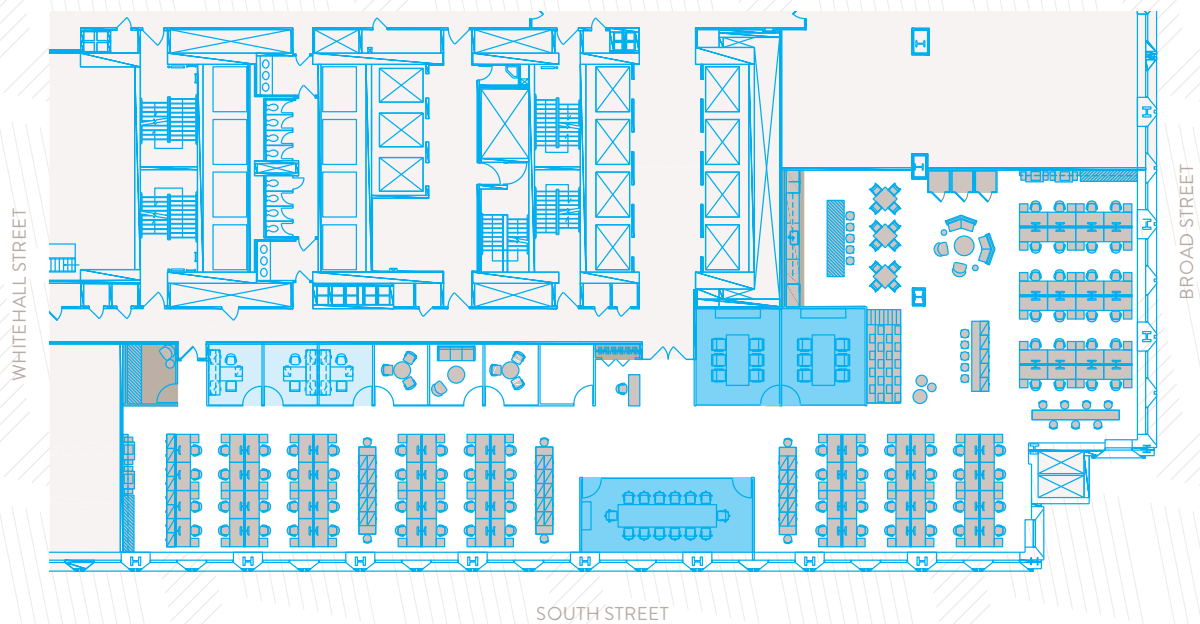
# ONE

NEW YORK PLAZA



## PARTIAL 32ND FLOOR

13,648 RSF

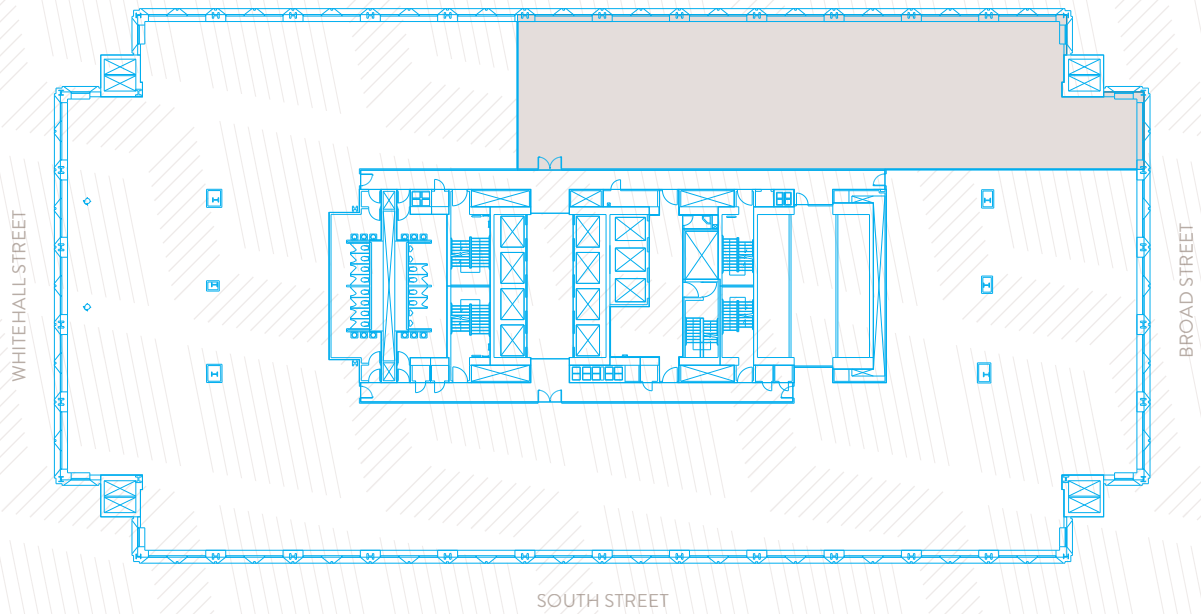


## PARTIAL 32ND FLOOR | PRE-BUILT

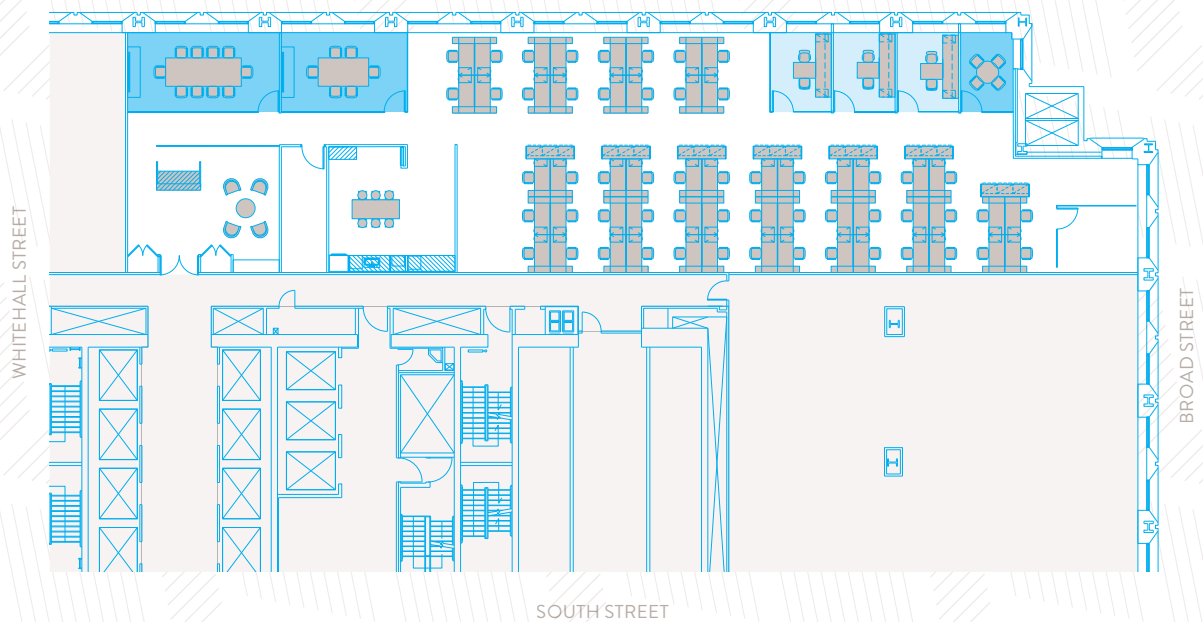
13,648 RSF

■ CONFERENCE | 3 ■ OFFICES | 3 ■ WORKSTATIONS | 84





PARTIAL 43RD FLOOR  
9,371 RSF



PARTIAL 43RD FLOOR | AS-BUILT  
9,371 RSF

■ CONFERENCE | 3 ■ OFFICES | 3 ■ WORKSTATIONS | 56



32ND FLOOR

UNIQUE.  
CREATIVE.  
EFFICIENT.





# ON-SITE AMENITIES



One New York Plaza boasts a convenient, recently upgraded, retail concourse offering a variety of food options



Dining options include Chop't, Chipotle, Starbucks, and Naya Express, along with Cobbler Express, Optometric Arts, Retro Fitness and Spiff For Men.

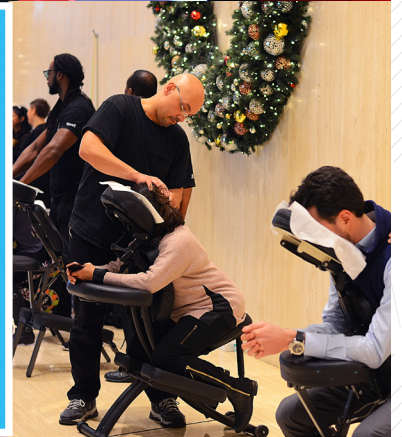


# WELLNESS PROGRAMMING



## hOM

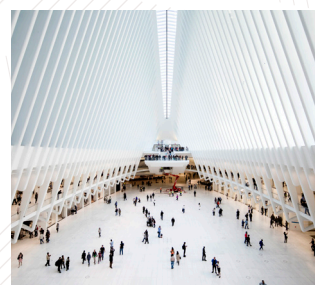
hOM provides weekly wellness programming at One New York Plaza, offering yoga, meditation and core classes compliments to tenants in the building. In addition to classes, recurring community events take place to engage the tenancy and activate the space.





# CONNECTION + ACCESS

ACCESS TO 12 SUBWAY LINES,  
FERRIES AND A HELIPORT





An aerial photograph of the Manhattan skyline, showing a dense cluster of skyscrapers and buildings. The Hudson River is visible on the left, and the East River on the right. A blue rectangular highlight is placed on a building in the lower-middle section of the skyline. The sky is blue with scattered white clouds.

PICTURE  
YOURSELF  
HERE

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BE A PART OF MANHATTAN'S  
THRIVING DOWNTOWN



# 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.



## INCREASED CLEANING FREQUENCIES

High-touch areas will be routinely cleaned throughout the day in accordance with new disinfecting guidelines. These areas include:

- Concierge desks
- Elevator buttons – car and lobby
- Lobby chairs
- Handrails
- Escalator handrails
- Push to exit buttons
- Door handles and push plates
- High-use stairwells
- Building garages
- Corridors



## REQUIRED PERSONAL PROTECTIVE EQUIPMENT

All tenant-facing building employees are required to wear personal protective-ware, such as a face mask and gloves, while conducting their daily tasks. We ask that all visitors entering the building wear a mask as well.



## AIR FILTRATION & HVAC SYSTEMS

Our building HVAC and air filtration systems have been thoroughly evaluated to ensure optimal air quality and functionality. The building management and engineering teams are testing and adjusting operating procedures to follow CDC guidelines and best practices during the pandemic and recovery. The air and water distribution systems have been proactively monitored and maintained. New MERV 13 air filters, which filter 90% of particulates from the air, have been installed on all base building fan systems and an independent third party has inspected the base building air and water distribution system. In addition, we have taken the following measures:

- Increased outside air ventilation where possible, including overnight to purge space completely
- Increased air filtration efficiency
- Minimized HVAC system downtime to enhance positive impact of ventilation
- Increased humidity levels where possible
- Disinfected water storage tanks, flushed and cleaned systems



# SAFETY & WELLNESS STANDARDS



## 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.



## MESSENGER CENTERS

Messenger center operations have been adjusted to provide 6 feet of social distancing, both within the centers themselves, as well as in service cues. Further, these spaces are being cleaned frequently in adherence with CDC guidelines, and equipped with hand sanitizer stations.



## CARBON HEALTH PROGRAM

Brookfield employees, including Property Management staff and Engineers, are enrolled in the Carbon Health Program which includes daily temperature tracking and monitoring of symptoms, and are expected to be COVID-19 tested. This program will aid in tracking and tracing.



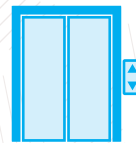
## FRONT DESK PROCEDURES

In order to make processing at the front desk a touchless experience and to practice safe distancing, see-through protective screens have been installed at the manned locations, including concierge desks. The application of mobile digital visiting is encouraged, where possible, so visitors can proceed directly to turnstiles and elevators.



## LOBBY ENTRANCES

Entrance doors will be open during peak entry periods to provide a touchless entry. Hand sanitizer stations will be conveniently located in the lobby and waste receptacles will be available for discard of gloves and masks.



## ELEVATOR OCCUPANCY

In order to practice safe distancing, elevator occupancy has been limited, in most cases to four people. Building signage will clearly indicate occupancy requirements, and security officers will direct tenants and visitors as necessary.



## LEASING INFORMATION

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