

120 WALL ST.

DOWNTOWN'S
WATERFRONT ICON





Classic Style, Modern Comfort

Completed in 1930 by the acclaimed architects Kahn & Jacobs, 120 Wall Street pairs its vintage Art Deco style with contemporary comforts like 24/7, tenant-controlled HVAC systems, easily accessible outdoor areas, and pre-built spaces that are ready to go when you are.

120
WALL
ST.

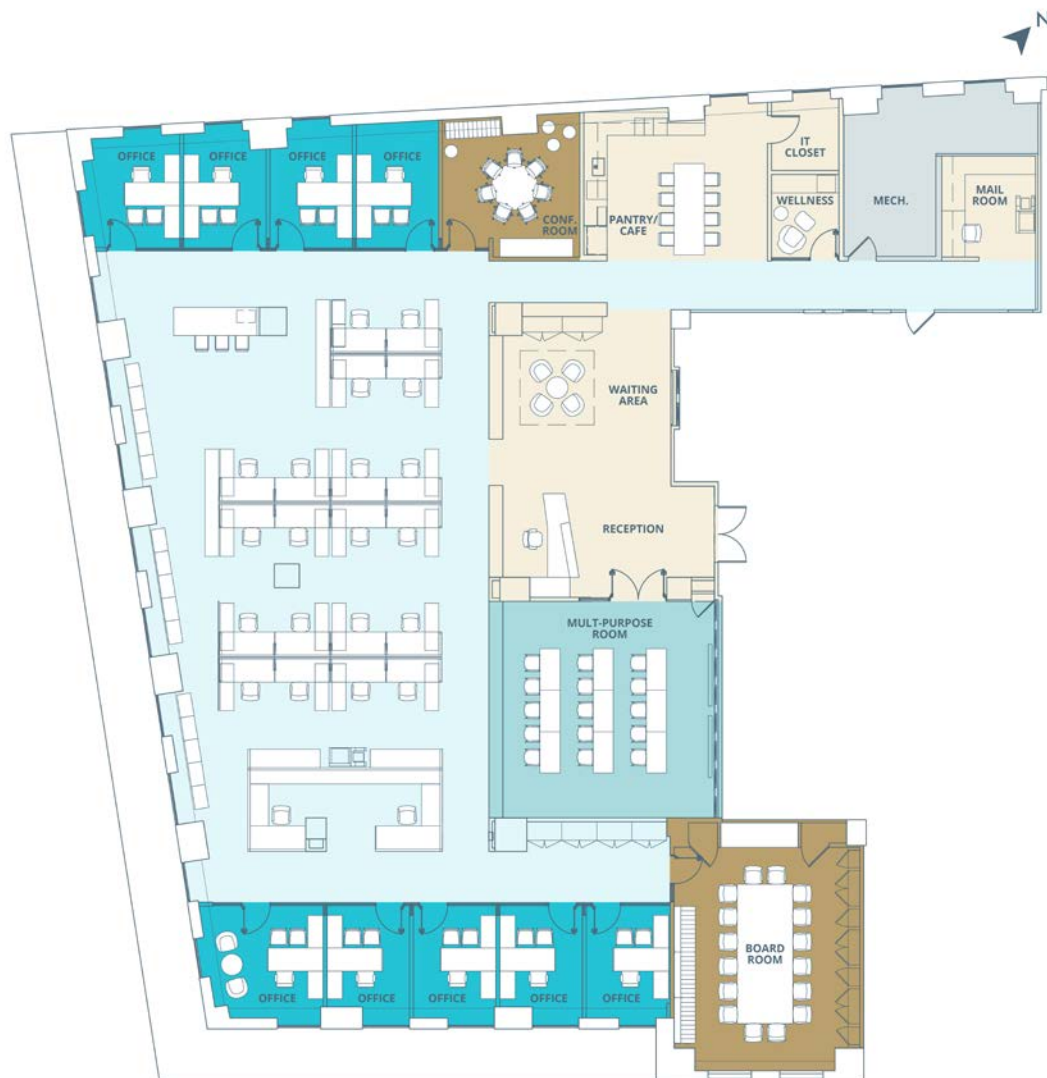
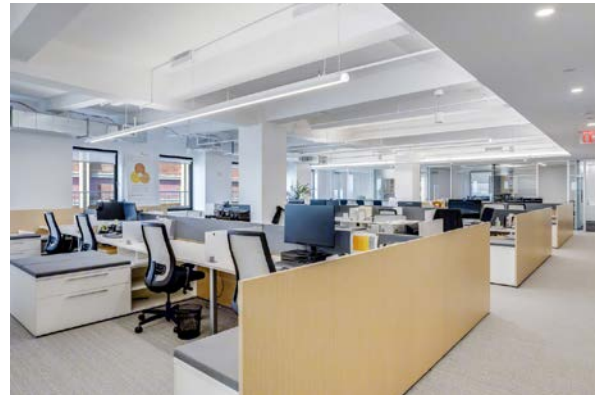
Pre-Builts Ready & Waiting For You

FLOOR 17 | 10,973 RSF (P)

Pre-Built Layout

 **Possession:** Immediate

 **Term:** Negotiable



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Tax Incentives

Any not-for-profit that signs a lease at 120 Wall Street will receive full exemption of real estate taxes for the entire term—an estimated annual savings of \$10 per square foot per year.

FOR EXAMPLE,
A 10-YEAR LEASE
FOR 10,000 SQUARE
FEET WOULD
RESULT IN SAVINGS
OF \$1 MILLION.

Example: Savings on 5, 10, and 15-Year Lease Terms For 10,000 SF

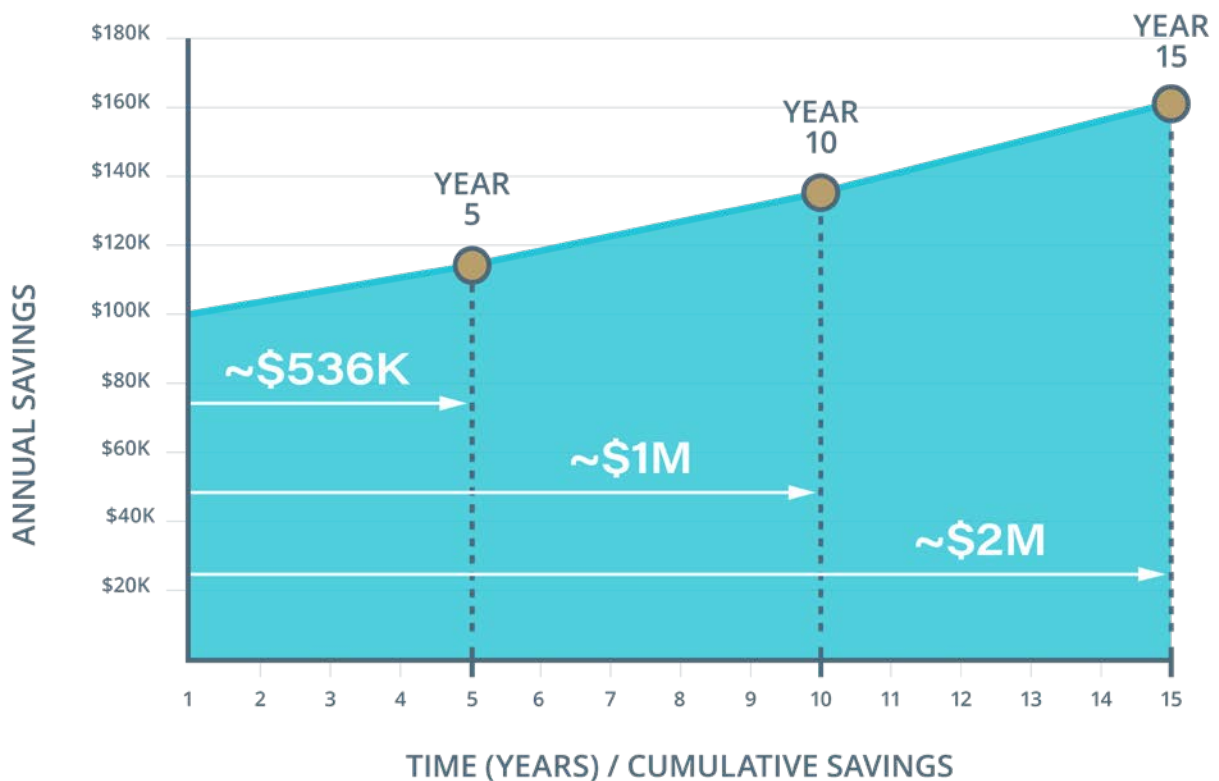


Chart assumes a 501(c)(3) organization leasing 10K RSF over 15 years, with an estimated \$10 per RSF per annum savings increasing at 3.5% each year.

501(c)3 organizations receive 100% of the above benefits and 501(c)6 organizations receive 50% of the above benefits. There are no requirements to qualify including lease term, square footage or capital investment thresholds.

Making an Impact

120 Wall Street received LEED Gold certification in 2020 for Existing Buildings: Operations and Maintenance. The building's ongoing sustainable activities are codified in operational policies which meet LEED's stringent standards.



The policies include the following:

Building Exterior & Hardscape Management Plan controlling chemical use in exterior cleaning.

Integrated Pest Management Plan limiting the use of pesticides and specifying approved treatments.

Building Operating Plan which helps maintain consistency in building operations.

Preventive Maintenance Plan providing regular maintenance schedules for building equipment.

Sustainable Purchasing Policies promoting the purchase of recycled and reused office supplies.

Solid Waste Management Policy which includes tracking recycling of the building's waste.

Building Smoking Policy which restricts smoking in and around the building's entrances.

Green Cleaning Policy requiring cleaning contractors to clean the building and use cleaning products that meet LEED sustainability standards.

Sustainability Activities

In addition, numerous projects have been implemented resulting in reduced energy consumption in the building. These projects include the following:

Lighting Upgrades

The building has retrofitted all stairwell and back-of-house lighting LED lamps.

Variable Frequency Drives & motors

The building has systematically installed new motors and VFDs on the supply, return and exhaust fans serving the common areas of the building. The VFDs can significantly reduce energy consumption in motors by adjusting motor speed based on demand.

Get Inspired



Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

Through the Inspire program, 120 Wall occupants enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.

INSPIREWORKANDLIFE.COM



**Flexible Work
& Meeting
Spaces**



**Open Work
& Lounge
Space**



**Wellness
& Social
Programming**



**In-Office
Food
Delivery**



**Concierge
Services**



Discounts



**Inspire
App**



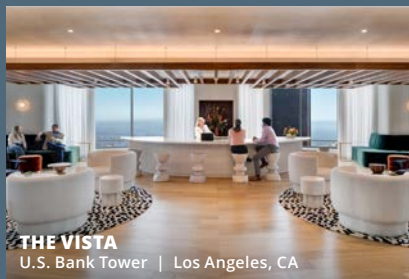
THE TERRACE
3 World Trade Center | New York, NY



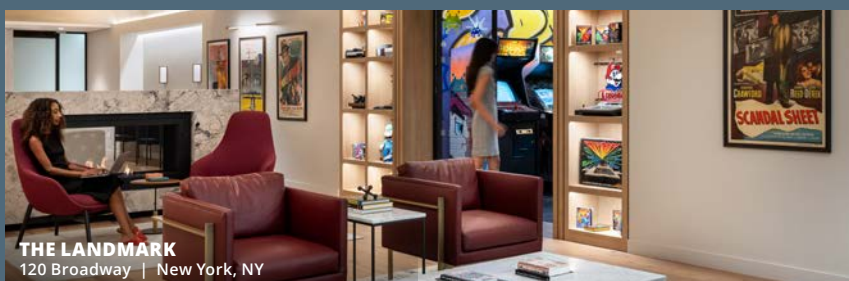
THE STUDIO
7 World Trade Center | New York, NY



THE BANKERS CLUB
120 Broadway | New York, NY



THE VISTA
U.S. Bank Tower | Los Angeles, CA



THE LANDMARK
120 Broadway | New York, NY



THE LOUNGE
1735 Market Street | Philadelphia, PA

120
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From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus.
Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.

COMMUTE TIMES
(WALKING):

3 MIN.
PIER 11 FERRY

6 MIN.
SUBWAY ACCESS

13 MIN.
FULTON CENTER

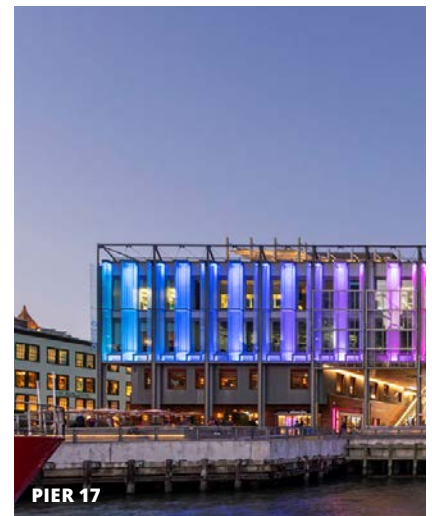
14 MIN.
THE OCULUS



120
WALL
ST.



LAWN CLUB



PIER 17



SEAPORT DISTRICT



SEAPORT DISTRICT



INDUSTRY KITCHEN



STONE STREET

An Energized Neighborhood

From the buzzworthy bars and restaurants in the Seaport District to the retail haven at Fulton Center, 120 Wall St. stands in a neighborhood that never sits still for long.

THE SEAPORT



PIER 17

THE Fulton

CARNE MARE

CIPRIANI
CLUB 55

INDUSTRY
KITCHEN

The Greens

CROWN SHY

120
WALL
ST.



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DOWNTOWN'S WATERFRONT ICON

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SILVERSTEIN
PROPERTIES