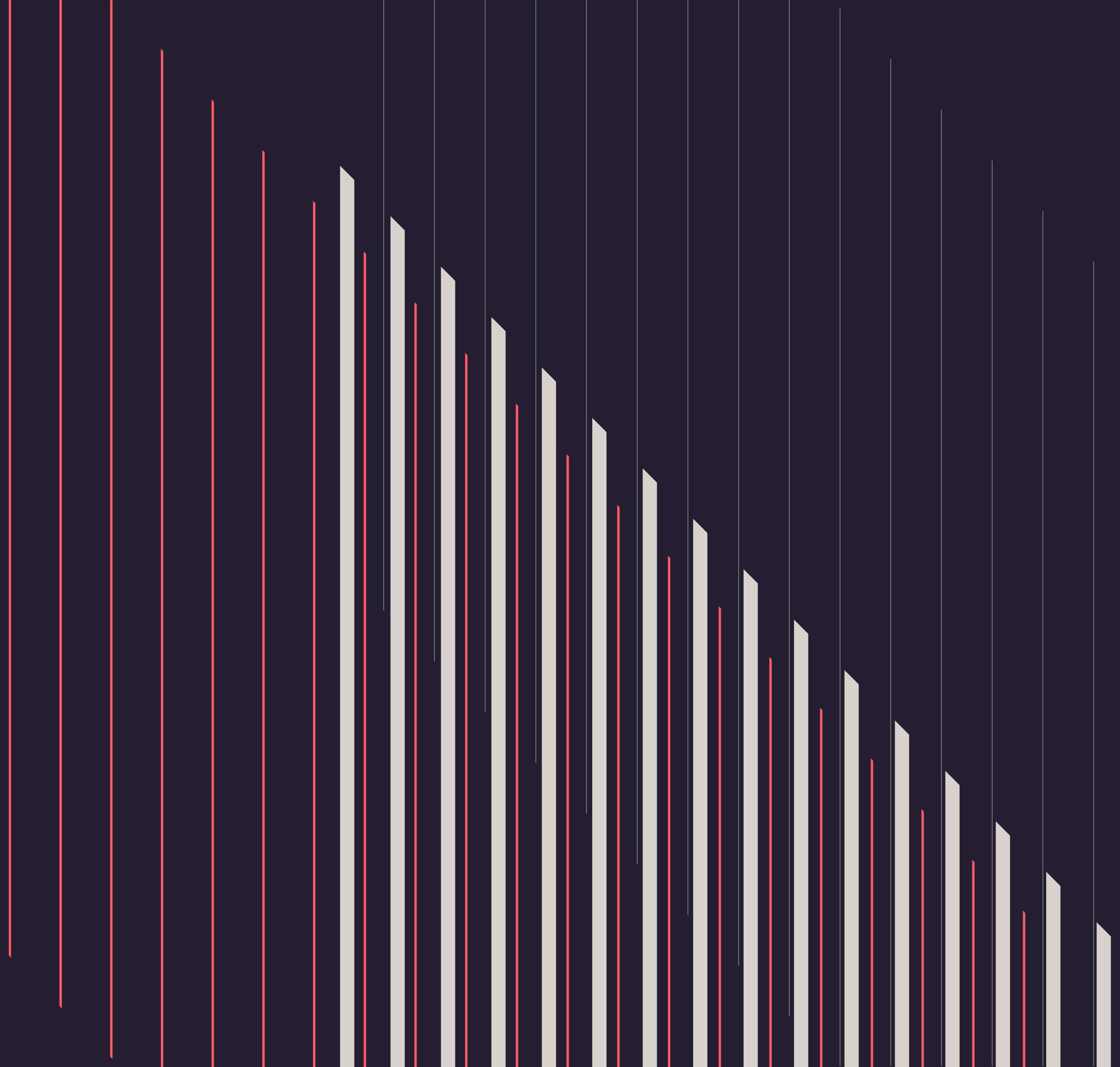
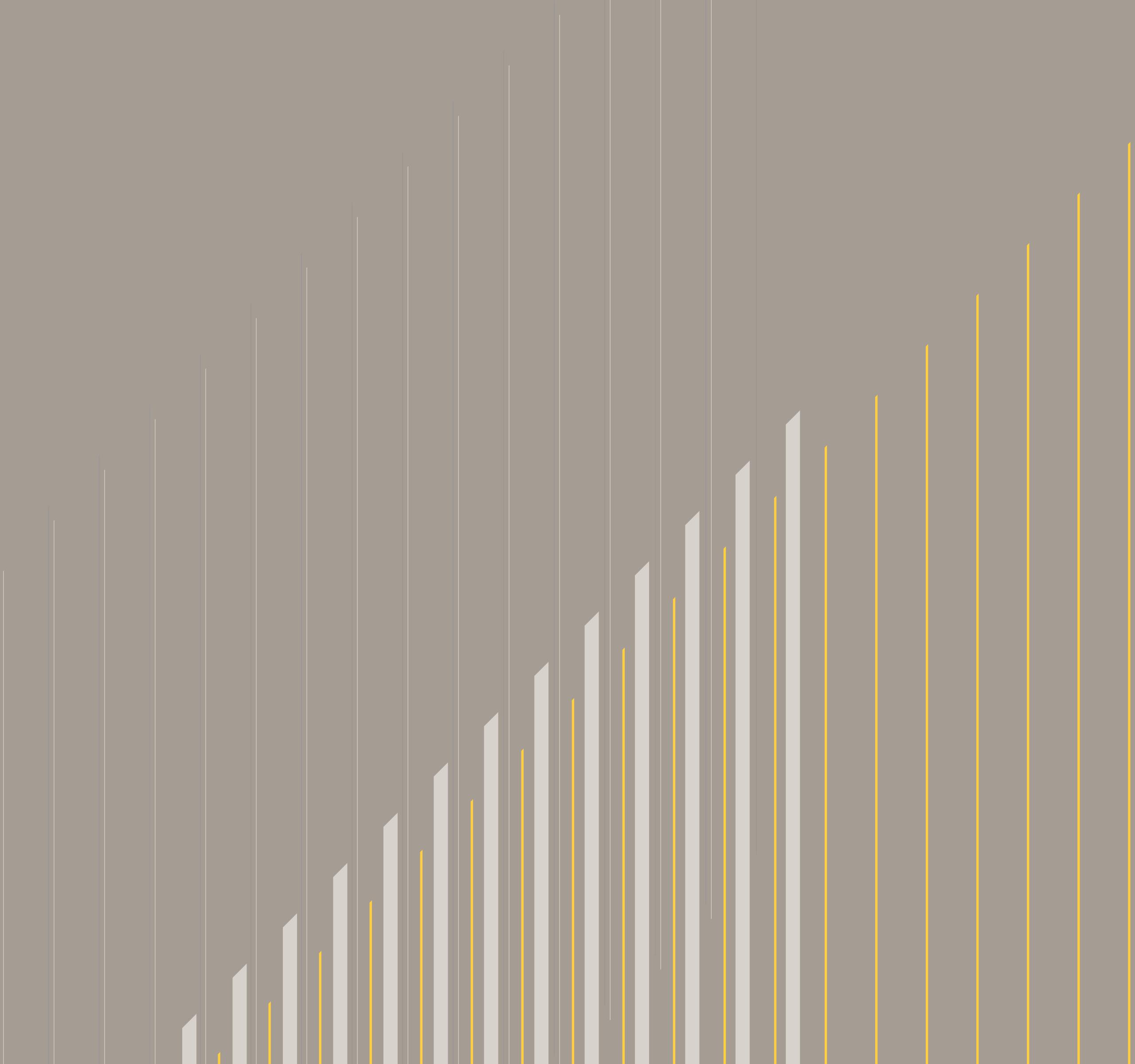


60 WALL STREET

Wall Street.
But not as you know it.





60 WALL STREET

Reimagined building 3

Construction timeline 18

Building infrastructure 20

Sustainability 22

Availability 24

Amenities 59

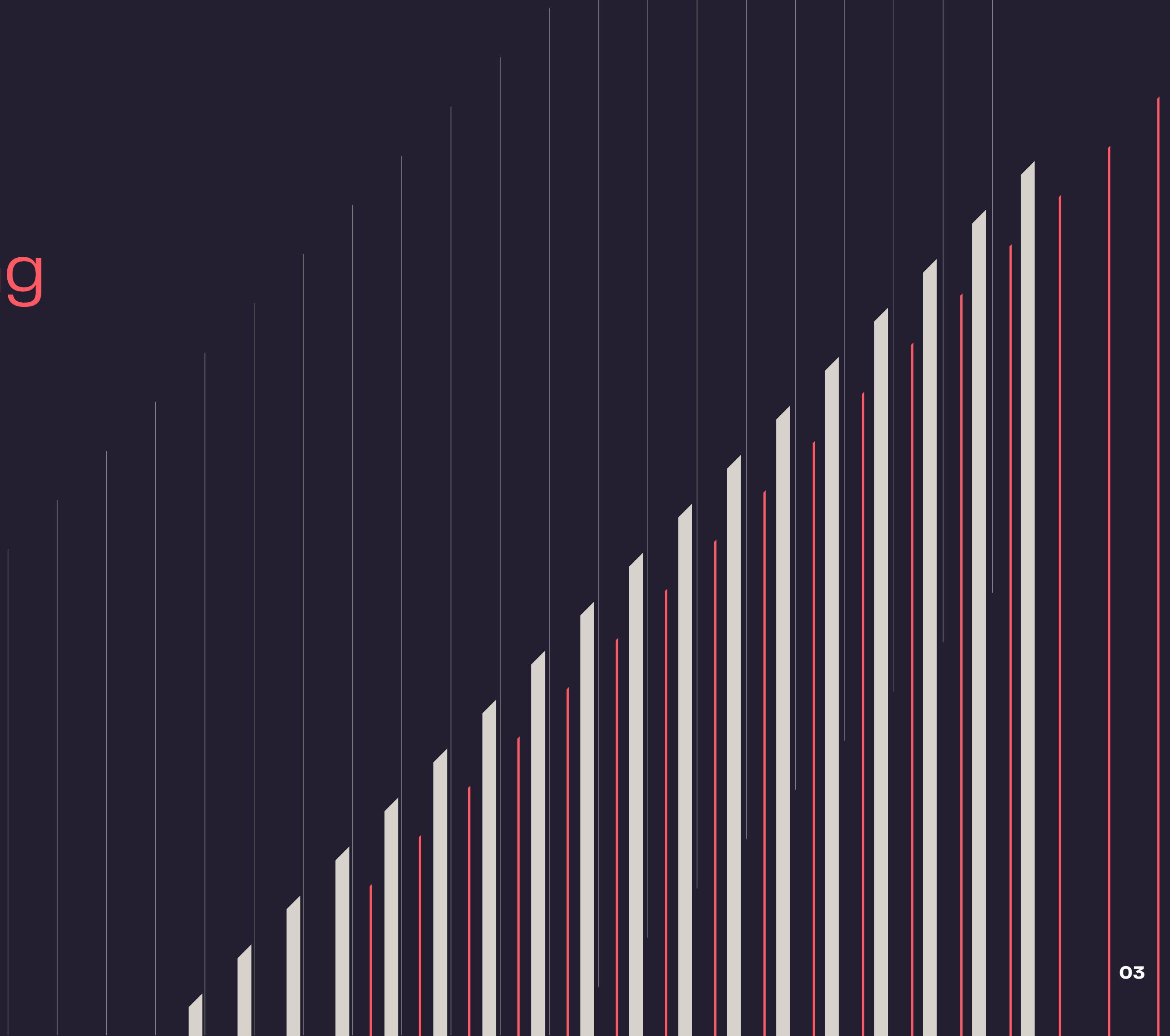
Views 63

A transformed neighborhood 69

Building specifications 82

Team 87

Reimagined building



Reimagined building

This is a story of
total transformation.

60 Wall Street is a
headquarters building
and only now making
its market debut.

60
WALL
STREET

Now, it is being reimagined,
redeveloped and renovated
into a state-of-the-art building
for tomorrow's tenants.

This isn't your dad's
Wall Street.

This isn't your dad's
60 Wall Street, either.

Reimagined building

60
WALL
STREET



Conceptual rendering



Arrival experience at 60 Wall Street

Conceptual rendering

This is a time of renaissance. A time of change. A time of starting afresh, renewed and re-energized.

60 Wall Street is the vanguard of this change. Once a huge fortress for finance, 60 Wall Street is changing into an open, welcoming, state-of-the-art headquarters with vast, light-filled contiguous spaces that feel great to work in. With sweeping views that thrill and inspire across Manhattan and a welcoming public atrium, 60 Wall Street thrives on the energy of a place undergoing transformation.

Wall Street lobby



Reimagined building

Open, welcoming,
state-of-the-art
headquarters.



Wall Street lobby

Conceptual rendering



Conceptual rendering



Conceptual rendering

Reimagined building

Imagine an
experience where
your company thrives.



Light filled public atrium with lush 100 foot green wall to soaring heights

Conceptual rendering

And imagine
arriving to work
and feeling
like you're part
of something
exciting.

Light filled public atrium full of lush greenery with direct subway connectivity

Conceptual rendering

Reimagined building

Imagine a workplace
that welcomes you in.



Conceptual rendering

Direct access to the subway

Reimagined building

Connectivity on your doorstep

The building connects directly
to Subway lines 2 and 3. Within
walking distance to 10 additional
Subway lines.





Outdoor spaces with breathtaking views

60 Wall Street presents tenants with the opportunity to be part of Wall Street's transformational change.

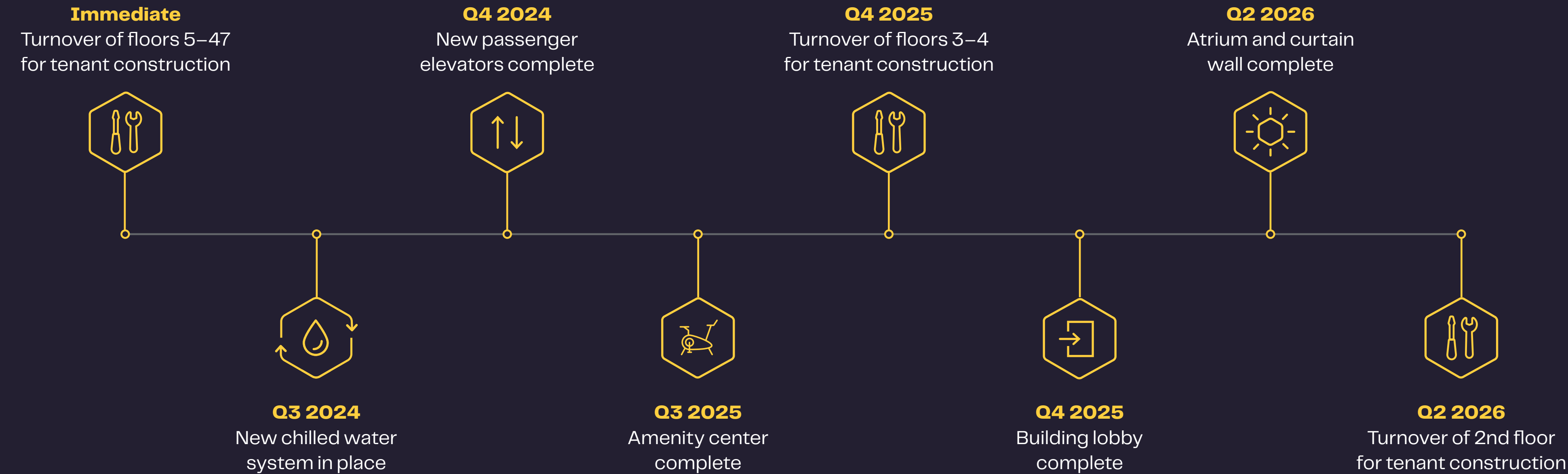




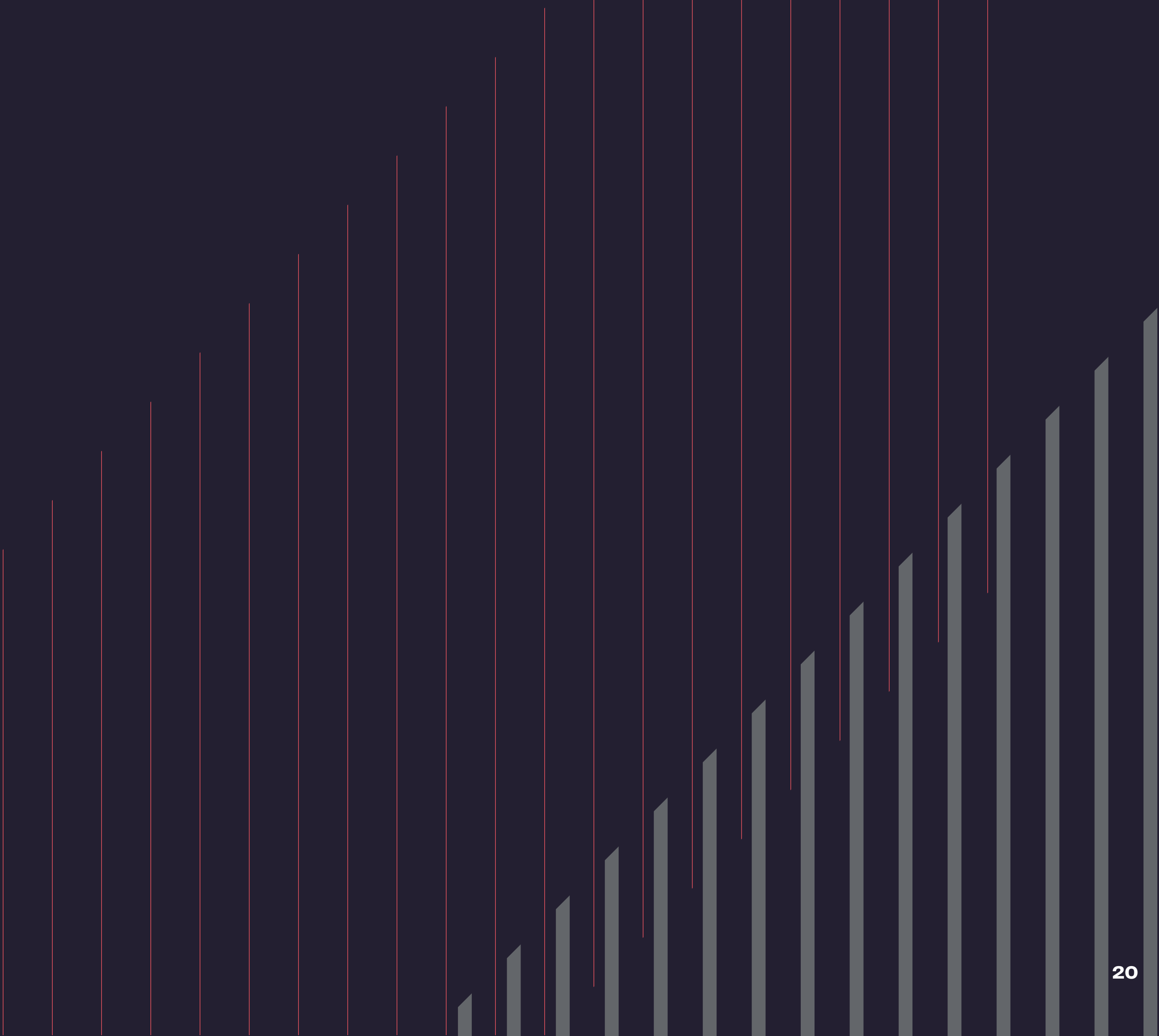
Conceptual rendering

Construction timeline

Construction timeline



Building infrastructure



Headquarters
building
with robust
infrastructure



Chilled Water System for supplemental cooling requirements. Significantly more energy efficient than condenser water (chilled water fan coil unit vs. DX refrigeration package units)



Significantly more energy efficient than condenser water (chilled water fan coil unit vs. DX refrigeration package units)



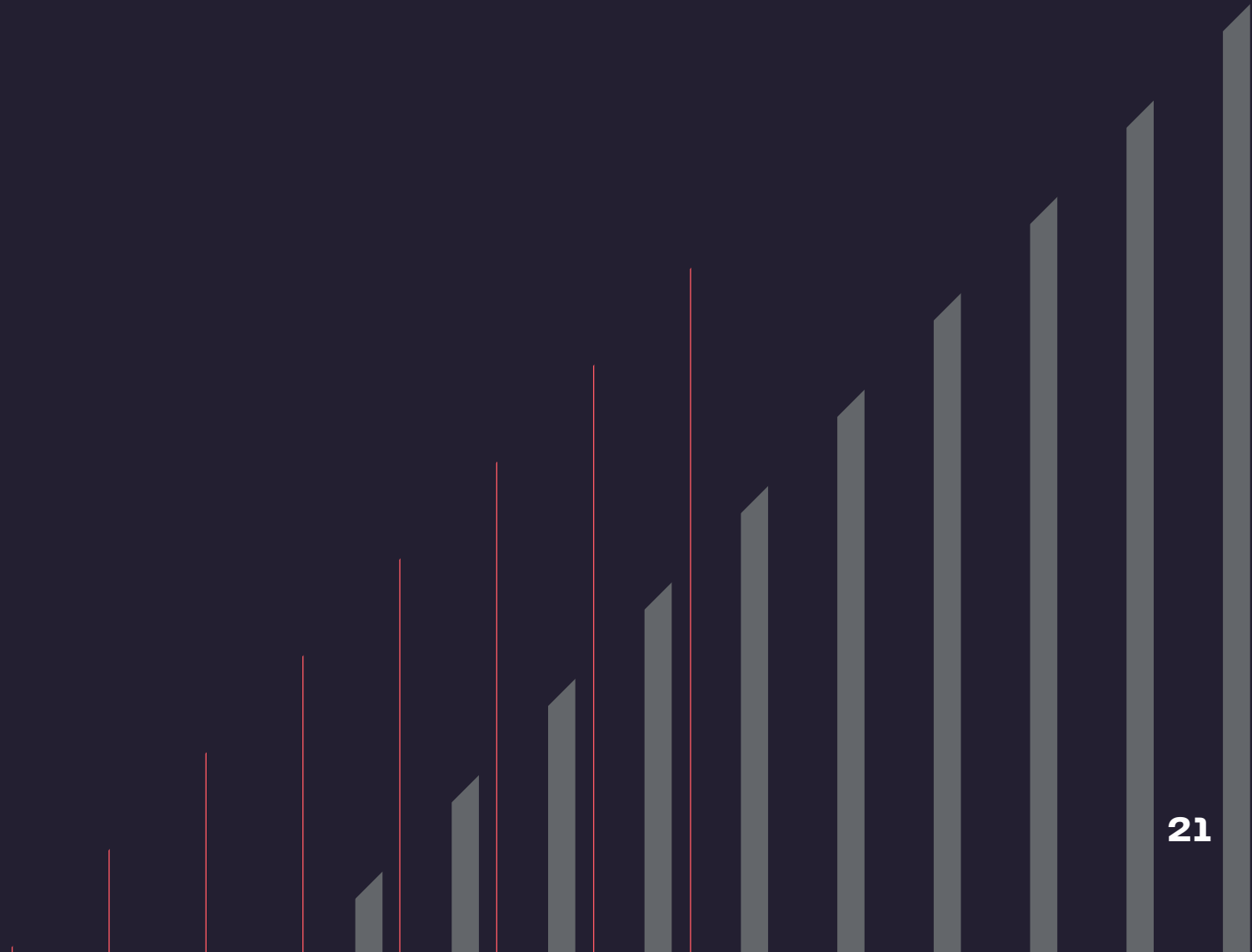
Lower routine maintenance costs and chilled water refrigeration plant is supported with emergency power.



Standard hours 8–8 M–F, with OT at \$125/hr for first floor, and \$25/hr for additional contiguous floors



~60 percent electrical savings vs. condenser water supported equipment.



Sustainability

Proven commitment
to sustainability and
social responsibility



100% of PGRE REIT portfolio achieved LEED Platinum or Gold, 2022 ENERGY STAR labels, and Fitwel certifications



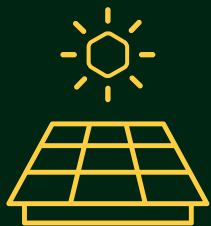
Targeting highest levels of LEED and Fitwel certifications for 60 Wall Street



Light-filled public atrium with lush 100 foot green wall



New chilled water system planned to reduce operating expenses, maintenance, and carbon footprint



Rooftop solar panels installed to reduce building energy consumption and emissions

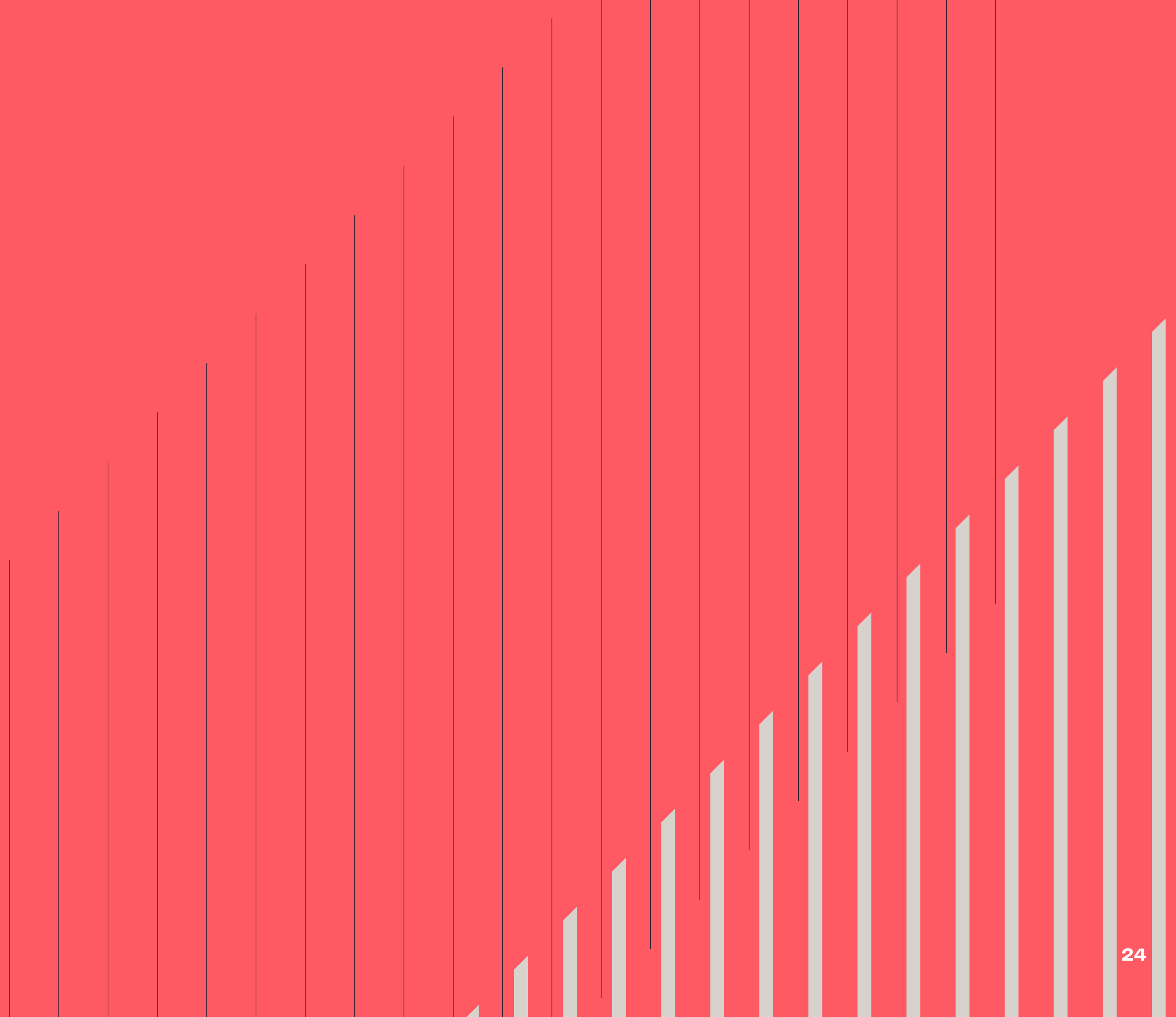


MWBE's included in 100% of bidding/selection process for contractors and subcontractors to promote supply chain diversity

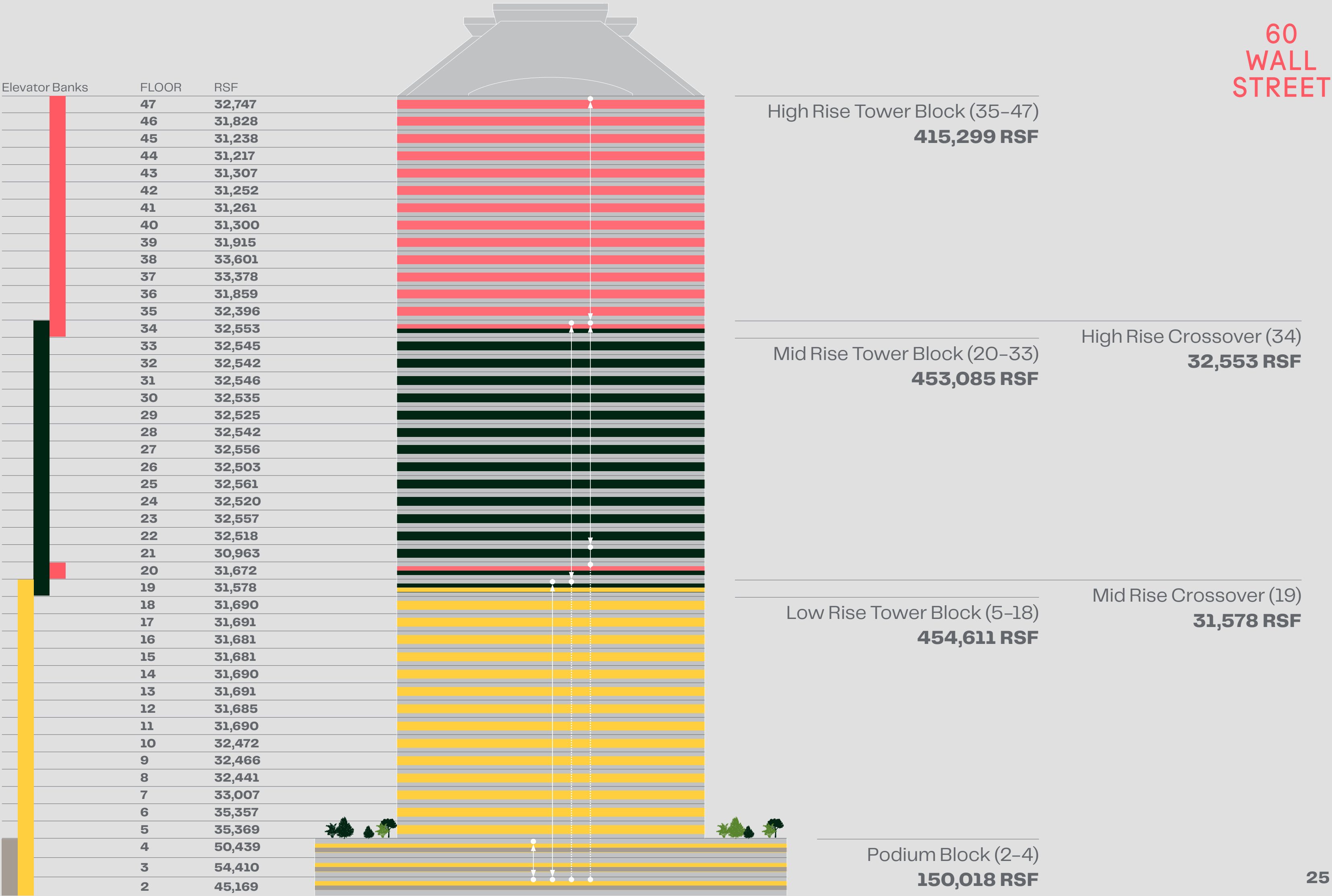


Projected compliance with Local Law 97's 2030 carbon emission requirements upon completion of redevelopment

Availability



Stack Plan





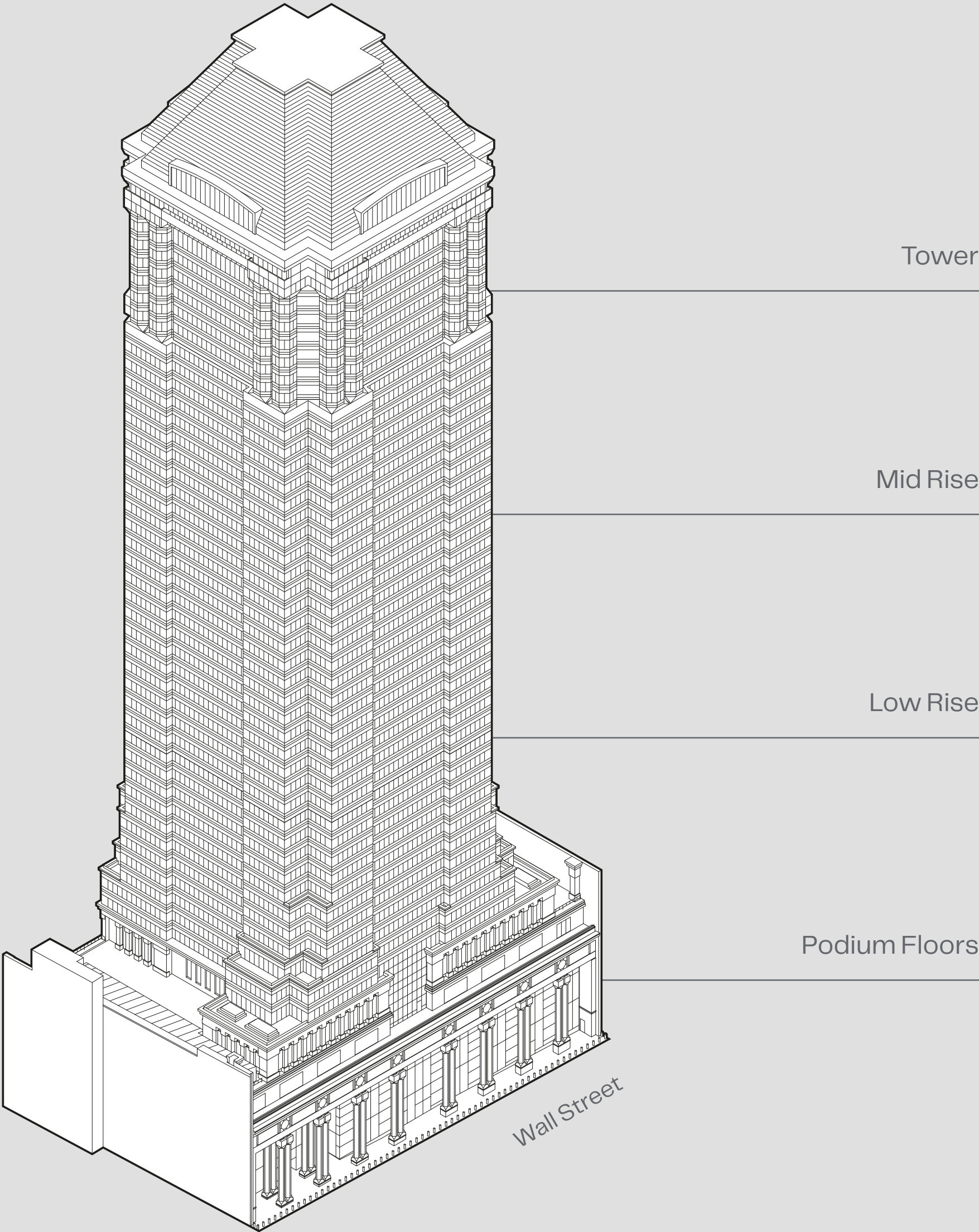
60
WALL
STREET

Artist's impression of cross-section at street level

Availability

A reimagined
building

60
WALL
STREET



Availability

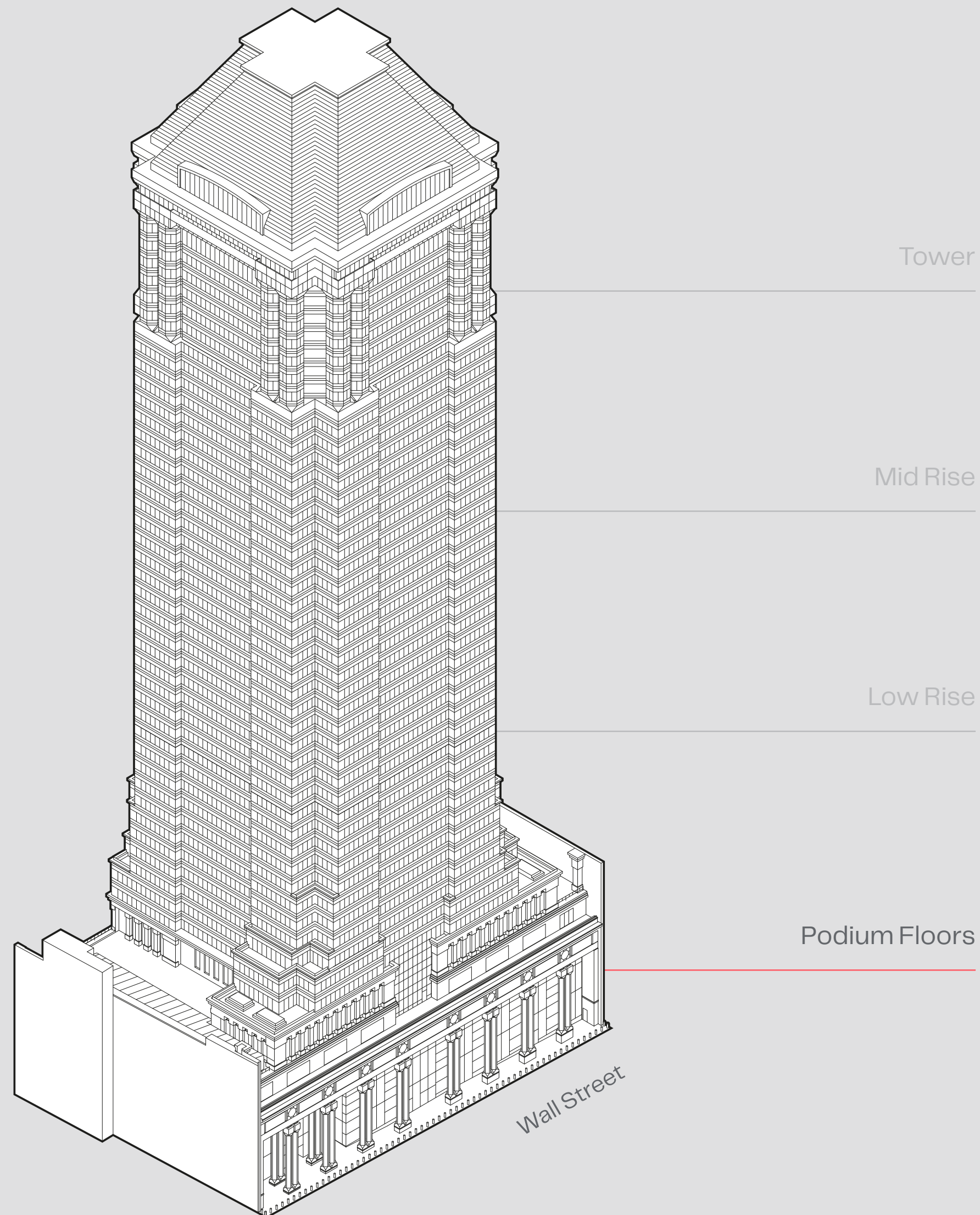
Podium floors

Large, efficient floor plates
of 50–60k rsf with above-
standard ceiling heights and
outdoor space

16' Slab height

Dedicated elevator bank
serves floors 2–4

Newly installed glass facade



60
WALL
STREET

Availability

Podium floors

Outdoor space

60
WALL
STREET

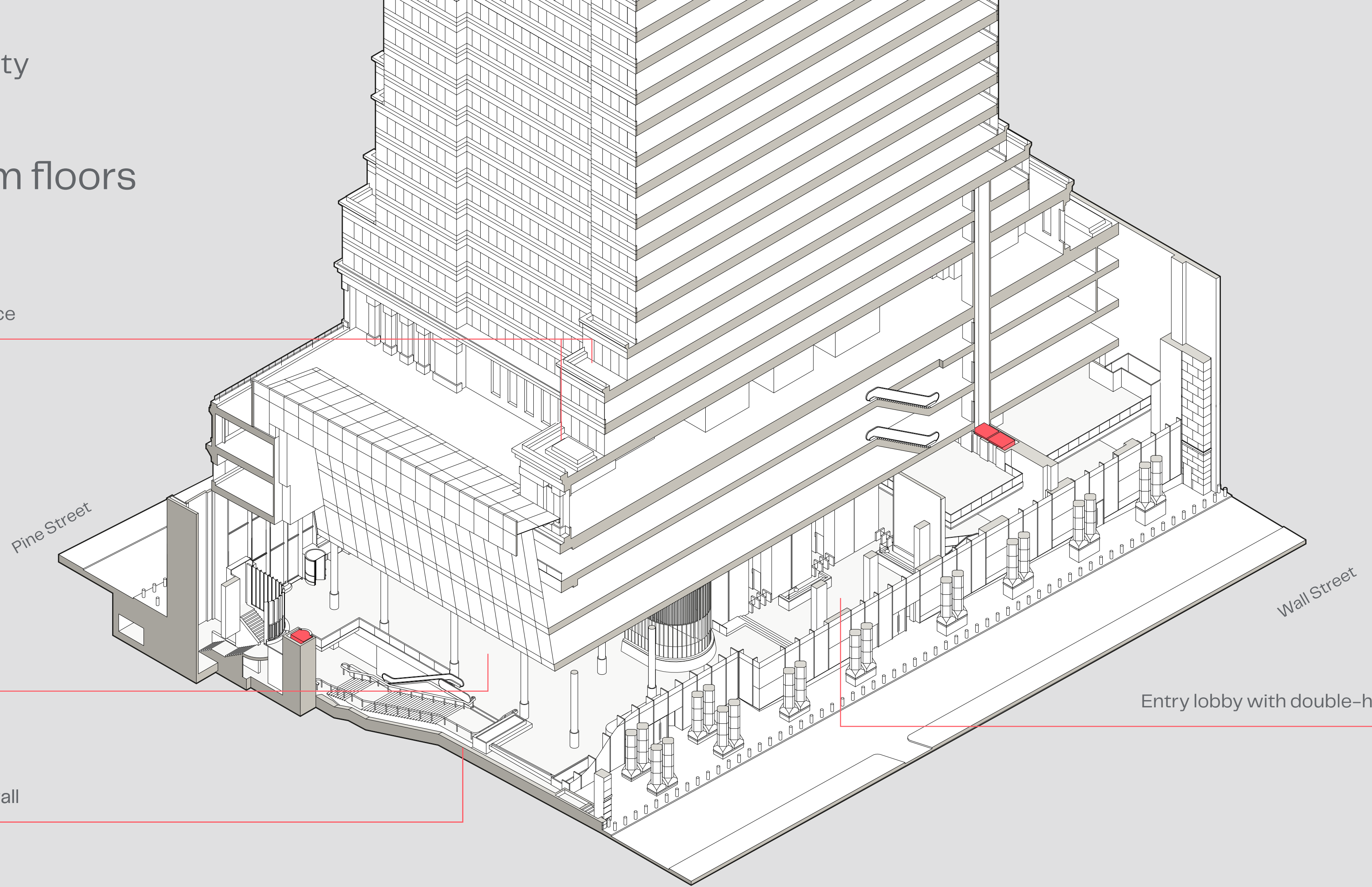
Public atrium

Lush green wall

Entry lobby with double-height ceilings

Artist's impression of cross-section

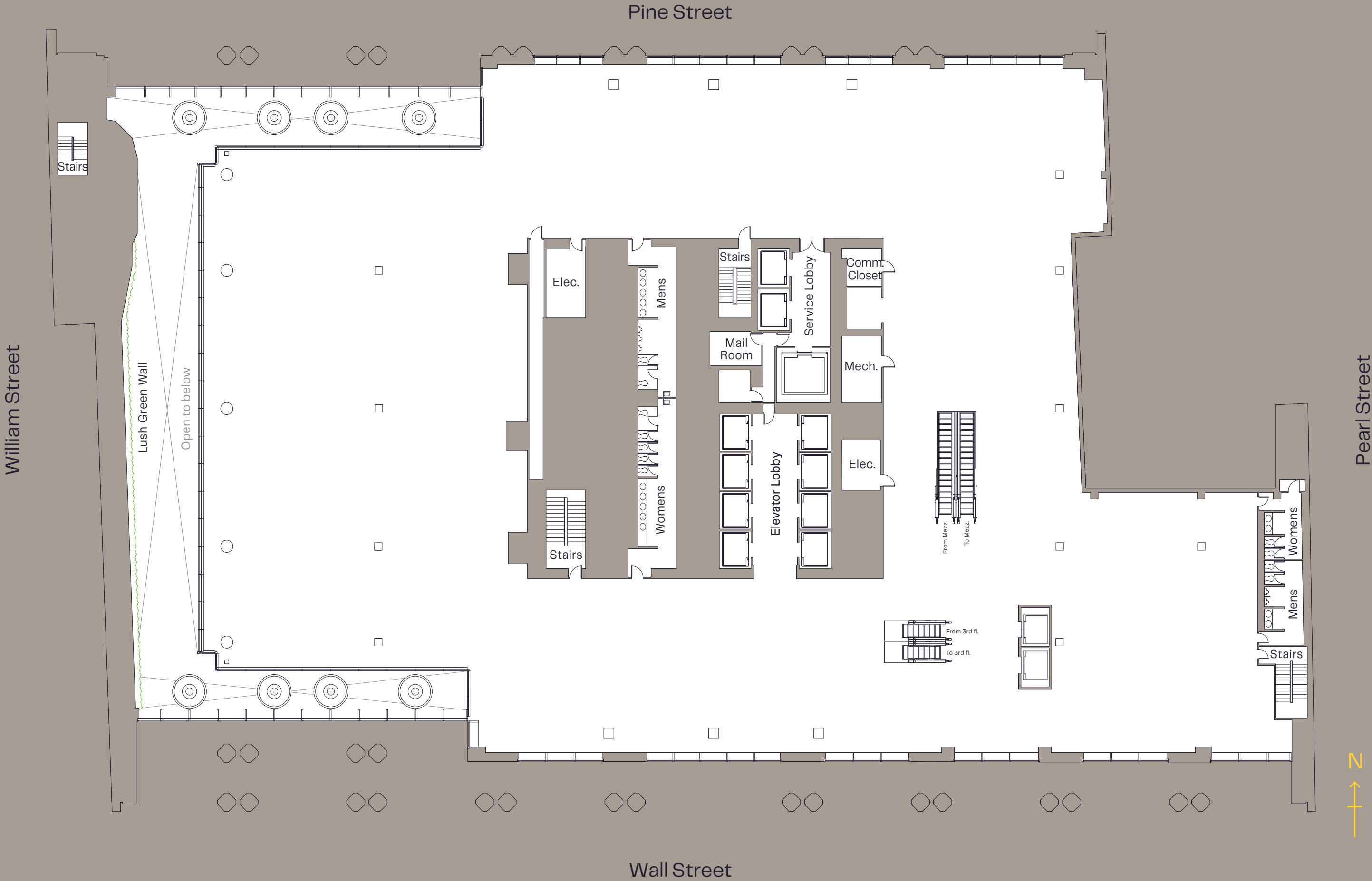
29



Availability

Podium
Floor 2

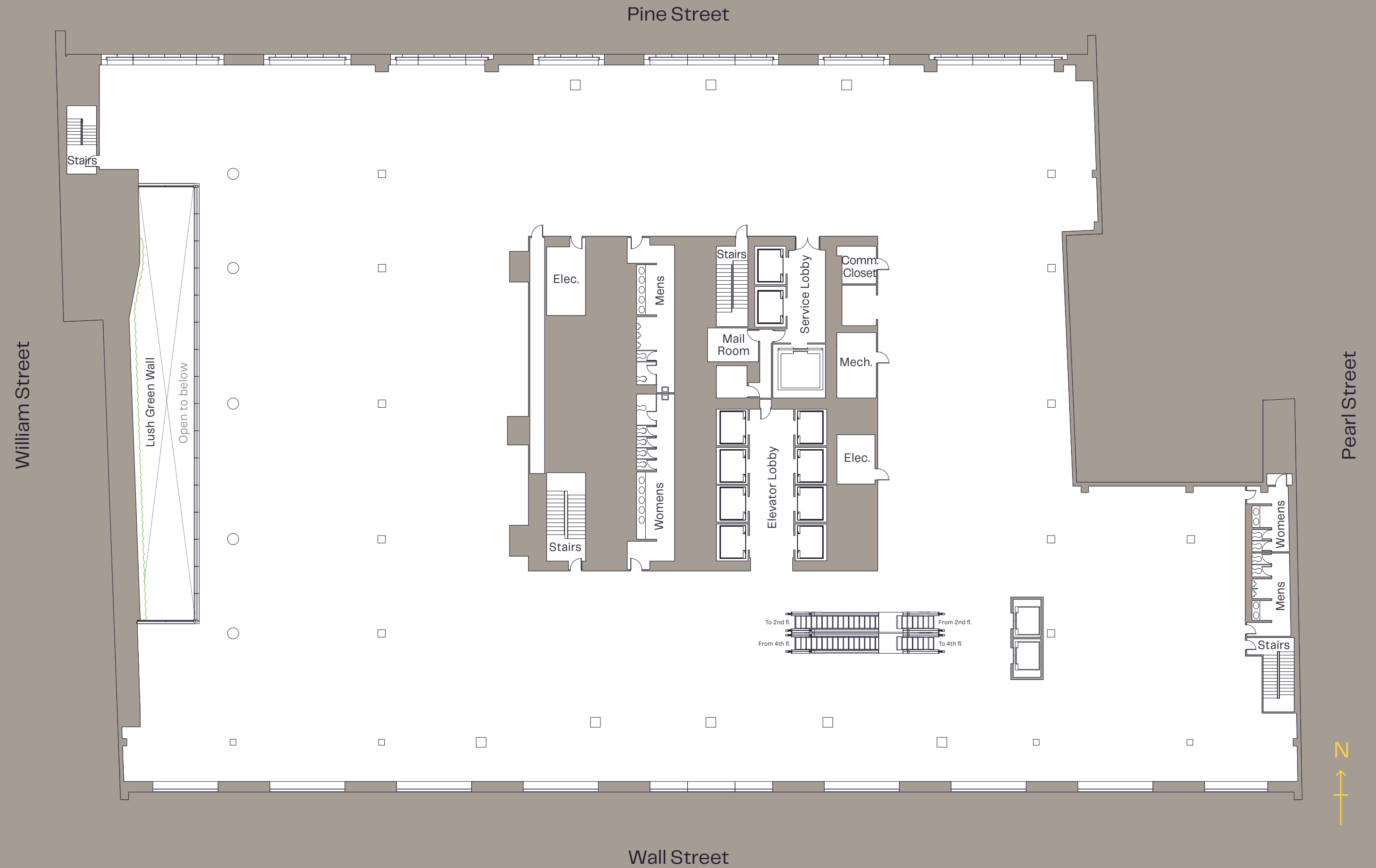
60
WALL
STREET



Availability

Podium Floor 3

60
WALL
STREET



Availability

Podium
Floor 4

60
WALL
STREET









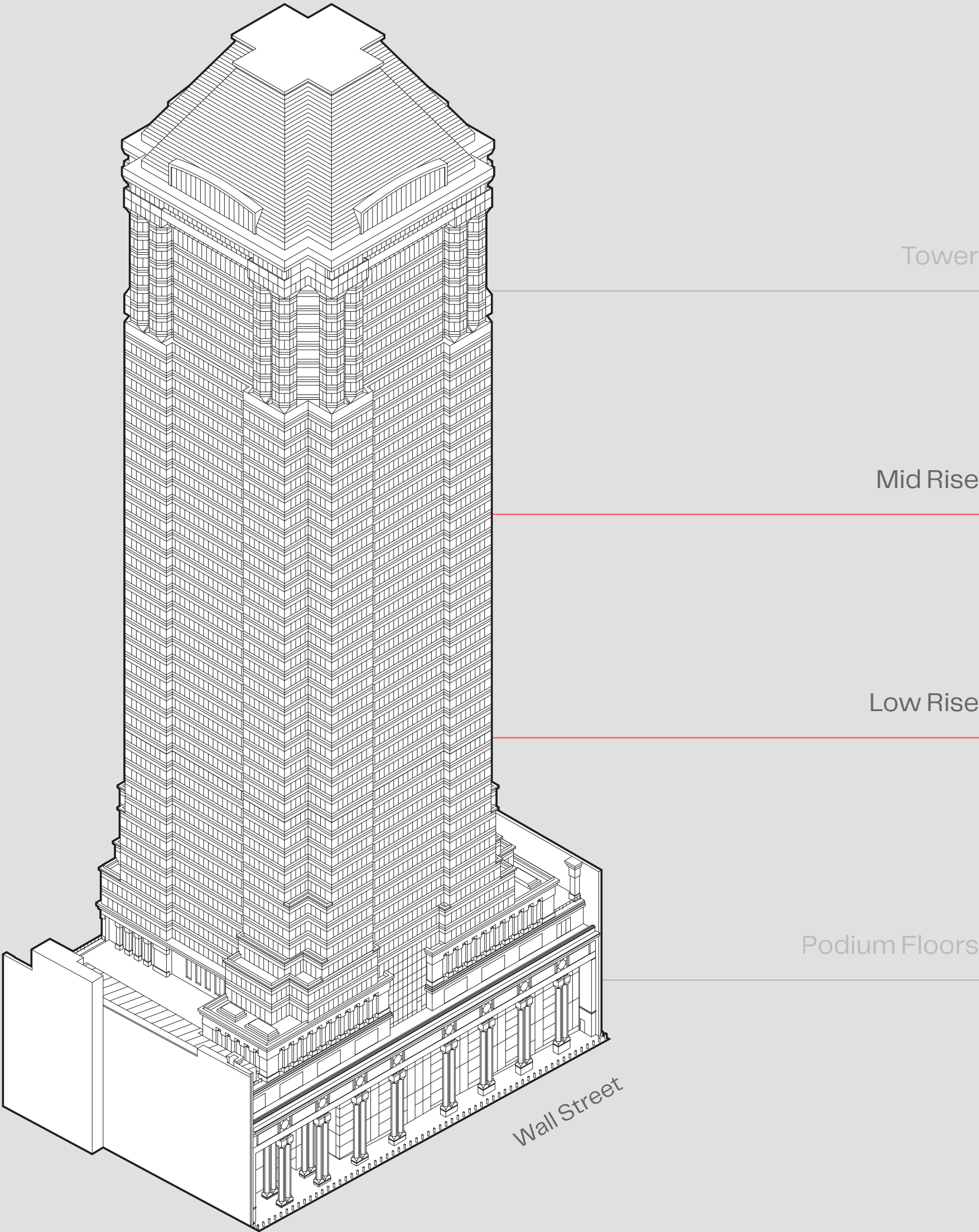


Availability

60
WALL
STREET

Low–Mid Rise

Outdoor space on
floor 5 and 7



Availability

Low–Mid Rise

60
WALL
STREET



Availability

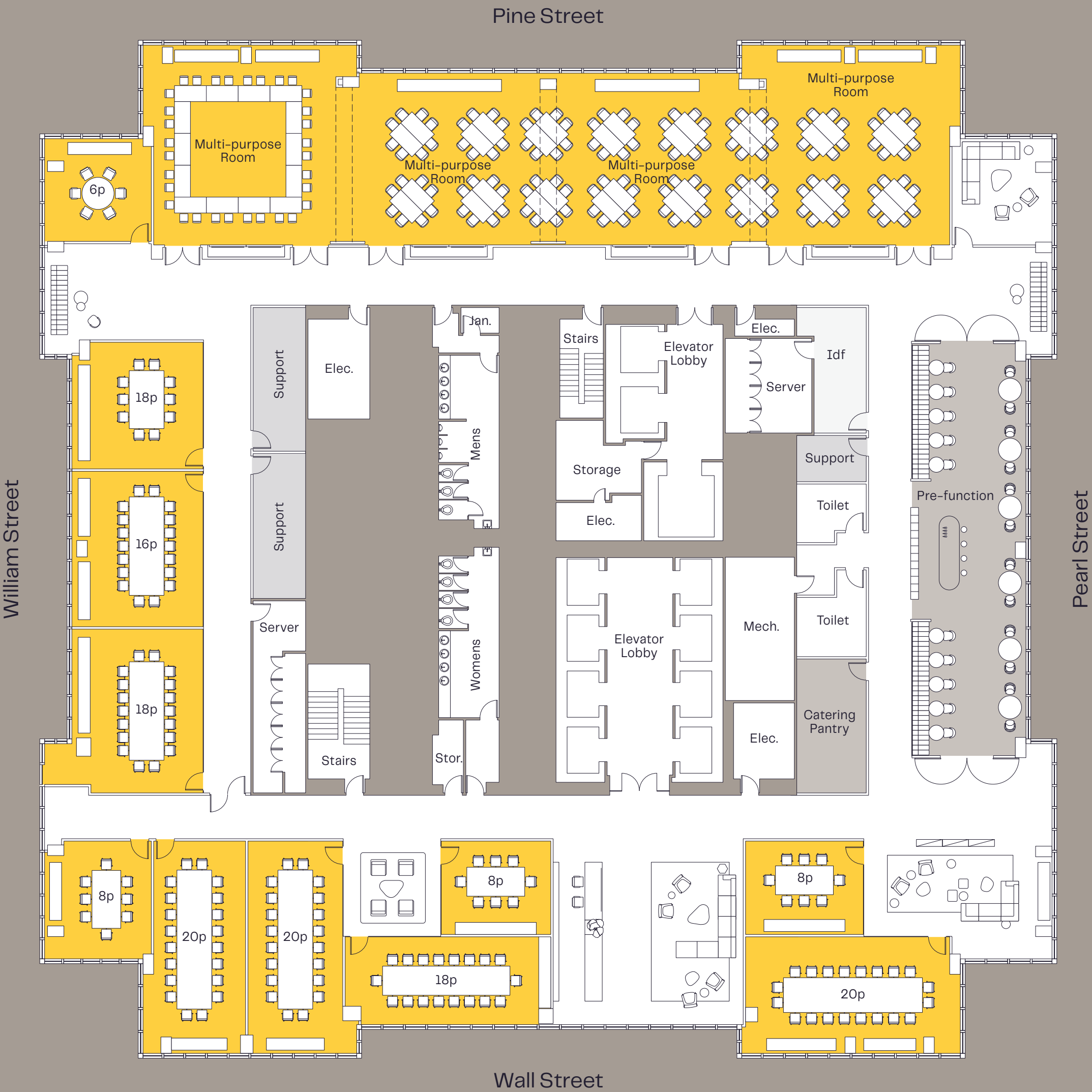
Floor 12
Private Amenity
Conference

Headcount Summary

Private Offices	0
Workstations	0
TOTAL	0

Meeting Summary

Multi-purpose 120P (1)	120
Conf 20P (3)	60
Conf 18P (3)	54
Conf 16P (1)	16
Conf 8P (3)	24
Conf 6P (1)	6
TOTAL	280



60
WALL
STREET

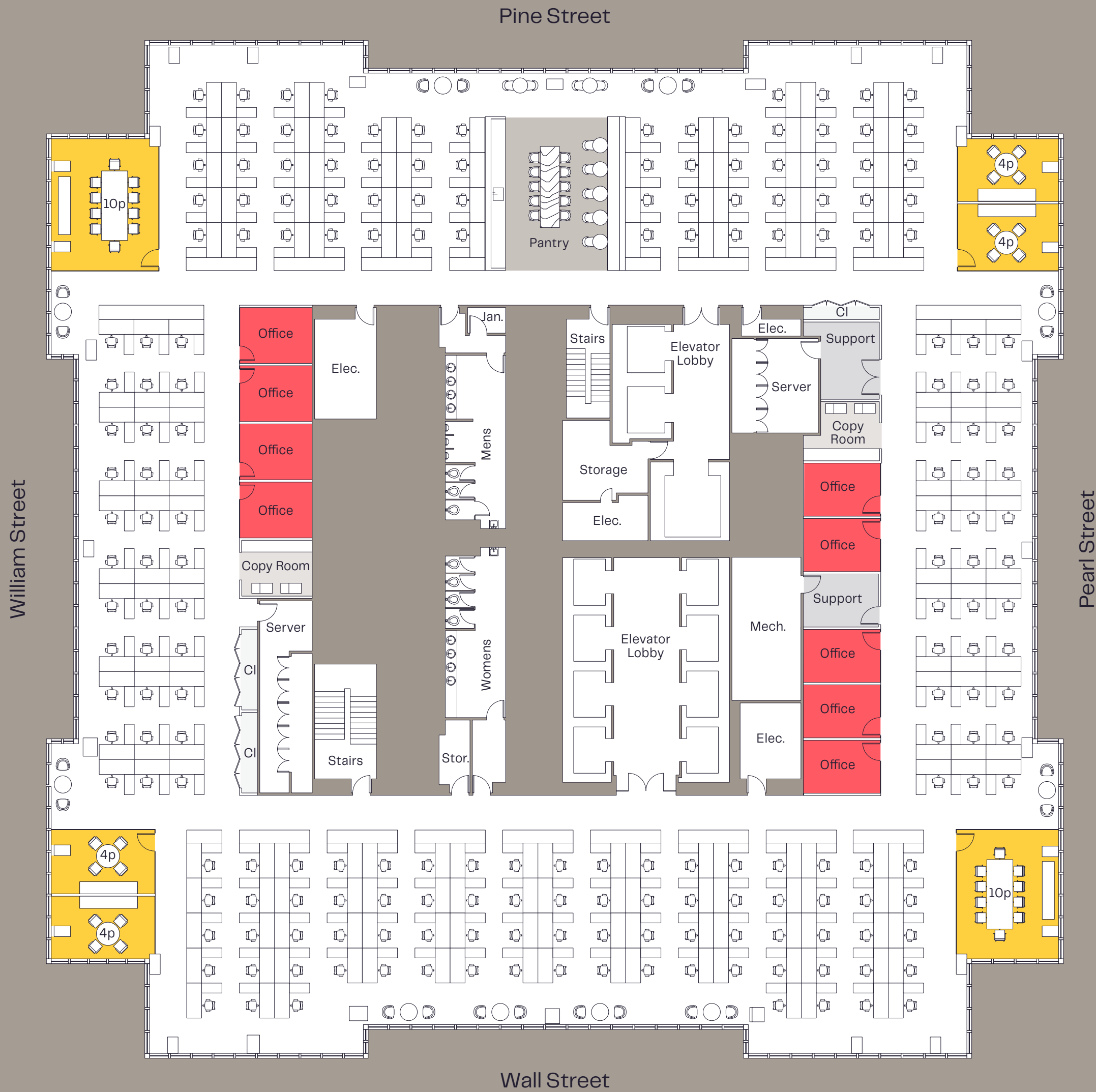
- Conference Room
- Pantry/Coffee Bar
- Support



Floor 12
Financial

Headcount Summary	
Private Offices	9
Workstations	205
TOTAL	214

Meeting Summary	
Conf 10P (2)	20
Conf 4P (4)	16
Open Collaboration Seats	44
TOTAL	80



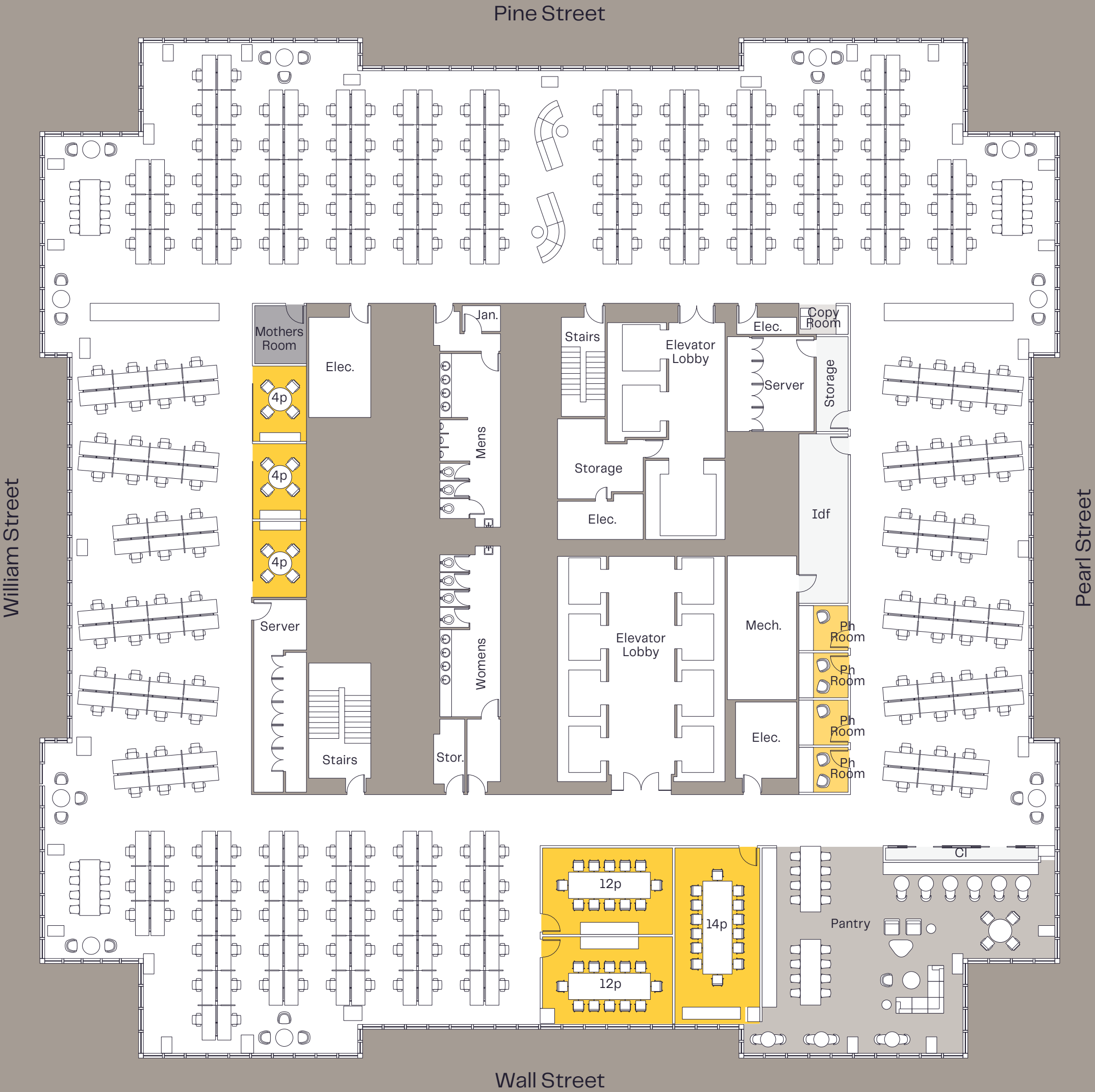
- 60
WALL
STREET
- Conference Room
 - Private Office
 - Pantry/ Coffee Bar
 - Copy Room
 - Support
 - CL/Storage



Floor 12
Creative

Headcount Summary	
Workstations	262
TOTAL	262

Meeting Summary	
Conf 14P (1)	14
Conf 12P (2)	24
Conf 4P (3)	12
Phone Room 2P (2)	4
Phone Room 1P (2)	2
Open Collaboration Seats	75
TOTAL	131



60
WALL
STREET

- Conference Room
- Phone Room
- Pantry/Coffee Bar
- Copy Room
- Mothers Room
- CL/Storage

Availability

Floor 12
Legal
1 Size Office

Headcount Summary

Private Offices (Perimeter)	37
Private Offices (Interior)	26
Secretary	8
Paralegal	5
Support	3
TOTAL	79

Meeting Summary

Conf 8P (2)	16
Conf 6P (2)	12
Conf 4P (4)	16
TOTAL	44



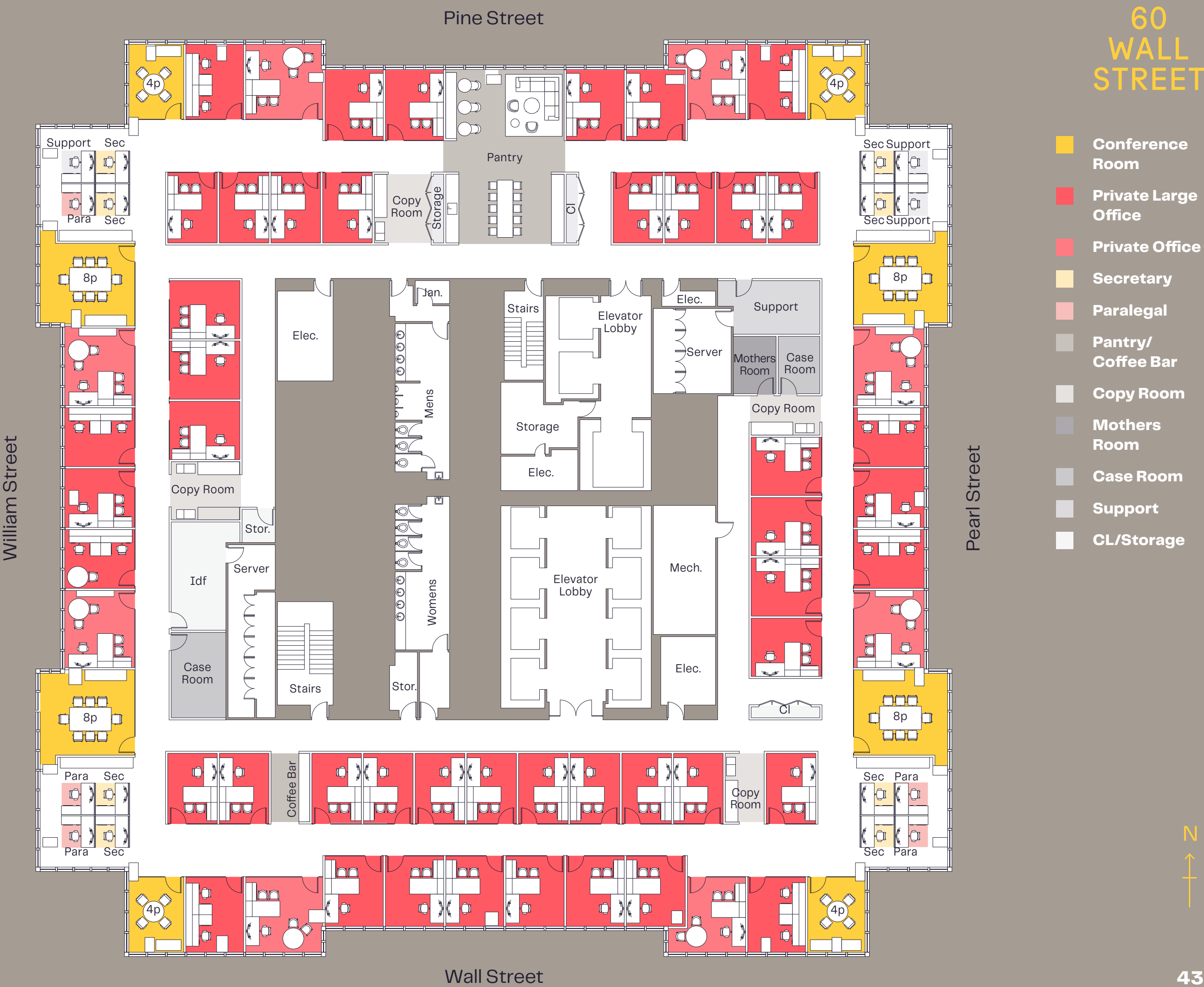
Floor 12
Legal
2 Size Office

Headcount Summary

Private Large Offices (Perimeter)	8
Private Offices (Perimeter)	28
Private Offices (Interior)	26
Secretary	8
Paralegal	5
Support	3
TOTAL	78

Meeting Summary

Conf 8P (4)	32
Conf 4P (4)	16
TOTAL	48











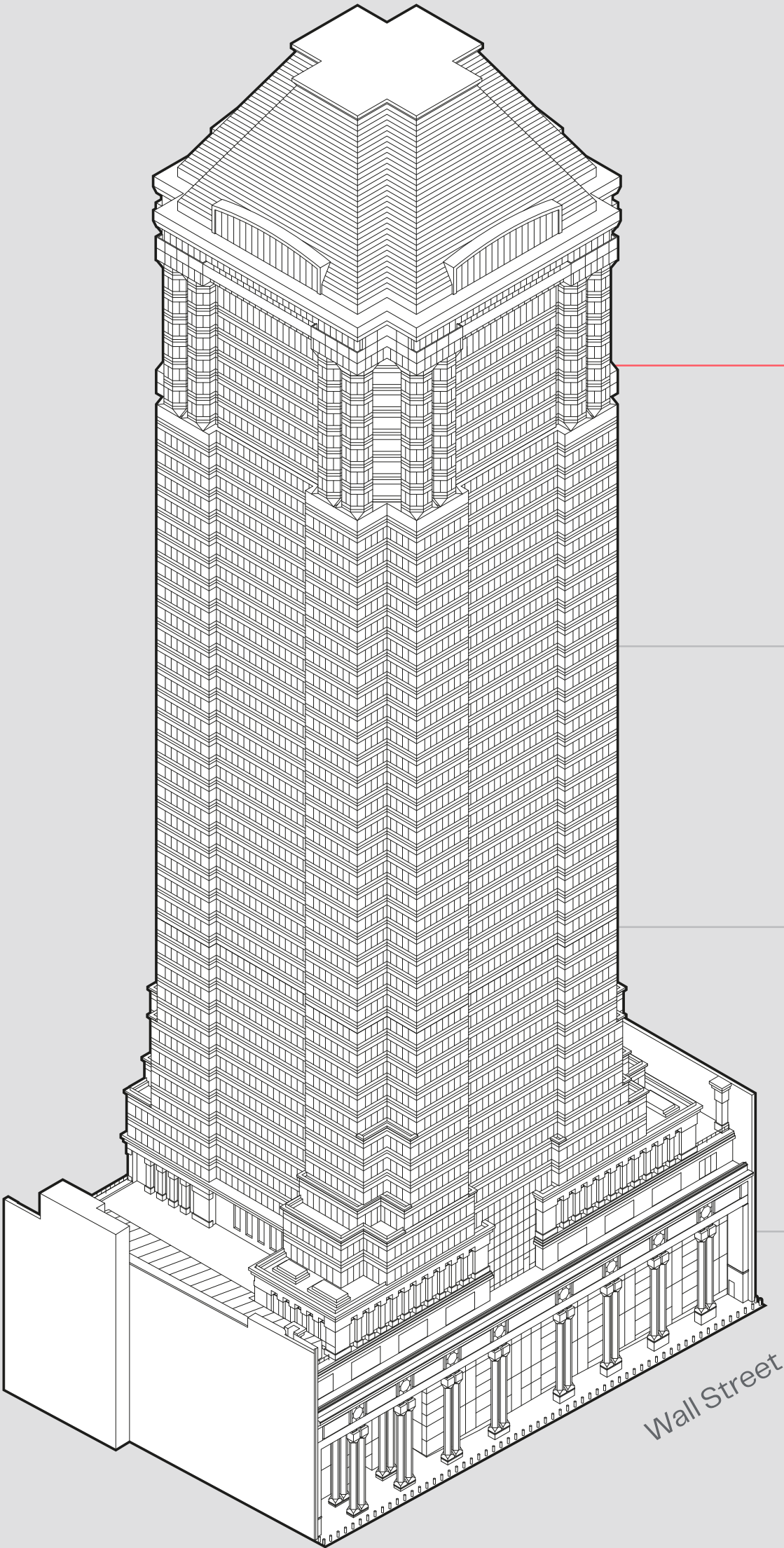




Availability

Tower

60
WALL
STREET



Tower

Mid Rise

Low Rise

Podium Floors

Wall Street

Availability

Tower

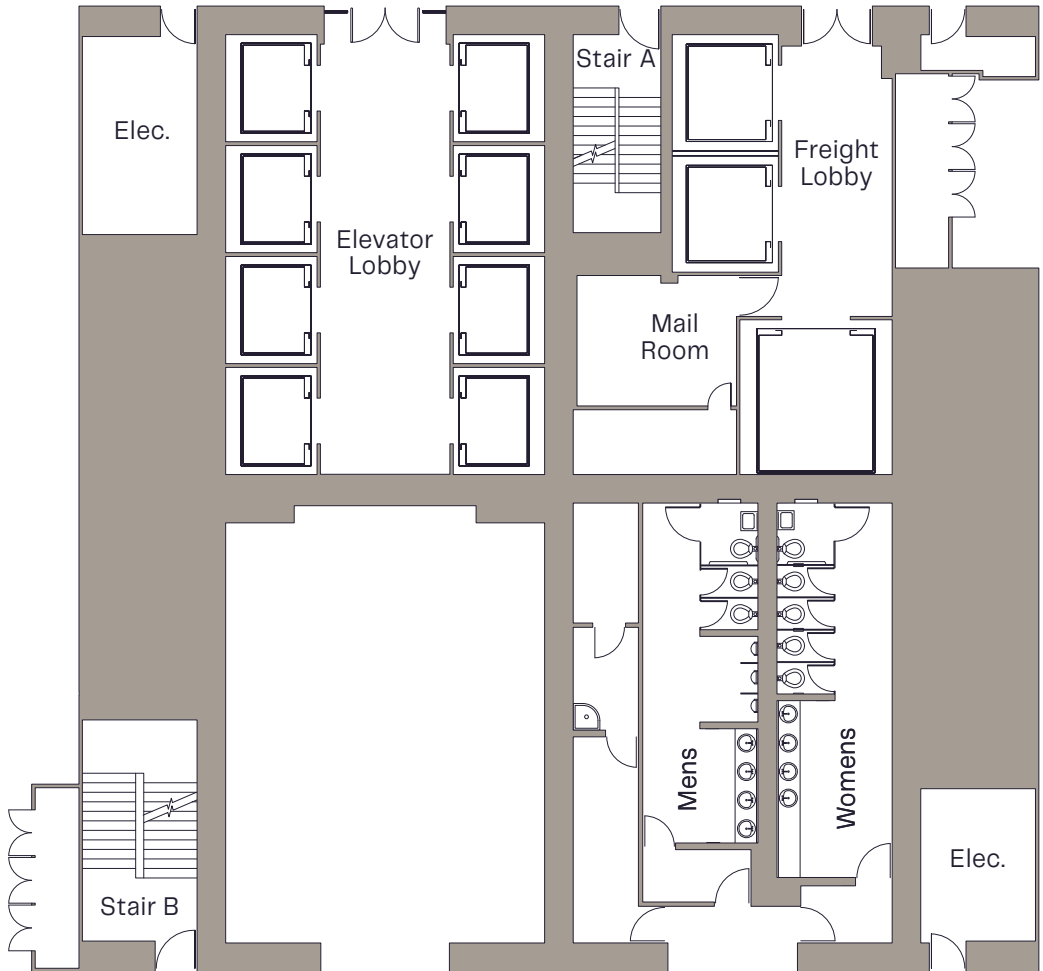
60
WALL
STREET

William Street

Pearl Street

Pine Street

Wall Street

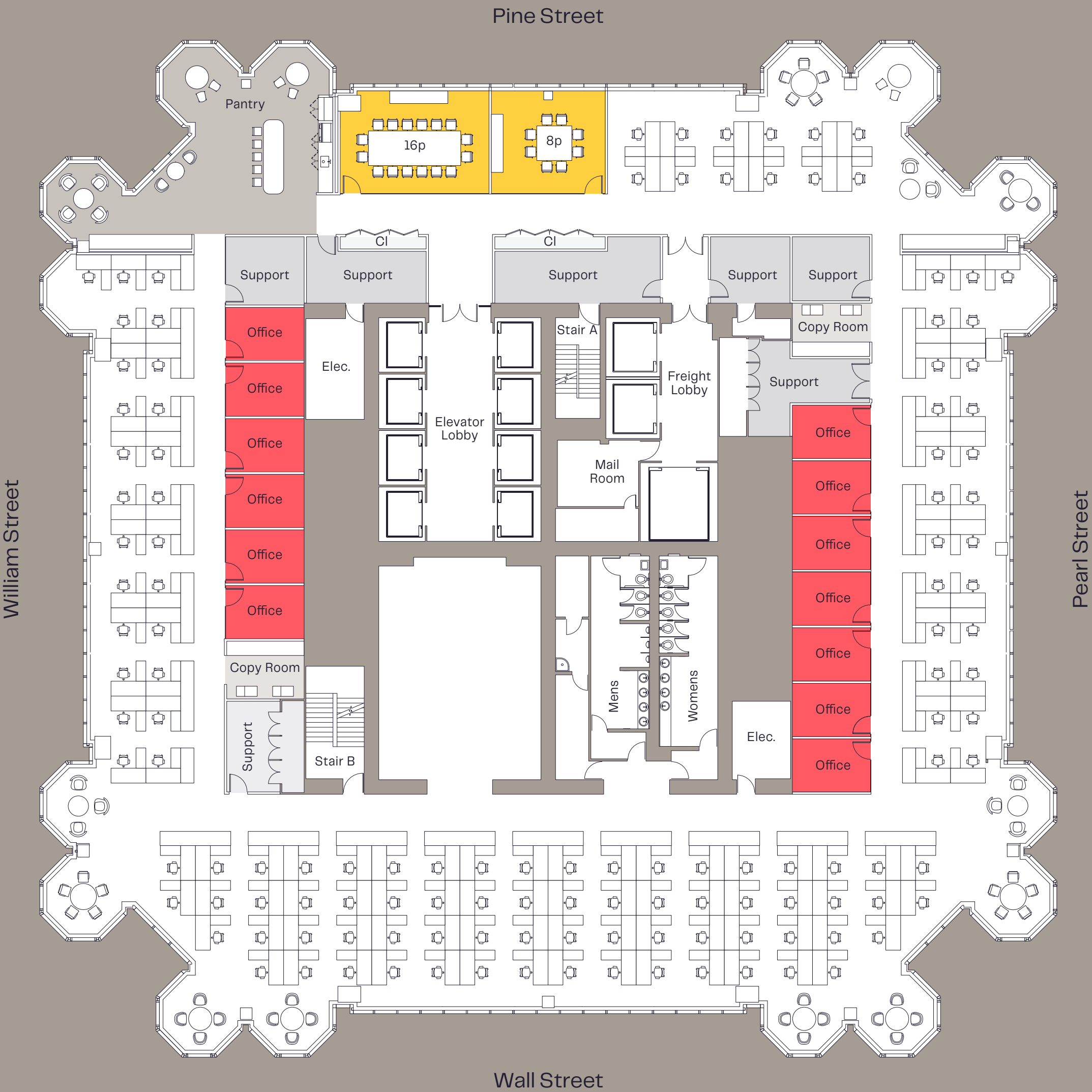


N
↑

Floor 45
Financial

Headcount Summary	
Private Offices (Interior)	13
Workstations	128
TOTAL	141

Meeting Summary	
Conf 16P (1)	16
Conf 8P (1)	8
Open Collaboration Seats	74
TOTAL	98



60
WALL
STREET

- Conference Room
- Private Office
- Pantry/Coffee Bar
- Copy Room
- Support
- CL/Storage



Floor 45
Creative

Workstations	220
TOTAL	220

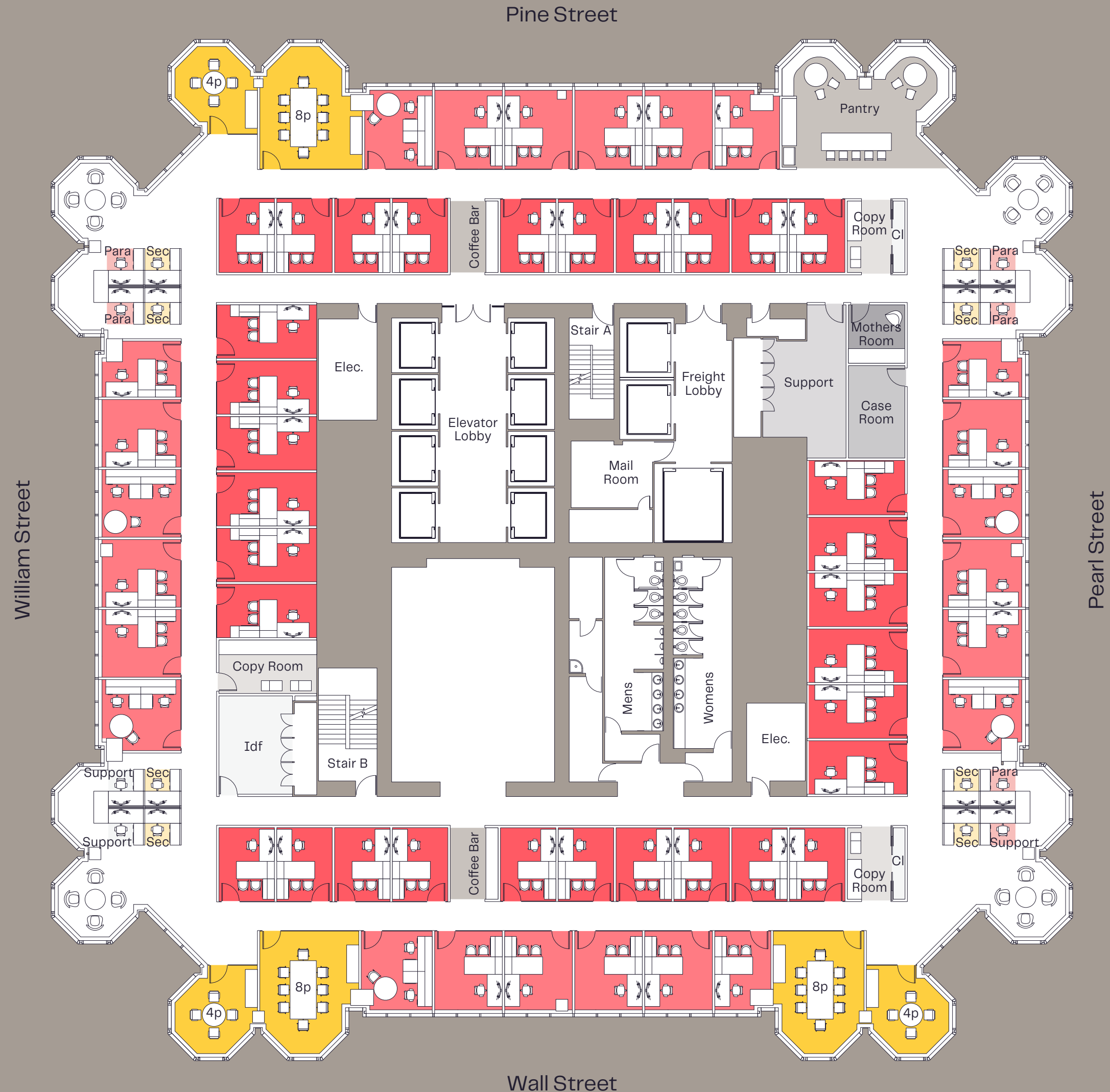
Conf 14P (1)	14
Conf 12P (1)	12
Conf 6P (2)	12
Conf 5P (4)	20
Conf 4P (2)	8
Phone Room 1P (4)	4
Open Collaboration Seats	64
TOTAL	134



-  **Conference Room**
-  **Phone Room**
-  **Pantry/
Coffee Bar**
-  **Copy Room**
-  **Mothers Room**
-  **Support**
-  **CL/Storage**

Private Offices (Perimeter)	30
Private Offices (Interior)	32
Secretary	8
Paralegal	5
Support	3
TOTAL	78

Conf 8P (3)	24
Conf 4P (3)	12
Open Collaboration Seats	16
TOTAL	52

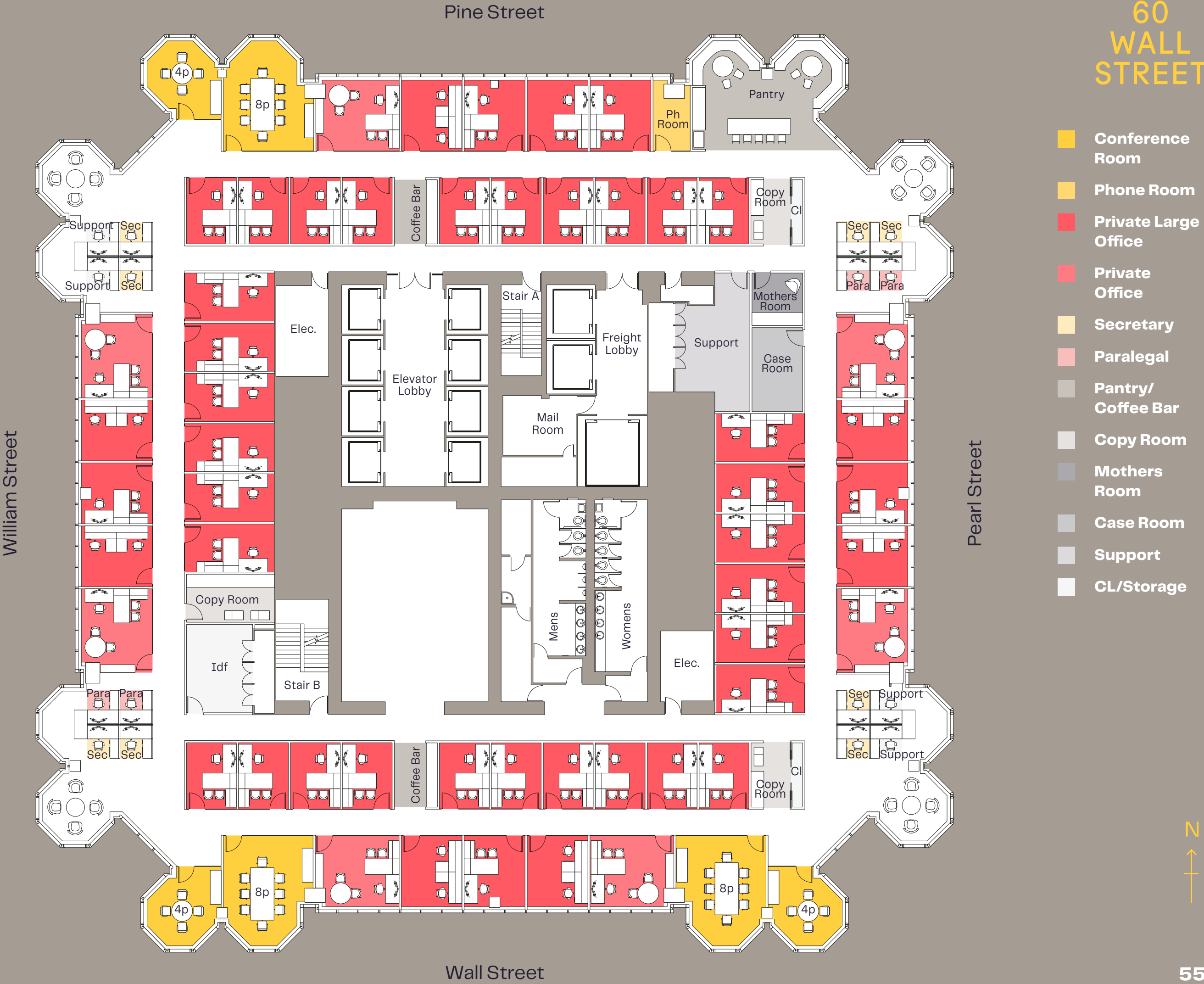


Availability

Floor 45
Legal
2 Size Office

Headcount Summary	
Private Large Offices (Perimeter)	7
Private Offices (Perimeter)	20
Private Offices (Interior)	32
Secretary	8
Paralegal	5
Support	3
TOTAL	75

Meeting Summary	
Conf 8P (3)	24
Conf 4P (3)	12
Open Collaboration Seats	16
TOTAL	52

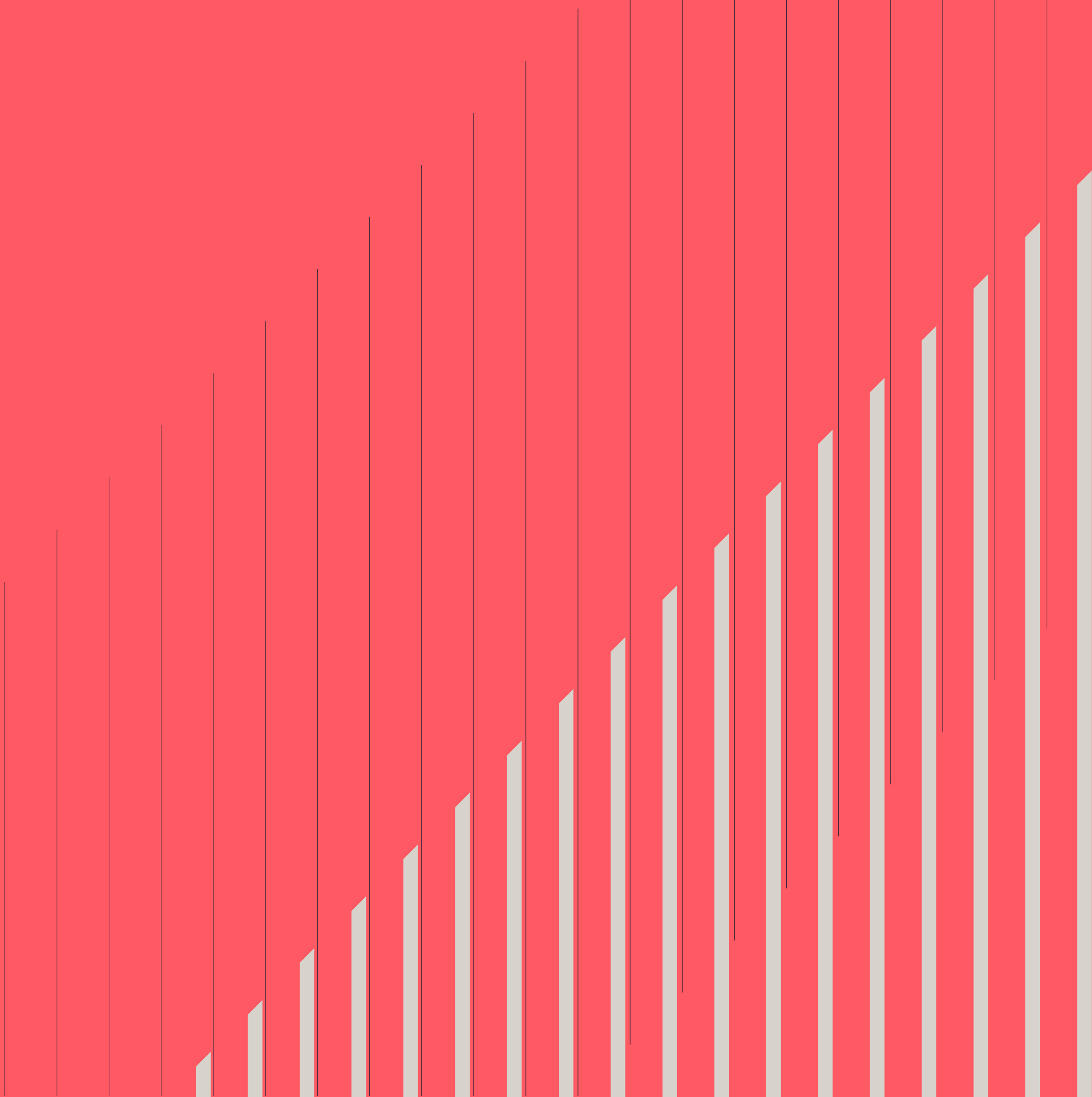


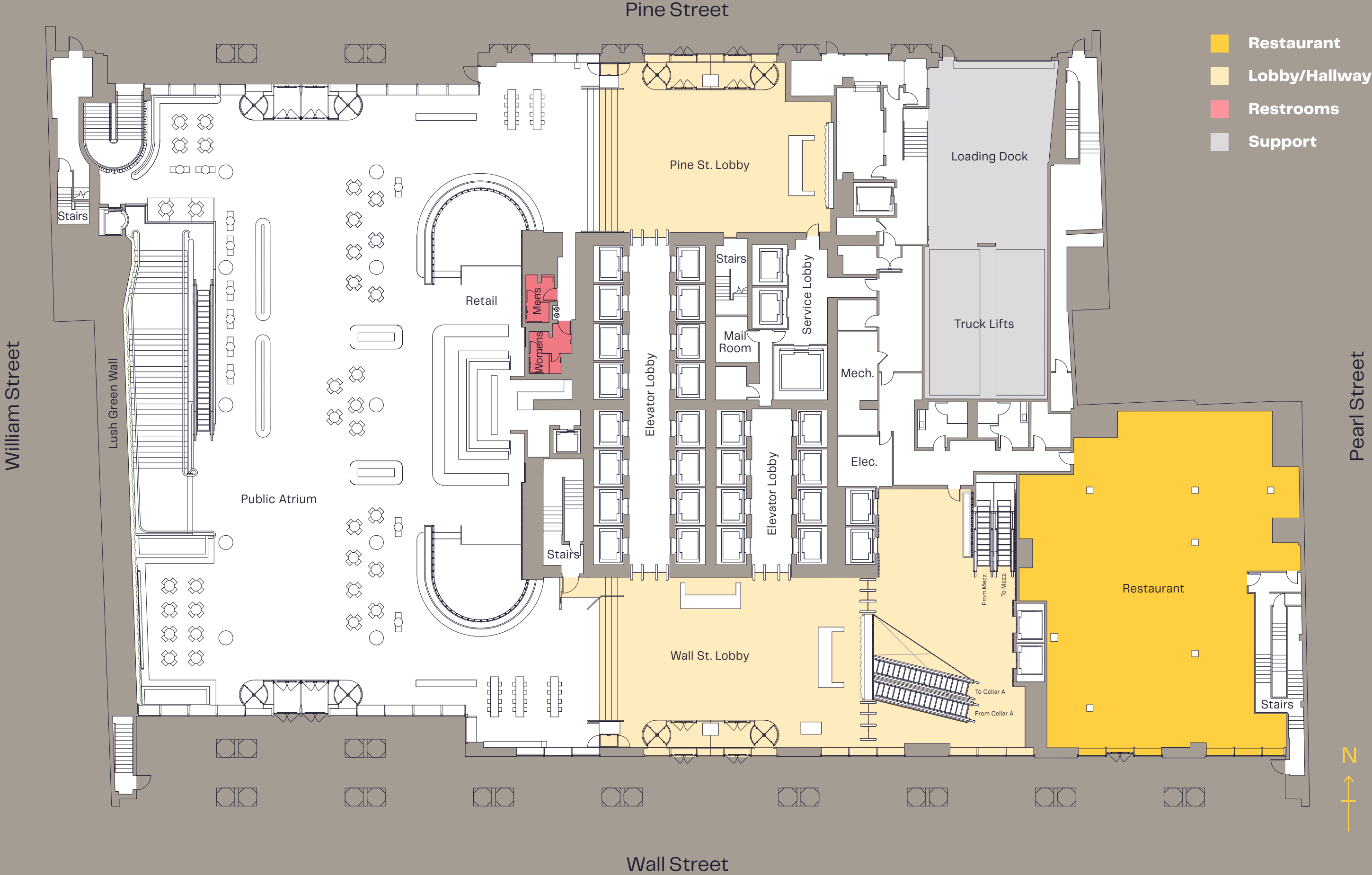


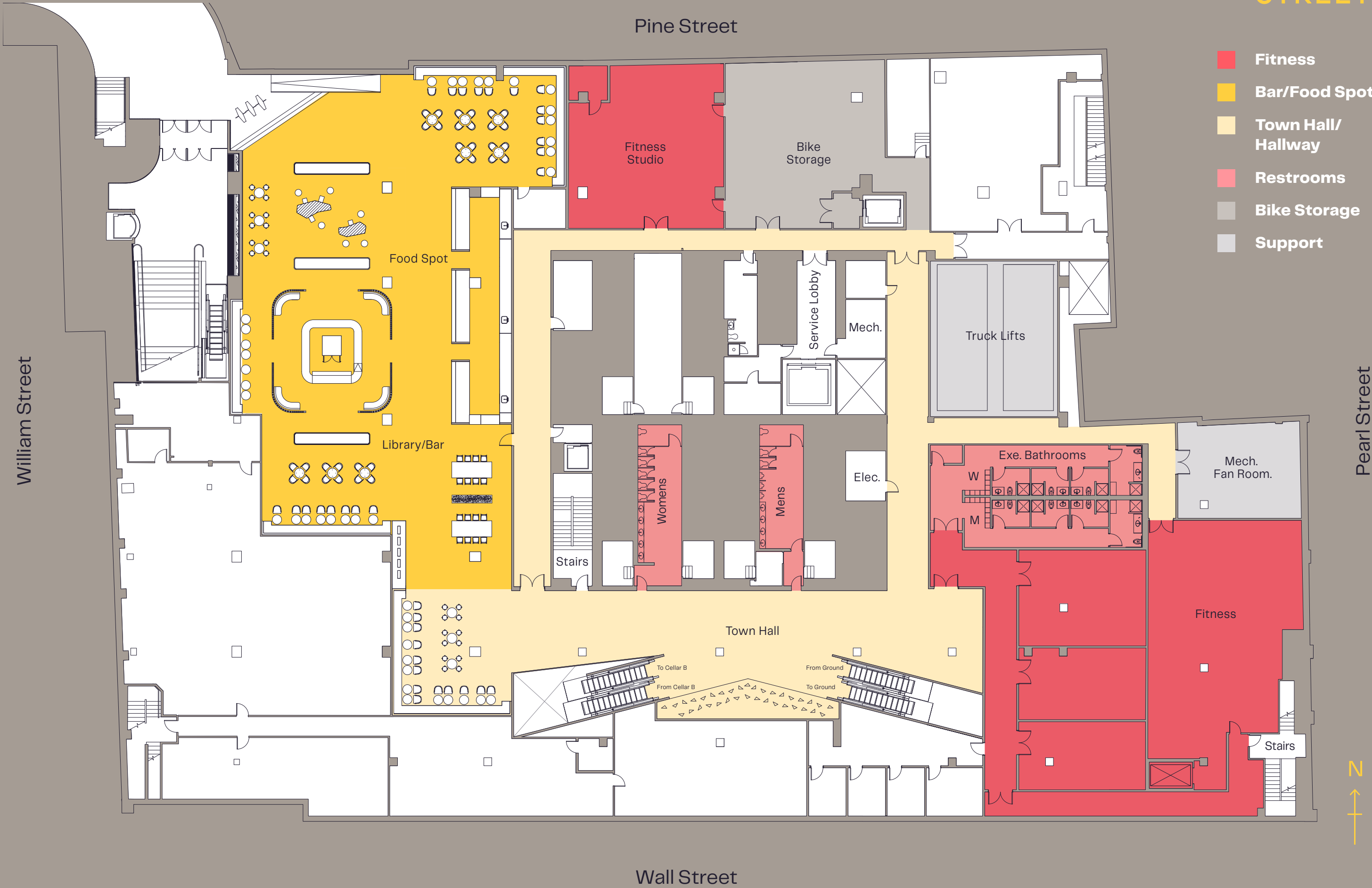


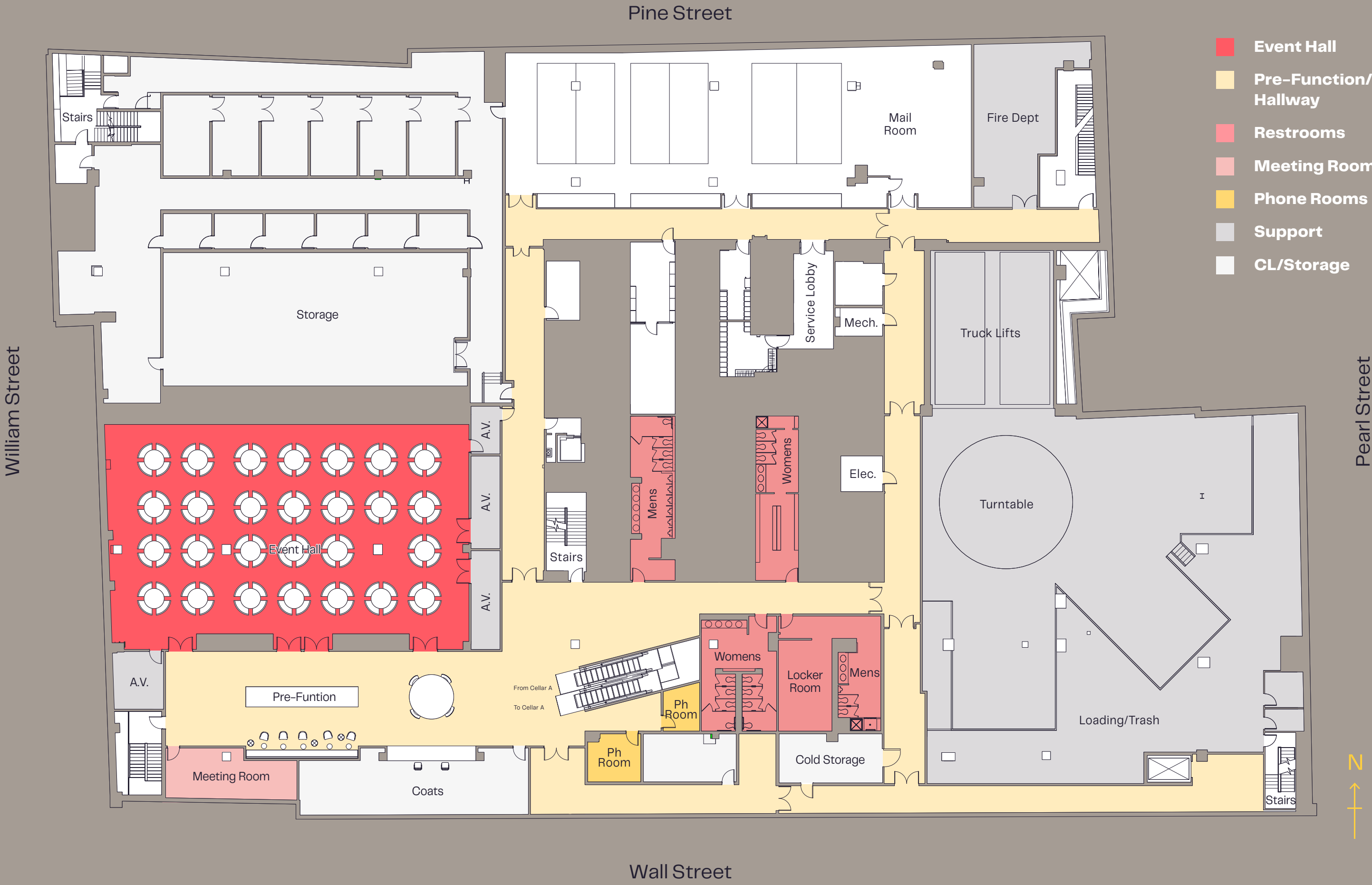


Amenities









Views



Looking North from tower floors

Views



Looking West from tower floors



60
WALL
STREET

Looking South from tower floors

Views

Spectacular
views from
any direction.

60
WALL
STREET



Stunning views towards three bridges



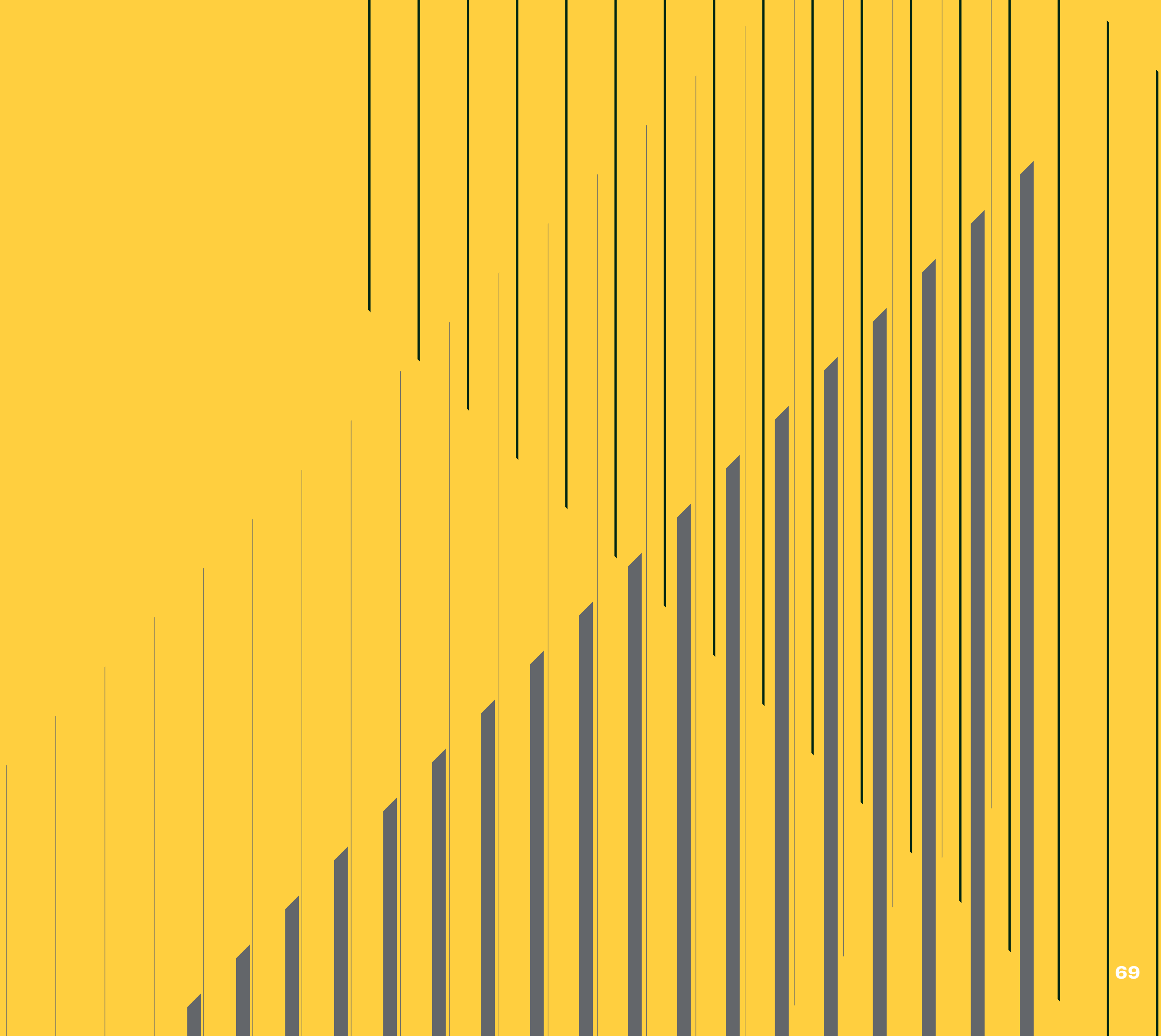
In the heart of the
changing Downtown
Manhattan.

Views

60
WALL
STREET

Night lights looking towards Midtown

A transformed neighborhood



A transformed neighborhood

Welcome back to Wall Street

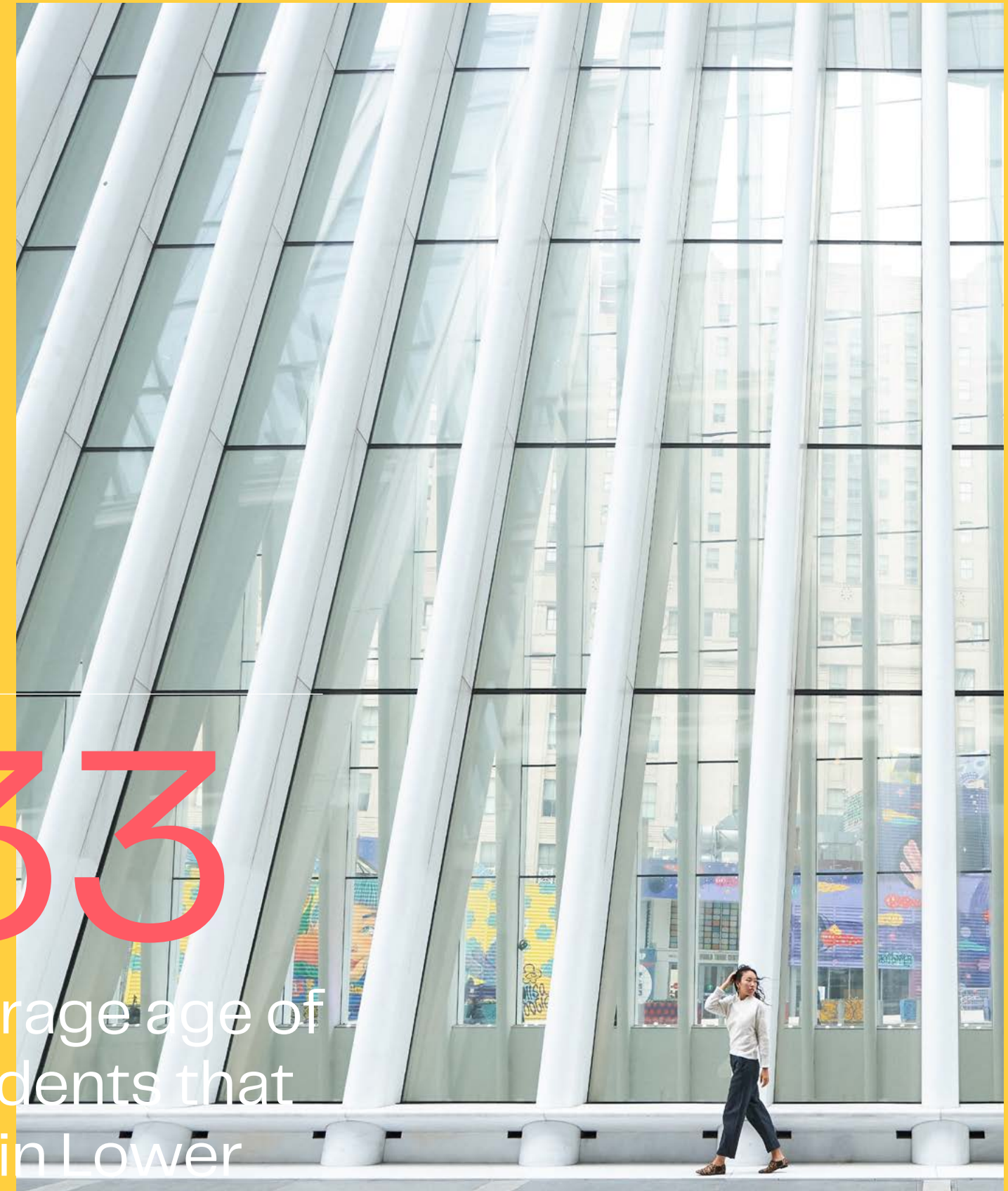
Greed is no longer good
– today it's about hunger
for success. Lunch is not
for wimps – we now know
wellness matters.

Downtown Manhattan continues to
develop into the most exciting part of
New York for business, living and leisure.

60 Wall Street is transforming. But as a
building, it is also a metaphor for what is
happening on a wider scale on Wall Street
and in the surrounding area. This area is
no longer just for banking and finance –
downtown is so much more.

60
WALL
STREET





33

Average age of
residents that
live in Lower
Manhattan.



55%

Third-largest
increase of
millennials in
the U.S.

573

Bars and Restaurants
operating in 2022
Downtown.



66k

Residents in
Downtown's
neighborhoods
in 2022.



35%

of residents
walk to work.



A transformed neighborhood

Fulton Center
Transit Hub

The Oculus retail

South Street Seaport
redevelopment

High-end residential
development

Cool, boutique hotel
development



New York by Gehry

The Oculus



South Street Seaport District

Fulton Center Transit Hub





The Dead Rabbit Grocery and Grog



Cipriani



The Bailey



Toro Loco

Financier Patisserie



Chopt Creative Salad Co.



Delmonico's



sweetgreen



A transformed neighborhood

All within a block
from your doorstep

1

CAVA

2

BLUE · PARK
KITCHEN

3


CIPRIANI

4


PROPER
FOOD

5

sweetgreen

6

The Wall Street hotel

7


JOE & THE JUICE
COFFEE, JUICE AND MUCH MORE
SINCE 2002

8

CROWN SHY



A transformed neighborhood

All on your
doorstep

- Restaurants and Bars
- 1

Cipriani Club
- 2

The Dead Rabbit Grocery and Grog
- 3

Industry Kithcen
- 4

Los tacos City Habanero
- 5

Oaxaca Taqueria
- 6

Toro Loco
- 7

Dos Toros Taqueria
- 8

Luchadores NYC
- 9

sweetgreen
- 10

Dig Inn
- 11

Dig Inn
- 12

Dig Inn
- 13

Pressed Juicery
- 14

Juice Generation
- 15

Joe & The Juice
- 16

Joe & The Juice
- 17

La Colombe Coffee Roasters
- 18

Manhatta
- 19

Full Shilling
- 20

The Bailey
- 21

Haru Sushi
- 22

11 Hanover Greek
- 23

Neapolitan Express
- 24

Financier Patisserie
- 25

Cedar Local
- 26

Just Salad
- 27

Chopt Creative Salad Co.
- 28

Black Fox Coffee
- 29

Delmonico's

- Culture
- 30

Federal Hall
- 31

New York Stock Exchange
- 32

South Street Seaport Museum
- 33

The Beekman a Thompson Hotel
- 34

Andaz Wall Street
- 35

Radisson Hotel New York
- 36

Wall Street
- Retail
- 37

The Oculus
- 38

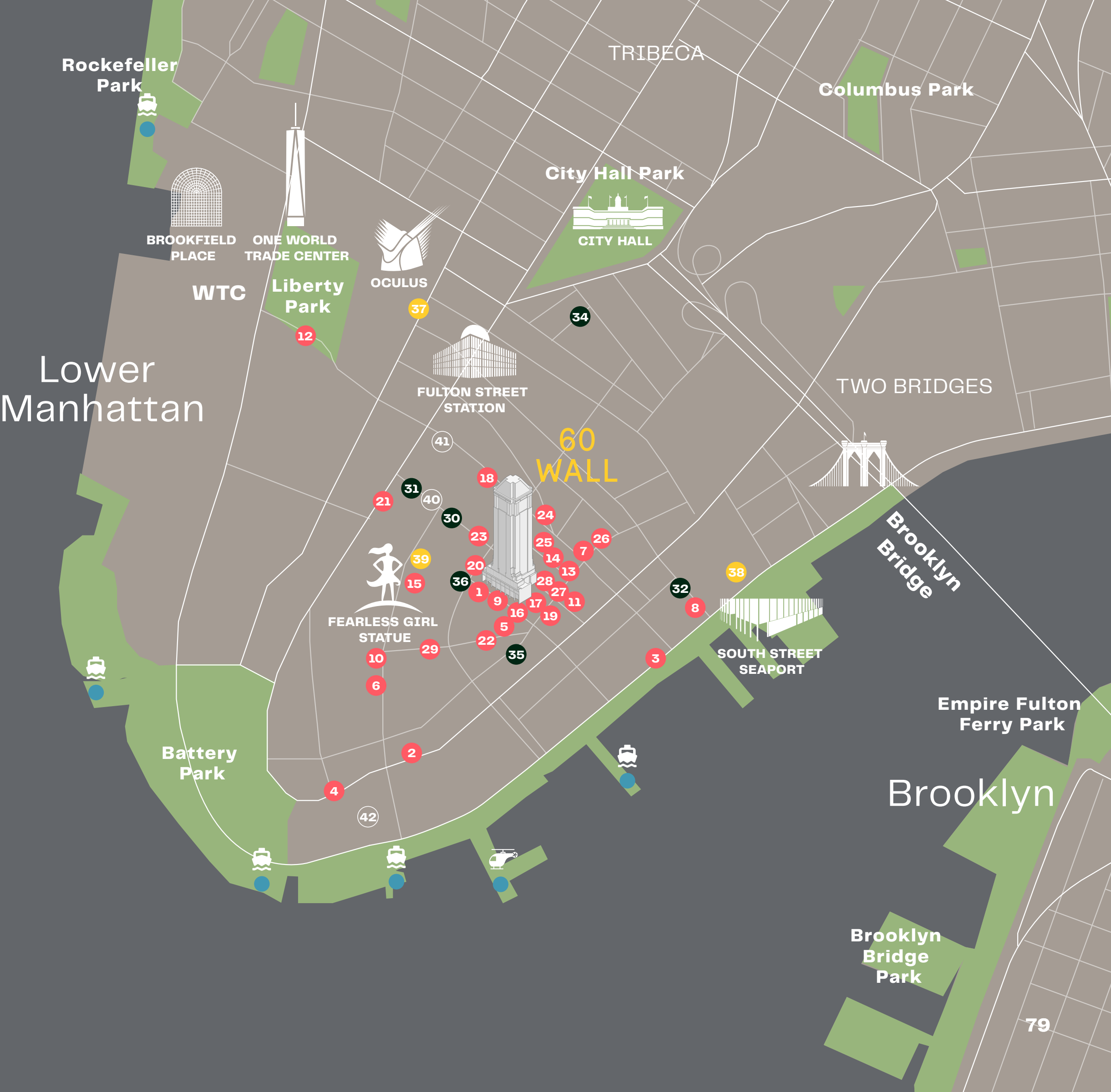
Seaport District NYC
- 39

Hermès
- Wellness
- 40

Equinox Wall Street
- 41

Crunch Fitness – FiDi
- 42

Retro Fitness



A transformed neighborhood

Your options when heading to 60 Wall Street – makes commuting easy and convenient with close access to the highway

Direct Subway Entrance

- 12

Subway Lines

1

2

3
- 30

Bus Routes

A

C

E
- 6

Ferry Lines

4

5

6
- 20

Ferry Routes

R

J

Z
- 28

Citibike Stations

Airports

- 35 Mins

to JFK
- 28 Mins

to LGA
- 22 Mins

to EWR

Car

- Brooklyn Bridge
- Brooklyn Battery Tunnel
- FDR Drive
- Holland Tunnel
- Manhattan Bridge
- West Side Highway
- Williamsburg Bridge



A transformed neighborhood

Highly accessible walking or cycling

Walking

- 4 Mins to NYC Water Taxi
- 6 Mins to Fulton Transit Hub
- 9 Mins to South Ferry
- 10 Mins to WTC Cortland
- 11 Mins to Oculus
- 12 Mins Battery Park
- 16 Mins Chambers Street

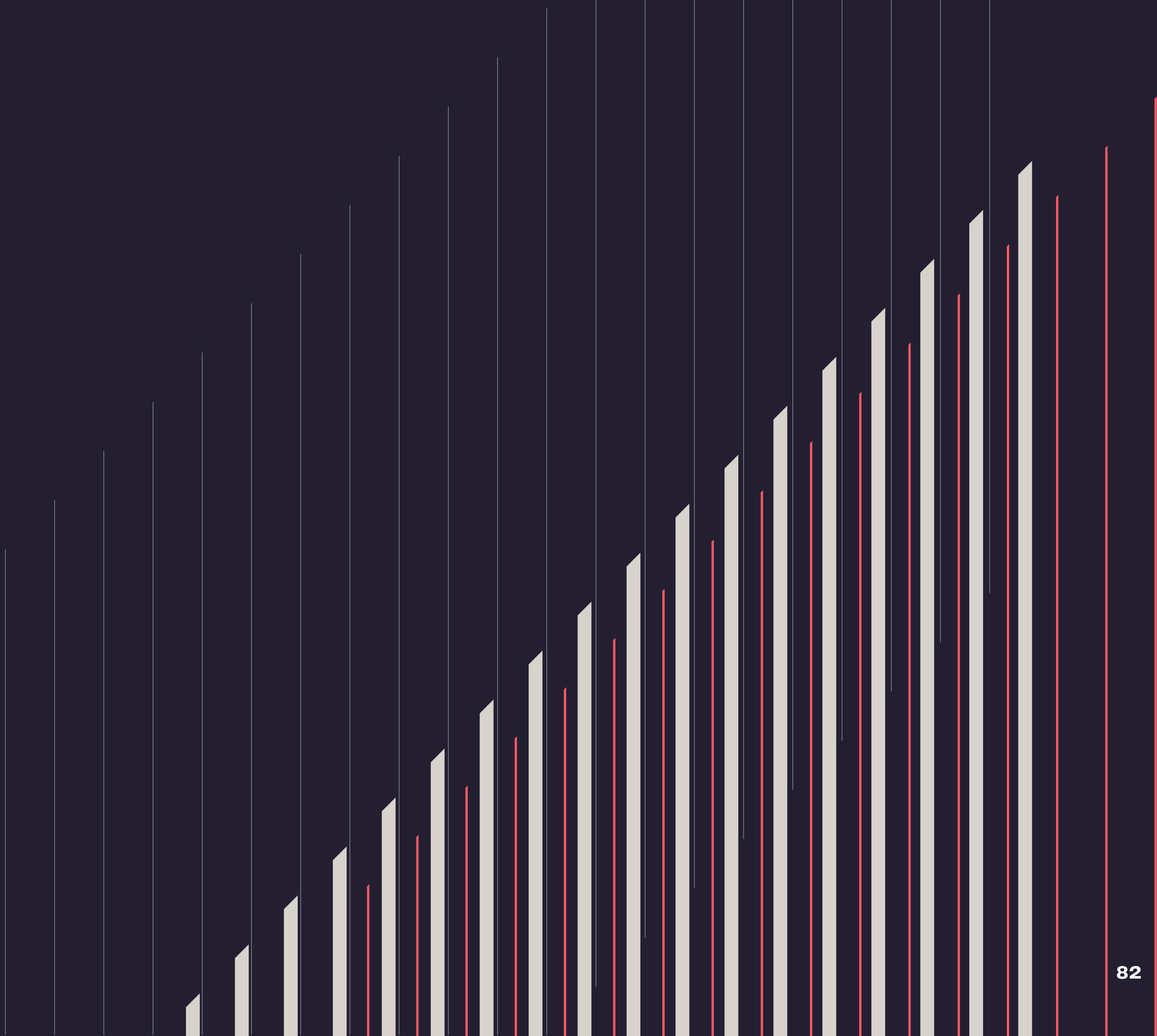
Cycling

- 2 Mins to NYC Water Taxi
- 3 Mins to Fulton Transit Hub
- 3 Mins to South Ferry
- 4 Mins to WTC Cortland
- 4 Mins to Oculus
- 7 Mins Chambers Street
- 7 Mins Battery Park

-  Citi Bike Stations
-  Bike Path and Bike Lane



Building specifications



GENERAL OVERVIEW SPECIFICATIONS		
General Description	Owner	Elecor Properties
	Year Completed	1989
	Rentable Building Area	1,625,483 sq. ft.
Area Amenities	Location	The building is located on Wall Street between William and Pearl Streets, 1 1/2 blocks from NYSE.
Design and Construction	Original Architect	Kevin Roche John Dinkeloo and Associates.
Construction Details	Number of Floors	47
	Foundation	Poured concrete on protected steel.
	Framing	Steel columns and beams.
	Deck	Metal deck and Concrete.
	Roof	Concrete and granite pavers on slopped topping slab.
	Exterior Finish	Façade is limestone in various finishes (honed and textured) and glass.

	Design Loads	Live load – 80 lbs. per sq. ft.
	Lobby and Elevator Finishes	
	The lobby finishes include limestone in various finishes Finishes: (honed and textured) with granite, marble, and metal accents. The elevator walls are polished marble, eucalyptus wood panels, and statuary bronze cladding.	
Ceiling Heights	Floor	Approx. Height (Slab to Slab)
	Trading Floors	16' 6"
	Office	13' 0"
AIR CONDITIONING AND VENTILATION		
Design Criteria	Summer	
	Outside Air Conditions	89.7°F DB / 72.5°F WB
	Interior Space Conditions	75°F (+/-) 2°F
	Winter	
	Outside Air Conditions	13°F
	Interior Space Conditions	70°F (+/-) 2°F
	Cooling Capacity for Tenant Lighting and Power	4 watts per usable sq. ft.
	Aggregate Average HVAC Tenant Population Density	1 person per 150 usable sq. ft.

System Description	Refurbished eight central air handling units provide outside air ventilation and air conditioning to the Office tower. The system configuration provides redundant and reliable service when central equipment require maintenance. Tenant will connect to building supply air risers (4 riser connections per floor) and distribute air conditioning to the space via variable air volume (VAV) air terminal units. Façade heating provided via hot water baseboard finned tube convectors. Central system provides 30 CFM of outside air per person based on a population density of 1 person per 150 usable sq.ft. When the weather permits, the building utilizes airside economizer at the central units to provide 100% outside air to the space. Air handling units utilize high efficiency (minimum MERV 13) filtration. Spare chilled water via valved outlets available for tenant use. Abundance of fuel oil available for building and tenant generator systems. New air handling system and kitchen exhaust system/ precipitator for B1 amenity floor.
--------------------	--

	New chiller plant infrastructure (including new chiller machines) for building system.
Mechanical Equipment Rooms	Located on the B1 Level, 1st Floor Mezzanine, M1 Level (between 4 and 5), and M2 Level at the top of the building.
Hours of Operation	8:00am to 6:00pm, Monday through Fridays on Business Days and 9:00 am to 1:00 pm on Saturdays

ELECTRICITY

	Building Electrical Power is served by Consolidated Edison Utility. Each electrical service has a capacity of 12 Megawatts for a total of 24 Megawatts for the building. Power to each floor is served by two (2) electrical closets at 10.2 watts per usable sq.ft. Supplemental feeders are available at various locations throughout the building up to an additional 2.4 watts per usable sq.ft. (Total 2,400 kW) Available electrical capacity for office tenants on floors 5 – 47 is up to 12.6 watts per usable sq.ft. Three 1400 kW Generators serve a 1500 kW Life Safety load with 2700 kW available capacity for Tenant Standby Loads.
--	---

ESCALATORS			
Number of Escalators	13		
	Floors Served		
	Lobby – Mezzanine (2)		
	Mezzanine – L2 (2)		
	L2 – L3 (2)		
	L3 – L4 (2)		
	Lobby – A (2)		
	A – B (2)		
	Atrium – Subway (1)		
PASSENGER ELEVATORS			
Manufacturer	Otis		
Number of Elevators	26		
	Cars		Floors Served
	Bank L	Cars 3 – 10	Lobby – 19
	Bank M	Cars 11 – 18	Lobby, 19 – 34
	Bank H	Cars 19 – 26	Lobby, 20, 34 – 47
	Bank S	Cars 1, 2	C Level – 4

Elevator Capacity	4,000 lbs.		
Destination Dispatch	Yes		
SERVICE ELEVATORS			
Number of Elevators	5		
	Cars	Floors Served	
	Bank X	Cars 27, 28	C Level – 47
		Cars 29	C Level – 48
	Bike Elevator	C1, L1	
	Retail Service Elevator	C2, C1, L1	
Elevator Capacity	27, 28	6,000 lbs.	
	29	10,000 lbs.	
	Bike Elevator	4,000 lbs.	
	POPS Retail Service	2,500 lbs.	
VEHICLE ELEVATORS			
Number of Elevators	3		
	Cars	Floors Served	
	Bank T	Cars 30, 31	Lobby, Levels B and C, Chiller Plant

KITCHEN ELEVATOR		
Number of Elevators	1	
	Cars	Floors Served
	Bank K Car 44	Levels A and B
Elevator Capacity	4,000 lbs.	
MTA ELEVATOR		
Number of Elevators	1	
	Cars	Floors Served
	MTA (Glass Cab)	Atrium and Subway
Elevator Capacity	4,500 lbs.	
OTHER SYSTEMS AND FACILITIES		
Security	24/7 guard service personnel are supplemented by an access control system with lobby level turnstiles and a video surveillance system with cameras positioned in public areas throughout the building and perimeter areas. Further, Passenger Elevators are provided with Destination Dispatch and Security Cameras within the elevator cabs.	

Fire Protection	Building is fully equipped with code compliant sprinklers and a fire alarm system.
Building Management System	New headend, limited replacement, and expansion to existing Delta Connect BMS.
Loading Dock	The loading dock is located on Pine Street.
Telecom	The building is serviced by two carrier place of entries with diverse routes. Carriers include Verizon, Sprint, AT&T, and Cablevision.
Cellular Distributed Antenna System	New state-of-the-art Cellular DAS system. Wireless cell carrier presence is provided by Verizon, Sprint, and TMobile.
Subway Access	Direct subway access provided through the 2-story public
Arcade Snow Melt	New hydronic in-slab snow melt system for building outdoor arcade.
FDNY ARCS	New code compliant FDNY Auxiliary Radio Communication System (ARCS) system.

Team

Team

60
WALL
STREET

Development team

ELECOR
PROPERTIES

CBRE

KPF

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