

GDSNY

One Saint Marks

TIMELESSLY
ELEGANT,
IMPECCABLY
REFINED.

One
Saint
Marks



Astor Pl

St Marks Pl

THE VILLAGE

coffee

646.809.7170

FLOWERS

WELCOME TO *ONE SAINT MARKS*

At the crossroads of SoHo, NoHo, Astor Place and the East Village, a brand-new, hospitality-driven workplace is born. Introducing One Saint Marks Place—a ground-up boutique office building with impeccable design and connection to the surrounding neighborhood are at the core, making work-life balance effortless.



1 SAINT MARKS PLACE,
NEWYORK, NY 10003

A PRIME *LOCATION* IN *ASTOR PLACE*

Positioned at the iconic crossroads of Astor Place and St. Marks Place, One Saint Marks Place commands a premier address in one of Manhattan's most recognizable downtown locations. Overlooking the vibrant Astor Place plaza, the building places tenants at the literal and cultural center of New York's creative corridor.





A PRIME *SAINT MARKS CORNER* PROPERTY

With immediate access to SoHo, NoHo, Union Square, the Bowery, TriBeCa and Greenwich Village, the property connects seamlessly to the nexus of art, fashion, technology, and academia. An unparalleled collection of acclaimed restaurants, boutiques, hotels, and performance spaces surrounds the building, creating an environment defined by innovation, authenticity, and enduring cultural relevance.







A SOPHISTICATED *ARRIVAL*

In contrast to the building's strong masonry presence along Astor Place, the lobby unfolds as a refined, light-filled retreat defined by soft curvature and architectural restraint. A sweeping, circular ceiling detail introduces the space with a quiet sense of arrival, while concealed perimeter lighting washes the walls in a warm, even glow.







Defined by a sculpted masonry façade and expansive, gridded glazing, One Saint Marks Place presents a contemporary interpretation of classic New York loft architecture. Rounded corner conditions soften the building's profile along Astor Place, while articulated brickwork and deep window reveals create texture, shadow, and visual depth throughout the elevation.



*EXTERIOR DETAIL OF THE WRAP
AROUND TERRACE FACING SOUTH*



NATURALLY *ILLUMINATED*

Floor-to-ceiling windows are organized within a disciplined structural grid, maximizing natural light and offering sweeping downtown views from nearly every vantage point. The building's curved glass corners further enhance sightlines, capturing open exposures across Astor Place and beyond.



*SOUTHWARD TERRACE VISTA OVERLOOKING
THE DOWNTOWN MANHATTAN*

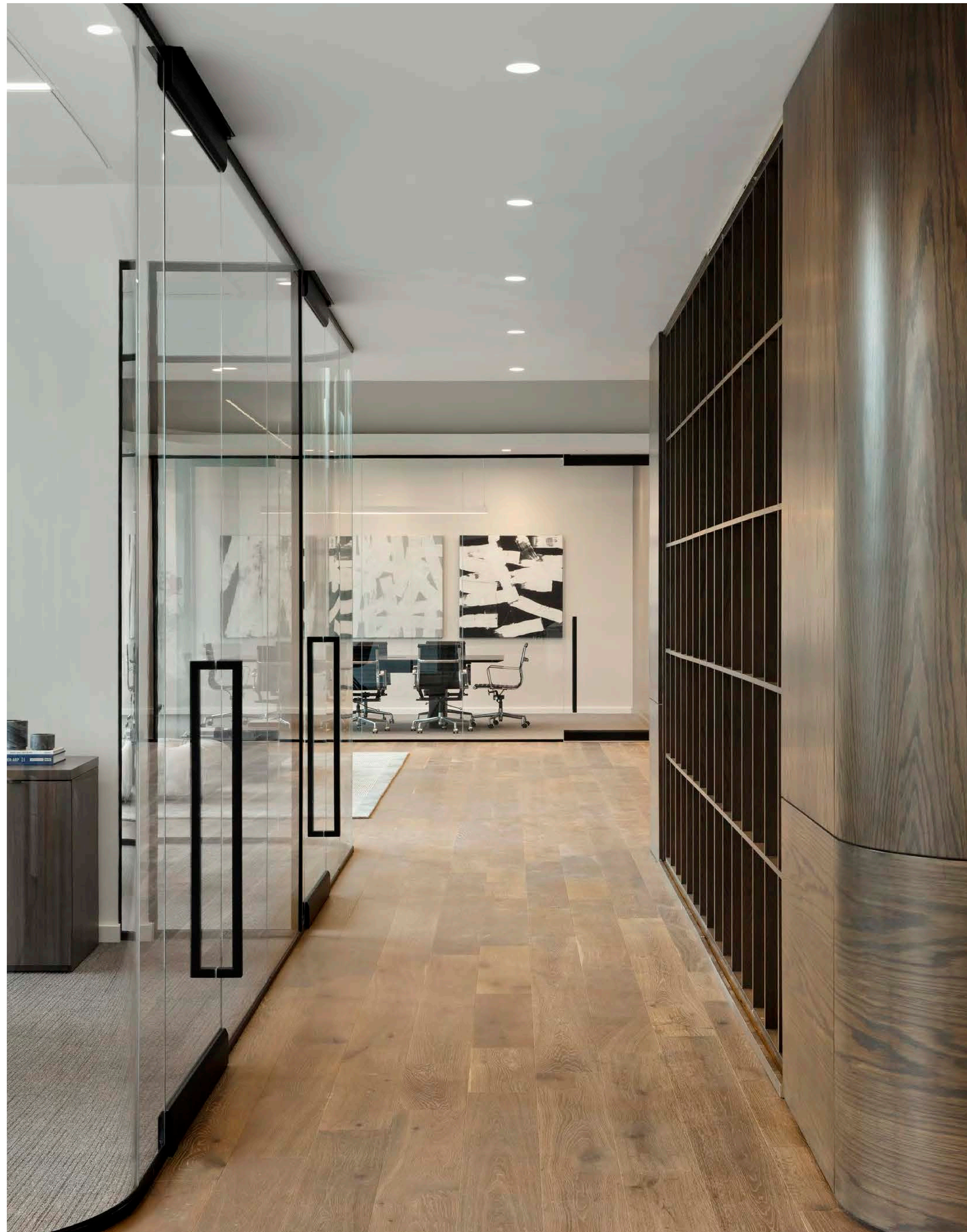


EXTERIOR FACADE DETAIL OF THE
CURVED BRICK MASONRY AND GLASS WALL



TIMELESS INTERIORS *BY FFA*

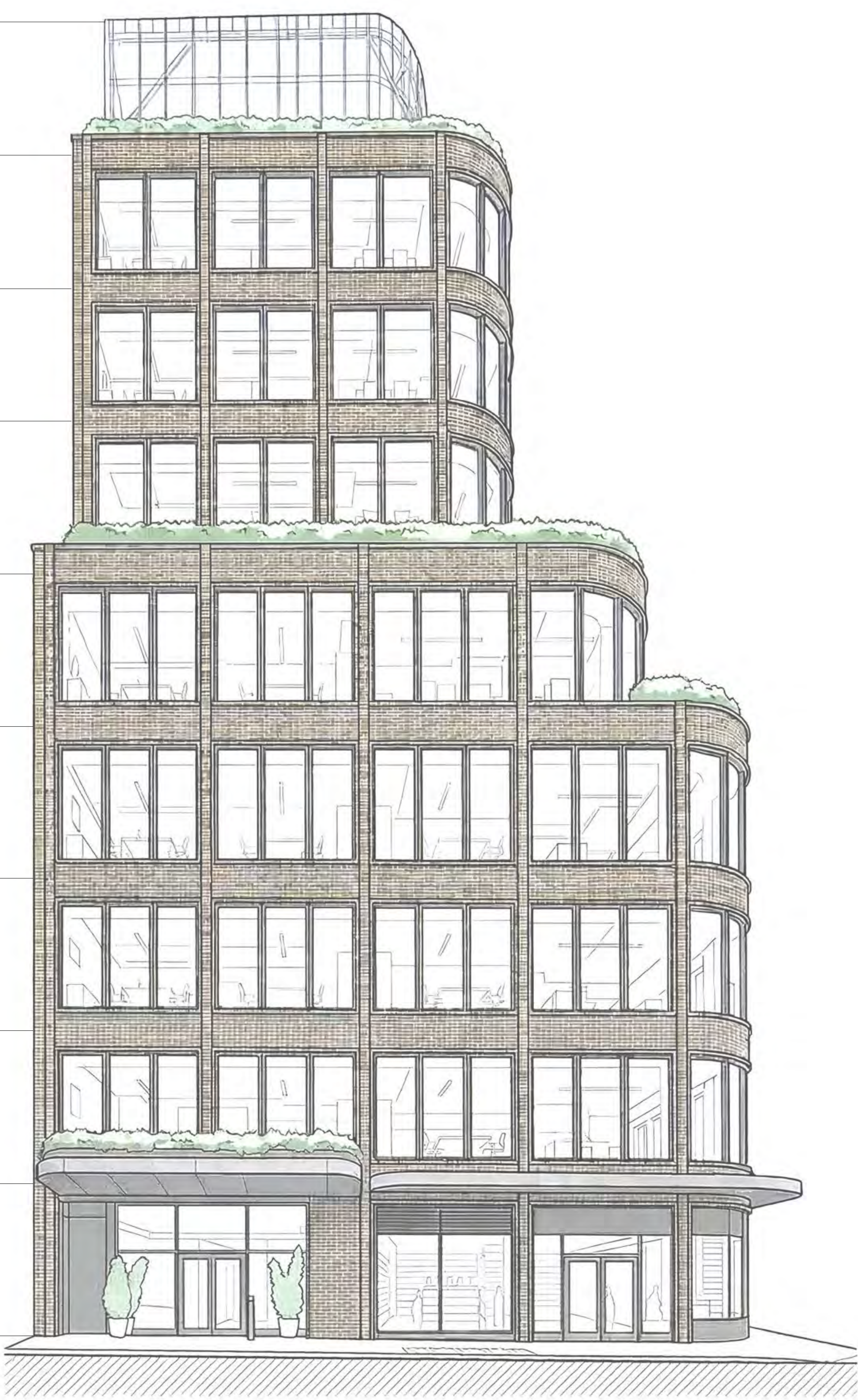
Interior installations designed by renowned architectural and interiors firm Fogarty Finger Associates (FFA) deliver a refined and highly tailored workplace experience in downtown Manhattan. Curvilinear glass conference rooms are expressed from floor to ceiling, complemented by premium glass office fronts that enhance light flow and visual connectivity throughout the space.



STACKING DIAGRAM /
BUILDING AVAILABILITY

The spaces are delivered white box. The Landlord will turn-key or provide cash allowance for construction.

FLOOR	OFFICE RSF	TERRACE RSF	CEILING HEIGHTS	STATUS
9	2,062	1,180	15'-0"	LEASED
8	4,781		16'-3"	LEASED
7	4,779		15'-3"	LEASED
6	4,663	1,648	15'-3"	LEASED
5	7,087	942	16'-3"	AVAILABLE
4	8,543		16'-3"	AVAILABLE
3	8,542		15'-3"	AVAILABLE
2	8,544		15'-3"	AVAILABLE
GROUND	4,915		18'-2"	LEASED
BI	3,015		12'-0"	AVAILABLE
TOTAL	56,928	3,770		



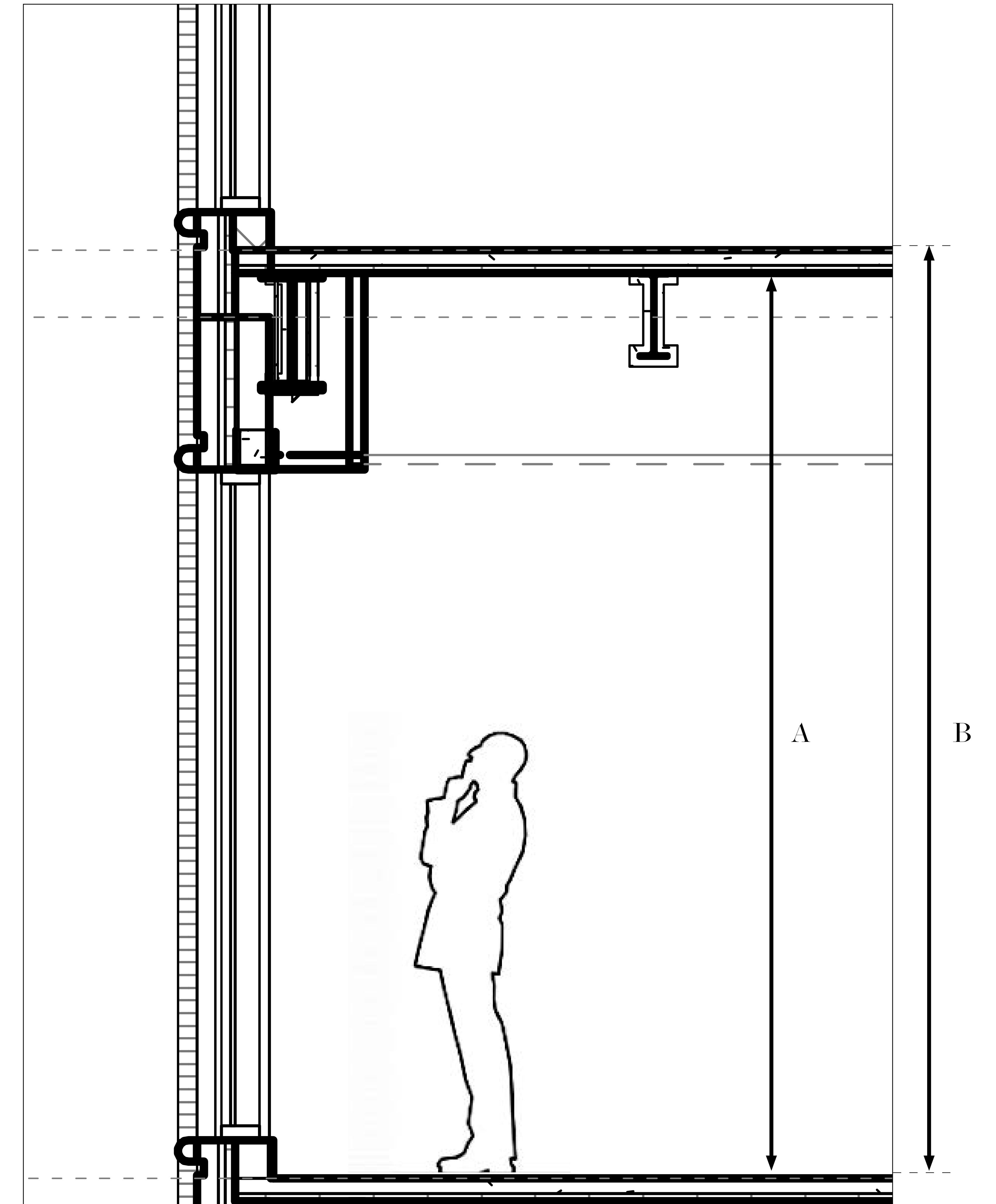


EXCEPTIONAL OFFICE INTERIOR
ENVIRONMENTS DELIVERED BY GDSNY



HEIGHTS/WINDOW WALL DIAGRAM

A - FLOOR TO CEILING
B - FLOOR TO FLOOR



GF / A - 18'-1 7/8" B - 18'-0"

2ND FLOOR / A - 14'-10 1/4" B - 15'-3"

3RD FLOOR / A - 14'-10 1/4" B - 15'-3"

4TH FLOOR / A - 15'-10 1/4" B - 16'-3"

5TH FLOOR / A - 15'-10 1/4" B - 16'-3"

6TH FLOOR / A - 14'-10 1/4" B - 15'-3"

7TH FLOOR / A - 14'-10 1/4" B - 15'-3"

8TH FLOOR / A - 15'-10 1/4" B - 16'-3"

9TH FLOOR / A - 15'-0" B - 15'-0"

2ND *FLOOR* - *A*



Conference Room	1
Meeting Room	1
Private Office	2
Phone Booth	2
Workstations	64
Reception	1
Wellness Room	1
Pantry	1
Closet	1
Storage Room	1
IT Room	1

Total Headcount	66
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2ND *FLOOR* - *B*



Reception	1
SUITE A	
Conference Room	1
Meeting Room	1
Private Office	7
Phone Booth	0
Workstations	12
Pantry	1

SUITE B	
Conference Room	1
Meeting Room	1
Private Office	3
Phone Booth	0
Workstations	12
Pantry	1
Total Headcount	34

2ND *FLOOR*



Conference Room	1
Meeting Room	3
Private Office	9
Phone Booth	2
Workstations	18
Reception	1
Wellness Room	1
Pantry	1
Closet	1
Storage Room	2
IT Room	1

Total Headcount	27
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4TH *FLOOR*



Conference Room	1
Meeting Room	1
Private Office	9
Phone Booth	4
Workstations	40
Reception	1
Wellness Room	1
Pantry	1
Closet	1
Storage Room	1
IT Room	1

Total Headcount	49
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5TH *FLOOR - A*



Conference Room	1
Meeting Room	2
Private Office	0
Phone Booth	2
Workstations	42
Reception	1
Wellness Room	1
Pantry	1
Closet	2
Storage Room	1
IT Room	1

Total Headcount	42
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5TH *FLOOR - B*



Conference Room	1
Meeting Room	1
Private Office	2
Phone Booth	0
Workstations	42
Reception	1
Wellness Room	0
Pantry	1
Closet	1
Storage Room	1
IT Room	0

Total Headcount	44
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5TH *FLOOR - C*



Conference Room	1
Meeting Room	1
Private Office	5
Phone Booth	2
Workstations	18
Reception	1
Wellness Room	1
Pantry	1
Closet	1
Storage Room	0
IT Room	1

Total Headcount	23
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5TH *FLOOR - D*



Conference Room	1
Meeting Room	1
Private Office	1
Phone Booth	0
Workstations	48
Reception	1
Wellness Room	0
Pantry	1
Closet	1
Storage Room	1
IT Room	0

Total Headcount	49
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ASTOR PLACE

One Saint Marks

THE COOPER UNION

THE *NEIGHBORHOOD*

Centered on Astor Place at the crossroads of SoHo, NoHo, the East Village, and Greenwich Village, the neighborhood surrounding One St. Marks Place is one of Downtown Manhattan's most dynamic and culturally layered districts. Tree-lined blocks are animated by a mix of landmark architecture, contemporary office buildings, independent boutiques, global retail, and some of the city's most celebrated restaurants, hotels and cafés.





TRANSPORTATION

Astor Place: 6 train
Broadway & 8th: R & W trains
Bleecker & Lafayette: 6, B, D, F, M trains
Astor Place buses: 1, 2, 3, 8, 55
3rd Avenue buses: 101, 102, 103

FOOD & BEVERAGE

Indochine, 430 Lafayette Street
Joe’s Pub, 425 Lafayette Street
ATLA, 372 Lafayette Street
Lafayette Restaurant, 380 Lafayette Street
Acme, 9 Great Jones Street
Il Buco Alimentari & Vineria, 53 Great Jones Street
Hasaki, 210 East 9th Street
Sobaya, 229 East 9th Street
Veselka, 144 2nd Avenue
Gyu-Kaku, 34 Cooper Square
Gemma, 335 Bowery
Knickerbocker Bar & Grill, 33 University Place
Il Cantinori, 32 East 10th Street
Mamoun’s Falafel, 30 Saint Marks Place
Shake Shack, 51 Astor Place
Los Tacos, 340 Lafayette Street
Levain Bakery, 340 Lafayette Street
Wegmans, Astor Place
Ippudo Ramen, 65 4th Avenue
Kanoyama, 175 2nd Avenue

RECREATION

Equinox Bond Street, 0 Bond Street
TMPL Gym, 4 Astor Place
Life Time Health Club & Fitness Center, 62 Cooper Square
Crunch Fitness, 2 Cooper Square
Cyclebar NoHo, 51 Astor Place
SoulCycle Noho, 384 Lafayette Street
Blink Fitness, 16 East 4th Street
Amsterdam Billiards, 110 East 11th Street
Gang Up Boxing, 51 Astor Place
CorePower Yoga, 59 Bleecker Street

CULTURE

The Public Theater, 425 Lafayette Street
The Cooper Union, 30 Cooper Square
The Strand Book Store, 828 Broadway
Rod Rodgers Dance Company, 62 East 4th Street
LaMama Experimental Theatre Club, 66 East 4th Street
KGB Bar, 85 East 4th Street
McSorley’s Old Ale House, 15 East 7th Street
Stranded Records Vinyl, 218 East 5th Street
Webster Hall, 125 East 11th Street
AMC Village 7, 66 Third Avenue
Village East by Angelika Cinemas, 181-189 2nd Avenue
The Swiss Institute, 38 Saint Marks Place
Tisch School of the Arts, 721 Broadway
Merchant’s House Museum, 29 East 4th Street

HOSPITALITY

The Bowery Hotel, 335 Bowery
The Standard East Village, 25 Cooper Square

CORPORATE

Instagram NY, 770 Broadway
Intuit, 51 Astor Place
Tudor Investment Corporation, 51 Astor Place
IBM Watson Group, 51 Astor Place
Meta Platforms, 770 Broadway
1st Dibs, 51 Astor Place
Daily Mail, 51 Astor Place
Perceptive Advisors, 51 Astor Place
Yahoo!, 770 Broadway
Microsoft Research Lab, 300 Lafayette Street

THE *HISTORY*

The neighborhood's identity is inseparable from its storied musical legacy. Just steps from Astor Place, the Bowery and St. Marks Place served as the epicenter of New York's punk and new wave movements in the 1970s and 1980s, with legendary venues like CBGB's and the Continental launching artists such as Patti Smith, Talking Heads, Jimi Hendrix, and Ramones. The East Village has been a renowned hub for counterculture, art, and music, serving as home to icons like Madonna, Jean-Michel Basquiat, Keith Haring, Allen Ginsberg, and Andy Warhol.



BUILDING *SPECIFICATION*

BUILDING AREA

56,930RSF

NUMBER OF FLOORS

9 Stories:
8 Office Floors
2 Floors Ground Floor and Cellar Retail/Restaurant Spaces

CONSTRUCTION

Steel frame structure with composite metal deck slab

ENCLOSURE

Curved, double-glazed curtainwall with a thermally broken aluminum frame; Metal panel rain screen systemwith one-hour fire rated party wall windows.

FLOOR LOADS

75 lbs. psf live load for tenant floors, 100 lbs. psf live load for terraces.

PERIMETER COLUMNS

Columns are spaced approximately 30'-0" on center set back 37' from western and southern facades for a column-free frontage.

ELECTRICAL

5 Watts psf demand load, in addition to 6 Watts psf air conditioning load. 120/208V, 3 phase Con Ed direct metering service for each floor.

CERTIFICATION

1SMP is pursuing WELL-certification by the International WELL Building Institute and LEED Gold-certification by the U.S. Green Building Council.

SECURITY

Security guards control concierge desk 24 hours a day, 7 days per week. CCTV security monitoring and access control located at concierge desk.

ELEVATOR

Two 3,500-lb and 4,000-lb capacity passenger elevators operating at 500 fpm serves Sub-Cellar through Level 9. A hydraulic lift serves the retail store.

HVAC

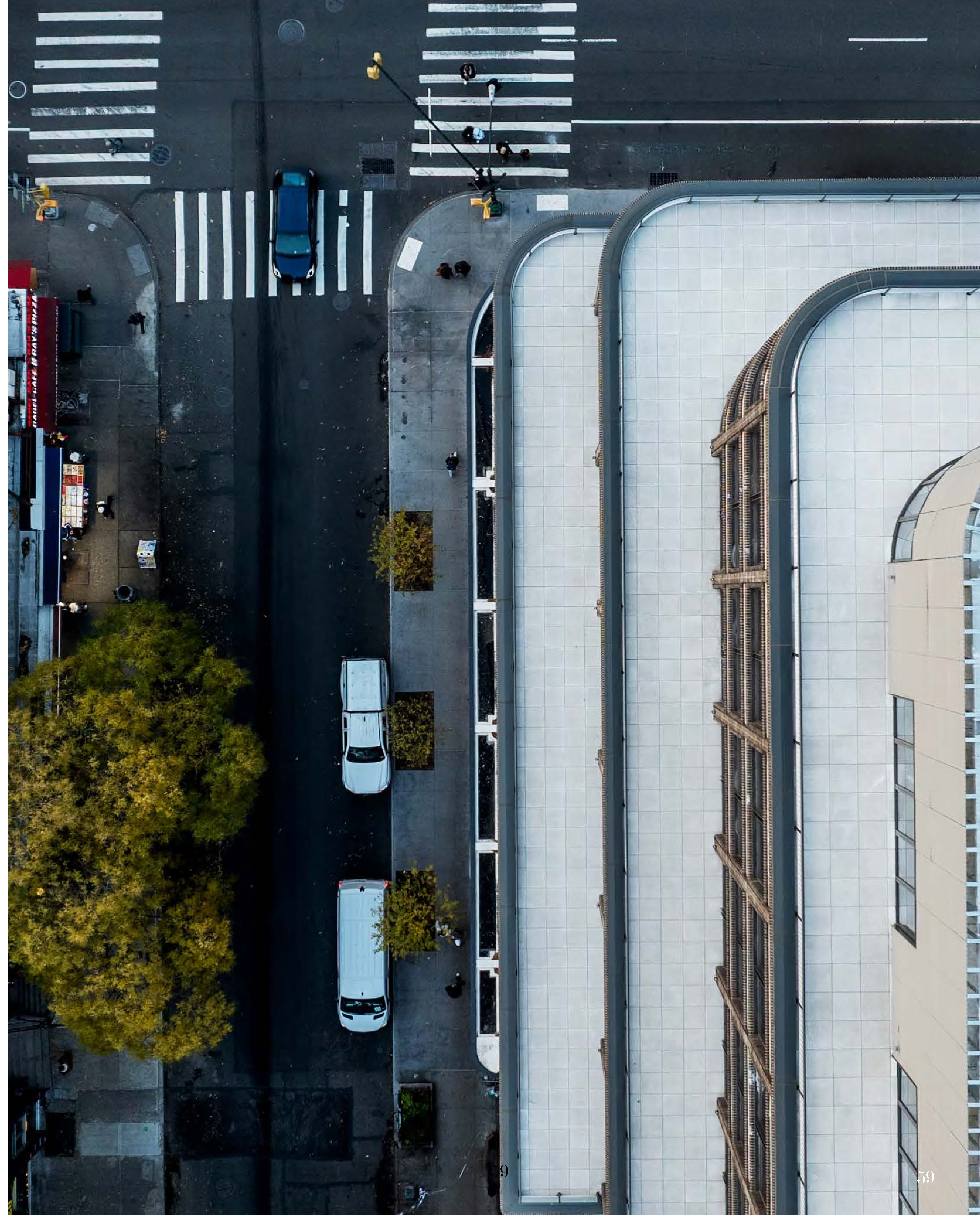
Roof mounted 300 Ton central cooling tower with condenser water capped outlet service to each floor. Outdoor air conditioning (DOAS)) unit provide outside air requirements while gas fired condensing boiler plant at 6,000 MBH delivers hot water to each floor.

EMERGENCY GENERATOR

A 300kw Emergency generator is located on the mechanical penthouse to support building's life safety, legally required and optional standby loads available to tenants within the building. Fuel oil main storage tank is located on the lower level to support the generator.

HEALTH & SAFETY

Lobby features touchless entry, concierge desk, touchless digital visitor system, custom hand sanitizing stations, windowed entry door to bike room, and utility sink near bike room. Tenant floors feature sensor-based lighting, hand sanitizing stations, occupancy-indicator door latches on Executive WCs, and touchless plumbing fixtures.





PANORAMA OVERLOOKING
THE EAST VILLAGE SKYLINE