



VIRTUALLY STAGED

FULL FLOOR OFFICE SPACES FOR LEASE
14,000 RSF - 56,000 RSF AVAILABLE

83

MAIDEN
LANE DOWNTOWN



PREMISES

6th Floor 14,000 RSF

Floors can be leased separately

AVAILABILITY

Immediately

CEILING HEIGHTS

10'10" Slab-to-slab

TERM

Negotiable

RENTAL RATE

Upon request

SPACE HIGHLIGHTS

- Newly constructed
- Three meeting rooms
- Two private offices
- Pantry area
- One large conference room
- Multi-stall restrooms
- Energy-efficient LED lighting throughout
- Polished concrete floors
- Corner exposure with windows on two sides





BUILDING HIGHLIGHTS

- Located in the heart of Manhattan's Financial District
- Excellent corner exposure with south and east-facing windows along Maiden Lane and Gold Street
- Building amenities include:
 - Attended lobby and on-site building manager
 - Nearby restaurants such as Mezcali, Traditas Pizza, and Giardino D'Oro Italian Restaurant
- Surrounded by a wide variety of amenities:
 - Westfield WTC
 - The Seaport
 - Eataly
 - Capital Grille
 - Fogo de Chao
 - Felice
 - Equinox, Crunch Fitness, and Pure Gym
- Nonprofit-owned building with the potential to structure a property tax incentive for qualified nonprofit tenants, subject to eligibility and review

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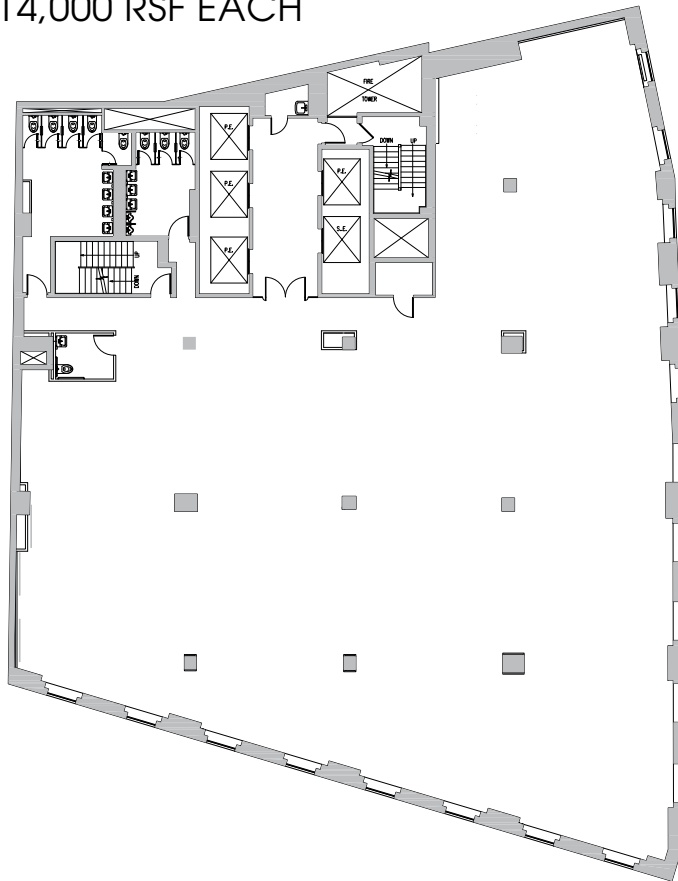




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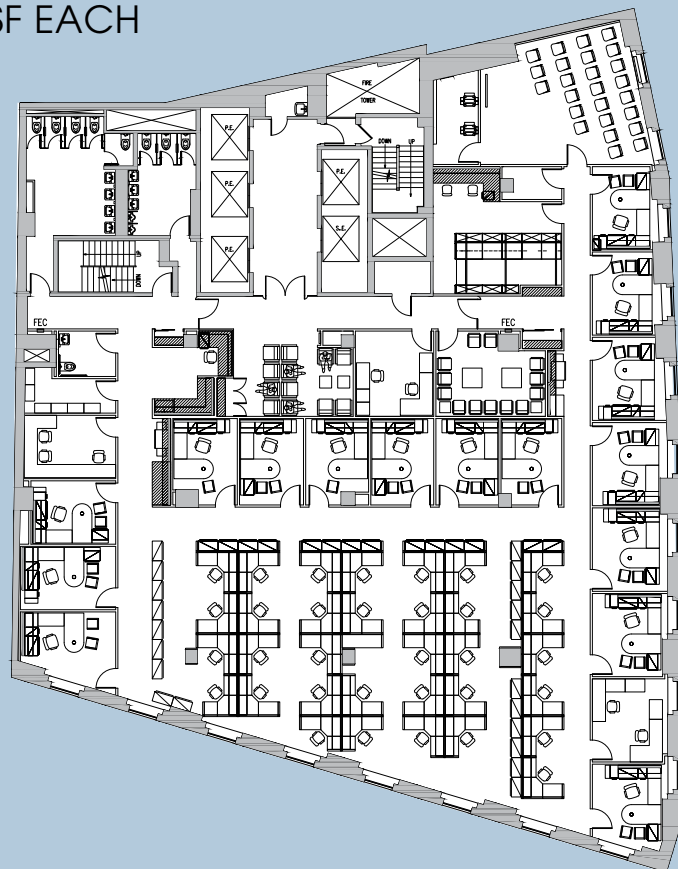
FLOORS 3-6

CORE AND SHELL 14,000 RSF EACH

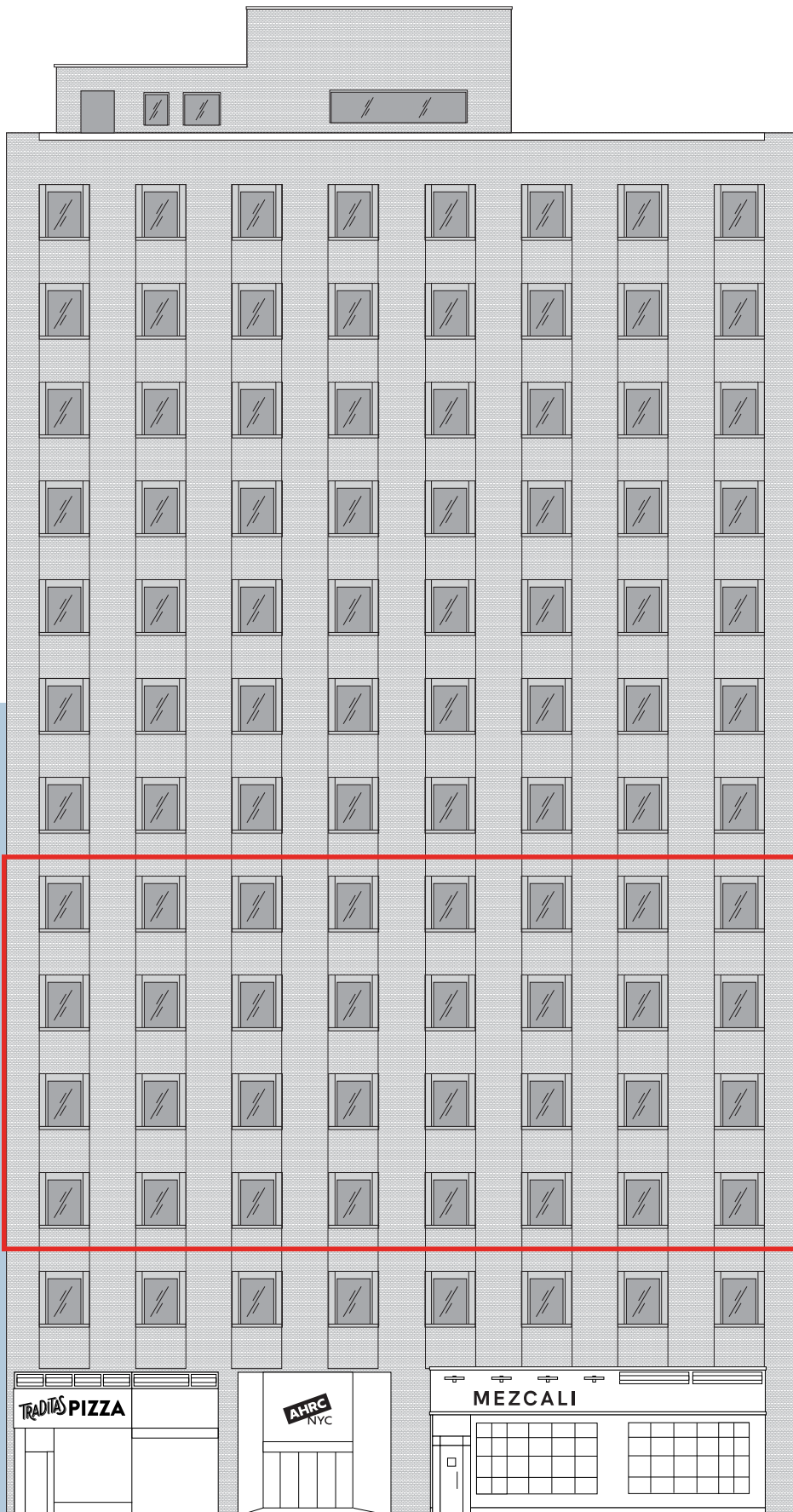


FLOORS 3-6

TEST-FIT - 14,000 RSF EACH



56,000 RSF LARGE BLOCK OPPORTUNITY



ENTIRE 3RD-6TH FLOORS

56,000 rsf total
14,000 rsf each

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leased separately

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**COMMUTE TIME FROM 83 MAIDEN LANE TO
MAJOR TRANSIT HUBS THROUGHOUT THE CITY:**

- 16 MINS TO PENN STATION
- 18 MINS TO GRAND CENTRAL TERMINAL
- 18 MINS TO ATLANTIC TERMINAL / BARCLAYS CENTER
- 8 MINS TO NYC FERRY TERMINAL
- 12 MINS TO HOBOKEN PATH STATION
- 20 MINS TO PORT AUTHORITY BUS TERMINAL



AREA AND TRANSPORTATION HIGHLIGHTS

- Exceptional transit connectivity with immediate access to Fulton Center and numerous subway lines including: **2 3 4 5 A C E J Z N R W**
- Vibrant neighborhood that is close to South Street Seaport and iconic New York landmarks including Wall Street and the World Trade Center
- Strong amenity base with nearby fitness centers, hotels, and shopping

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