



28 LIBERTY

Designed for **Distinction.**
Positioned for **Success.**



Where Hospitality, Culture & Performance-Driven Workspace Converge.



\$190 Million
Capital Investment



Direct Access to
6 Subways



Diverse Lifestyle
Amenities



Private 2.5
Acre Plaza



Branding
Opportunities



Efficient Column
Free Floor plate



Meeting &
Event Space



Central
Location





28 LIBERTY

Full and Partial Floors Ranging
From 6,000 to 37,000 SF

Contiguous Block of 135,000 SF Available

Attracting a blue-chip roster from Finance, Tech, Legal and Creative sectors
– 28 Liberty gives you the visibility of an iconic destination in the center of
Lower Manhattan, with the convenience of surrounding transit and amenities.

■ Available Office Space ■ In-Building Amenity

Floor 39 : 24,463 SF →

Floor 9 : 18,958 SF →

Floor 6 : 34,123 SF →

Floor 5 : 33,931 SF →

Floor 4 : 34,019 SF →

Floor 3 : 34,008 SF →

MANHATTA

60th Floor : Restaurant, Meeting
& Event Space

Retail Levels

HALO

Event Space

STARBUCKS

Cafe



Fitness



Entertainment



Fitness



Cafe

CHASE

Banking

Nassau Street

Pine Street

William Street

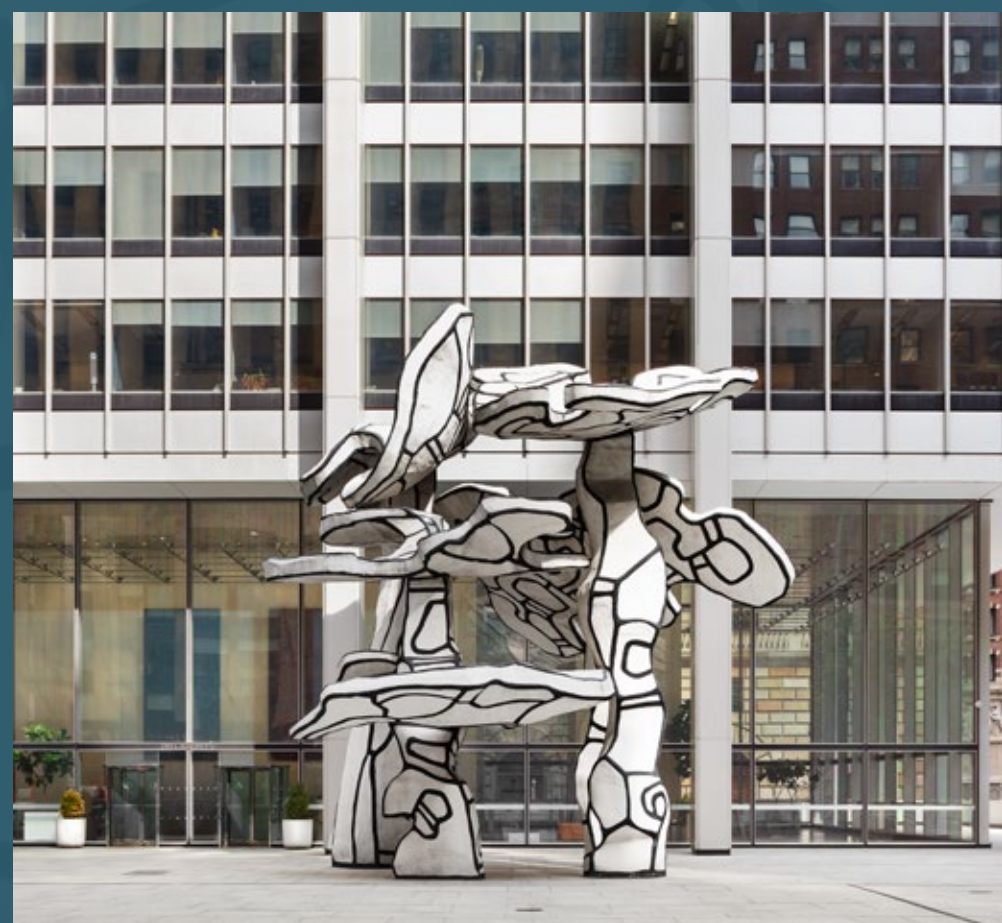


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Private 2.5 Acre Fosun Plaza

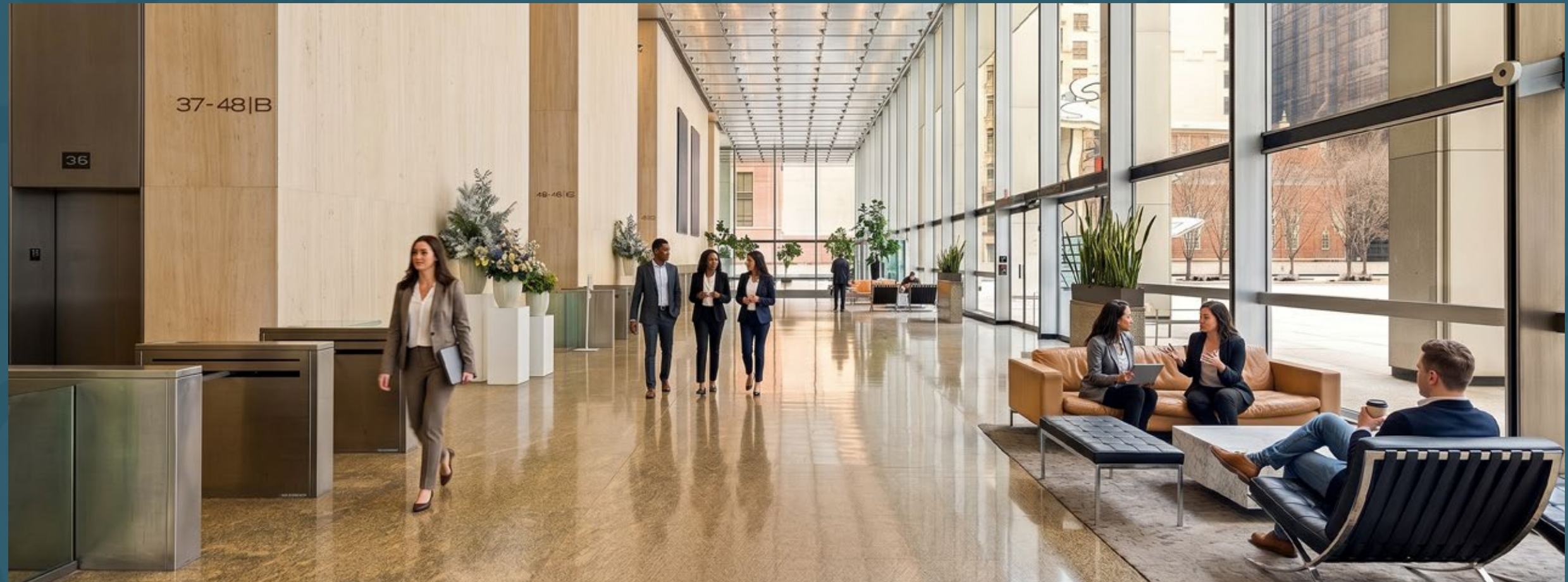
28 Liberty sits on a vibrant plaza featuring the iconic Landmarked art installations, Jean Dubuffet's Group of Four Trees and Isamu Noguchi's Sunken Garden fountain. It serves as a focal point for a variety of community and tenant events such as the seasonal Dine Around Downtown food events and Sing for Hope.

Fosun Plaza offers direct access to numerous subway lines including:



Activated Common Spaces

A soaring, double-height marble lobby with a staffed concierge offer tenants unparalleled sophistication and communal space. Multiple gathering areas throughout provide a welcome respite throughout the workday.

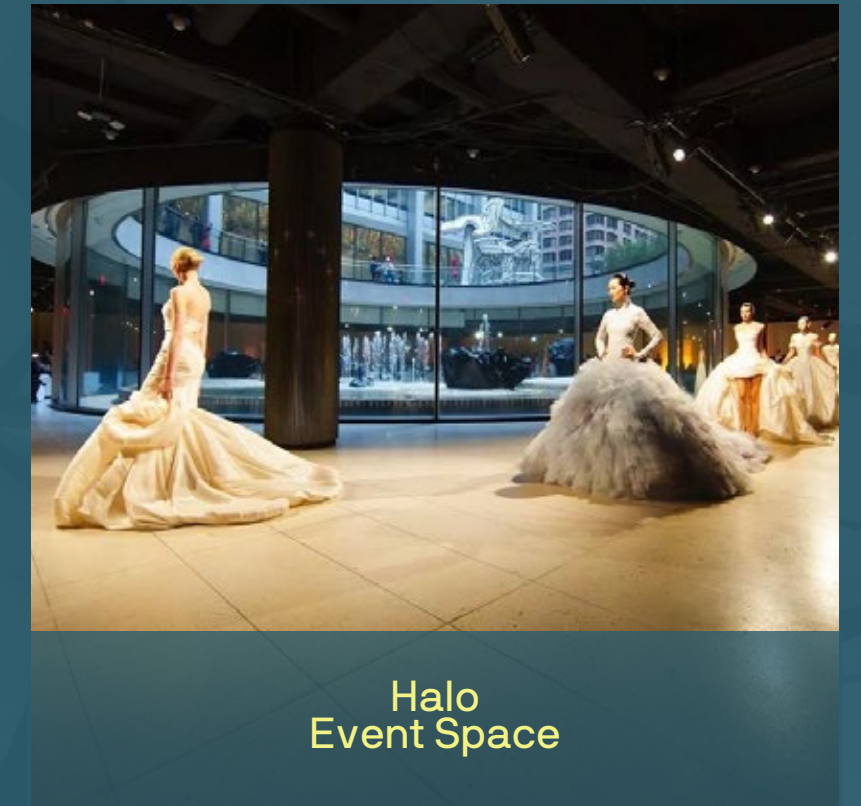


Meetings & Events

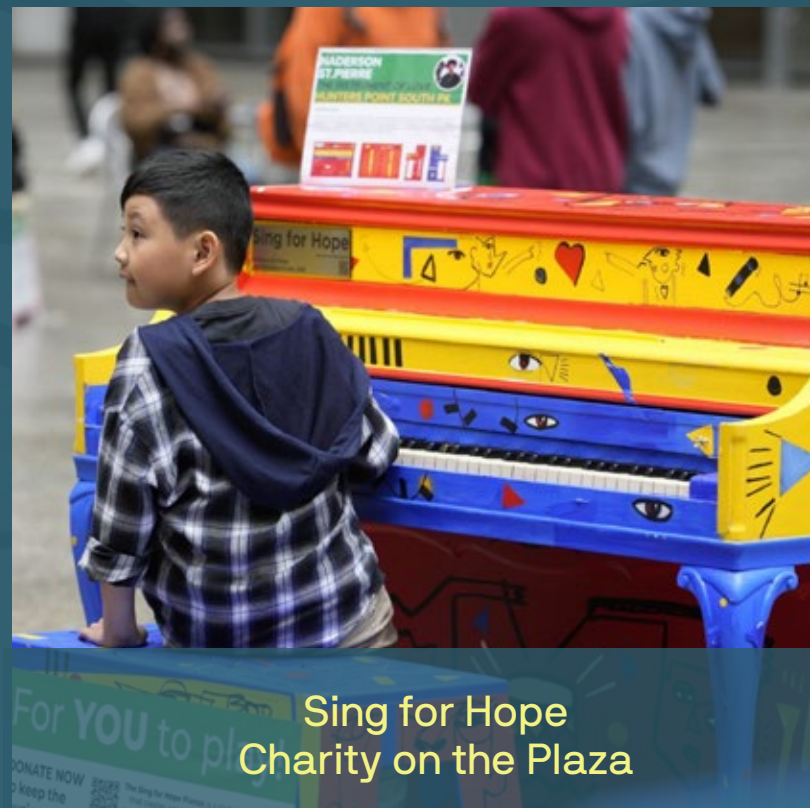
From intimate strategy sessions to large-scale corporate gatherings, 28 Liberty is designed to host experiences that leave an impression long after the meeting ends.



Manhatta
Event Space



Halo
Event Space



Sing for Hope
Charity on the Plaza



Dine Around Downtown
on the Plaza



Private Dining

Lifestyle

Designed to support the full rhythm of your day – not just the hours spent at your desk.



Premier indoor tennis & pickleball club in NYC & Philly offering USTA-certified courts, elite lessons, kids' academies & year-round play.



Whether you're here to play, watch, or just kick back with friends, our brand-new space is your go-to spot for world-class soccer action and urban leisure vibes.



Seeing a movie at Alamo Drafthouse means cold drinks, handcrafted cocktails, local craft beer, and freshly prepared meals delivered directly to your seat.

Food & Beverage

Curated for a modern luxury workday. From quick morning espresso runs to elevated client dinners sixty stories above Manhattan.

MANHATTA

Perched on the 60th floor, Manhatta is a chef-driven world class, restaurant, lounge, bar and event space.

Offering unsurpassed 360-degree views of Manhattan and beyond, Manhatta is a love letter to New York City and is rooted in and inspired by the people that gravitate here.

STARBUCKS

Revolutionized global coffee culture by transforming the morning coffee run into a holistic "third place" experience.



Specialty espresso drinks, pastries, and single-origin beans; Madman focuses on quality sourcing and skilled baristas.





MANHATTA

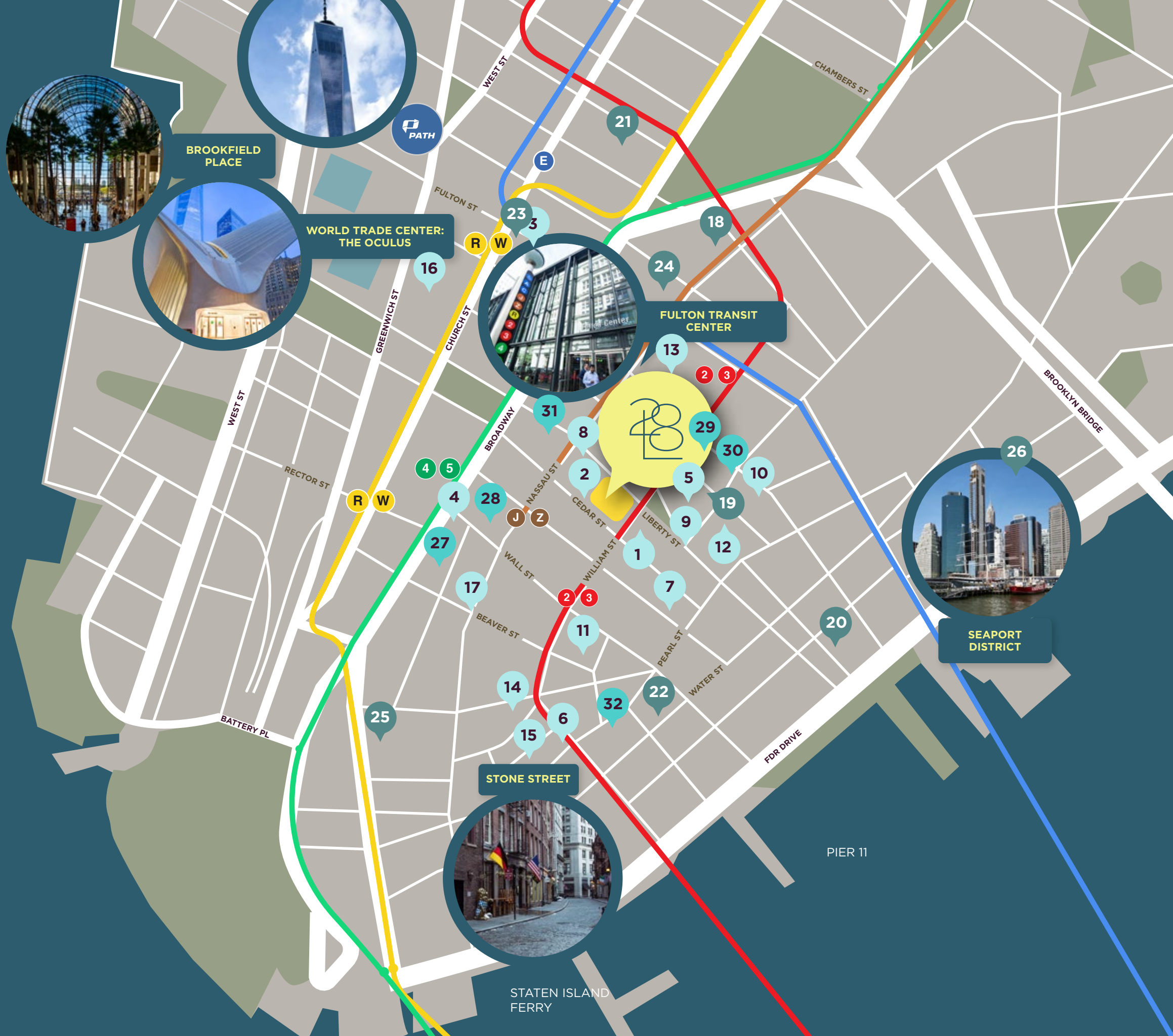
28 Liberty : 60th Floor



28 LIBERTY

BEST-IN-CLASS OFFICE INTERIORS





RESTAURANTS

- | | |
|-----------------------|----------------------|
| 1. Pi Bakerie | 10. Stout |
| 2. Manhatta | 11. Cipriani Club 55 |
| 3. Nobu | 12. Harry's Italian |
| 4. Maison Passerelle | 13. Joe's Pizza |
| 5. Blue Ribbon Sushi | 14. Delmonico's |
| 6. Harry's | 15. Stone St Tavern |
| 7. Crown Shy | 16. Eataly |
| 8. The Capital Grille | 17. Serafina |
| 9. Mezcali | |

HOTELS

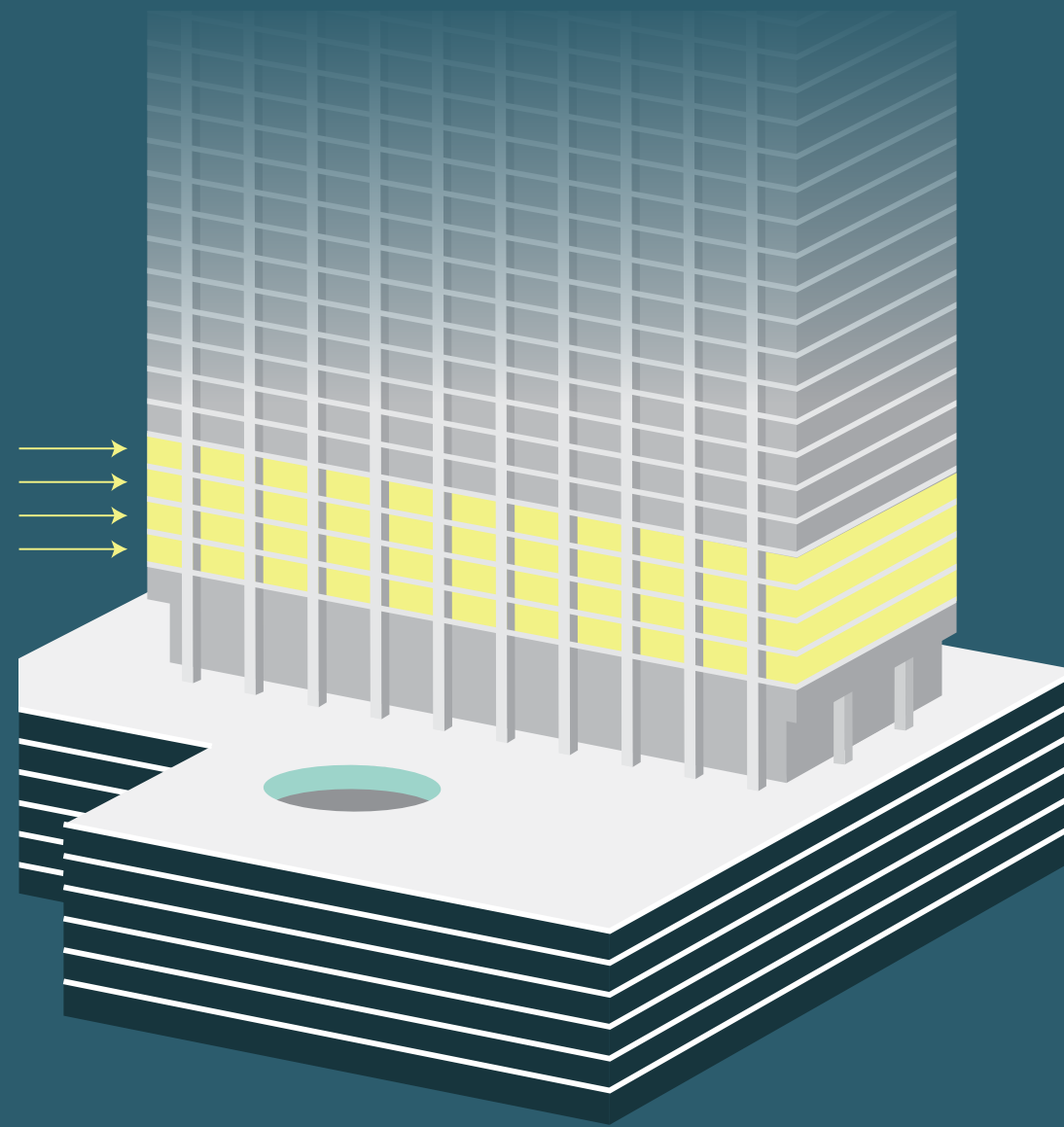
- | | |
|-------------------|------------------------|
| 18. The Beekman | 23. M Social |
| 19. Gild Hall | 24. Moxy |
| 20. AC Hotel | 25. The Wall St. Hotel |
| 21. Four Seasons | 26. 33 Hotel |
| 22. Hyatt Centric | |

FITNESS

- | | |
|------------------|------------------|
| 27. Life Time | 30. Sweat440 |
| 28. Equinox | 31. Crunch |
| 29. Orangetheory | 32. CompleteBody |

Building Within a Building

Floors 3-6
135,081 SF



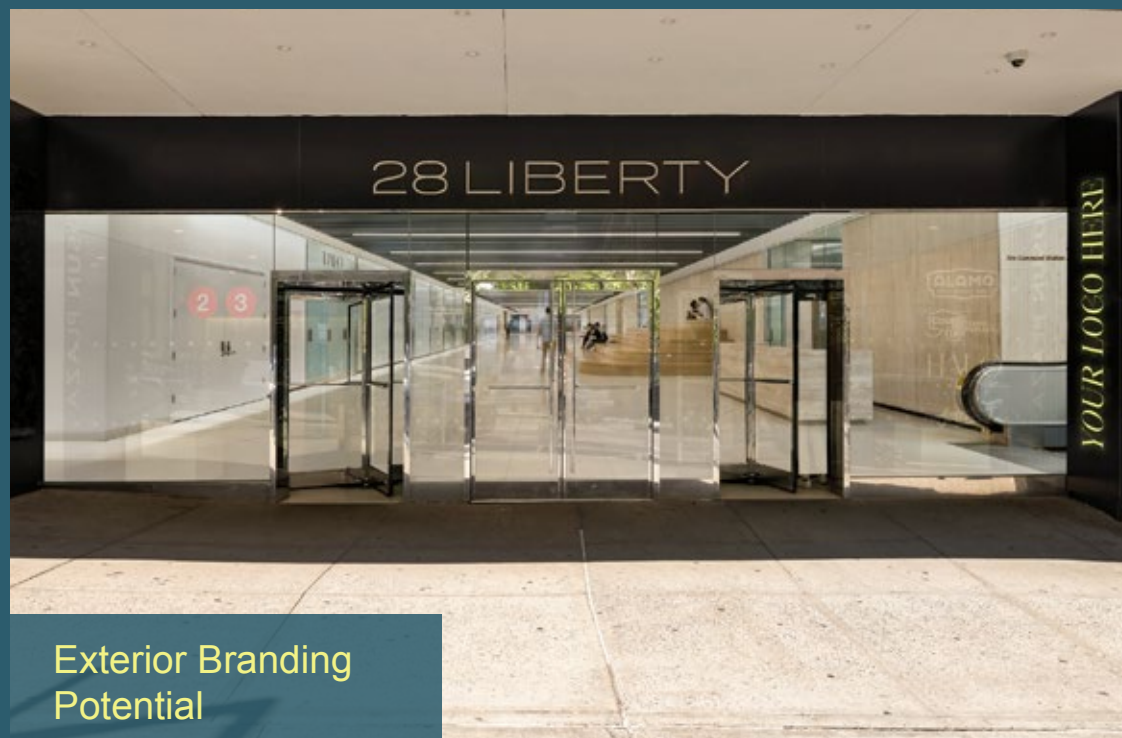
Private Branded Elevator Lobby



Signage at William Street Entry



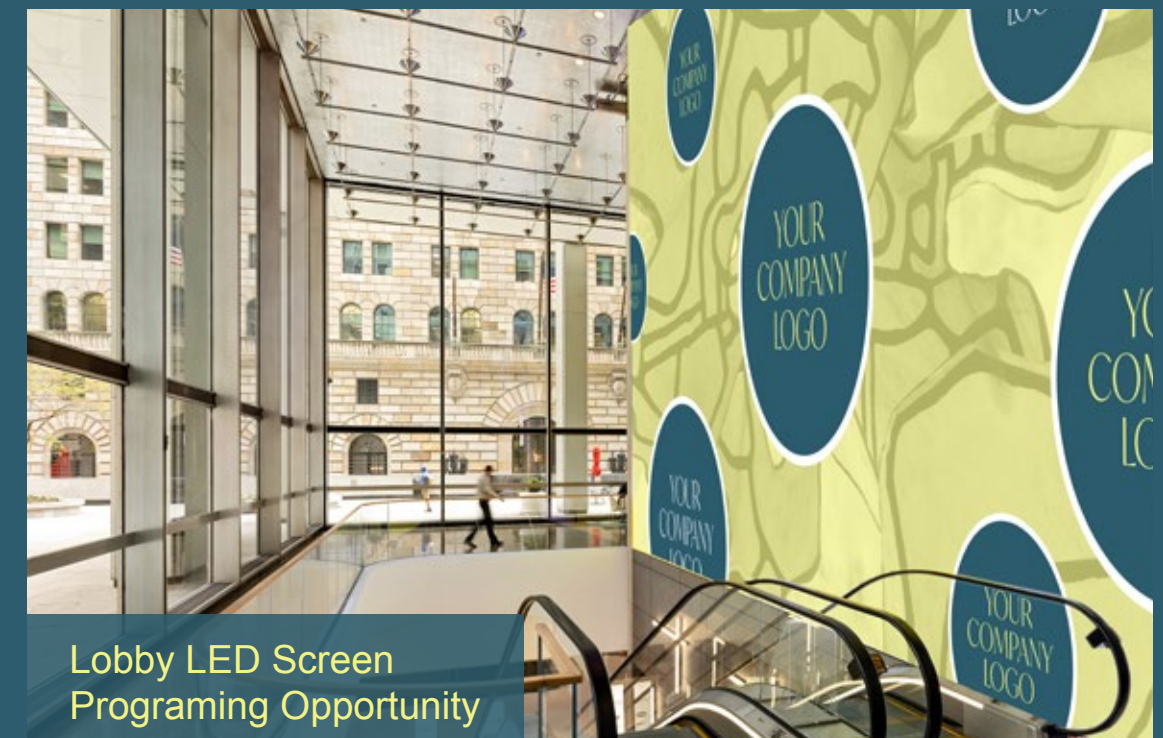
Exclusive Programming Opportunities for the Buildings Digital Screens



Exterior Branding Potential



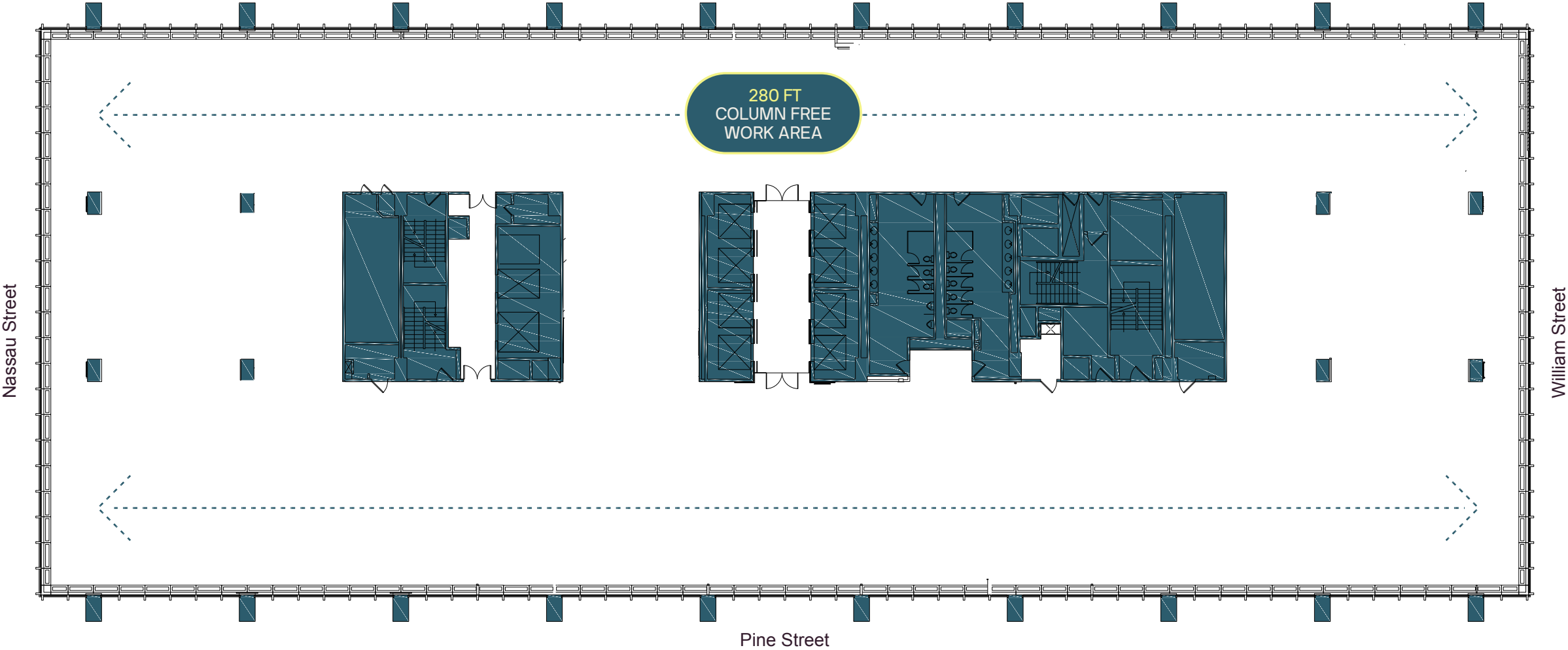
Private Branded Elevator Lobby



Lobby LED Screen Programming Opportunity

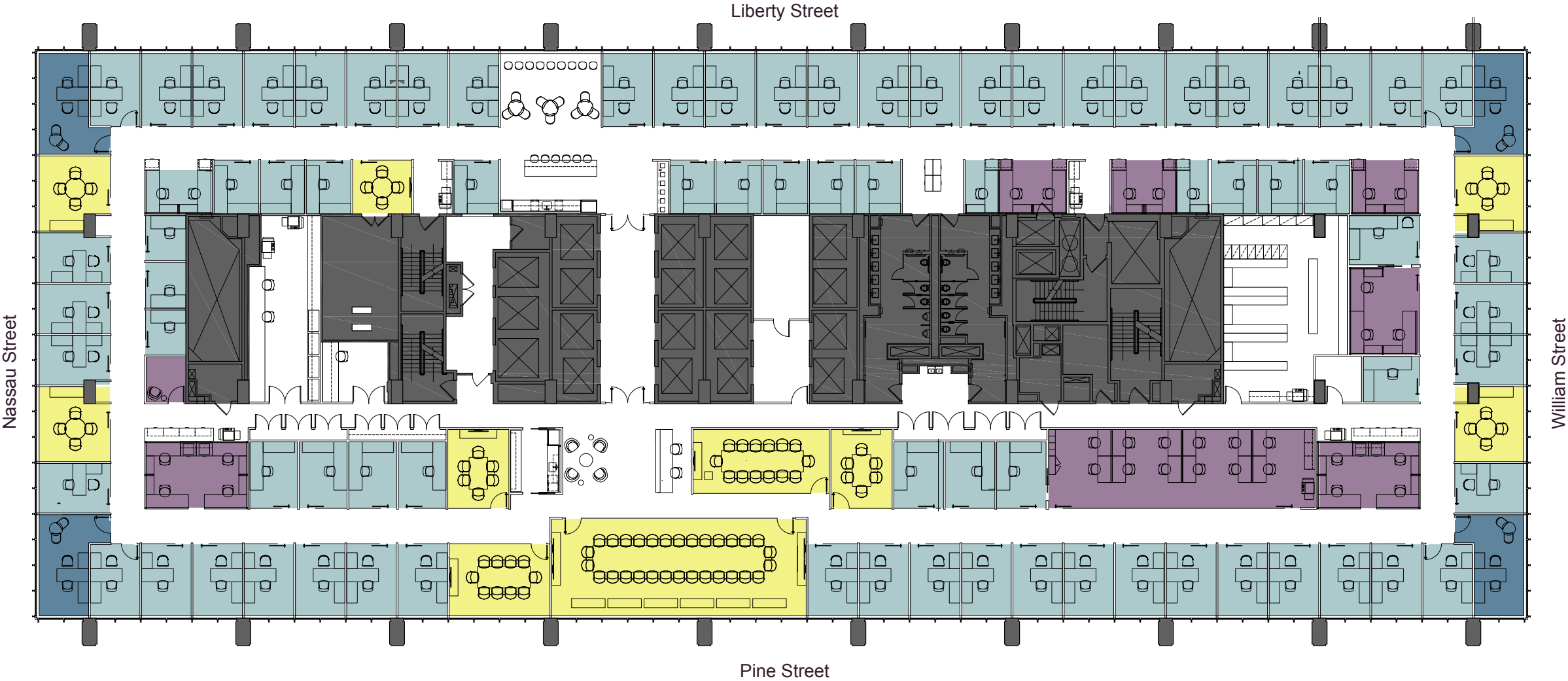
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CORE PLAN
Approximately
34,000 SF



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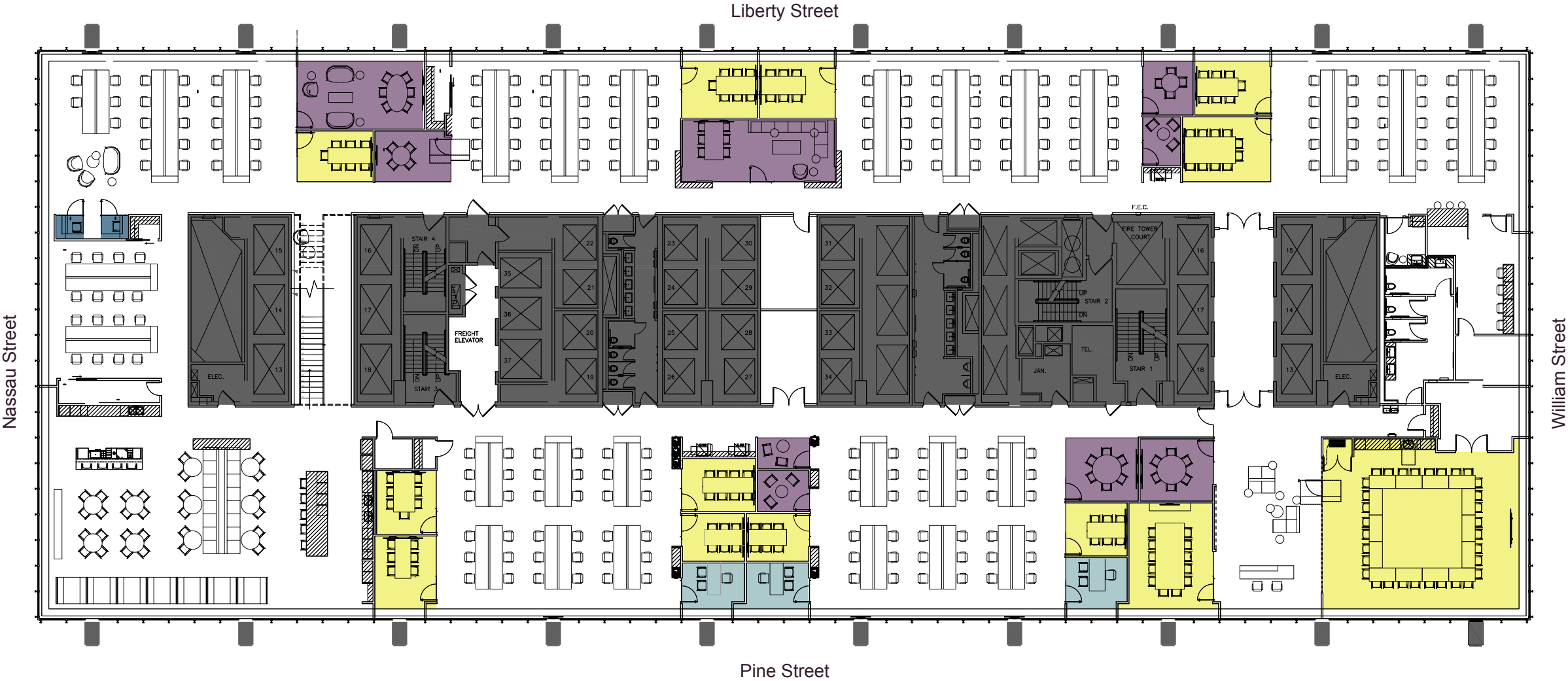
LAW FIRM TEST-FIT
Approximately
34,000 SF



Private Office	81	Reception	1	Total Headcount	216
Executive Office	4	Pantry	1		
Conference Room	10	Lounge	1		
Support Seating	29	Restroom	2		
Wellness	1				

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CREATIVE TEST-FIT
Approximately
34,000 SF

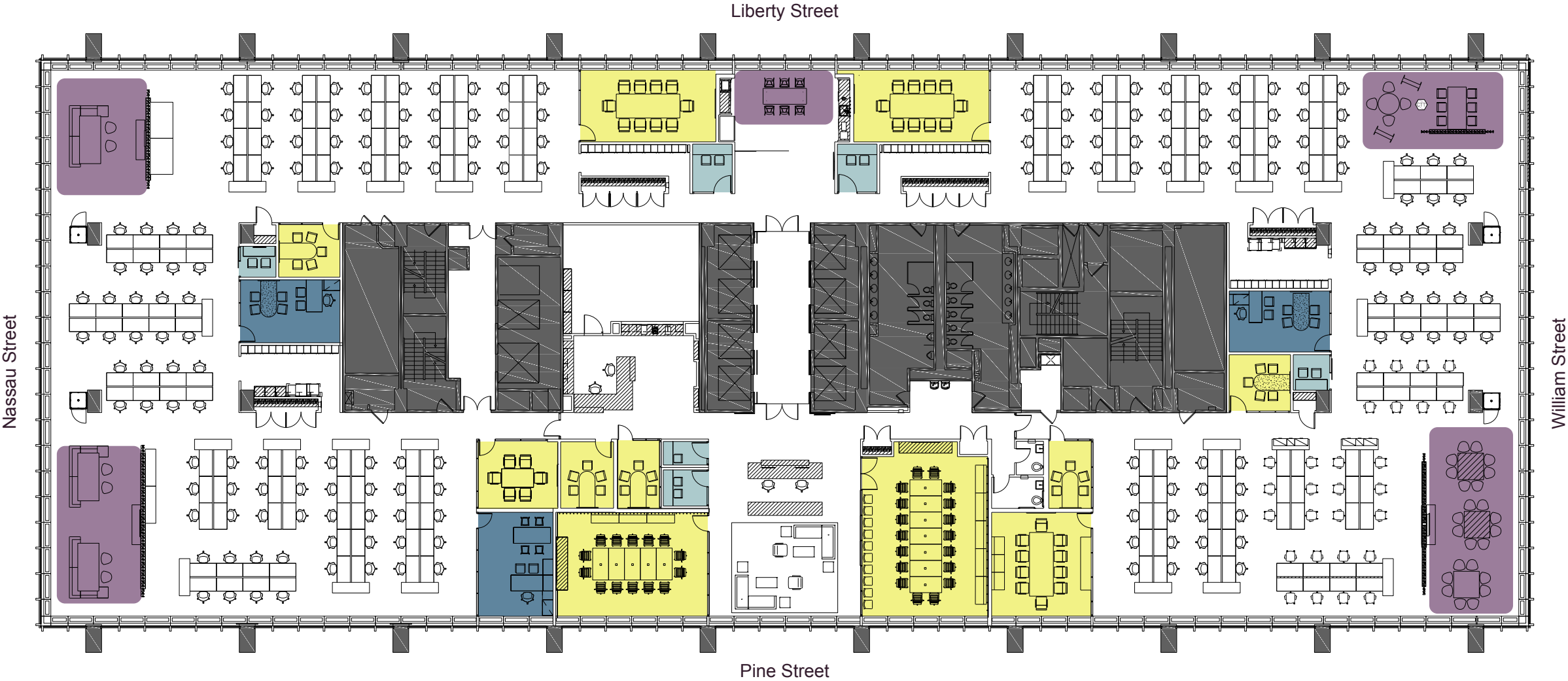


Private Office	3	Workstations	213	Total Headcount	216
Conference Room	13	Reception	1		
Collab. Space	9	Pantry	1		
		Lounge	1		
		Restroom	2		

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FINANCIAL SERVICES TEST-FIT

Approximately
34,000 SF

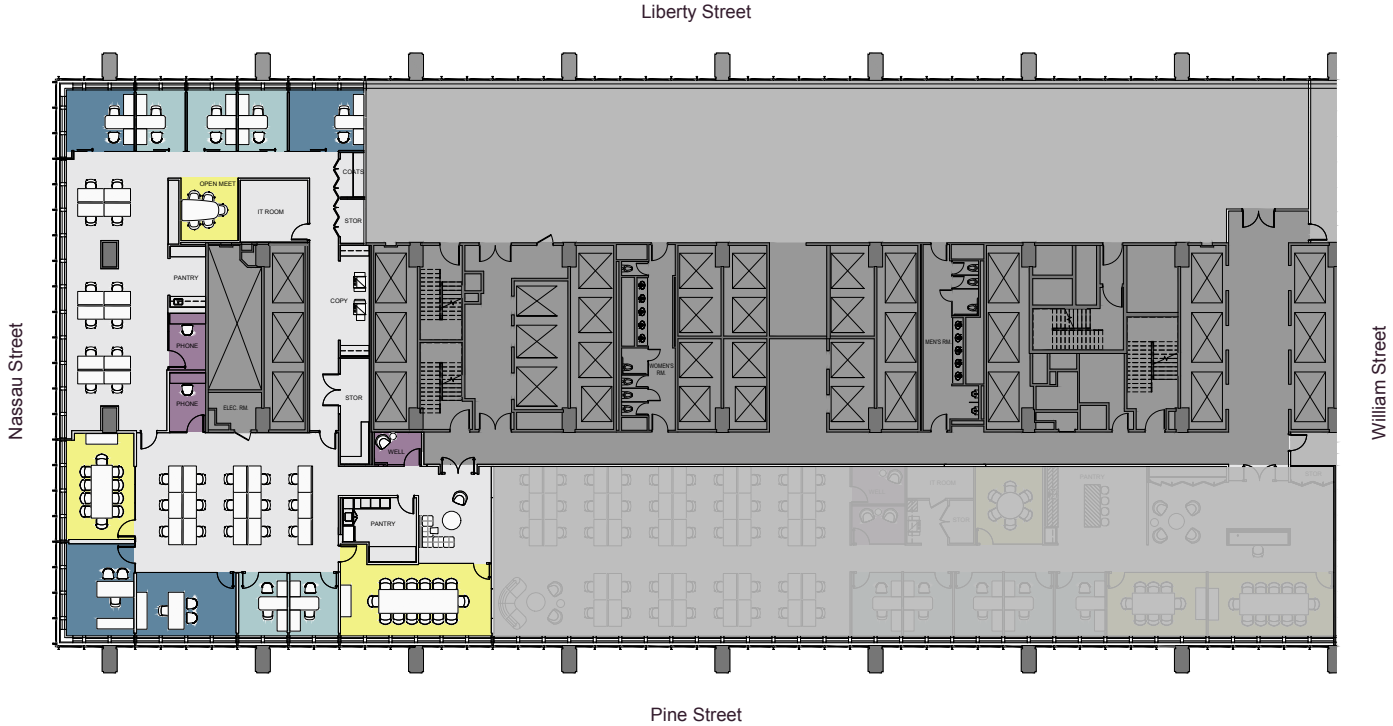


Executive Office	3	Workstations	218	Total Headcount	230
Conference Room	11	Reception	1		
Phone Booth	6	Pantry	1		
Lounge	5	Restroom	2		

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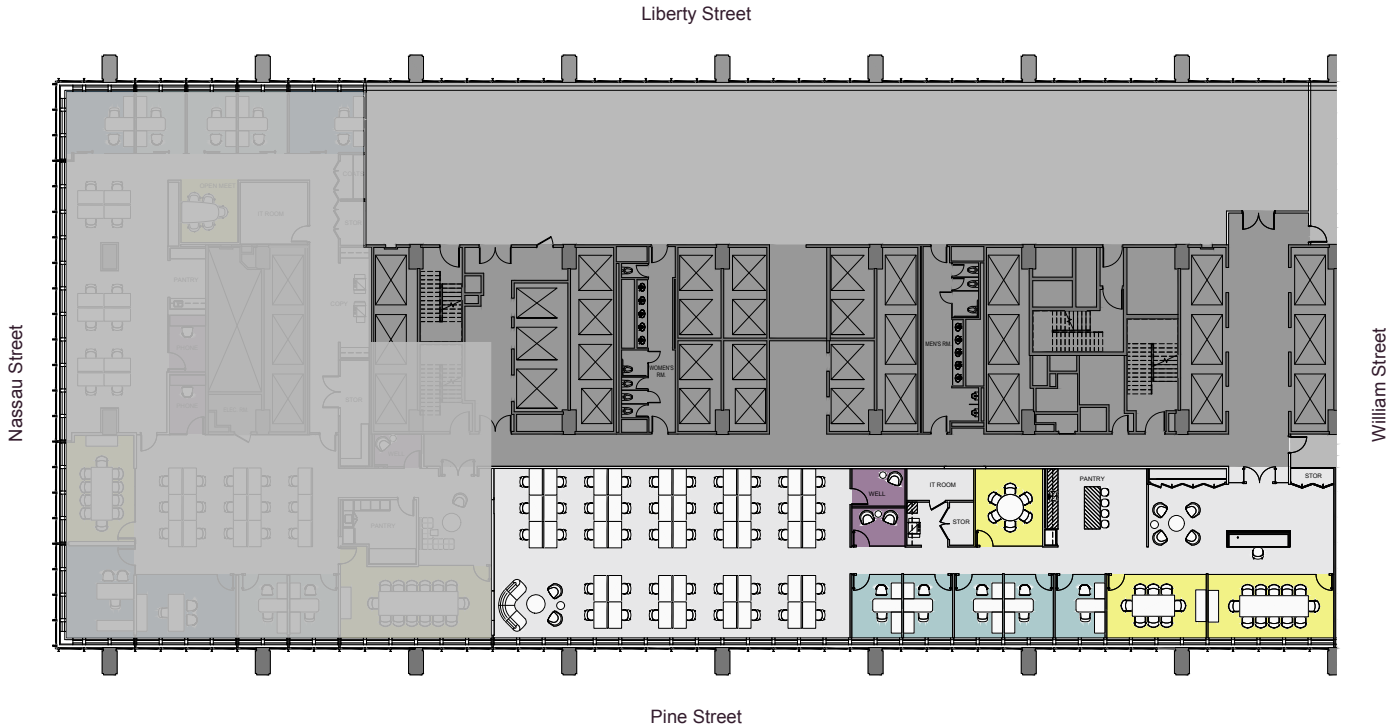
PARTIAL FLOOR 9
18,958 SF

Single Tenant Test-Fit : Tenant A



Private Office	5	Reception	1
Executive Office	4	Pantry	1
Conference Room	3	Lounge	1
Phone Booth	2	Restroom	1
Wellness	1	Bench Seating	27
		Total Headcount	36

Single Tenant Test-Fit : Tenant B



Private Office	5	Reception	1
Conference Room	3	Pantry	1
Wellness	1	Lounge	1
Phone Booth	1	Restroom	2
		Bench Seating	46
		Total Headcount	51

TECHNICAL
Specifications

STRUCTURE/FACADE

Structural steel frame with reinforced concrete
Aluminum clad spandrels with 3/8" thick windows

CEILING HEIGHTS

12'-0" Slab-to-slab with 9'-0" finished ceilings
59th and 60th floors are 15'-0" slab-to-slab

EMERGENCY POWER

Life Safety 5,000 KW generator for life safety systems
Tenant Dedicated 4,550 KW of generator power

HVAC

Two existing electric steam main chiller plants with centralized BMS control (Siemens)

Cost-effective overtime HVAC service

SPRINKLER SYSTEM

Building fully sprinklered

SECURITY

24/7 Manned security desk, CCTV and card access systems
Turnstiles keyed to destination dispatch elevators

VERTICAL TRANSPORTATION

Elevator modernization: Destination dispatch system, new cab interiors, motors, controls

PARKING

Over 600 public spaces available within a 2 block radius

Limited parking available on 1B Level parking garage

VOICE/DATA CARRIERS

Time Warner, Verizon, Quest-Century Link, AT&T, IPC/Gains and AboveNet

COLUMN FREE AREA

279'-0" x 40'-8"
279'-0" x 30'-10"

MASS TRANSIT

Direct access points to the New York City Transit 2, 3, 4, 5, J, and Z Subway lines from building
Fulton Center and World Trade Center transit hubs within blocks

HEATING

Steam heat